

Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 19 May 2021
commencing at 9.30am

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

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1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

Pastor Josh Swarts of Redlands Presbyterian Church a Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 21 April 2021

6 DECLARATION OF PRESCRIBED CONFLICT OF INTERESTS AND DECLARABLE CONFLICT OF INTERESTS

Councillors are reminded of their responsibilities in relation to a Councillor's Prescribed Conflict of Interest and Declarable Conflict of Interest at a meeting. For full details see Chapter 5B of the *Local Government Act 2009*.

In summary:

Obligation of Councillor with Prescribed Conflict of Interest

Section 150EL of the *Local Government Act 2009* requires Councillors to declare a Prescribed Conflict of Interest in a matter as soon as they become aware of their interest in the matter, either:

- (1) *at a local government meeting, or*
- (2) *as soon as practicable, by giving the Chief Executive Officer written notice of the prescribed conflict of interest.*
- (3) The declaration must include the following particulars:
 - (a) *For a gift, loan or contract – the value of the gift, loan or contract;*
 - (b) *For an application for which a submission has been made – the matters the subject of the application and submission;*
 - (c) *The name of any entity, other than the Councillor, that has an interest in the matter;*
 - (d) *The nature of the Councillor's relationship with the entity mentioned in (c) above;*
 - (e) *Details of the Councillor's, and any other entity's, interest in the matter.*

Dealing with Prescribed Conflict of Interest at a Meeting

Pursuant to Section 150EM of the *Local Government Act 2009*, if a Councillor declares a Prescribed Conflict of Interest in a matter, ***the Councillor must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is discussed and voted on.***

Obligation of Councillor with Declarable Conflict of Interest

Section 150EQ of the *Local Government Act 2009* requires Councillors to declare a Declarable Conflict of Interest in a matter as soon as they become aware of their interest in the matter, either:

- (1) *at a local government meeting, or*
- (2) *as soon as practicable, by giving the Chief Executive Officer written notice of the declarable conflict of interest.*
- (3) The declaration must include the following particulars:
 - (a) *The nature of the declarable conflict of interest;*
 - (b) *If the declarable conflict of interest arises because of the councillor's relationship with a related party:*
 - (i) *The name of the related party; and*
 - (ii) *The nature of the relationship of the related party to the Councillor; and*
 - (iii) *The nature of the related party's interests in the matter;*

- (c) *If the Councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person:*
- (i) *The name of the other person; and*
 - (ii) *The nature of the relationship of the other person to the Councillor or related party; and*
 - (iii) *The nature of the other person's interests in the matter; and*
 - (iv) *The value of the gift or loan, and the date the gift was given or loan was made.*

Procedure if Councillor has Declarable Conflict of Interest

Pursuant to Section 150ES of the *Local Government Act 2009*, eligible Councillors at the meeting must, by resolution, decide whether the Councillor who has declared the interest:

- (1) *May participate in a decision about the matter at the meeting, including by voting on the matter; or*
- (2) *Must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the eligible Councillors discuss and vote on the matter.*

Duty to report another Councillor's Prescribed Conflict of Interest or Declarable Conflict of Interest

Pursuant to section 150EW of the *Local Government Act 2009*, a Councillor who reasonably believes or reasonably suspects another Councillor has a Prescribed Conflict of Interest or a Declarable Conflict of Interest in a matter must:

- (1) *Immediately inform the person who is presiding at the meeting about the belief or suspicion; or*
- (2) *As soon as practicable, inform the Chief Executive Officer of the belief or suspicion.*

The Councillor must also inform the person presiding, or the Chief Executive Officer, of the facts and circumstances forming the basis of the belief or suspicion.

Record of Prescribed and Declarable Conflicts of Interest

Where a Councillor informs the meeting of a Prescribed or Declarable Conflict of Interest, section 150FA of the *Local Government Act 2009* requires the following information to be recorded in the minutes of the meeting:

- (1) The name of the Councillor who may have a prescribed or declarable conflict of interest in the matter;
- (2) The particulars of the prescribed or declarable conflict of interest;
- (3) If another Councillor informs the meeting of a belief of suspicion, about another Councillor's Conflict of Interest:
 - (a) The action the Councillor takes;
 - (b) Any decision by eligible Councillors; and
 - (c) The name of each eligible Councillor who voted in relation to whether the Councillor has a declarable conflict of Interest, and how each eligible Councillor voted.
- (4) Whether the Councillor participated in deciding the matter, or was present for deciding the matter;
- (5) For a matter to which the Prescribed or Declarable Conflict of Interest relates:
 - (a) *The name of the Councillor who has declared the conflict of interest;*

- (b) The nature of the personal interest, as described by the Councillor;*
 - (c) The decision made;*
 - (d) Whether the Councillor participated in the meeting under an approval by the Minister;*
 - (e) If the Councillor voted on the matter, how they voted; and*
 - (f) How the majority of Councillors voted on the matter.*
- (6) If the Councillor has a Declarable Conflict of Interest, in addition to the information above, the following information must be recorded in the minutes:
- (a) The decision and reasons for the decision as to whether the Councillor with the Declarable Conflict of Interest may participate in the decision, or must not participate in the decision; and
 - (b) The name of each eligible Councillor who voted on the decision, and how the eligible Councillor voted.

7 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETINGS**7.1 INVESTIGATIONS TO POTENTIALLY ACQUIRE ADDITIONAL LAND FOR SPORT AND RECREATION PURPOSES**

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

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

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

7.2 SOUTHERN REDLAND BAY EXPANSION AREA (SRBEA) - CONFIRMING THE PREFERRED APPROACH FOR PLANNING INVESTIGATIONS

At the General Meeting 2 September 2020, (Item 14.3 refers), Council resolved as follows:

That Council resolves that this item lie on the table and be brought back to a future General Meeting of Council.

This report will be removed from the table at a future meeting of Council.

7.3 NOTICE OF MOTION - MAJOR AMENDMENT TO THE CITY PLAN - ENVIRONMENTAL CORRIDORS

At the General Meeting 4 November 2020 (Item 17.1 refers), Council resolved as follows:

That Council resolves as follows:

- 1. To undertake an urgent review regarding options to provide an enhanced level of statutory land use planning protection to environmental corridors within the Urban Footprint as identified in the Wildlife Connections Plan 2018-2028.*
- 2. To request officers undertake the following:*
 - a) Prepare a report to Council outlining the findings of the review, as well as recommended changes to City Plan by the end of February 2021.*
 - b) Prepare a major amendment pursuant to Part 4 of the Minister's Guideline's and Rules under the Planning Act 2016, if required, incorporating the proposed changes to City Plan as supported by Council by the end of May 2021.*
 - c) Consult with each divisional councillor regarding changes to City Plan that may be recommended.*

A report addressing 1 and 2a) of this matter was presented at the General Meeting of 17 March 2021 at item 19.2 (confidential item).

A report addressing 2b) of this matter is listed as Item 14.3 in this Agenda.

7.4 OPPORTUNITIES FOR SHORT STAY FACILITIES FOR SELF-CONTAINED RECREATIONAL VEHICLES AND CARAVANS ON REDLANDS COAST

At the General Meeting 18 November 2020 (Item 15.2 refers), Council resolved as follows:

That Council resolves as follows:

- 1. To note the contents of the report including:*
 - a) The assessment criteria used to determine suitable sites at Attachment 3 – Essential and Desirable Criteria.*
 - b) The assessment of all identified sites at Attachment 4 – Site Suitability Assessment.*
 - c) The preferred sites at Attachment 5 – Preferred Sites.*
- 2. That a report be brought back to Council with further details including the preferred operational model and indicative costs of minor infrastructure for the preferred sites.*
- 3. To endorse the undertaking of an economic needs assessment for short stay, non-commercial camping of self-contained RVs and caravans in Redlands Coast within four (4) months, subject to budget approval.*
- 4. To communicate the current opportunities and limitations for not-for-profit and community based organisations to provide for short stay basic camping ground options in Redlands Coast for self-contained RVs and caravans.*

A report addressing this matter is listed as Item 15.2 in this agenda.

7.5 REDLANDS ECONOMIC DEVELOPMENT ADVISORY BOARD UPDATE

At the General Meeting 2 December 2020 (Item 14.4 refers), Council resolved as follows:

That Council resolves as follows:

1. *To note this report.*
2. *To note the Redlands Economic Development Advisory Board Annual Report 2019-20 (Attachment 1).*
3. *To note that officers will undertake a review of the Redlands Economic Development Advisory Board and provide a further report to Council.*

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

7.6 EXPRESSIONS OF INTEREST CAMPAIGN - REDLANDS COAST TOURIST AND COMMUNITY DESTINATION, MACARTHUR ST, ALEXANDRA HILLS

At the General Meeting 2 December 2020 (Item 19.2 refers), Council resolved as follows:

That Council resolves as follows:

- 1. To note the outcomes of the Expressions of Interest Campaign for a Tourist Park and associated community uses that has now finished, and that no tourism-related proposals were received.*
- 2. To hold discussions with proponents of non-tourism related purposes to understand how other proposals may fit into the planning for development of the land that align with Council's policies and plans.*
- 3. To workshop with Councillors, the outcome of these discussions.*
- 4. To provide a further report to Council in regards to the site upon completion of item 3 above.*
- 5. That this report and attachments remain confidential to ensure proposed commercial arrangements and details pertaining to individuals are kept private, subject to maintaining the confidentiality of legally privileged and commercial in confidence information.*

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

7.7 REPORT REVIEWING THE FUTURE OPERATIONS OF REDLAND INVESTMENT CORPORATION PTY LTD (RIC)

At the General Meeting 16 December 2020 (Item 19.1 refers), Council resolved as follows:

That Council resolves to request the Chief Executive Officer to:

- 1. Review the objectives of Redland Investment Corporation and develop options for an operating model that supports Council's future economic development and place-making projects.*
- 2. Undertake a review of Council's Economic Development Advisory Board in conjunction with this review.*
- 3. Prepare a report for Council by 30 June 2021 that positions Redland Investment Corporation or an alternative structure to drive the Redlands Coast economic recovery and more generally its longer term economic development.*
- 4. Note this report will be published with the meeting minutes, subject to maintaining Attachment 1, Redland Investment Corporation Commercial Summary, as confidential and commercial in confidence.*

A report will be brought to a meeting of Council by 30 June 2021.

7.8 NOTICE OF MOTION - ENVIRONMENTAL CORRIDORS PROTECTION

At the General Meeting 21 April 2021 (Item 17.1 refers), Council resolved as follows:

That Council resolves as follows:

1. *To undertake an urgent review regarding options to provide an enhanced level of statutory land use planning protection to environmental corridors located within the Regional landscape and Rural Production area as identified in the Wildlife Connections Plan 2018–2028.*
2. *To request officers undertake the following:*
 - a) *Prepare a report to Council outlining the findings of the review, as well as recommended changes to City Plan by the end of June 2021.*
 - b) *Prepare a major amendment pursuant to Part 4 of the Minister’s Guideline and Rules under the Planning Act 2016, if required, incorporating the proposed changes to City Plan as supported by Council by the end of August 2021.*
 - c) *Consult with each divisional councillor regarding changes to City Plan that may be recommended.*

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

7.9 NOTICE OF MOTION - ASSESSMENT BENCHMARKS FOR ARTIFICIAL WATER BODIES

At the General Meeting 21 April 2021 (Item 17.2 refers), Council resolved as follows:

That Council resolves to request officers to undertake the following:

1. *To prepare a report to Council by the end of July 2021 which:*
 - a) *Provides options and recommendations related to assessment benchmarks in the City Plan for artificial waterbodies and buffers to waterways (for the purposes of flood protection).*
 - b) *Evaluates the pros and cons of making reconfiguring a lot impact assessable where all land within the Recreation and Open Space zone is not proposed to be contained within a single lot.*
2. *To prepare a major amendment as part of the next general amendment package, pursuant to Part 4 of the Minister's Guideline's and Rules under the Planning Act 2016, if required, incorporating the proposed changes to City Plan as supported by Council.*

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

8 MAYORAL MINUTE

8.1 MAYORAL MINUTE - SUBORDINATE LOCAL LAW 1.4 (INSTALLATION OF ADVERTISING DEVICES)

Objective Reference: A5392261

In accordance with section 6.9 of Council Meeting Standing Orders, at the General Meeting scheduled for Wednesday, 19 May 2021, Mayor Karen Williams intends to move as follows:

MOTION

That Council resolves as follows:

- 1. To urgently review *Subordinate Local Law 1.4 (Installation of Advertising Devices)* to consider allowing sporting organisations to have outward facing sporting field fence signage containing third party sponsorship advertising, subject to conditions that include no political advertising or signage.**
- 2. That due to the impacts of COVID-19 in regards to sporting organisations on membership and participation, an amnesty of 12 months be announced in regards to existing and temporarily erected sporting field fence signage so that they can face a road or other public place.**
- 3. That any such amnesty does not result in signage that is:**
 - a) Illuminated**
 - b) Adversely affecting public safety**
 - c) Inappropriately impacting on the use and enjoyment of land or premises**
 - d) Excessively affecting the visual amenity of an area**
 - e) Not a permitted sign type, by triggering other assessments**
 - f) Placed on a road, place or premises beyond the boundary fence of the sporting facility where the organisation is located**

BACKGROUND

Subordinate Local Law 1.4 (Installation of Advertising Devices) is currently in place which provides that sporting field fence signage must be facing inward and not be readily discernible from a road or other public place. Sports field fence signage typically includes third party advertising from sponsors of sporting organisations to help support the revenue base of those organisations.

Council received a complaint about signage on the fence at Pinklands Sporting Complex in August 2020. The signage is in breach of *Subordinate Local Law 1.4*, which requires an approval for the display of third party signage such as those put up by Redlands Netball Association given they faced outwards onto a public road.

This local law has been in place for many years and compliance is generally complaint driven.

Whilst Redland City Council's local law is consistent with similar laws in place in other local government areas, dealing specifically with third party signage and visual amenity, Council recognises the importance of sponsorship revenue for Clubs in managing their operations.

Council has never sought in any way to restrict the ability of sporting organisations to seek and obtain sponsorship from third parties. The current situation is an unintended consequence of this local law, which Council seeks to rectify to remove any potential adverse impact on the clubs.

The provisions of the subordinate local law could potentially lead to adverse impacts on those sporting organisations that have relied on revenue from third party sponsorship.

The proposed review to the local law is to ensure that appropriate opportunities be considered to allow sporting organisations to have additional revenue opportunities, whilst ensuring controls are in place to protect the amenity and visual appearance of sporting facilities across the City.

Sponsorship support for sporting clubs is now particularly important due to the impacts that the COVID-19 pandemic has had on membership and participation in sport across the community.

The local law has been set to meet the expectations of our community and avoid a proliferation of advertising signs to retain the visual amenity of our naturally-wonderful Redlands Coast.

It is timely that Council review how support for sporting organisations may be enhanced through opportunities to fundraise through sponsorship signage revenue, subject to guidelines and conditions that may include the types of signs, size and location. This would include promoting equity of opportunity amongst sporting organisations as well as consistency with branding appropriate to Council owned and managed facilities.

9 PUBLIC PARTICIPATION

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

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

10 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

11 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.

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES

13.1 APRIL 2021 MONTHLY FINANCIAL REPORT

Objective Reference: A5365155

Authorising Officer: Deborah Corbett-Hall, Chief Financial Officer

Responsible Officer: Deborah Corbett-Hall, Chief Financial Officer

Report Author: Udaya Panambala Arachchilage, Corporate Financial Reporting Manager

Attachments: 1. Monthly Financial Report RCC April 2021 [↓](#)

PURPOSE

To note the year to date financial results as at 30 April 2021.

BACKGROUND

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

ISSUES

Estimated Statement of Financial Position 2020-2021

Council officers are currently preparing the 2020-2021 Estimated Statement of Financial Position to be tabled at the Special Budget Meeting. The estimated financial position is based on Council's actual financial position and results as at 30 April 2021. It will also include the projected financial results for the months of May and June including accruals for the provisions of closed landfill remediation, annual and long service leave.

Development of Budget 2021-2022

Council officers are currently compiling submissions for the 2021-2022 annual budget.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of April 2021.

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

The following ratio did not meet the target at the end of April 2021:

- Asset sustainability ratio

The asset sustainability ratio did not meet the target at the end of April 2021 and continues to be a stretch target for Council with renewal spends of \$26.77M and depreciation expense of \$47.48M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful lives. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

Council's Capital Portfolio Prioritisation Administrative Directive demonstrates its commitment to maintaining existing infrastructure and the adoption of a renewal strategy for its existing assets ahead of 'upgrade' and/or 'new' works.

Legislative Requirements

The April 2021 financial report is presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The April 2021 financial report has been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of April 2021.

People

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

Environmental

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

Social

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

Human Rights

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

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

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

CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date April 2021	Consulted on financial results and outcomes
Financial Services Group officers	Year to date April 2021	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date April 2021	Recipients of variance analysis between actual and budget. Consulted as required

OPTIONS**Option One**

That Council resolves to note the financial position, results and ratios for April 2021 as presented in the attached Monthly Financial Report.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the financial position, results and ratios for April 2021 as presented in the attached Monthly Financial Report.



Monthly Financial Report

April 2021



Monthly Financial Report

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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 30 April 2021. The year to date and annual revised budget referred to in this report incorporates the changes from budget review adopted by Council on 17 February 2021.

Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	(1,397)	21,563	29,609	8,046	37%	✓
Recurrent Revenue	304,599	270,539	271,008	469	0%	✓
Recurrent Expenditure	305,996	248,976	241,399	(7,577)	-3%	✓
Capital Works Expenditure	102,202	65,584	51,462	(14,122)	-22%	✓
Closing Cash & Cash Equivalents	167,495	175,641	172,291	(3,350)	-2%	✗

Council reported a year to date operating surplus of \$29.61M which is favourable to budget by \$8.05M due to less than budget recurrent expenditure. The favourable variance in recurrent expenditure is mainly due to timing of contractor costs. Of note, interest income is lower than budget due to lower than expected interest rates on investments, noting the RBA cash rate is at a historical low of 0.10%.

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

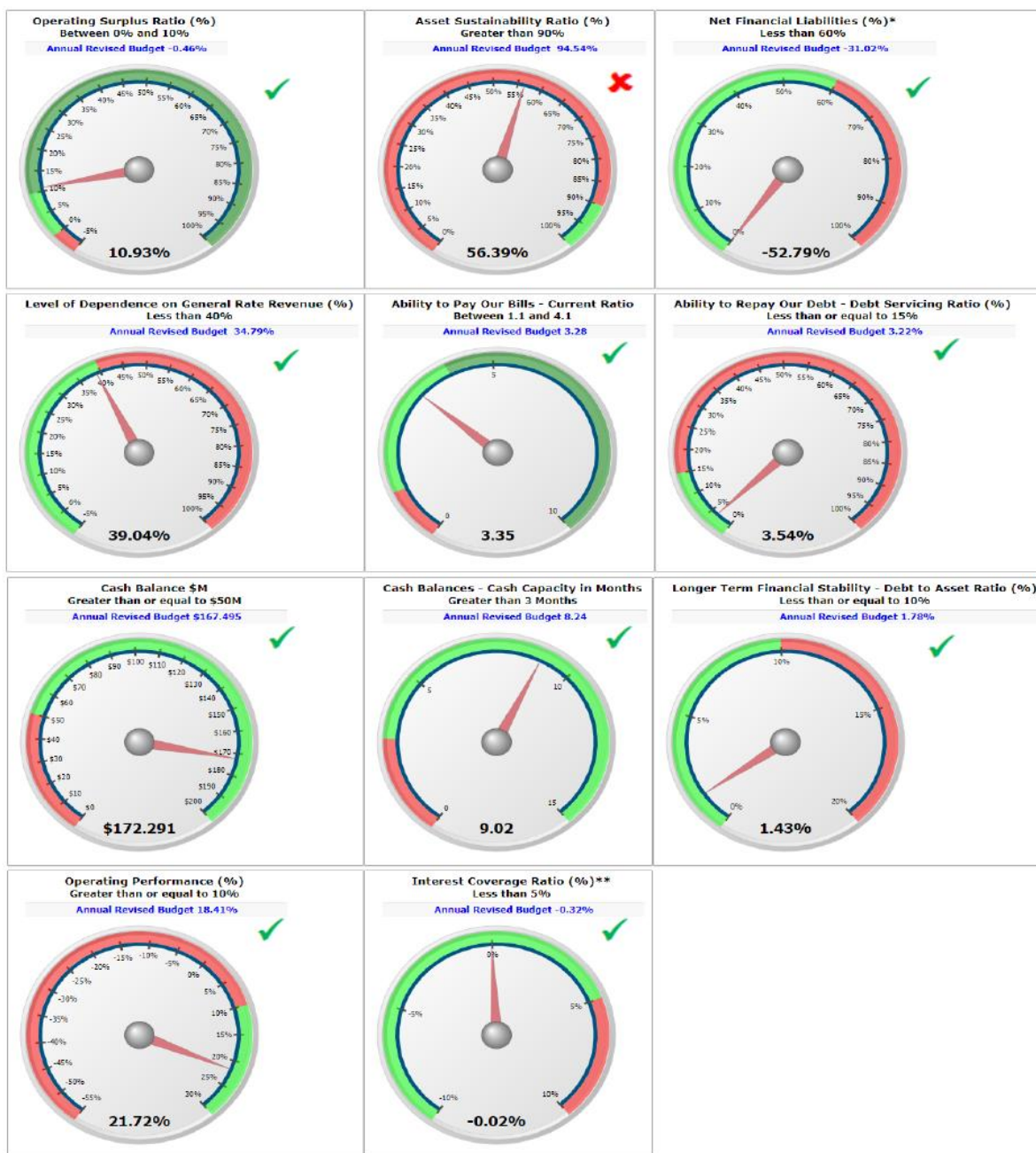
Council's capital works expenditure is below budget by \$14.12M mainly due to timing of works for a number of projects including the Kinross road intersection upgrade, 105/87 Wellington Street & Panorama Drive upgrade, park renewal stage 2A-Wellington Point and sewer manhole refurbishment. The variance is also due to timing of procurement for the annual desktop replacement program.

Constrained cash reserves represent 62% of the cash balance.

Monthly Financial Report

2. KEY PERFORMANCE INDICATORS

■ Target met
 ■ Target exceeded
 ■ Target not met



* The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)

** The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)

Monthly Financial Report

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 30 April 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Recurrent revenue					
Rates charges	108,926	108,926	108,917	108,782	(135)
Levies and utility charges	160,082	160,082	134,904	135,537	633
Less: Pensioner remissions and rebates	(3,430)	(3,430)	(3,365)	(3,469)	(104)
Fees	13,554	13,999	11,376	12,625	1,249
Rental income	956	1,069	844	973	129
Interest received	2,999	2,899	2,399	1,648	(751)
Sales revenue	3,630	3,740	2,974	2,872	(102)
Other income	533	712	619	1,113	494
Grants, subsidies and contributions	14,896	16,603	11,871	10,927	(944)
Total recurrent revenue	302,146	304,599	270,539	271,008	469
Recurrent expenses					
Employee benefits	91,988	93,095	77,451	77,065	(386)
Materials and services	145,591	146,725	116,372	110,132	(6,240)
Finance costs	2,382	2,382	1,975	1,958	(17)
Depreciation and amortisation	64,938	64,931	54,134	53,727	(407)
Other expenditure	520	509	402	237	(165)
Net internal costs	(1,800)	(1,646)	(1,358)	(1,720)	(362)
Total recurrent expenses	303,619	305,996	248,976	241,399	(7,577)
OPERATING SURPLUS / (DEFICIT)	(1,473)	(1,397)	21,563	29,609	8,046
Capital revenue					
Grants, subsidies and contributions	25,922	37,486	26,211	16,531	(9,680)
Non-cash contributions	3,480	3,480	472	59	(413)
Total capital revenue	29,402	40,966	26,683	16,590	(10,093)
Capital expenses					
(Gain) / loss on disposal of non-current assets	289	289	241	972	731
Total capital expenses	289	289	241	972	731
TOTAL INCOME	331,548	345,565	297,222	287,598	(9,624)
TOTAL EXPENSES	303,908	306,285	249,217	242,371	(6,846)
NET RESULT	27,641	39,280	48,005	45,227	(2,778)
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	27,641	39,280	48,005	45,227	(2,778)

Monthly Financial Report

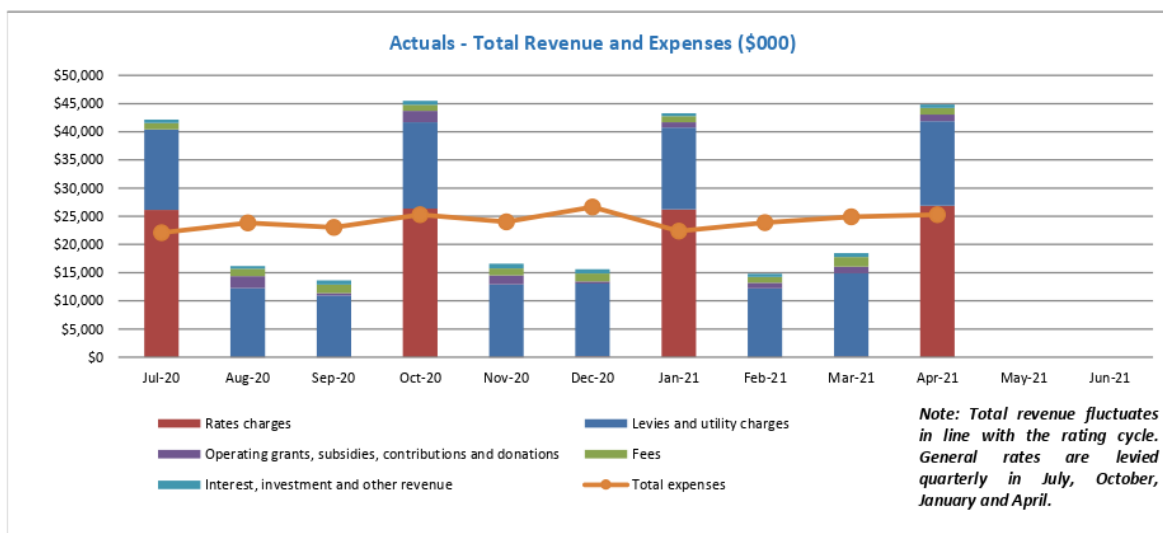
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 30 April 2021					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised Budget	Actual	Variance
	Budget	Budget	\$000	\$000	\$000
	\$000	\$000			
Levies and utility charges					
Refuse collection rate charge	29,127	29,127	24,225	24,410	185
SES separate charge	497	497	496	495	(1)
Environment separate charge	8,388	8,388	8,387	8,341	(46)
Separate charge landfill remediation	2,163	2,163	1,801	1,792	(9)
Wastewater charges	47,842	47,842	39,841	39,588	(253)
Water access charges	20,120	20,120	16,741	16,720	(21)
Water consumption charges	51,945	51,945	43,413	44,191	778
Total levies and utility charges	160,082	160,082	134,904	135,537	633

MATERIALS AND SERVICES ANALYSIS					
For the period ending 30 April 2021					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised Budget	Actual	Variance
	Budget	Budget	\$000	\$000	\$000
	\$000	\$000			
Materials and services					
Contractors	38,549	39,197	30,589	27,275	(3,314)
Consultants	2,813	3,458	2,509	1,464	(1,045)
Other Council outsourcing costs*	23,063	21,044	16,922	16,273	(649)
Purchase of materials	53,059	54,699	43,466	43,925	459
Office administration costs	11,685	11,648	9,240	9,465	225
Electricity charges	5,748	5,743	4,782	4,518	(264)
Plant operations	3,548	3,543	2,908	2,472	(436)
Information technology resources	3,067	3,484	2,916	2,412	(504)
General insurance	1,646	1,457	1,216	1,098	(118)
Community assistance**	1,777	1,828	1,270	836	(434)
Other material and service expenses	636	624	554	394	(160)
Total materials and services	145,591	146,725	116,372	110,132	(6,240)

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

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



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4. STATEMENT OF FINANCIAL POSITION

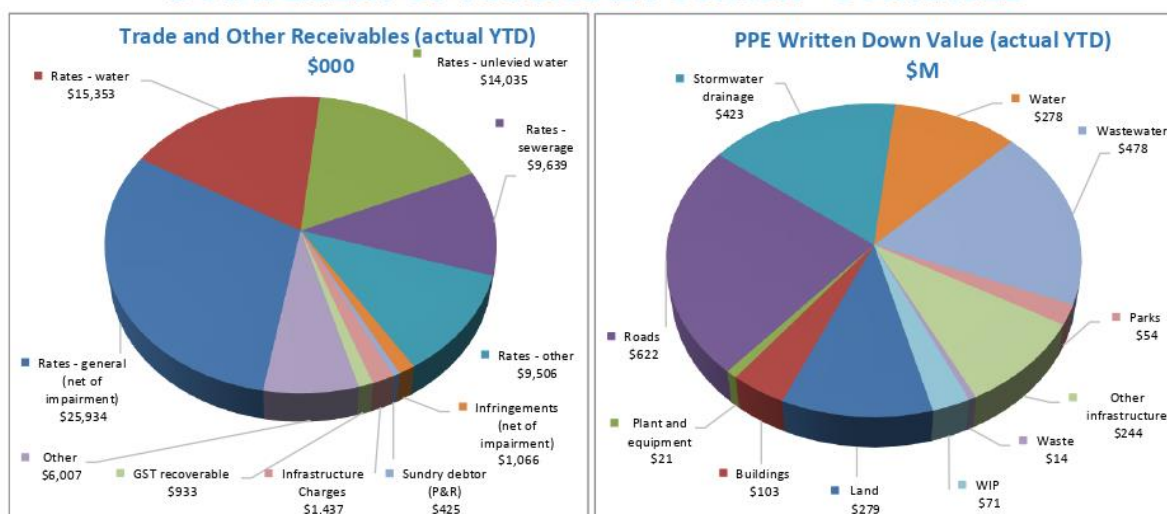
STATEMENT OF FINANCIAL POSITION				
As at 30 April 2021				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	169,264	167,495	175,641	172,291
Short-term investment - CBA	-	-	-	10,000
Trade and other receivables*	45,924	44,200	82,446	84,335
Inventories	918	853	858	761
Non-current assets held for sale	-	118	118	-
Other current assets	1,955	2,956	2,956	1,810
Total current assets	218,061	215,621	262,019	269,197
NON-CURRENT ASSETS				
Investment property	1,091	1,225	1,225	1,225
Property, plant and equipment	2,572,288	2,629,009	2,600,440	2,586,688
Intangible assets	486	1,682	1,756	1,751
Right-of-use assets	5,919	5,876	6,052	5,943
Other financial assets	73	73	73	73
Investment in other entities**	13,101	13,101	13,101	12,657
Total non-current assets	2,592,958	2,650,965	2,622,647	2,608,337
TOTAL ASSETS	2,811,018	2,866,586	2,884,666	2,877,534
CURRENT LIABILITIES				
Trade and other payables	28,839	41,895	43,594	38,073
Borrowings - current	6,361	8,326	8,326	8,326
Lease liability - current	1,302	1,294	1,294	1,294
Provisions - current	10,769	12,188	12,559	13,299
Other current liabilities	-	1,960	18,969	19,359
Total current liabilities	47,271	65,663	84,742	80,351
NON-CURRENT LIABILITIES				
Borrowings - non-current	37,900	35,840	25,930	25,913
Lease liability - non-current	5,481	5,469	5,654	5,708
Provisions - non-current	15,120	14,162	14,162	14,163
Total non-current liabilities	58,501	55,470	45,746	45,784
TOTAL LIABILITIES	105,772	121,133	130,488	126,135
NET COMMUNITY ASSETS	2,705,246	2,745,453	2,754,178	2,751,399
COMMUNITY EQUITY				
Asset revaluation surplus	1,008,120	1,035,840	1,035,840	1,035,840
Retained surplus	1,580,316	1,605,281	1,605,681	1,608,357
Constrained cash reserves	116,810	104,333	112,657	107,202
TOTAL COMMUNITY EQUITY	2,705,246	2,745,453	2,754,178	2,751,399

* Included \$3.41M loan drawn down by Redland Investment Corporation (RIC) from February to April 2021. Current loan receivable from RIC is \$3.50M.

** \$444K movement is due to transfer back of 521 Old Cleveland Road East Birkdale land from RIC to Council. This amount is also reflected as an increase in Property plant & equipment.

Monthly Financial Report

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT-OF-USE ASSETS

For the period ending 30 April 2021

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
Right-of-use asset				
Buildings	2,780	2,697	2,800	2,820
Land	2,763	2,815	2,880	2,893
Plant and Equipment	376	364	372	230
Closing balance	5,919	5,876	6,052	5,943

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT*

For the period ending 30 April 2021

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
PPE movement				
Opening balance (includes WIP from previous years)	2,556,325	2,588,458	2,588,458	2,588,458
Acquisitions, Asset transfers and WIP in year movement	81,096	105,684	66,056	51,402
Depreciation in year	(63,282)	(63,282)	(52,735)	(52,052)
Disposals	(1,851)	(1,851)	(1,339)	(1,567)
Other adjustments**	-	-	-	447
Closing balance	2,572,288	2,629,009	2,600,440	2,586,688

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

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

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5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 30 April 2021				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	276,486	278,920	228,752	230,324
Payments to suppliers and employees	(239,435)	(241,818)	(193,853)	(188,741)
	37,051	37,101	34,899	41,583
Interest received	2,999	2,899	2,400	1,648
Rental income	956	1,069	844	974
Non-capital grants and contributions	14,483	16,189	11,784	10,924
Borrowing costs	(2,052)	(2,052)	(2,052)	(2,048)
Right-of-use assets interest expense	(144)	(144)	(120)	(123)
Net cash inflow / (outflow) from operating activities	53,294	55,063	47,755	52,958
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(77,614)	(102,202)	(65,584)	(51,342)
Payments for intangible assets	-	-	-	(120)
Proceeds from sale of property, plant and equipment	1,562	1,562	1,098	713
Capital grants, subsidies and contributions	25,922	39,186	27,911	19,027
Short-term investment - CBA	-	-	-	(10,000)
Other cash flows from investing activities*	-	-	-	(3,410)
Net cash inflow / (outflow) from investing activities	(50,131)	(61,455)	(36,575)	(45,132)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	9,612	9,612	-	-
Repayment of borrowings	(6,361)	(6,361)	(6,361)	(6,369)
Right-of-use lease payment	(1,294)	(1,265)	(1,079)	(1,067)
Net cash inflow / (outflow) from financing activities	1,957	1,986	(7,440)	(7,436)
Net increase / (decrease) in cash held	5,120	(4,406)	3,740	390
Cash and cash equivalents at the beginning of the year	164,145	171,901	171,901	171,901
Cash and cash equivalents at the end of the financial year / period	169,264	167,495	175,641	172,291

Cash Inflow (actual YTD)

Category	Percentage
Utility charges	48%
Rates charges	32%
Other cash receipts	2%
Capital grants, subsidies and contributions	7%
Interest received	1%
Operating grants and contributions	4%
Fees	6%

Cash Outflow (actual YTD)

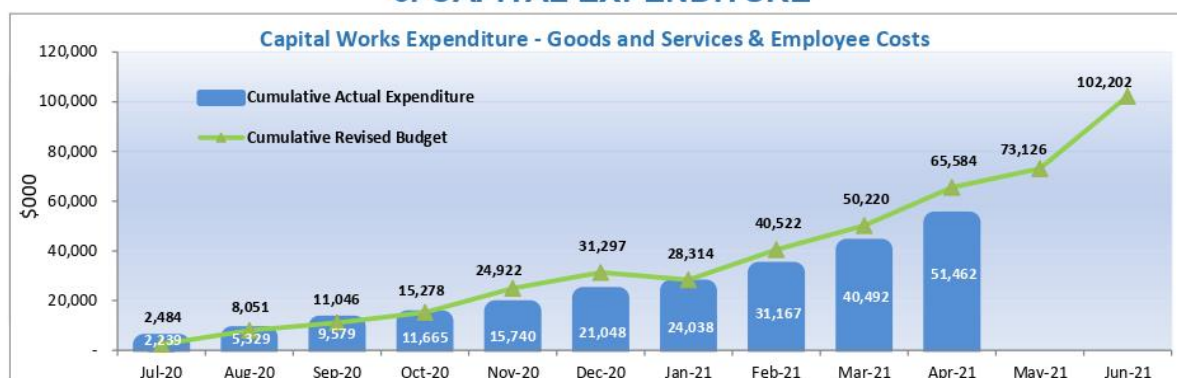
Category	Percentage
Materials and services	42%
Employee costs	30%
Payments for property, plant and equipment	20%
Repayment of borrowings	3%
Short-term investment	4%
Borrowing costs	1%

Total Cash Funding (Actual YTD)	263,610	Total Cash Expenditure (Actual YTD)	263,220
Total Cash Funding (Annual Revised Budget)	349,437	Total Cash Expenditure (Annual Revised Budget)	353,842
% of Budget Achieved YTD	75%	% of Budget Achieved YTD	74%

* Loan drawn down by RIC from February to April 2021.

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6. CAPITAL EXPENDITURE

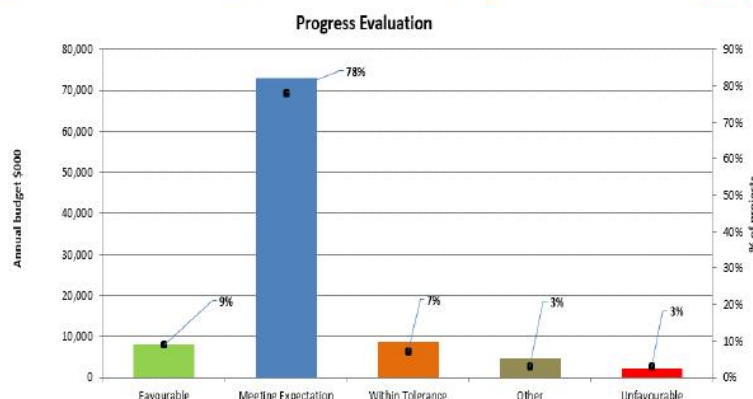


	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capitalised goods and services *	93,416	56,652	45,567	(11,085)
Capitalised employee costs	8,786	8,932	5,895	(3,037)
Total	102,202	65,584	51,462	(14,122)

* Excludes 521 Old Cleveland Road East Birkdale land transferred back from RIC to Council.

7. PROGRAM AND PROJECT UPDATE

Favourable (budget under/schedule on track)	Meeting expectations (budget and schedule on track)	Within tolerance (either budget and schedule not on track)	Unfavourable (budget and schedule not on track)	Other (Schedule to be tracked)
--	--	--	---	-----------------------------------



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

Council is currently progressing more than 100 programs and projects.

Notable Projects

The status of two notable projects are as follows:

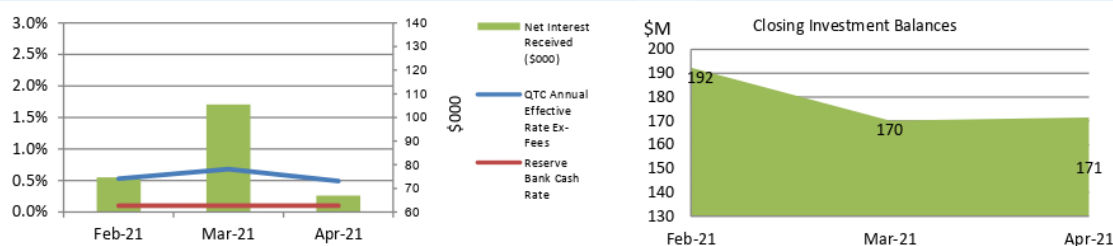
Project description	Progress
Birkdale Waste Transfer Station Stormwater Improvement Project This project includes Birkdale Waste Transfer Station storm water retention basins - design and construct the conversion of a pond from sedimentation basins into Bioremediation Basins.	Meeting Expectations
Thornlands Community Park Community Engagement. Design and construct the development of the new park to include recreational activities as per the Open Space Strategy.	Meeting Expectations

Monthly Financial Report

8. INVESTMENT & BORROWINGS REPORT

For the period ending 30 April 2021

INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total QTC Investment at End of Month was \$171.42M

Council investments are currently held predominantly in the Capital Guaranteed Cash Fund, which is a fund operated by the Queensland Treasury Corporation (QTC). In October 2020 \$10M was invested in a term deposit of Commonwealth Bank of Australia (CBA) to maximise interest earnings.

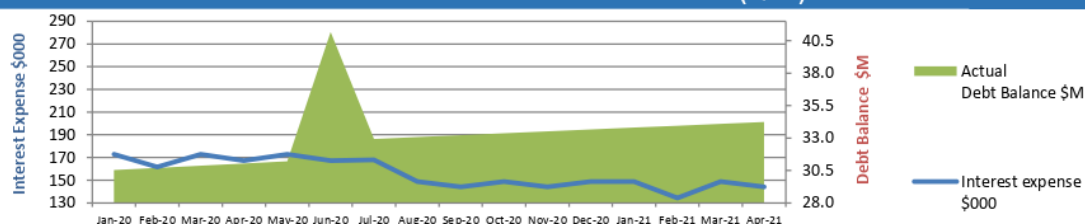
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 0.10% during November 2020.

On a daily basis, cash surplus to requirements is deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current annual effective interest rate paid by QTC is 0.49%. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its Investment Policy (POL-3013) in June 2020 for the 2020/2021 financial year

BORROWINGS AND BORROWING COSTS (QTC)



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, debt repayment of \$8.42M, being \$6.37M principal and \$2.05M interest has been made *annually* for 2020/2021 which will result in the loans being repaid approximately one year earlier.

The debt balance shows a decrease as the Annual Debt Service Payment (ADSP) was made during July 2020. Interest will accrue monthly on a daily balance until next ADSP in July 2021 which is reflected in the increasing debt balance.

In June 2020 additional borrowings of \$9.80M were undertaken as part of Council's Capital Works Plan.

Total Borrowings at End of Month were \$34.24M

Council adopted its Debt Policy (POL-1838) in June 2020 for the 2020/2021 financial year

BORROWINGS
For the period ending 30 April 2021

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
Borrowings				
Opening balance	(41,273)	(41,178)	(41,178)	(41,178)
Accrued interest on borrowings	(1,789)	(1,789)	(1,491)	(1,478)
Interest paid on borrowings	2,052	2,052	2,052	2,048
Principal repaid	6,361	6,361	6,361	6,369
Loan drawdown	(9,612)	(9,612)	-	-
Closing balance	(44,261)	(44,166)	(34,256)	(34,239)

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9. CONSTRAINED CASH RESERVES

Reserves as at 30 April 2021	Purpose of reserve	Opening Balance \$000	To Reserve \$000	From Reserve \$000	Closing Balance \$000
Special Projects Reserve:					
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	2	27	(2)	27
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	-	463	(463)	-
Waste Levy Reserve	To fund Waste Levy Program	-	4,361	(3,626)	735
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	2,093	2,847	(586)	4,354
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	2,536	2,193	(1,226)	3,503
		4,631	9,891	(5,903)	8,619
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	6,662	1,426	(1,828)	6,260
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	3,086	1,268	-	4,354
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,626	107	(297)	14,436
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	10,909	1,484	(1,457)	10,936
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	33,731	3,702	(1,149)	36,284
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	11,923	1,398	(295)	13,026
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	10,842	432	(1,478)	9,796
Tree Planting Reserve	Acquisition and planting of trees on footpaths	103	65	(8)	160
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	12	170	(1)	181
		91,894	10,052	(6,513)	95,433
Separate Charge Reserve:					
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	8,341	(6,237)	2,104
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	38	494	(343)	189
		38	8,835	(6,580)	2,293
Special Charge Reserve - Canals:					
Aquatic Paradise Canal Reserve*	Maintenance and repairs of Aquatic Paradise canals	758	-	-	758
Sovereign Waters Lake Reserve*	Maintenance and repairs of Sovereign Lake	431	-	-	431
1718 Raby Bay Canal Reserve	Service, facility or activity of works in respect of the canals of the Raby Bay canal estate	219	-	-	219
1718 Aquatic Paradise Canal Reserve	Service, facility or activity of works in respect of the canals of the Aquatic Paradise canal estate	(495)	-	-	(495)
1718 Sovereign Waters Lake Reserve	Service, facility or activity of works in respect of the lake	(56)	-	-	(56)
		857	-	-	857
TOTALS		97,420	28,778	(18,996)	107,202
		Closing cash and cash equivalents		172,291	
		Reserves as percentage of cash balance		62%	

*No interest charged for these reserves April 2021 year to date due to low prevailing interest rate.

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10. CITY WATER STATEMENTS

CITY WATER SUMMARY OPERATING STATEMENT					
For the period ending 30 April 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	122,970	124,190	103,671	103,798	127
Total expenses	71,469	71,476	58,343	57,280	(1,063)
Earnings before interest, tax and depreciation (EBITD)	51,501	52,714	45,328	46,518	1,190
External interest expense	71	71	59	92	33
Internal interest expense	10,621	10,621	8,851	8,851	-
Depreciation	24,142	24,142	20,118	19,902	(216)
Operating surplus / (deficit)	16,667	17,880	16,300	17,673	1,373
CITY WATER CAPITAL FUNDING STATEMENT					
For the period ending 30 April 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants and subsidies	2,537	2,537	2,114	1,590	(524)
Net transfer (to) / from constrained capital reserves	(2,365)	(374)	(234)	(202)	32
Non-cash contributions	3,399	3,399	404	77	(327)
Funding from utility revenue	8,568	10,373	4,624	1,955	(2,669)
Total sources of capital funding	12,138	15,936	6,908	3,420	(3,488)
Contributed assets	3,399	3,399	404	60	(344)
Capitalised expenditure	8,258	12,056	6,103	2,932	(3,171)
Loan redemption	482	482	401	428	27
Total application of capital funds	12,138	15,936	6,908	3,420	(3,488)

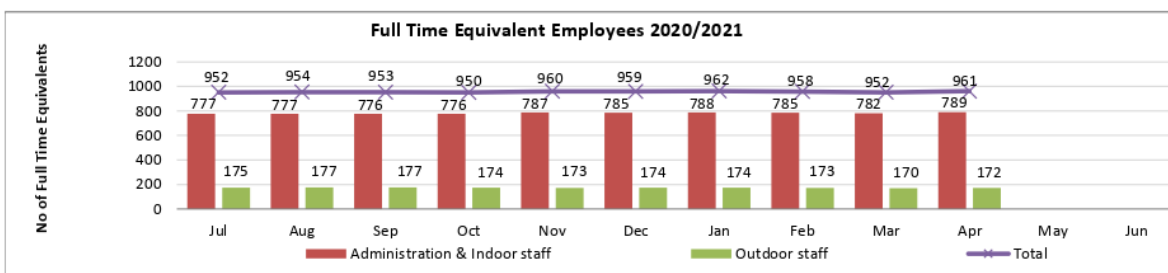
11. CITY WASTE STATEMENTS

CITY WASTE OPERATING STATEMENT					
For the period ending 30 April 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	35,715	35,639	30,490	30,353	(137)
Total expenses	27,427	27,280	22,354	23,199	845
Earnings before interest, tax and depreciation (EBITD)	8,288	8,359	8,136	7,154	(982)
External interest expense	17	17	15	14	(1)
Depreciation	327	327	272	277	5
Operating surplus / (deficit)	7,943	8,014	7,849	6,863	(986)
CITY WASTE CAPITAL FUNDING STATEMENT					
For the period ending 30 April 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Non-cash contributions	-	-	-	-	-
Funding from utility revenue	924	2,729	2,151	1,628	(523)
Total sources of capital funding	924	2,729	2,151	1,628	(523)
Capitalised expenditure	779	2,584	2,011	1,503	(508)
Loan redemption	145	145	140	125	(15)
Total application of capital funds	924	2,729	2,151	1,628	(523)

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12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



April 2021: Headcount		Employee Type			
Department Level		Casual	Full Time	Part Time	Total
Office of CEO and People, Culture and Organisational Performance		6	41	10	57
Organisational Services		3	203	24	230
Community and Customer Services		49	290	66	405
Infrastructure and Operations		8	343	16	367
Total		66	877	116	1,059

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

Overdue Rates Debtors & Statistics

Days Overdue	Apr-21	% Overdue	Apr-20	% Overdue	\$ Variance	% Variance	Rates & Charges Statistics	Apr-21	Apr-20
0 - 30	\$0	0.0%	\$377	0.0%	-\$377	0.0%		\$282,811,979	\$273,270,192
31 - 60	\$350	0.0%	\$16,449	0.0%	-\$16,099	0.0%	Levied (Billed) Rates & Charges since 1 July 2020	\$12,988,652	\$9,452,770
61 - 90	\$2,845,038	0.9%	\$3,030,510	1.1%	-\$185,472	-0.2%	Rate arrears b/fwd 1 July 2020	\$295,800,631	\$282,722,962
91 - 180	\$1,514,867	0.5%	\$1,618,015	0.6%	-\$103,148	-0.1%	Total	\$8,706,843	\$8,312,890
>180	\$4,348,588	1.5%	\$3,647,539	1.3%	\$699,048	0.2%	Balance of overdue rates & charges	2.9%	3.0%
Total	\$8,706,843	2.9%	\$8,312,890	3.0%	\$393,953	-0.1%	Percentage Overdue		

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13. GLOSSARY

Key Terms

Written Down Value:

This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.

Work In Progress:

This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.

Definition of Ratios

Operating Surplus Ratio*:

This ratio indicates the extent to which revenues raised cover operational expenses only or are available for capital funding purposes

Net Operating Surplus
Total Operating Revenue

Asset Sustainability Ratio*:

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

Capital Expenditure on Replacement of Infrastructure Assets (Renewals)
Depreciation Expenditure on Infrastructure Assets

Net Financial Liabilities*:

This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues

Total Liabilities - Current Assets
Total Operating Revenue

Level of Dependence on General Rate Revenue:

This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)

General Rates - Pensioner Remissions
Total Operating Revenue - Gain on Sale of Developed Land

Current Ratio:

This measures the extent to which Council has liquid assets available to meet short term financial obligations

Current Assets
Current Liabilities

Debt Servicing Ratio:

This indicates Council's ability to meet current debt instalments with recurrent revenue

Interest Expense*** + Loan Redemption^
Total Operating Revenue - Gain on Sale of Developed Land

Cash Balance - \$M:

Cash balance includes cash on hand, cash at bank and other short term investments.

Cash Held at Period End

Cash Capacity in Months:

This provides an indication as to the number of months cash held at period end would cover operating cash outflows

Cash Held at Period End
[(Cash Operating Costs + Interest Expense) / Period in Year]

Longer Term Financial Stability - Debt to Asset Ratio:

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

Current and Non-current Debt**
Total Assets

Operating Performance:

This ratio provides an indication of Council's cash flow capabilities

Net Cash from Operations + Interest Revenue and Expense
Cash Operating Revenue + Interest Revenue

Interest Coverage Ratio:

This ratio demonstrates the extent to which operating revenues are being used to meet the financing charges

Net Interest Expense on Debt Service***
Total Operating Revenue

* These targets are set to be achieved on average over the longer term and therefore are not necessarily expected to be met on a monthly basis.

** Debt includes lease liabilities.

*** Interest expense includes interest on leases.

^ Loan redemption includes lease redemption.

13.2 QUEENSLAND AUDIT OFFICE INTERIM MANAGEMENT REPORT 2020-2021**Objective Reference:** A5365578**Authorising Officer:** Deborah Corbett-Hall, Chief Financial Officer**Responsible Officer:** Joy Manalo, Service Manager Corporate Finance**Report Author:** Udaya Panambala Arachchilage, Corporate Financial Reporting Manager**Attachments:** 1. QAO Interim Management Report 2020-2021 [↓](#)**PURPOSE**

To present the Queensland Audit Office (QAO) interim management report for 2020-2021 to Council in compliance with section 213 of the *Local Government Regulation 2012*.

BACKGROUND

The QAO conducted an interim audit to understand and assess the aspects of Council's internal controls that relate to the financial statement audit objectives. The operating effectiveness of controls for the period 1 July 2020 to 19 March 2021 for revenue, expenditure and payroll was tested by the QAO. Information management systems were also assessed by QAO and there were internal control deficiencies identified that mainly focused on disaster recovery plan documentation, testing and control activities. Notwithstanding the above mentioned audit findings, Council's overall internal control framework has been assessed as effective. QAO also noted that all financial reporting and audit deliverable milestones have been met to date.

QAO will continue the controls testing for the intervening period until 30 June 2021 and will provide Council with a management update at the completion of the final audit visit that is scheduled to commence mid-August 2021.

ISSUES

The interim management report also details the internal control issues identified by the QAO in the previous financial years' audit. Information Management is currently working on the implementation of the corresponding audit recommendations. The attachment includes the response coordinated by Financial Services to address the prior year's audit observations. The final interim management report was received on 30 April 2021 and in compliance with legislation, is scheduled for presentation to Council on 19 May 2021 ordinary meeting.

From 2020-2021 financial year, QAO will implement a financial statement preparation maturity model. This model replaces QAO's previous traffic-lights assessment process. The new model evaluates the quality of Council's month end process, early financial statement close process, skilled financial statement preparation including the use of technology and resolution of financial reporting matters. Council is expected to conduct a self-assessment of these components to identify whether these processes are in developing, established, integrated or optimised stage. QAO will provide their rating on these components at the completion of the final audit.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Section 213 of the *Local Government Regulation 2012* requires the Mayor to present a copy of the auditor-general's observation report at the next ordinary meeting of Local Government following receipt of the auditor-general's report.

Financial Services has offered to table the report to ensure compliance with legislation, noting coordination of the corrective actions and improvements will be undertaken by Council's Internal Audit Group.

Risk Management

Risk management is undertaken during the year with respect to the internal control environment and procedures.

Financial

There are no additional financial implications arising from this QAO interim management letter.

People

No impact as the purpose of the report is to present the QAO 2020-2021 interim management report.

Environmental

No impact as the purpose of the report is to present the QAO 2020-2021 interim management report.

Social

No impact as the purpose of the report is to present the QAO 2020-2021 interim management report.

Human Rights

No impact as the purpose of the report is to present the QAO 2020-2021 interim management report.

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

8.3 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; and

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.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Bentleys – Queensland Audit Office Representative	26 March 2021	Discussion of interim audit findings.
Principal Adviser Internal Audit	26 March 2021	Discussion of interim audit findings.
Chief Financial Officer	26 March 2021	Discussion of interim audit findings.
Bentleys – Queensland Audit Office Representative Chief Financial Officer Group Manager Corporate Services Service Manager Corporate Finance	23 April 2021	Agreement of management responses including timeframes.

OPTIONS**Option One**

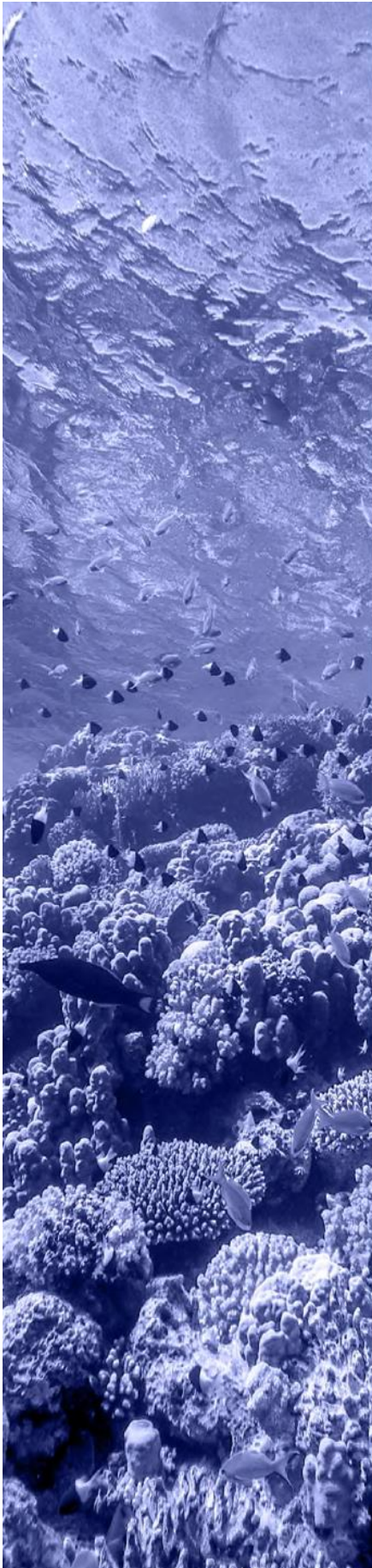
That Council resolves to note the findings from the Queensland Audit Office interim management report (referred to as the auditor-general's observation report in the *Local Government Regulation 2012*) for 2020-2021.

Option Two

That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the findings from the Queensland Audit Office interim management report (referred to as the auditor-general's observation report in the *Local Government Regulation 2012*) for 2020-2021.



Redland City Council

2021 Interim report

30 April 2021



Our ref: 5-201

30 April 2021

Cr Karen Williams
Mayor
Redland City Council
PO Box 21
Cleveland QLD 4163

Dear Councillor Williams

2021 Interim report

We present to you our interim report for Redland City Council (Council) for the financial year ending 30 June 2021. This report details the results of our interim work performed to 26 March 2021. In this phase we assess the design and implementation of your internal controls, and whether they are operating effectively. To date our work has not identified any significant deficiencies in your internal controls.

Please note that under section 213 of the *Local Government Regulation 2012*, you must present a copy of this report at your council's next ordinary meeting.

The *Auditor-General Act 2009* requires the Auditor-General to report to parliament on an issue raised during an audit if he considers it to be significant. The results of your entity's audit will be included in our report to parliament on results of local government audits.

If you have any questions or would like to discuss the audit report, please contact me on 3222 9787 or Billy Benton on 3222 9603.

Yours sincerely

Ashley Carle
Engagement Leader

Enc.

cc. Mr Andrew Chesterman, Chief Executive Officer

Mr Mitchell Petrie, Chair of the Audit Committee, Redland City Council

Queensland Audit Office
Level 14, 53 Albert Street, Brisbane Qld 4000
PO Box 15396, City East Qld 4002

Phone 07 3149 6000
Email qao@qao.qld.gov.au
Web www.qao.qld.gov.au
 Queensland Audit Office (QAO)

1. Summary



We have completed our audit planning phase and an external audit plan was issued on 9 March 2021.

This report details our audit findings from the work performed on the key controls over revenue, expenditure, payroll and IT systems that were identified during the audit planning phase.

Summary of findings – On track

Audit work completed to date has found limited issues. The work completed at the interim audit covered revenue, expenditure, payroll and the disaster recovery plan as part of the IT systems. There were no reportable deficiencies identified from the testing with exception of three deficiencies within the disaster recovery plan systems.

Details of our audit findings are explained further in this report. Refer to section on *Internal control*.

Based on the results of our testing completed to date and the resolution of prior year issues, we have determined your internal control environment does support an audit strategy that can rely upon these controls

Areas of audit focus – On track

In addition to the above, we have also performed work over the areas of audit focus that were identified in the external audit plan.

Our progress against the areas of audit focus is on track.

Milestones – On track

To date, all agreed financial reporting and audit deliverable milestones have been met.

Refer to *Milestones* section of this report for details.

Audit fees – On Track



2. Internal control deficiencies



The following table summarises our reporting on deficiencies in internal controls. Further in this section, you will find details of these deficiencies identified during our interim audit. Refer to [Section 3](#) for the status of prior year deficiencies.

	Internal control issues by COSO element	Number of significant deficiencies		Number of deficiencies		Rating
		Current year issues	Prior year unresolved issues	Current year issues	Prior year unresolved issues	
	Control environment Structures, policies, attitudes and values that influence daily operations	-	-	1	1	
	Risk assessment Processes for identifying, assessing and managing risk	-	-	1	-	
	Control activities Implementation of policies and procedures to prevent or detect errors and safeguard assets	-	-	1	1	
	Information and communication Systems to capture and communicate information to achieve reliable financial reporting	-	-	-	-	
	Monitoring activities Oversight of internal controls for existence and effectiveness	-	-	-	-	

Our ratings



Effective

No significant deficiencies identified



Partially effective

One significant deficiency identified



Ineffective

More than one significant deficiency identified



2. Internal control deficiencies (continued)



The following table details control deficiencies identified as at 19 March 2021. It includes a response from management.

Our risk ratings are as follows—refer to [Our rating definitions](#) for more detail.

 Significant deficiency	 Deficiency
 Deficiency	

21IR-1 Lack of Adequate DRP Documentation Control Environment

It was identified that the disaster recovery documentation lacks adequate detail.

Documents were sighted which provided some guidance, however, these are considered insufficient if key personnel are not available to respond to a disaster event. Additionally, the work instructions sighted are still in draft form and copies of the disaster recovery plan (DRP) are not kept offsite or with the team members.

Implication

In the case of a disaster there may be insufficient documentation for disaster recovery team members to recover and protect data.

QAO recommendation

We recommend that Council reviews the existing disaster recovery documentation and arrangements. Specifically:

- in conjunction with the business, confirm/update recovery point and recovery time objectives to ensure appropriateness
- once recovery point and recovery time objectives are defined, confirm/update contingencies (including adequate redundancies) to ensure adequacy
- assess and ensure recovery documentation is adequate (noting that adequacy of documentation can be assessed as part of DRP testing) and
- up to date copies of the disaster recovery plan documentation be kept in secure locations offsite and distributed to disaster recovery team members.

Management response

A review and update of the DRP documentation will be performed to ensure alignment with Council's new recovery point and recovery time objectives as articulated within Council's Business Continuity Plan.

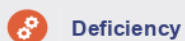
Further, management will investigate storage of DRP documentation via cloud based technologies such as Office 365 / OneDrive or similar, to ensure all relevant personnel have access to this documentation at all times.

Responsible officer: Service Manager – Business Information Systems

Status: Not started

Action date: 30 April 2022



**Deficiency****21IR-2 Proximity of Computer Rooms****Risk Assessment**

Council has two server room facilities. These sites are approximately 2.5 kilometres apart, and the backup of systems and data are physically located in these rooms.

There is no definition for a desirable distance that the primary and backup computer facilities should be apart. However, a reasonable distance can be determined with a risk assessment taking into consideration relevant factors such as:

- cyclones or storms
- flooding
- fires
- dependence on the same source of power and
- earthquakes.

Other considerations include:

- telecommunication links – the availability or unavailability of communication infrastructure may add cost
- access to an alternative site
- the possibility of partnering with adjacent Councils to leverage off each other's infrastructure and
- the viability of cloud solution options.

Implication

The proximity between the server room facilities increases the risk that one disaster event (e.g. severe cyclone) could render both computer rooms inoperative or inaccessible.

QAO recommendation

We recommend that the Council and senior management be made aware of the:

- risks associated with having primary and secondary computer server facilities in close proximity
- considerations (e.g. connectivity) and estimated costs associated with either establishing an alternate site further away or implementing other options (e.g. cloud services; partnering with other Councils, or off-line backups).

Management response

The highlighted risks with having close proximity between primary and secondary computer facilities will be raised and recorded within the RCC Risk Register, together with an assessment of alternate options and their associated implementation costs.

Responsible officer: Service Manager – Business Information Systems

Status: Not started

Action date: 31 December 2021



**Deficiency****21IR-3 Inadequate DRP Testing Regime
Control Activities**

There is no maintenance and testing regime in place to ensure that continuity and disaster recovery plans are kept up to date and effective.

It is however acknowledged that the generators are tested on a monthly basis.

A testing regime would include a schedule of planned tests covering all the elements of the disaster recovery plan. Each test exercise should have a prepared plan which at the minimum includes:

- testing scenario
- scope
- objective
- testing strategy
- timing
- resources
- success/failure criteria.

After each test is completed a report of the outcomes should be prepared and include:

- what worked properly as well as any deficiencies and recommendations for improvement and
- responsibility and due date for the development of the corrective action plan.

Implication

Without a maintenance regime in place, there is an increased risk that contingencies included in the plan will be out of date, or not effective.

QAO recommendation

We recommend that:

- as part of the Council's IT governance framework the oversight body has a standing agenda item regarding the maintenance and testing of the disaster recovery plan and
- the plan should be reviewed and tested whenever there is a significant change (for example implementation of a new system) or at least on an annual basis.

Management response

A standing agenda item will be added to the Information Management Steering Committee (IMSC) meetings concerning maintenance and testing of the Disaster Recovery Plan (DRP).

In conjunction with '21IR-1 Lack of Adequate DRP Documentation' above, the DRP will be updated to include:

- an assessment criteria which determines what is considered a "significant change" and
- prescribed events or triggers that will require testing of the DRP to be conducted.

Responsible officer: Service Manager – Business Information Systems

Status: Not started

Action date: 30 April 2022



3. Prior year issues and other matters



The following table summarises the status of deficiencies and other matters reported in prior years.

Reference	Issue	Status
	Internal control deficiencies	
	Deficiencies	
20CR-1	<p>Unsupported Operating Systems for Network Servers</p> <p>Control Activity</p> <p>Council has implemented a patching strategy and has moved to a supported Microsoft Windows forest. However, there are still some servers currently running an unsupported version of Microsoft Windows.</p> <p>The consequence of this is that patching for any new vulnerabilities will not be made available by the supplier. Without regular security patches, systems become more vulnerable to breaches (e.g. malware and ransomware).</p> <p>QAO recommendation</p> <p>We recommend that priority is given to upgrading the operating systems for network servers to a supported version of Microsoft Windows.</p> <p>Management response</p> <p>Council acknowledges this issue and notes the ongoing program to remove unsupported server operating systems. This will continue as a priority to limit vulnerability.</p>	<p>Current Status</p> <p>Action date: 31 December 2020</p> <p>Work in progress</p> <p>Revised action date: 31 December 2021</p> <p>Work has been completed to clear the unsupported servers which has been in order of the servers which pose the largest risk. To date 49 outdated servers out of 88 have been either turned off or upgraded.</p> <p>This program of works has been implemented on a targeted risk basis, with the primary focus on upgrading / turning off external servers as a priority over internal servers.</p> <p>Whilst this is the case, mitigating controls have been applied over all remaining servers, to mitigate risk.</p>



Reference	Issue	Status
	Internal control deficiencies	
	Deficiencies	
20CR-2	<p>Documented and Approved Cyber Security Strategy Control Environment</p> <p>Discussions with Council's Cyber Security Specialist indicates that a security strategy has been developed and initiatives are being deployed in accordance with a prioritised roadmap. However, a documented and approved cyber security strategy does not exist outlining approved initiatives/projects, timeframes and the responsible officers. A documented and approved strategy demonstrates management's commitment to achieve cyber security goals and also provides a timeframe with expected completion dates.</p> <p>QAO recommendation</p> <p>We recommend that a cyber security strategy be documented and approved by management.</p> <p>Management response</p> <p>Council acknowledges this issue and notes the ongoing development of a Cyber policy position and activities listed with in the Information Management Program Schedule of Work to build technical capability, develop cyber collaboration and provide Cyber awareness to staff.</p>	<p>Current Status</p> <p>Original action date: 30 April 2021</p> <p>Work in progress</p> <p>Revised action date: 31 December 2021</p> <p>Council's Cyber Security Strategy is currently a work in progress, and is expected to be finalised and approved by revised action date of 31 December 2021.</p> <p>The current Cyber Security Framework is approaching its 2-year completion, with 90% of the activities listed in the Framework's roadmap now been completed, with the outstanding items to be carried into the new 2021 – 2024 Strategy and Framework. A tender process is underway for the development of a further 3-year strategy and framework that will be implemented following the completion of the current.</p>



4. Areas of audit focus



In our external audit plan, we identified those classes of transactions, accounts and balances that we considered to be significant or a risk of material misstatement to the financial statements. In the following tables we have set out the identified areas of audit focus and any new areas and progress on the audit procedures undertaken to date to address the risk.

#	Area of audit focus	Status
1	Valuation and depreciation of infrastructure assets <i>(Most material balance in the financial statements - \$2.6b at 30 June 2020)</i>	<p>There are no comprehensive revaluations in the current period which reduces the overall risk of this area in the current period. Indexations are being assessed on asset categories since their last revaluation. At the time of the interim audit, this assessment was still ongoing and will be assessed at the final audit.</p> <p>To date, meetings have been held with the capital asset team at Council to gain an understanding of how the first full year implementation of the new asset software, Assetic, has been operating. The functionality and ability of the new system has been deemed to be a good improvement on the previous system. Further testing of the asset movements and any indexation adjustments will be completed at the final audit.</p>
2	Recurrent and capital classification <i>(Impact on financial sustainability ratios, presentation and disclosures in the financial statements)</i>	<p>The grants register was reviewed at the interim audit. From here a review of grant receipts in the year has been completed to assess whether the classification of the grants is appropriate within the financial system.</p> <p>From the testing completed, the classification of grant income has been seen to be correct. Further testing, including reviewing the calculation of financial sustainability ratios and the treatment of associated grant expenditure will be assessed at the final audit.</p>
3	Appropriateness of procurement policies and practices <i>(Large supplier base with decentralised purchasing processes and practices)</i>	<p>Controls testing has been completed at the interim audit to give comfort that procurement policies are being adhered to and operating as intended.</p> <p>During the interim audit, testing has been completed on the controls identified through general purchasing processes, as well as for credit card and councillor purchases.</p> <p>No significant issues surrounding the testing have been identified that would require reporting.</p>
4	Estimation of refuse and quarry provisions <i>(Calculations involve significant judgement, inputs are not readily observable, and complex calculations involved)</i>	<p>Meetings have been held with Council in relation to the current year provision. External consultants have been utilised in the period to ensure all elements of quarry provisions are captured as well as being accurate.</p> <p>A report from the consultant is expected to be provided at the final audit which should give support to the provision being recognised.</p>



5. Milestones



The following table details the current status of milestones for key financial reporting and audit deliverables as at 30 April 2021. It includes commentary where necessary.

	Agreed date	Completed date	Comments
Planning			
External audit plan - draft	26 February 2021	26 February 2021	
Audit committee meeting	18 March 2021	18 March 2021	
External audit plan	22 April 2021	9 March 2021	
Interim			
Interim testing visit	8-26 March 2021	8-26 March 2021	
Position papers submitted to audit	30 April 2021	30 April 2021	
Feedback on position papers	31 May 2021		
Draft proforma financial statements	30 April 2021	30 April 2021	
Feedback on proforma financial statements	28 May 2021		
Interim report issued to audit committee	30 April 2021		
Final			
Year-end visit	16 Aug – 3 Sept 2021		
Complete draft financial statements to audit	16 August 2021		
QAO closing report issued to client	9 September 2021		
Audit committee meeting	16 September 2021		
Management signs financial statements	16 September 2021		
Audit review of Annual Report	21 September 2021		
QAO signs independent audit report	23 September 2021		
Final management report	23 September 2021		

Note: **Audit visit**
Redland City Council deadline
QAO deadline

If there are any issues/concerns in meeting these timeframes that were agreed at the planning phase, please discuss with your engagement leader, Ashley Carle.



Appendix A—Our rating definitions



Our rating definitions

	Definition	Prioritisation of remedial action
Significant deficiency 	<p>A significant deficiency is a deficiency, or combination of deficiencies, in internal control that requires immediate remedial action.</p> <p>Also, we increase the rating from a deficiency to a significant deficiency based on:</p> <ul style="list-style-type: none"> the risk of material misstatement in the financial statements the risk to reputation the significance of non-compliance with policies and applicable laws and regulations the potential to cause financial loss including fraud, or where management has not taken appropriate timely action to resolve the deficiency. 	<p>This requires immediate management action to resolve.</p>
Deficiency 	<p>A deficiency arises when internal controls are ineffective or missing, and are unable to prevent, or detect and correct, misstatements in the financial statements. A deficiency may also result in non-compliance with policies and applicable laws and regulations and/or inappropriate use of public resources.</p>	<p>We expect management action will be taken in a timely manner to resolve deficiencies.</p>
Other matter 	<p>An other matter is expected to improve the efficiency and/or effectiveness of internal controls, but does not constitute a deficiency in internal controls. If an other matter is not resolved, we do not consider that it will result in a misstatement in the financial statements or non-compliance with legislative requirements.</p>	<p>Our recommendation may be implemented at management's discretion.</p>

Financial reporting issues

	Potential effect on the financial statements	Prioritisation of remedial action
High 	<p>We assess that there is a high likelihood of this causing a material misstatement in one or more components (transactions, balances and disclosures) of the financial statements, or there is the potential for financial loss including fraud.</p>	<p>This requires immediate management action to resolve.</p>
Medium 	<p>We assess that there is a medium likelihood of this causing a material misstatement in one or more components of the financial statements.</p>	<p>We expect management action will be taken in a timely manner.</p>
Low 	<p>We assess that there is a low likelihood of this causing a material misstatement in one or more components of the financial statements.</p>	<p>We recommend management action to resolve; however, a decision on whether any action is taken is at management's discretion.</p>



Appendix B—Report to Parliament



Report recently tabled

Since issuing our external audit plan, the following report to parliament has been issued which we consider is of high relevance to Redland City Council:

Report	Key themes and Wider learnings
Local government 2020 Report 17: 2020-21 Tabled: 22 April 2021	<p>Key themes</p> <p>Financial sustainability continues to be a challenge</p> <p>The report summarises our audit results of Queensland's 77 local government (councils) and the entities they control.</p> <p>Approximately 70 per cent of councils spent more than they earned this year. This is 25 per cent worse than last year.</p> <p>Most councils with a high reliance on grants from state and federal governments have consistently incurred operating losses each year for the last five years. We have found that councils that regularly incur operating losses often have weak strategic planning, asset management, and financial management practices. That said, they find planning for financial sustainability challenging because the current funding model provides grants to councils largely on a year-by-year basis, making medium- to long-term planning difficult.</p> <p>Councils need to strengthen their governance</p> <p>Between 2017 and 2019, councils made progress in resolving the weaknesses in their internal controls. Despite this recent progress, the change to the working environment this year contributed to an increase in the number of significant weaknesses in internal controls.</p> <p>Also of concern is that, as at 30 June 2020, 10 councils (2019: 12 councils) still did not have an audit committee nor an active internal audit function. In addition to that, six councils (2019: six councils) did not have an audit committee and two councils (2019: one council) did not have an active internal audit function.</p> <p>Wider learnings</p> <p>Strengthen month-end and year-end processes</p> <p>Entities require strong month-end and year-end processes. In particular, they should:</p> <ul style="list-style-type: none"> • reconcile key balances in their financial statements with supporting documents • ensure adequate quality review is performed over month-end and year-end financial reports.



Report	Key themes and Wider learnings
Local government 2020 (continued) Report 17: 2020-21	<p>Wider learnings - continued</p> <p>Strengthen asset management</p> <ul style="list-style-type: none"> Entities require accurate information about their assets, including asset performance (for example, current performance compared to the future performance required by the community) and cost, to inform their long-term asset management strategies and budget decisions. Entities need to strengthen how they control recording asset data. They should regularly match the data in their financial records with the data in their geographic information systems to ensure both are complete and reliable. Entities should allocate enough time and resources early in the financial year to complete asset valuations and asset accounting processes well before year end. <p>Strengthen procurement and contract management practices</p> <ul style="list-style-type: none"> Entities need to ensure they obtain value for money for the goods and services they procure and that they have the appropriate approvals to procure the goods and services. To effectively manage their contractual obligations, entities should ensure their contract registers are complete and contain up-to-date information. <p>Strengthen the security of information systems</p> <p>All entities should ensure that their information systems are appropriately secured. In doing so, they should:</p> <ul style="list-style-type: none"> provide security training for employees so they understand the importance of maintaining strong information systems, and their roles in keeping them secure assign employees only the minimum access required to perform their job, and ensure important stages of each process are not performed by the same person regularly review user access to ensure it remains appropriate monitor activities performed by employees with privileged access (allowing them to access sensitive data and create and configure within the system) to ensure they are appropriately approved implement strong password practices and multifactor authentication (for example, a username and password, plus a code sent to a mobile), particularly for systems that record sensitive information encrypt sensitive information to protect it patch vulnerabilities in systems in a timely manner, as upgrades and solutions are made available by software providers to address known security weaknesses that could be exploited by external parties. <p>Improve risk management process</p> <p>Entities should have a complete and up-to-date risk management framework that includes:</p> <ul style="list-style-type: none"> comprehensive risk registers that identify risks (including the risk of fraud) and appropriate risk mitigation strategies current and relevant business continuity and disaster recovery plans, which are tested periodically.

This report can be found on our [website](#). We have also published an interactive dashboard through which you can explore and compare councils to view their financial data.



Appendix C—Other matters of interest



QAO's online blog

We have issued blogs on our website www.qao.qld.gov.au/blog on topical accounting and auditing issues, as well as wider learnings from our recently tabled reports to parliament and general news from QAO.

The latest posts that may be of interest to Council include:

Date	Title
22 February 2021	Conflicts of interest - How do you manage yours?
2 February 2021	QAO's new approach for following up recommendations
22 January 2021	How to treat immaterial adjustments identified during your audit
12 November 2020	Evolving digital services in government

Audit committee chair briefing

QAO regularly briefs the chairs of public sector audit committees about the results of our audits, expectations for the financial audit process and client feedback obtained.

The last briefing for audit committee chairs was held on 1 December 2020. A copy of the presentation slides is available on our website at: [Events | QAO](#)

The next update will be held on 6 May 2021. Invitations with a link to register for this event have been sent.

Client technical update event

Each year, QAO holds a technical update for chief financial officers of Queensland public sector and local government entities. The last update was held on 17 February 2021. A copy of the presentation slides is available on our website at: [Events | QAO](#)

QAO Factsheet

We have a new fact sheet on our website on how we prepare reports to parliament. [Fact sheets | QAO](#). It aims to explain our reports in more detail—how we structure them, why we use plain language, visualising data etc. It uses some lines from the broader fact sheets on performance engagements and financial audits for consistency.

CCC publications

The CCC has published the findings of a survey they completed of a large number of local government employees into the perceptions of corruption and integrity in local government.

The report's findings include the percentage of respondents who have witnessed potentially corrupt behaviour.

The report is available on the CCC website at: [Perceptions of Corruption and Integrity in Local Government](#)



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[Suggest a performance audit topic](#)

[Contribute to a performance audit in progress](#)

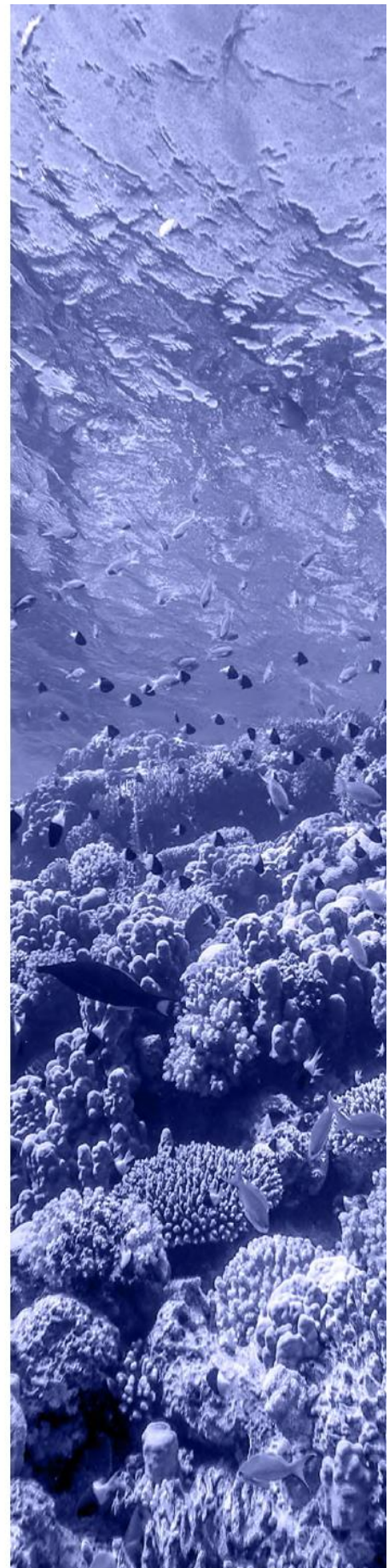
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 **Queensland
Audit Office**
Better public services



13.3 SOLE SUPPLIER - SPECIALIST LITIGATION SUPPLIERS

Objective Reference: A5349217

Authorising Officer: Andrew Ross, General Counsel

Responsible Officer: Andrew Ross, General Counsel

Report Author: Peter Cardiff, Service Manager Legal Services

Attachments: Nil

PURPOSE

To recommend Council enter into contracts with specialised providers used in legal proceedings without first inviting multiple written quotes or tenders pursuant to section 235(b) of the *Local Government Regulation 2012*.

BACKGROUND

This report recommends to continue Council's use of specialised providers in legal proceedings last adopted at the Council General Meeting on 19 June 2019.

Specialised providers in legal proceedings are required in a range of legal, investigative and court matters involving confidential information that needs to be urgently actioned without notice or opportunity to obtain multiple quotes and tenders.

The relevant exception to quotes or tenders in section 235(b) is where Council resolves that it is satisfied that because of the specialised nature of the services that are sought, it would be impractical or disadvantageous for Council to invite multiple quotes or tenders.

This report recommends the exception is appropriate to be used in the circumstances of legal proceedings particularly where prudent controls are in place for specialised legal providers to be:

- Sourced from registered professional bodies
- Highly experienced in legal proceedings
- Familiar with the local government area; and where applicable
- Prequalified by the Local Government Association of Queensland (LGAQ) and
- Centrally managed by the legal services unit consistent with Council's Procurement Policy to obtain value for money

STRATEGIC IMPLICATIONS

Legislative Requirements

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

- b) The local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite written quotes or tenders.

Risk Management

The risks are identified and minimised by the prudent processes identified in the report.

Financial

There will be no impact on budget allocations.

People

There is minimal impact on existing staff.

Environmental

There are no environmental impacts.

Social

There are no social impacts.

Human Rights

There is no impact to Human Rights.

Alignment with Council's Policy and Plans

This is an operational issue and is consistent with Council's current policies and plans.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Procurement Transformation Manager	April 2021	Supported

OPTIONS**Option One**

That Council resolve as follows:

1. That it is satisfied that due to the specialised nature of the services in legal proceedings it would be impractical or disadvantageous to seek multiple quotes or tenders.
2. To enter into medium or large sized contractual arrangements with specialists in legal proceedings without first inviting written quotes or tenders pursuant to section 235(b) of the *Local Government Regulation 2012*.

Option Two

That Council resolves to require further information or clarification.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That it is satisfied that due to the specialised nature of the services in legal proceedings it would be impractical or disadvantageous to seek multiple quotes or tenders.
2. To enter into medium or large sized contractual arrangements with specialists in legal proceedings without first inviting written quotes or tenders pursuant to section 235(b) of the *Local Government Regulation 2012*.

13.4 COMMUNITY CONSULTATION SUBORDINATE LOCAL LAW NO.2 (ANIMAL MANAGEMENT) 2015 AND SUBORDINATE LOCAL LAW NO. 1.5 (KEEPING OF ANIMALS) 2015

Objective Reference: A5371580

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Tony Beynon, Group Manager Corporate Governance

Report Author: Kristene Viller, Senior Advisor Administrative Review

Attachments:

1. Community Consultation Activity Plan [↓](#)
2. Subordinate Local Law No. 2 (Animal Management) 2015 [↓](#)
3. Subordinate Local Law No. 1.5 (Keeping of Animals) 2015 [↓](#)

PURPOSE

To:

1. Seek approval to commence the Local Law Making Process for *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015*;
2. Seek approval to undertake community consultation in accordance with Council's Local Law Making Process; and
3. Present the community consultation plan for proposed changes to *Subordinate Local Law No. 2 (Animal Management) 2015* and *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015*.

BACKGROUND

At the General Meeting on 21 April 2021 Council resolved to undertake a review of *Subordinate Local Law No. 2 (Animal Management) 2015*. The amendments being considered included:

Introducing new criteria for determining the allowable number of dogs on a property having regard to:

- Activity based assessment
- Benchmarking
- Property size and zoning

Changes to *Subordinate Local Law No. 2 (Animal Management) 2015* in relation of approvals requires a subsequent change to *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015* which contains the detail on the approval process and conditions.

The result of these changes will be that property owners will be able to have up to 4 dogs on a property depending on property size without requiring approval (see table below).

Property Type/Size (m2)	Allowable number of dogs without Council approval	Allowable number with Council approval
Units, townhouses, multi-dwelling premises including retirement/mature age villages	2	No additional dogs may be kept
0 to 2,000m2	2	3
2,001 to 10,000	3	4
Over 10,001 m2	4	No additional dogs may be kept

Property Type/Size (m2)	Allowable number of dogs without Council approval	Allowable number with Council approval
Prescribed dogs* (Foster carers, show dogs, agility dogs). Animal keeping of prescribed dogs is subject to conditions	As per allowable lot size limit and property type	4 dogs

Please note that in the consolidated version of *Subordinate Local Law No. 2 (Animal Management) 2015 (Attachment 2)* the only changes made are to:

Section	Amendment
Schedule 4, section 1(b)	Inserted "fenced" after suitably
Part 2, section 5	Changed wording to reflect insertion of new column for property size
Part 2, section 6, item 3	Amended wording 3 dog approval to reflect property type and size conditions
Part 2, section 6, item 4	Inserted new item 4 for a 4 dog approval
Part 2, section 6, item 5	Inserted new item 5 for prescribed dog approval
Part 2 section 6	Renumbered items 4-7 to be 6-9
Schedule 1, item 1	Amended to only reflect the prohibition of certain breeds
Schedule 1 item 1	Addition of new column 2 to reflect property type or size
Schedule 1, item 1	New row added for multi residential premises
Schedule 1, item 1	New row added for properties between 0 and 2000 m2
Schedule 1, item 1	New row added for properties between 2001 and 10,000m2
Schedule 1, item 1	New row added for properties over 10,001m2
Schedule 7	New definition for 4 dog approval added
Schedule 7	Change section for cattery approval to 6(6) from 6(4)
Schedule 7	Change section for kennel approval to 6(7) from 6(5)
Schedule 7	Change section for pet pig approval to 6(9) from 6(7)
Schedule 7	Change section for pet shop approval to 6(8) from 6(6)
Schedule 7	New definition added for prescribed dog
Schedule 7	Added new (c) to multi-residential premises to include unit in retirement village
Schedule 7	New definition added for prescribed dog approval

Please note that in the consolidated version of *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015 (Attachment 3)* the only changes made are to:

Section	Amendment
Schedule 1, item 1(2)	Added a 4 dog approval and a prescribed dog approval to the list of prescribed activities
Schedule 1, item 1(2)	Renumbered c-h to e-f
Schedule 1, item 3(g)	Added 4 dog approval and prescribed dog approval
Schedule 1, item 4(4)	Added 4 dog approval and prescribed dog approval
Schedule 1, item 6(2)	Added 4 dog approval and prescribed dog approval
Schedule 1, item 7(3)	Added 4 dog approval and prescribed dog approval
Schedule 1, item 7	C renumbered to e
Schedule 2	Added 4 dog approval and prescribed dog approval

ISSUES

State Interest Checks

Section 29A of the *Local Government Act 2009* does not require state interest checks to be completed on subordinate local laws.

Public Interest Review

The *Local Government Act 2009* (the Act) requires that any subordinate local law made with anti-competitive provisions is to comply with the procedures prescribed under a regulation for the review of the anti-competitive provisions.

The *Local Government Regulation 2012* (Regulation) provides that the procedure for review of anti-competitive provisions is set out in the National Competition Policy – guidelines for conducting reviews on anti-competitive provisions in local laws (the Guideline).

Review of *Subordinate Local Law No. 2 (Animal Management) 2015* and *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015* found that the proposed amendment did not create an anti-competitive provision.

Community Consultation

It is proposed that the community consultation on draft *Subordinate Local Law No. 2 (Animal Management) 2015* and *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015* is conducted in accordance with IAP2 Standard – Engagement level, for a period of 35 days, commencing on 31 May 2021 and concluding on 8 July 2021. In accordance with the adopted Local Law Making Process a community engagement plan has been provided (Attachment 1) outlining:

- a) The nature of the engagement.
- b) The period of engagement.
- c) Where notice of the proposed local laws will be displayed or published.
- d) The information that will generally be stated about the proposed local laws in any notice.
- e) Where the proposed local laws will be available for inspection or purchase.

All comments received will be reviewed and those that address the proposed changes to the local laws will be considered in the final community consultation report.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* details prescriptive provisions that local governments are required to adhere to in the process of making, recording and reviewing local laws.

The Local Laws attached to this report have been drafted in accordance with the *Local Government Act 2009*, the Guidelines for Drafting Local Laws issued by the Parliamentary Counsel and the principles under the *Legislative Standards Act 1992*.

Risk Management

The risks associated with making the Subordinate Local Laws have been managed by:

- a) Ensuring the process to make the Subordinate Local Laws is in accordance with legislative standards and the adopted Redland City Council Local Law Making Process.
- b) Comprehensive internal stakeholder engagement to ensure the Subordinate Local Law will promote effective governance to the community.
- c) Utilising external solicitors to review the draft Subordinate Local Laws to ensure the legislative principles are followed in the drafting.
- d) Conducting a review of the identified anti-competitive provisions to ensure adherence to the National Competition Policy Guidelines.

Financial

The cost of drafting the Subordinate Local Laws and publications are funded through existing budget allocations within the Legal Services and Strategy and Governance Units.

People

The community consultation process will have an impact on resourcing within the Strategy and Governance Unit and Communication, Engagement and Tourism Group. It is anticipated the work will be absorbed by current resourcing. Community consultation will provide the opportunity for community members to have their say on the proposal through providing a submission during the consultation period.

Environmental

There are no environmental implications.

Social

Local Government provides for the good governance of the local government area through their local laws. The Subordinate Local Laws attached to this report have the potential to impact all members of the Redlands Community.

Human Rights

There are no human rights implications.

Alignment with Council's Policy and Plans

The process for making the proposed Subordinate Local Laws is in accordance with Council's adopted practice for making local laws.

This process is in keeping with Council's Corporate Plan Goal, Strong Communities – Laws and Regulations.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Service Manager Compliance Services	28-30 April 2021	Requested change. Provided input into community consultation activity plan.
Senior Advisor Administrative Review	30 April 2021	Drafted changes to Subordinate Local Law, Anti-Competitive Assessment and Prepared Community Consultation Plan and Report
Governance Services Manager	7 May 2021	Agree process and timing of report
Acting Service Manager Media, Communication and Community	7 – 10 May 2021	Discussed timing of the community consultation
External Solicitors	7– 12 May 2021	Review Draft Local Laws
Senior Communications Advisor	30 April 2021	Review Proposed Community Consultation Plan and associated Media Release and provide input and costing
Senior Advisor Strategic Communication and Community	7-12 May 2021	Review Proposed Community Consultation Plan and associated Media Release and provide input and costing

OPTIONS

Option One

In accordance with Council's Local Law Making Process adopted on 20 March 2019 and pursuant to section 29 of the *Local Government Act 2009*; Council resolves as follows:

1. To commence the Local Law Making Process for *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015*.
2. To engage with the community for a period of 35 days (the consultation period) about *Subordinate Local Law No. 2 (Animal Management) 2015* and *Subordinate Local Law No 1.5 (Keeping of Animals) 2015* in accordance with the attached engagement plan.
3. To accept and review all properly made submissions received in relation to the proposed changes to *Subordinate Local Law No. 2 (Animal Management) 2015* and *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015*.

Option Two

That Council resolves not to proceed with the Local Law Making Process for *Subordinate Local Law No. 2 (Animal Management) 2015* and *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015*.

OFFICER'S RECOMMENDATION

In accordance with Council's Local Law Making Process adopted on 20 March 2019 and pursuant to section 29 of the *Local Government Act 2009*; Council resolves as follows:

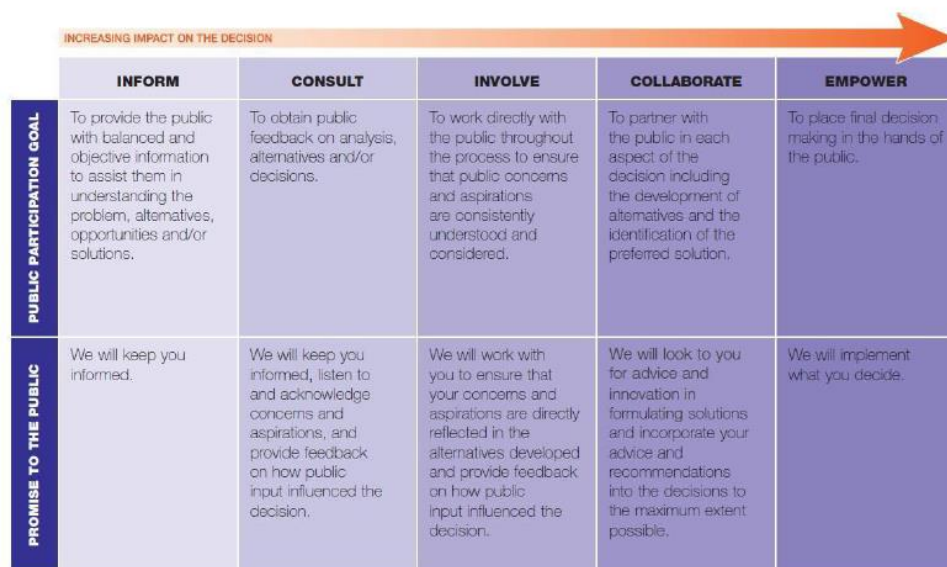
1. To commence the Local Law Making Process for *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015*.
2. To engage with the community for a period of 35 days (the consultation period) about *Subordinate Local Law No. 2 (Animal Management) 2015* and *Subordinate Local Law No 1.5 (Keeping of Animals) 2015* in accordance with the attached engagement plan.
3. To accept and review all properly made submissions received in relation to the proposed changes to *Subordinate Local Law No. 2 (Animal Management) 2015* and *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015*.

Subordinate Local Law 2 (Animal Management) and Subordinate Local Law 1.5 (Keeping of Animals) 2015

Local Law Community Consultation

Draft Community Consultation Activity Plan

Objective: Utilising the IAP2 Public Participation Spectrum community consultation will be undertaken at the 'Consult' level.



The diagram illustrates the IAP2 Public Participation Spectrum, showing a progression from Inform to Empower with increasing impact on the decision. An orange arrow at the top points from left to right, labeled 'INCREASING IMPACT ON THE DECISION'.

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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It will provide the Redlands Coast Community with information regarding the Local Law amendments. Information will include consultation dates and direct interested parties to the yoursay page to make comment.

Timing: Community consultation will commence 31 May 2021 and close 8 July 2021.

Activity Plan:

ACTIVITY	CONTENT / COMPONENT PARTS	WHO	ITEMS	BUDGET GST Ex	Comments
Yoursay project page	Content and functionality to include background, community consultation dates, and comment capture facility.	CET, Strategy and Governance	na	na	Absorbed in current budget allocations
Press ad	Display ad in the Redland City Bulletin - appearing 2 June, 2021. Content to include background, community consultation as 'Consult' level only, community consultation dates, and detail on how to make comment (not submissions).	CET, Strategy and Governance	1	\$484	T42 (186mm x 129mm). Booking deadline 3pm previous Wednesday 26th May 2021.
	Friendly Bay Islander (if timing permits)		1	\$600	
Social media	RCC social media channels used to create awareness of notification. Councillors to be requested to promote on their social media also.	CET, Councilors	na	\$100	Block of Social Media Blasts
RCC Call Centre scripting	Covering proposed amendment, community consultation dates and detail on how community can make comment.	CET, Local Laws	na	na	Absorbed in current budget allocations
ICCC	Hard copies to be available for inspection at the Counters. Posters to be placed in the customer service centres.	Strategy and Governance	na	na	Absorbed in current budget allocations
Signage	Signs to be placed at DOLA's, in prominent locations including Wellington Point Reserve, Raby Bay Foreshore.	CET, Local Laws	43	\$900	33 Eyelet Signs A4 10 A4 Stakes
Posters	Posters to be placed on the ferry terminals, both mainland and island side. Posters in customer service centres, libraries and on community notice boards – Victoria Point Shopping Centre, Capalaba Park Shopping Centre, IGA Mount Cotton and Thornlands.	CET, Local Laws, Strategy and Governance	15	na	Distribution to be undertaken by Compliance
			Total	\$2084	



Redland City Council

Subordinate Local Law No. 2 (Animal Management) 2015

It is hereby certified that this a true and correct copy of *Subordinate Local Law No. 2 (Animal Management) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated 19 May 2021

A. Chesterman
Chief Executive Officer

BNEDOCSDraft Subordinate Local Law No. 2 (Animal Management) 2015 (A3384885).docx



Redland City Council

Subordinate Local Law No. 2 (Animal Management) 2015

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 2 (Animal Management) 2015*.

2 Purpose and how it is to be achieved

- (1) The purpose of this subordinate local law is to supplement *Local Law No. 2 (Animal Management) 2015*, which provides for regulation of the keeping and control of animals within the local government's area.
- (2) The purpose is to be achieved by providing for—
 - (a) the circumstances in which the keeping of animals is prohibited or requires approval; and
 - (b) requirements for keeping animals, including minimum standards and proper enclosures; and
 - (c) the control of animals in public places and koala conservation areas; and
 - (d) matters regarding the impounding of animals and the sale or disposal of impounded animals; and
 - (e) the conditions to be complied with by persons who offer animals, or a particular species of animal, for sale; and
 - (f) the declaration of a species of animal as a declared dangerous animal and the criteria for declaration of a specific animal as a declared dangerous animal.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 2 (Animal Management) 2015* (the **authorising local law**).

4 Definitions

- (1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.
- (2) The dictionary in schedule 7 defines particular words used in this subordinate local law.

Part 2 Keeping of animals

5 Circumstances in which keeping animals is prohibited—Authorising local law, s 5(1)

For section 5(1) of the authorising local law, keeping an animal or animals mentioned in column 1 of schedule 1 is prohibited in the circumstances described in columns 2 and 3 of schedule 1.

6 Circumstances in which keeping animals requires approval—Authorising local law, s 6(1)

- (1) For section 6(1) of the authorising local law, an approval is required for the keeping of an animal or animals in the circumstances specified in this section.
- (2) An approval (a **3 cat approval**) is required to keep 3 cats over the age of 3 months on premises unless a cattery approval or a pet shop approval has been granted in respect of the keeping of the cats on the premises.
- (3) An approval (a **3 dog approval**) is required to keep 3 dogs over the age of 3 months on premises between 0m² to 2,000m² (excluding multi-residential premises), unless a prescribed dog approval, a kennel approval or a pet shop approval has been granted in respect of the keeping of the dogs on the premises.
- (4) An approval (a **4 dog approval**) is required to keep 4 dogs over the age of 3 months on premises between 2,001m² to 10,000m² (excluding multi-residential premises), unless a kennel approval or a pet shop approval has been granted in respect of the keeping of the dogs on the premises.
- (5) An approval (a **prescribed dog approval**) is required to keep prescribed dogs over the age of 3 months on premises in the following circumstances, unless a kennel approval or a pet shop approval has been granted in respect of the keeping of the prescribed dogs on the premises—
 - (a) for multi-residential premises—where the total number of dogs is 3 and at least 1 of the dogs is a prescribed dog; or
 - (b) for multi-residential premises—where the total number of dogs is 4 and at least 2 of the dogs are prescribed dogs; or
 - (c) for premises between 0m² and 2,000m² (excluding multi-residential premises)—where the total number of dogs is 4 and at least 1 of the dogs is a prescribed dog.
- (6) An approval (a **cattery approval**) is required to operate premises which are used or intended for use for the keeping, boarding, breeding or training of more than 3 cats.
- (7) An approval (a **kennel approval**) is required to operate premises which are used or intended for use for the keeping, boarding, breeding or training of more than 3 dogs.
- (8) An approval (a **pet shop approval**) is required to keep animals if the animals are kept for the purposes of the operation of a pet shop.
- (9) An approval (a **pet pig approval**) is required to keep a pig on premises.

7 Minimum standards for keeping animals—Authorising local law, s 7(1)

- (1) For section 7(1) of the authorising local law, the minimum standards for the keeping of animals are set out in schedule 2.
- (2) For section 7(1) of the authorising local law, column 2 of schedule 3 sets out the minimum standards for keeping an animal of the species or breed mentioned in column 1 of schedule 3.

8 Identification for dogs in certain circumstances—Authorising local law, s 8

For section 8 of the authorising local law, the identification required for a dog that is at a place other than the address stated in the registration notice for the dog is an identifying tag supplied by the local government—

- (a) stating the registration number of the dog; and
- (b) indicating that the identifying tag has been issued by the local government; and
- (c) containing other information the local government considers appropriate.

Part 3 Control of animals**9 Requirements for proper enclosures for keeping animals—Authorising local law, s 13(2)**

For section 13(2) of the authorising local law, column 2 of schedule 4 sets out the requirements for proper enclosures for an animal of the species or breed mentioned in column 1 of schedule 4.

9A Koala conservation—Authorising local law, s 13A

- (1) For section 13A(1) of the authorising local law, schedule 4A sets out the requirements for keeping a dog on land that is within a koala area.
- (2) For section 13A(4) of the authorising local law, each area shaded in grey on a map in schedule 4B is designated as a koala area.
- (3) Each koala area on a map in schedule 4B is, for identification purposes, allocated the number which appears on the map in schedule 4B.

10 Criteria for declared dangerous animals—Authorising local law, s 17(1)

For section 17(1) of the authorising local law, an animal may be declared a dangerous animal where there is a high likelihood of the animal causing injury to a person or animal or damage to property, taking into account—

- (a) its prior history of attacking or causing fear to persons or animals or damaging property; and
- (b) the extent of injury or damage that could potentially be inflicted by an animal of its size and species or breed.

Part 4 Seizure, impounding or destruction of animals**11 Place of care for impounded animals—Authorising local law, s 22**

For section 22 of the authorising local law, the place of care for animals impounded by the local government will be operated by the local government.

12 Animals that may be disposed of without auction or tender—Authorising local law, s 30(1)(b)

For section 30(1)(b) of the authorising local law, the species, breeds or classes of animal that may be sold by private agreement, destroyed or disposed of in some other way are the following—

- (a) dogs; and
- (b) cats; and
- (c) livestock; and
- (d) poultry and birds; and
- (e) pigs; and
- (f) other small domestic animals, including guinea pigs, rats and mice.

13 Register of impounded animals—Authorising local law, s 31(3)

For section 31(3) of the authorising local law, the register of impounded animals will be kept at the local government's public office.

Part 5 Registration of cats**14 What registration form must state—Authorising local law, s42**

- (1) For section 42 of the authorising local law, a registration form for the registration of a cat must—
 - (a) be in the approved form; and
 - (b) state all of the following information about the owner of the cat—
 - (i) name;
 - (ii) residential address;
 - (iii) contact telephone number;
 - (iv) email address, if any; and
 - (c) state all of the following information about the cat—
 - (i) age;
 - (ii) breed;
 - (iii) colour;
 - (iv) sex;
 - (v) any other noticeable distinguishing features or marks;
 - (vi) address;
 - (vii) if it is desexed—that it is desexed.
- (2) In this section, the **address** for a cat is the address of the place where the cat is usually kept or proposed to be kept.

15 Local government must give registration notice — Authorising local law, s44(3)

For section 44(3) of the authorising local law, a registration notice must—

- (a) be given to the owner within 14 days after the cat is registered by the local government; and
- (b) state—
 - (i) the information, for the owner and the cat, required to be given under sections 42 and 43(2) of the authorising local law; and
 - (ii) the period of the registration.

16 Local government must give renewal notice — Authorising local law, s47(3)

For section 47(3) of the authorising local law, a renewal notice must—

- (a) be given at least 14 days before the period of registration for the cat expires; and
- (b) state—
 - (i) the information, for the owner and the cat, stated in the register of cats maintained by the local government; and
 - (ii) the period of renewal of registration; and
 - (iii) that the owner must, within 7 days, give the local government notice of any change to the information.

Part 6 Miscellaneous

17 Conditions regarding sale of animals—Authorising local law, s 52(1)

For the purposes of section 52(1) of the authorising local law, persons who offer for sale an animal of a species or breed mentioned in column 1 of schedule 5 must comply with the conditions set out in column 2 of schedule 5.

18 Animals excluded from application of the local law—Authorising local law, schedule

For the purposes of the definition of “*animal*” in the schedule to the authorising local law, fish are excluded from the application of the authorising local law.

19 Prescribed period for reclaiming animals—Authorising local law, schedule

For the purposes of the definition of “*prescribed period*” in the schedule to the authorising local law, the period within which an animal may be reclaimed is—

- (a) if the animal is a horse, cow, registered cat, registered dog or other identifiable animal—5 days; and
- (b) if the animal is an unregistered cat, unregistered dog or an animal which is not an identifiable animal—3 days.

Schedule 1 Prohibition on keeping animals

Section 5

Item	Column 1 Animal	Column 2 Property Size or Type of Property (if applicable)	Column 3 Circumstances in which keeping of animal or animals is prohibited
1	Dog		Any of the following breeds, and a cross-breed of any of the following breeds, anywhere in the local government area: American pit bull terrier or pit bull terrier; dogo Argentino; fila Brasileiro; Japanese tosa; Perro de Presa Canario or Presa Canario
		Multi-residential premises	More than 2 dogs over the age of 3 months on premises unless the local government has granted, in respect of the keeping of the dogs on the premises a prescribed dog approval.
		0m ² to 2,000 m ² (excluding multi-residential premises)	More than 2 dogs over the age of 3 months on premises unless the local government has granted, in respect of the keeping of the dogs on the premises- <ul style="list-style-type: none"> (i) A 3 dog approval; or (ii) A prescribed dog approval; or (iii) A kennel approval; or (iv) A pet shot approval

Redland City Council Subordinate Local Law No. 2 (Animal Management) 2015

9

Item	Column 1 Animal	Column 2 Property Size or Type of Property (if applicable)	Column 3 Circumstances in which keeping of animal or animals is prohibited
		2,001 to 10,000 m ² (excluding multi- residential premises)	More than 3 dogs over the age of 3 months on premises unless the local government granted, in respect of the keeping of the dogs on the premises- (i) A 4 dog approval; or (ii) A kennel approval; or (iii) A pet shop approval.
		Over 10,001 m ² (excluding multi- residential premises)	More than 4 dogs over the age of 3 months on premises unless the local government has granted, in respect of the keeping of the dogs on the premises- (i) A kennel approval; or (ii) A pet shop approval.
2	Cat		(a) More than 2 cats over the age of 3 months on premises unless the local government has granted, in respect of the keeping of the cats on the premises— (i) a 3 cat approval; or (ii) a cattery approval; or (iii) a pet shop approval. (b) A cat on premises in the ridgewood downs prohibition area. ¹
3	Livestock		(a) 1 or more livestock on an allotment with an area less than 4,000m ² . (b) 1 or more livestock on premises in the ridgewood downs prohibition area. ²
4	Rooster, ostrich, emu, peacock, peahen, guinea fowl or similar		A bird to which this item 4 applies on an allotment with an area less than 4,000m ² .

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Item	Column 1 Animal	Column 2 Property Size or Type of Property (if applicable)	Column 3 Circumstances in which keeping of animal or animals is prohibited
5	Domestic chicken, duck or drake		<p>(a) A bird to which this item 5 applies on an allotment with an area less than 500m².</p> <p>(b) More than 6 birds to which this item 5 applies on an allotment with an area between 500m² and 2,000m².</p> <p>(c) More than 12 birds to which this item 5 applies on an allotment with an area between 2001m² and 4,000m².</p>
6	Goose or turkey		A bird to which this item 6 applies on an allotment with an area less than 2,000 m ² .
7	Large parrot, cockatoo, galah or other bird of a similar size		<p>(a) A bird to which this item 7 applies on—</p> <p>(i) multi-residential premises; or</p> <p>(ii) an allotment with an area less than 1,000m².</p> <p>(b) More than 1 bird to which this item 7 applies on an allotment with an area between 1000m² and 3000m².</p> <p>(c) More than 2 birds to which this item 7 applies on an allotment with an area of 3001m² or more.</p>

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Item	Column 1 Animal	Column 2 Property Size or Type of Property (if applicable)	Column 3 Circumstances in which keeping of animal or animals is prohibited
8	Pig		<p>(a) 1 or more pigs on an allotment with an area less than 4,000m².</p> <p>(b) 1 or more pigs on premises in the ridgewood downs prohibition area.³</p> <p>(c) 1 or more pigs on an allotment on any of the following—</p> <ul style="list-style-type: none"> (i) North Stradbroke Island; (ii) Coochiemudlo Island; (iii) Russell Island; (iv) Macleay Island; (v) Lamb Island; (vi) Karragarra Island. <p>(d) Subject to paragraphs (a), (b) and (c), more than 1 pig on an allotment with an area of 4,000m² or more.</p> <p>(e) Subject to paragraphs (a), (b), (c) and (d), 1 pig on an allotment with an area of 4,000m² or more unless the local government has granted, in respect of the keeping of the pig on the allotment, a pet pig approval.</p>

¹ See definition of *ridgewood downs prohibition area* in the dictionary.

² See definition of *ridgewood downs prohibition area* in the dictionary.

³ See definition of *ridgewood downs prohibition area* in the dictionary.

A prohibition prescribed in this schedule does not apply to the keeping of an animal or animals on premises if—

- (a) the animal or animals were kept on the premises before the commencement of the authorising local law; and
- (b) the keeping of the animal or animals on the premises immediately before the commencement of the authorising local law did not contravene any provision of a local law of the local government that was repealed contemporaneously with the making of the authorising local law.

Schedule 2 Minimum standards for keeping animals generally

Section 7(1)

- (1) A person who keeps an animal on premises must—
- (a) ensure that the animal is adequately identified so that the owner's name, address and telephone number are readily ascertainable; and
 - (b) ensure that waste waters from enclosures are drained in a nuisance free manner and that run-off is kept off adjoining premises or as otherwise directed by an authorised person; and
 - (c) ensure that excreta, food scraps and other material that is, or is likely to become, offensive is collected at least daily and, if not immediately removed from the premises, is kept in a waste container of a kind approved by an authorised person; and
 - (d) ensure that any enclosure in which the animal is kept is properly maintained in—
 - (i) a clean and sanitary condition; and
 - (ii) an aesthetically acceptable condition; and
 - (e) take all reasonable steps to prevent the animal from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of—
 - (i) adjoining premises; or
 - (ii) premises in the vicinity of the land on which the animal is ordinarily kept; and
 - (f) ensure that the area available to the animal kept on the premises is appropriately sized so that the animal can be effectively and comfortably kept.
- (2) For the purposes of subsection (1)(e), the local government may consider a noise to be a nuisance or disturbance if—
- (a) the noise is made for more than a total of 6 minutes in any hour from 7a.m. to 10p.m. on any day; or
 - (b) the noise is made for more than a total of 3 minutes in any 30 minute period on any day after 10p.m. or before 7a.m.
- (3) Where an enclosure is to be built specifically for the purpose of housing an animal on premises, the enclosure must be constructed to prevent the animal from going within the following—
- (a) 5m of any residence, other than a residence upon the premises on which the enclosure is to be constructed; or
 - (b) 1m of any boundary of the premises.
- (4) Where an enclosure is to be built specifically for the purpose of housing an animal on premises, the enclosure must be constructed to prevent the animal from going within 10m of any premises used for the manufacture, preparation or storage of food for human consumption, other than food contained in hermetically sealed packages.
- (5) Subsection (4) does not apply where an enclosure is built for the purpose of housing the animal if the premises are a domestic kitchen used solely for domestic purposes by

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the owner of, or responsible person for, the animal.

Schedule 3 Minimum standards for keeping particular animals

Section 7(2)

Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
1	Dog	<p>Each owner of, and responsible person for, a dog kept on premises must—</p> <p>(a) provide and maintain on any part of the premises which is accessible by the dog, structures or facilities which facilitate the escape of koalas from the premises; and</p> <p><i>Examples of structures or facilities which facilitate the escape of koalas—</i></p> <ol style="list-style-type: none"> 1 Fences which do not create a physical barrier to the movement of koalas. 2 Trees planted adjacent to the inside of a fence (which fence creates a physical barrier to the movement of koalas) to allow a koala to climb to the top of the fence. 3 A “koala pole” leant against the inside of a fence (which fence creates a physical barrier to the movement of koalas), to allow a koala to climb to the top of the fence. <p>(b) if a koala is on land to which the dog has access—</p> <ol style="list-style-type: none"> (i) protect the koala by restraining the dog until the koala has left the land; and (ii) confine the dog so that the dog can not attack the koala until the koala has left the land; and <p>(c) ensure that—</p> <ol style="list-style-type: none"> (i) a residence exists on the premises; and (ii) someone is usually living in the residence; and <p>(d) ensure that the premises are provided with an enclosure which complies with the requirements of schedule 4.</p>
2	Cat	<p>Each owner of, and responsible person for, a cat kept on premises must ensure that—</p> <ol style="list-style-type: none"> (a) a residence exists on the premises; and (b) someone is usually living in the residence; and (c) the premises are provided with an enclosure which complies with the requirements of schedule 4.

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Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
3	Guard dog	<p>Each owner of, and responsible person for, a guard dog kept on premises must—</p> <ul style="list-style-type: none"> (a) keep the dog in an enclosure approved by an authorised person; and (b) ensure that the enclosure is constructed so as to prevent a koala from entering the enclosure; and (c) take such measures and do all such acts as may be required by an authorised person or, as the case may be, as may be necessary, to prevent the dog from escaping from the premises; and (d) display conspicuously at all times at each entrance to the premises, a notice in white lettering on a black background, the lettering being not less than 50mm in height and readily legible with the words— “BEWARE – DANGEROUS GUARD DOG”; and (e) ensure that the dog is under effective control at all times when the premises are open to access by the public.
4	Greyhound	<p>Each owner of, and responsible person for, a greyhound must ensure that the dog is kept—</p> <ul style="list-style-type: none"> (a) without nuisance; and (b) if a code of practice for the keeping of greyhounds has been approved by the Greyhound Racing Authority of Queensland—in accordance with the requirements of the code of practice.
5	Livestock	<p>Each owner of, and responsible person for, an animal to which this item 5 applies which is kept on premises must ensure that—</p> <ul style="list-style-type: none"> (a) the food of the animal is, so far as is practical, stored in a vermin proof container; and (b) the keeping of the animal does not have an adverse impact on— <ul style="list-style-type: none"> (i) the ability of occupiers of premises in the surrounding area to carry out the ordinary activities of the area and enjoy its amenity; and (ii) the health or safety of people or other animals; and (c) environmental impacts from the keeping of the animal are properly managed; and

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Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
		<p><i>Examples of environmental impacts include—</i></p> <ol style="list-style-type: none"> 1 erosion; 2 dust; 3 weed infestation; 4 water pollution. <p>(d) if a code of practice for the keeping of an animal to which item 5 applies has been approved by the local government—the animal is kept in accordance with the requirements of the code of practice.</p>
6	A bird other than a bird described in any of items 4, 5, 6 or 7 of schedule 1	<p>Each owner of, and responsible person for, a bird to which this item 6 applies must ensure that—</p> <ol style="list-style-type: none"> (a) the bird is kept without nuisance; and (b) the bird is contained within an enclosed cage or aviary; and (c) the bird's food is kept in a properly sealed, vermin proof container; and (d) the cage or aviary in which the bird is kept is thoroughly cleaned at least once each week; and (e) if a code of practice for the keeping of birds of a relevant species has been approved by the local government—the bird is kept in accordance with the requirements of the code of practice.
7	Pigeon	<p>Each owner of, and responsible person for, 1 or more pigeons kept on premises must ensure that—</p> <ol style="list-style-type: none"> (a) the pigeons are kept without nuisance; and (b) the pigeons are contained within an enclosed cage or aviary; and (c) the pigeon's food is kept in a properly sealed, vermin proof container; and (d) the cage or aviary in which the pigeons are kept is— <ol style="list-style-type: none"> (i) thoroughly cleaned at least once each week; and (ii) located at the rear of, and behind, any residence situated on the premises; and (e) if the pigeons are kept in an urban area— the uncontrolled release of the pigeons (free lofting) is not permitted; and (f) if the pigeons are permitted to have free non-flight

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Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
		<p>time — the free non-flight time is only conducted under the close supervision of the responsible person for the pigeons; and</p> <p>(g) the entry and exit of the pigeons from any loft, aviary or cage on the premises is fully controlled; and</p> <p>(h) if the pigeons are released from a loft, aviary or cage — the pigeons may only return through a one-way entrance to the loft, aviary or cage, which does not permit the uncontrolled exit of pigeons; and</p> <p>(h) if pigeons are released from the premises — every reasonable attempt is made to retrieve any pigeon that does not return to the premises; and</p> <p>(i) if pigeons are released from the premises — the pigeons are not permitted to roost on any land or premises adjoining the premises on which the pigeons are kept; and</p> <p>(j) the behaviour of the pigeons is appropriately conditioned to ensure rapid and voluntary return of the pigeons to the loft, aviary or cage at the premises after liberation; and</p> <p>(k) if a code of practice for the keeping of pigeons has been approved by the local government—the pigeons must be kept in accordance with the requirements of the code of practice.</p>
8	Bees	<p>(a) Each owner of, and responsible person for, bees must —</p> <p>(i) be a registered beekeeper under the <i>Biosecurity Act 2014</i> or</p> <p>(ii) the holder of a permit to keep bees granted under the <i>Biosecurity Act 2014</i>.</p> <p>(b) Each owner of, and responsible person for, bees must ensure that —</p> <p>(i) the bees are kept without nuisance; and</p> <p>(ii) if a code of practice for the keeping of bees has been approved by the local government — the bees are kept in accordance with the requirements of the code of practice.</p>

Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
9	Duck, drake, goose, turkey, rooster, peacock, peahen, ostrich, emu, guinea fowl, and poultry	<p>Each owner of, and responsible person for, a bird to which this item 9 applies which is kept on premises must ensure that—</p> <ul style="list-style-type: none"> (a) the bird is kept without nuisance; and (b) the bird is contained within an enclosure; and (c) the bird's food is kept in a properly sealed, vermin proof container; and (d) the enclosure in which the bird is kept is— <ul style="list-style-type: none"> (i) thoroughly cleaned at least once each week; and (ii) if the bird is a domestic chicken, duck or drake, and the bird is kept on an allotment with an area less than 2000m²—located at the rear of, and behind, any residence situated on the premises; and (e) if a code of practice for the keeping of birds of a relevant species has been approved by the local government — the bird must be kept in accordance with the requirements of the code of practice.

Schedule 4 Requirements for proper enclosures for animals

Section 9

	Column 1 Species or breed of animal	Column 2 Requirements for proper enclosures
1	All animals regardless of species or breed	<p>(a) A proper enclosure is an area of the land on which the animal is kept, appropriately sized so as to be capable of effectively and comfortably housing the animal.</p> <p>(b) The area must be suitably fenced—</p> <ul style="list-style-type: none"> (i) appropriate to the species and breed of the animal to be enclosed; and (ii) so as to effectively enclose the animal on the land on which it is kept at all times; and (iii) so as to prevent any part of the animal from encroaching onto a public place or neighbouring property. <p>(c) For the purposes of this item 1, <i>suitably fenced</i> means enclosed by a physical barrier —</p> <ul style="list-style-type: none"> (i) constructed of materials which are of sufficient strength to prevent the animal from escaping over, under or through the fence; and (ii) of a height which is sufficient to prevent the animal jumping or climbing over the fence; and (iii) where the animal has the ability to dig — which includes a barrier installed directly below the fence to prevent the animal digging its way out; and (iv) where the animal has the ability to climb— designed and constructed in such a way as to prevent the animal from climbing over the fence; and (v) of which all gates are kept closed and latched except when in immediate use by a person entering or leaving the land on which the animal is kept.
2	Dog	In addition to the criteria contained in relation to item 1, the enclosure must be external to the dwelling, where the property has external land that is for the private use of the occupier of the dwelling.

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3	A dog kept at a caravan park	<p>The proper enclosure requirements for a person who keeps a dog at a caravan park site at a caravan park, are that the enclosure must—</p> <ul style="list-style-type: none"> (a) comprise part, or the whole, of the caravan park site; but (b) not extend beyond the external boundaries of the caravan park site; and (c) be appropriately sized so as to be capable of effectively and comfortably housing the dog; and (d) be suitably fenced— <ul style="list-style-type: none"> (i) appropriate to the species and breed of the dog to be enclosed; and (ii) so as to at all times effectively enclose the dog within— <ul style="list-style-type: none"> (A) if the area of the enclosure comprises the whole of the caravan park site — the caravan park site to the satisfaction of an authorised person; or (B) if the area of the enclosure comprises only part of the caravan park site — the area of the enclosure to the satisfaction of an authorised person.
4	Stallion and pig	<p>A proper enclosure for the keeping of an animal to which this item 3 applies must, in addition to the requirements specified in item 1, be constructed within an additional or second suitable and adequate fence or enclosure that is provided at the land on which the animal is kept to a standard approved by an authorised person.</p>
5	Cat	<p>A person who keeps a cat on premises may comply with the requirements prescribed in item 1 if—</p> <ul style="list-style-type: none"> (a) a building or structure (other than a fence) forms part, or the whole, of the proper enclosure; and (b) the building or structure— <ul style="list-style-type: none"> (i) is appropriately sized so as to be capable of effectively and comfortably housing the cat; and (ii) the building or structure effectively encloses the cat on the premises at all times; and (iii) the building or structure is— <ul style="list-style-type: none"> (A) constructed of materials which are of sufficient strength to prevent the cat from escaping over, under or through the building or structure; and (B) of a height which is sufficient to

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		<p>prevent the cat jumping or climbing over the building or structure; and</p> <p>(c) all gates and doors of the building or structure are kept closed and latched except when in immediate use by a person entering or leaving the premises on which the cat is kept.</p>
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Schedule 4A Requirements for keeping a dog in a koala area

Section 9A(1)

- (1) A person who keeps a dog on a lot with an area of more than 2,000m² in a koala area must—
- (a) construct and maintain a proper enclosure⁴ (a “**koala area enclosure**”) having an area not more than 2,000m² and—
 - (i) keep the dog in the koala area enclosure; and
 - (ii) prevent the dog from wandering or escaping from the koala area enclosure; and
 - (iii) ensure that the dog is kept within the koala area enclosure at all times; or
 - (b) between sunset and sunrise tether the dog by a leash or chain which is—
 - (i) not more than 3m long; and
 - (ii) securely attached to the collar of the dog and a fixed stationery object on the lot; or
 - (c) between sunset and sunrise confine the dog to an enclosure which—
 - (i) is appropriately sized so as to be capable of effectively and comfortably housing the dog; and
 - (ii) has walls which are constructed so as to prevent the dog from escaping from the enclosure; and
 - (iii) is constructed so as to prevent a koala from entering the enclosure.

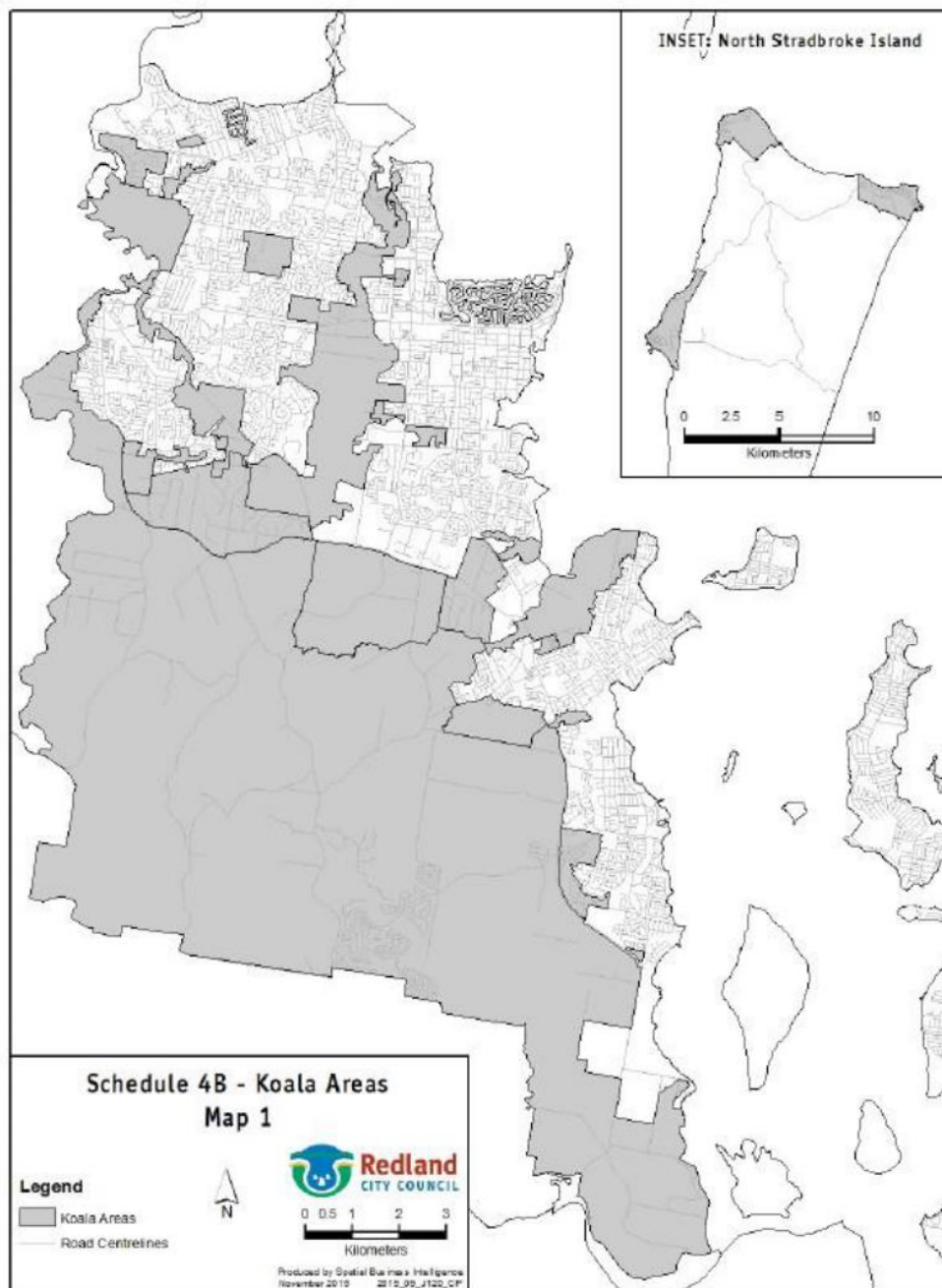
Example for paragraph (c): the enclosure may be—

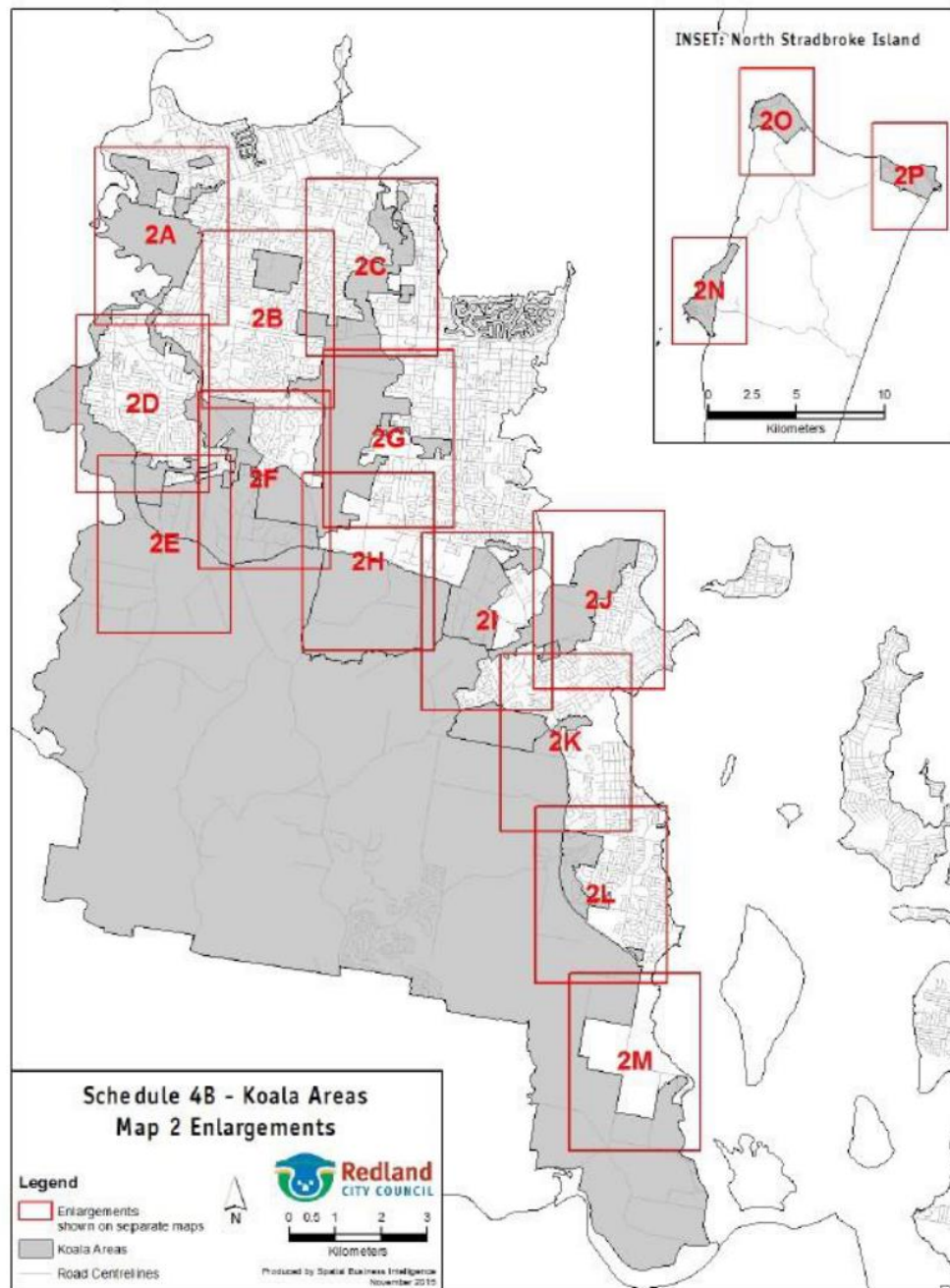
- (a) *a dwelling or part of a dwelling; or*
- (b) *a garage; or*
- (c) *a suitably fenced area which is constructed—*
 - (i) *outside a dwelling on the lot for the purpose of confining the dog between sunset and sunrise; and*
 - (ii) *so as to prevent a koala from entering the enclosure.*

⁴ See section 9 for requirements for proper enclosures for keeping animals.

Schedule 4B Koala areas

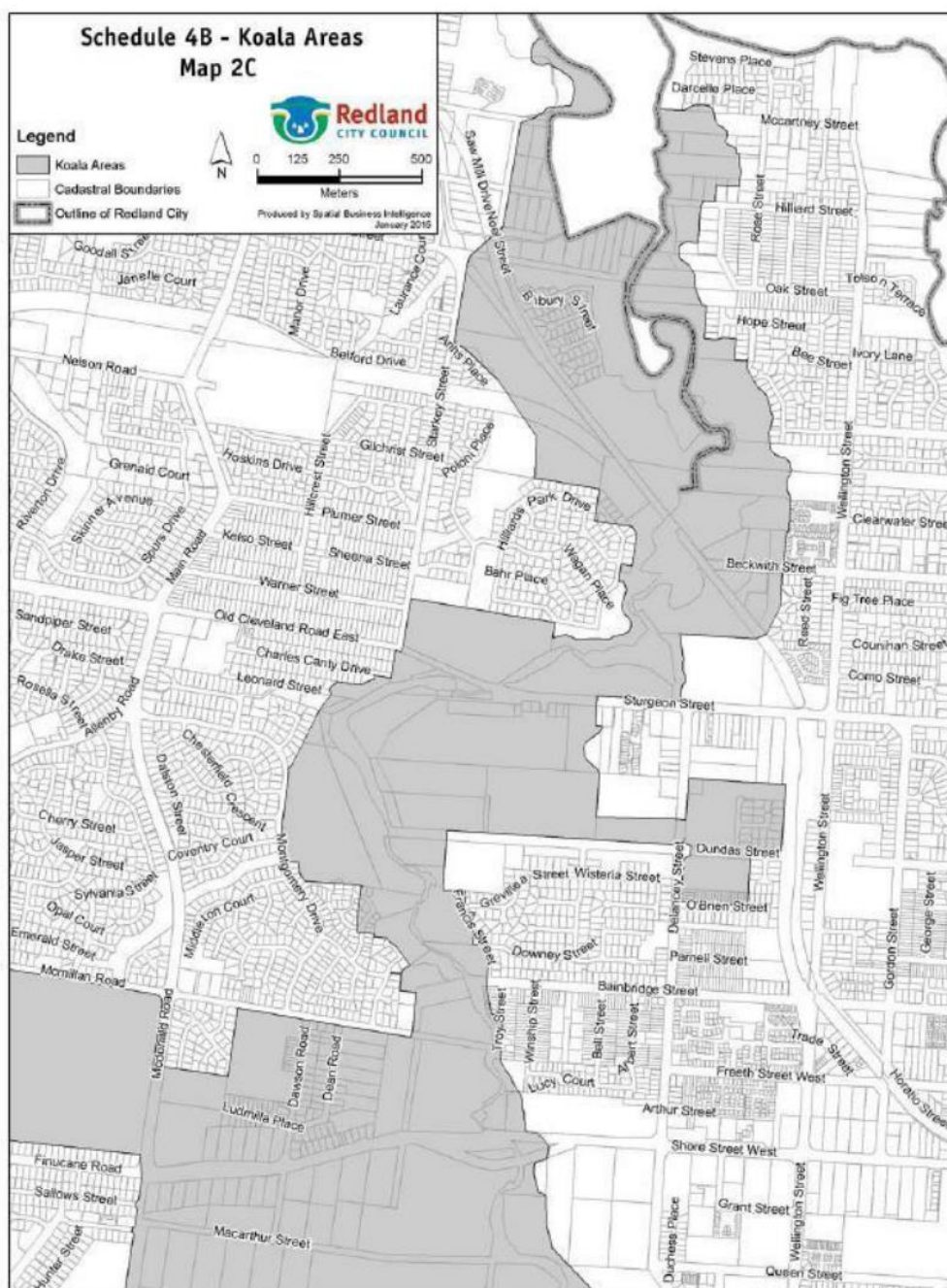
Section 9A(2) and (3)















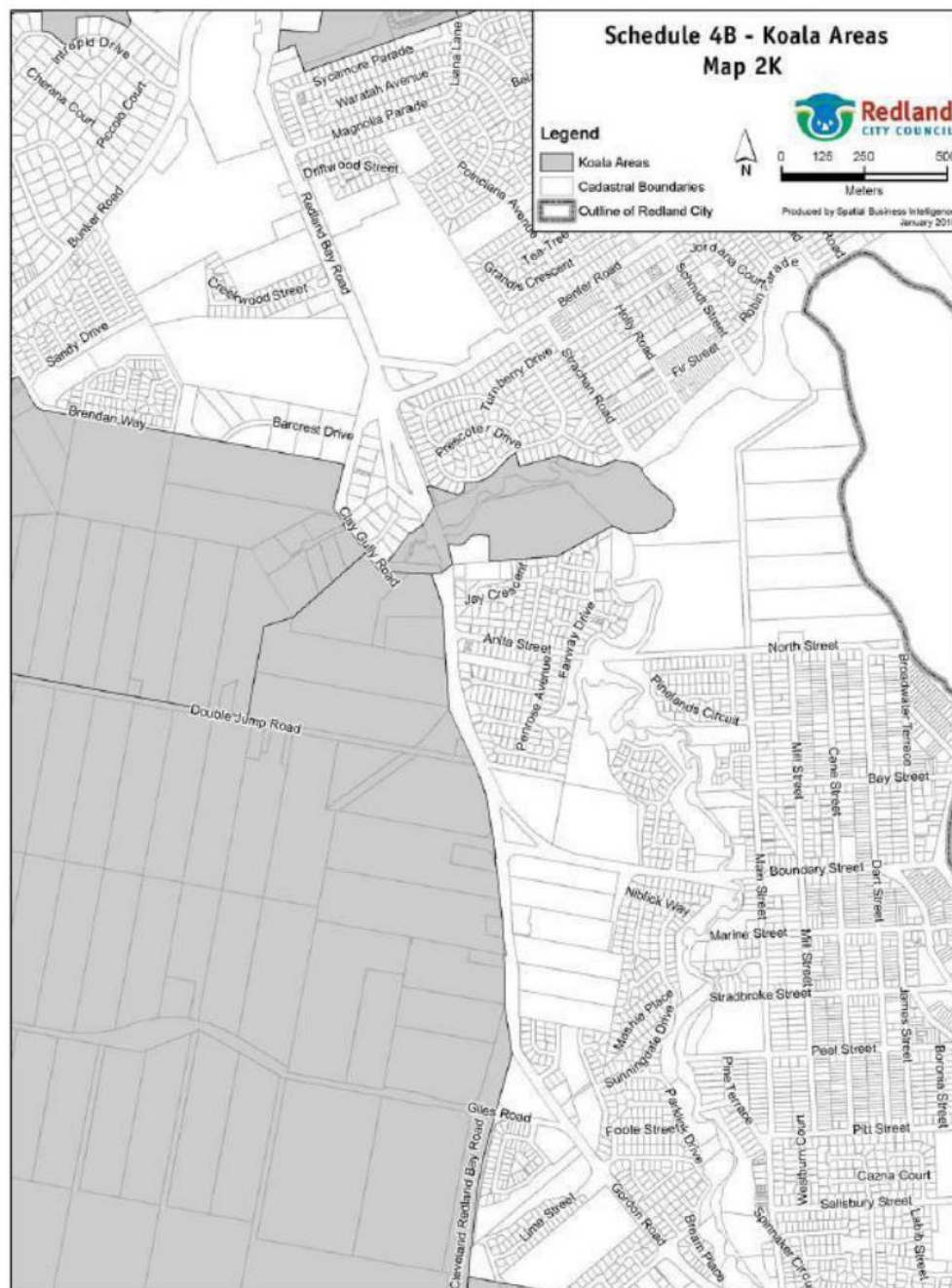


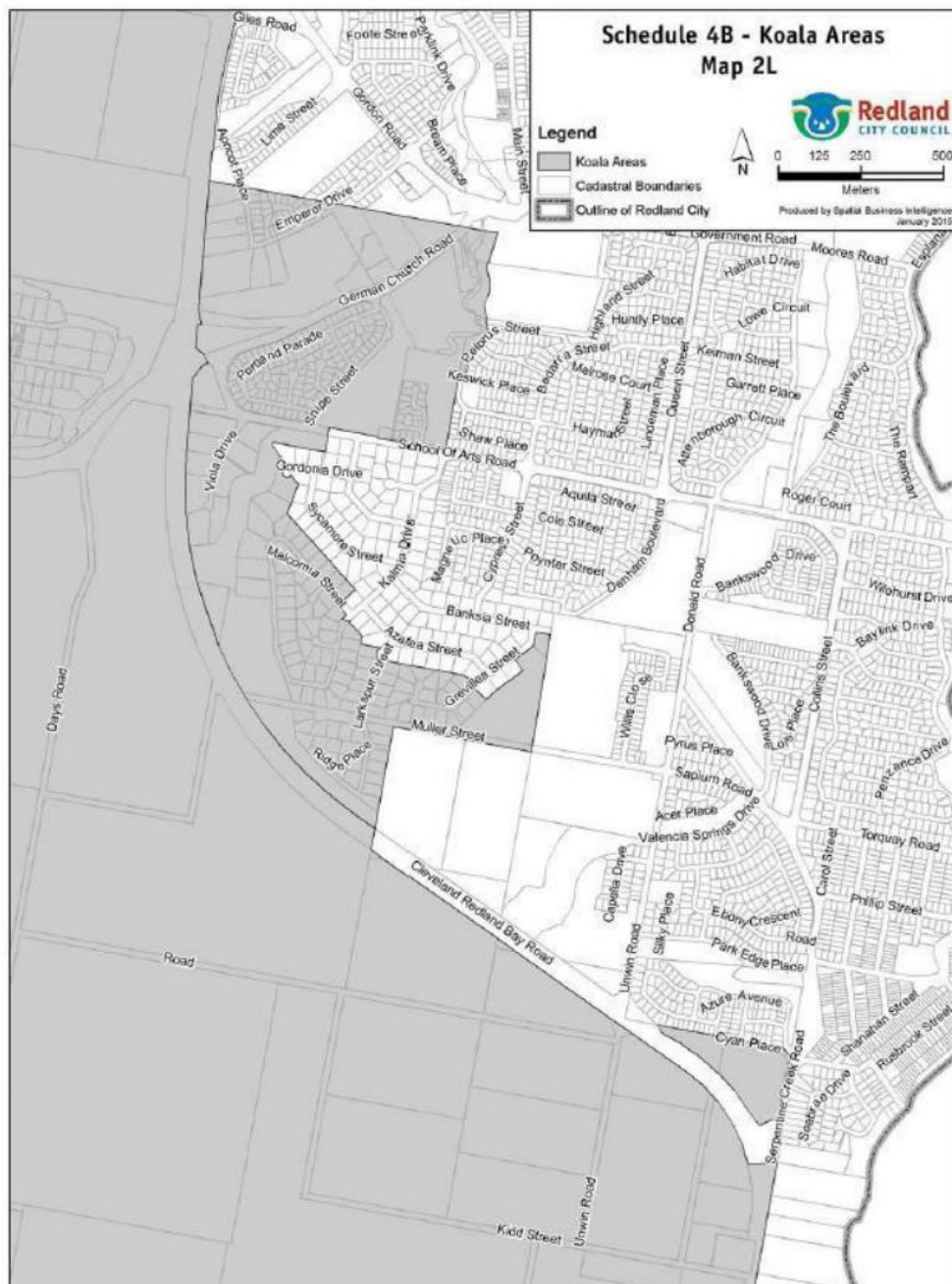


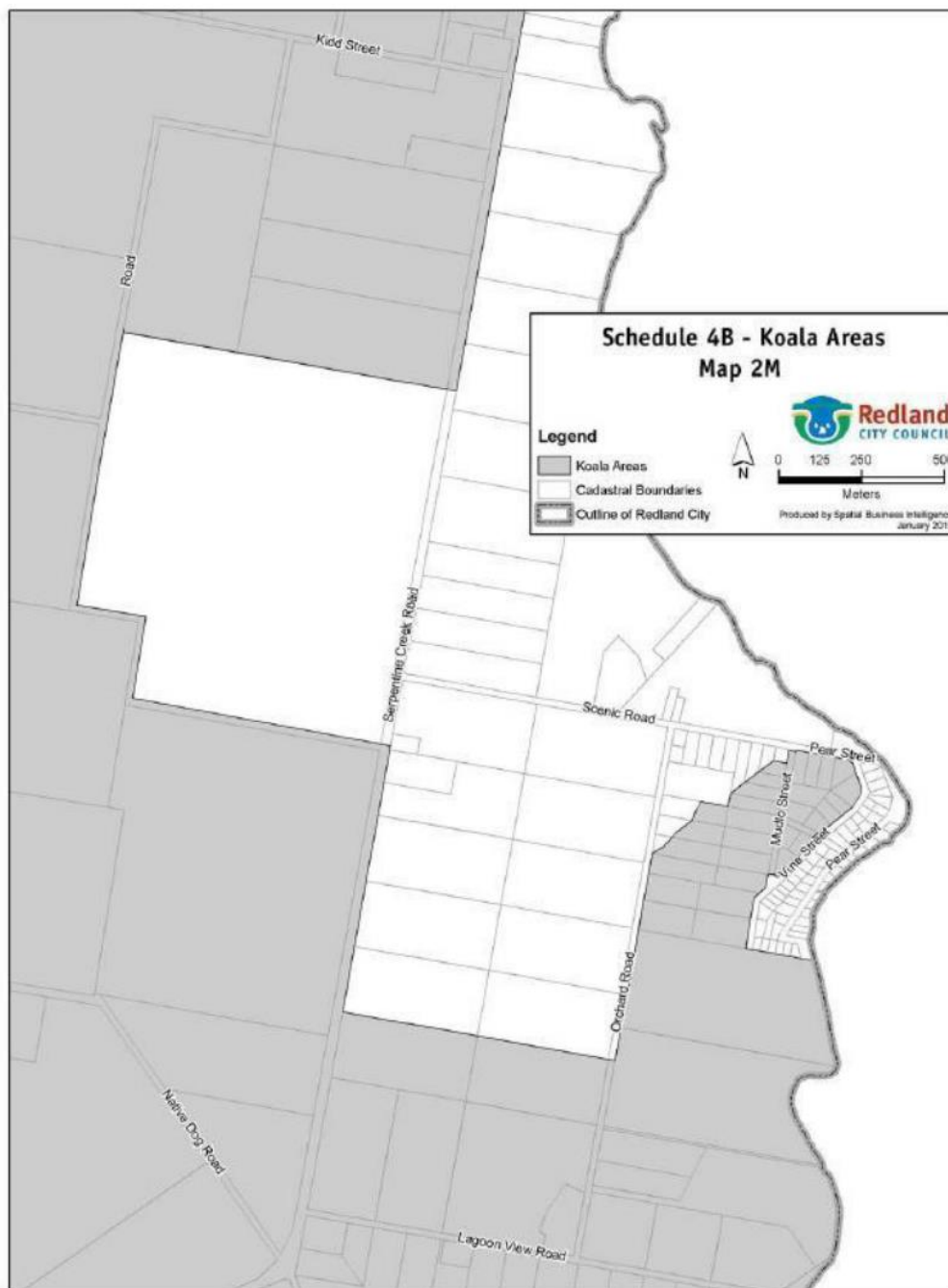


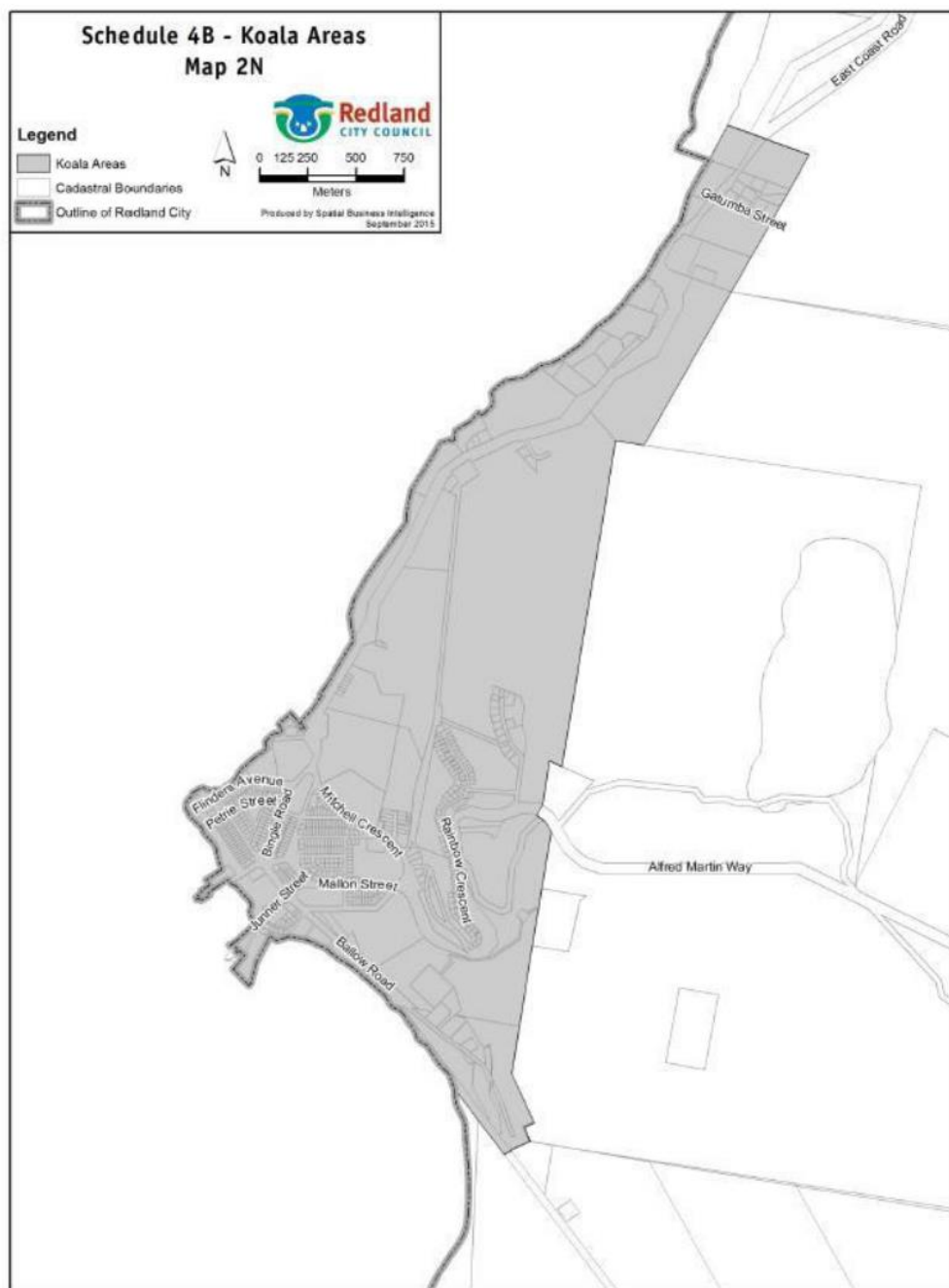


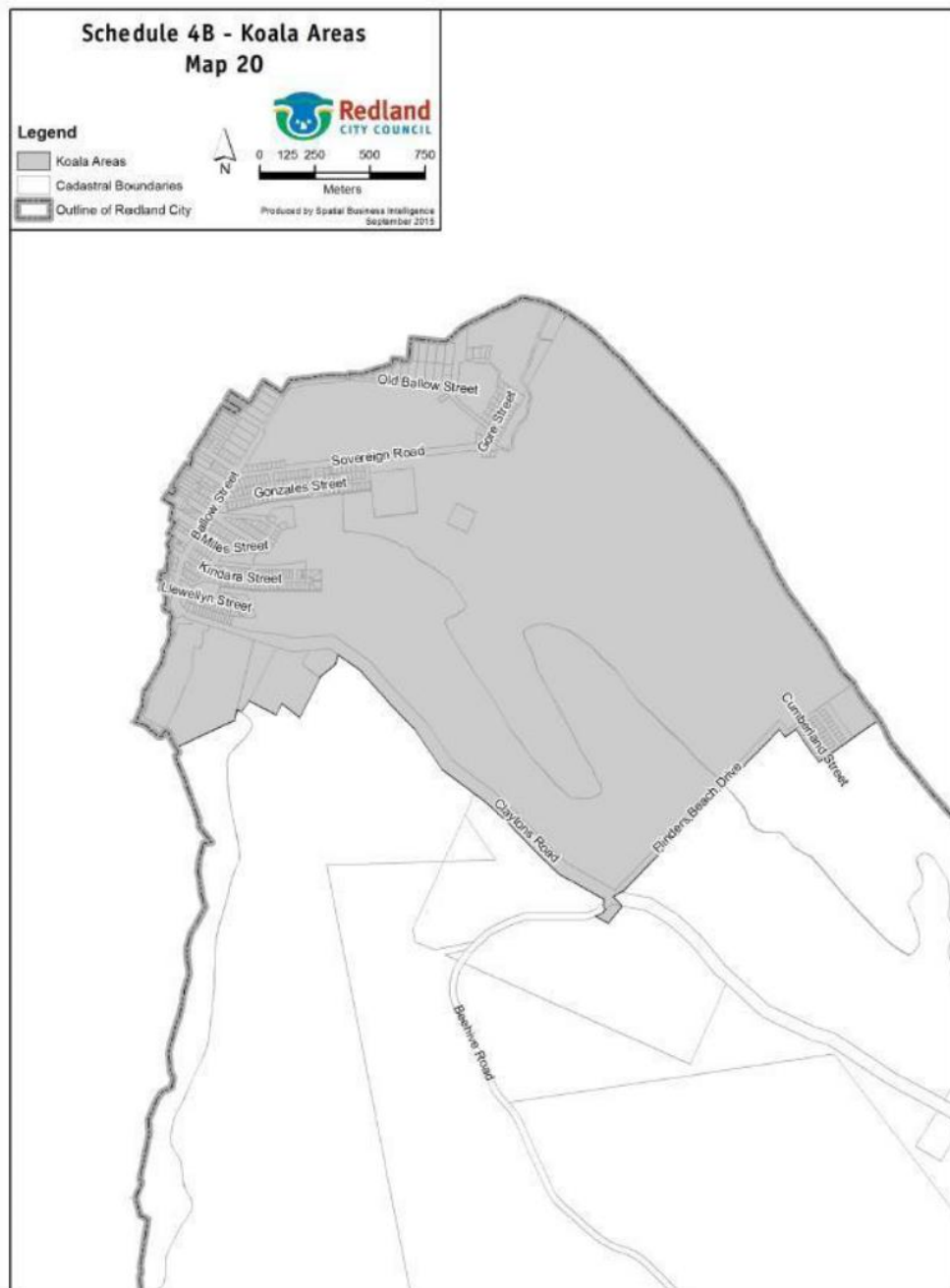


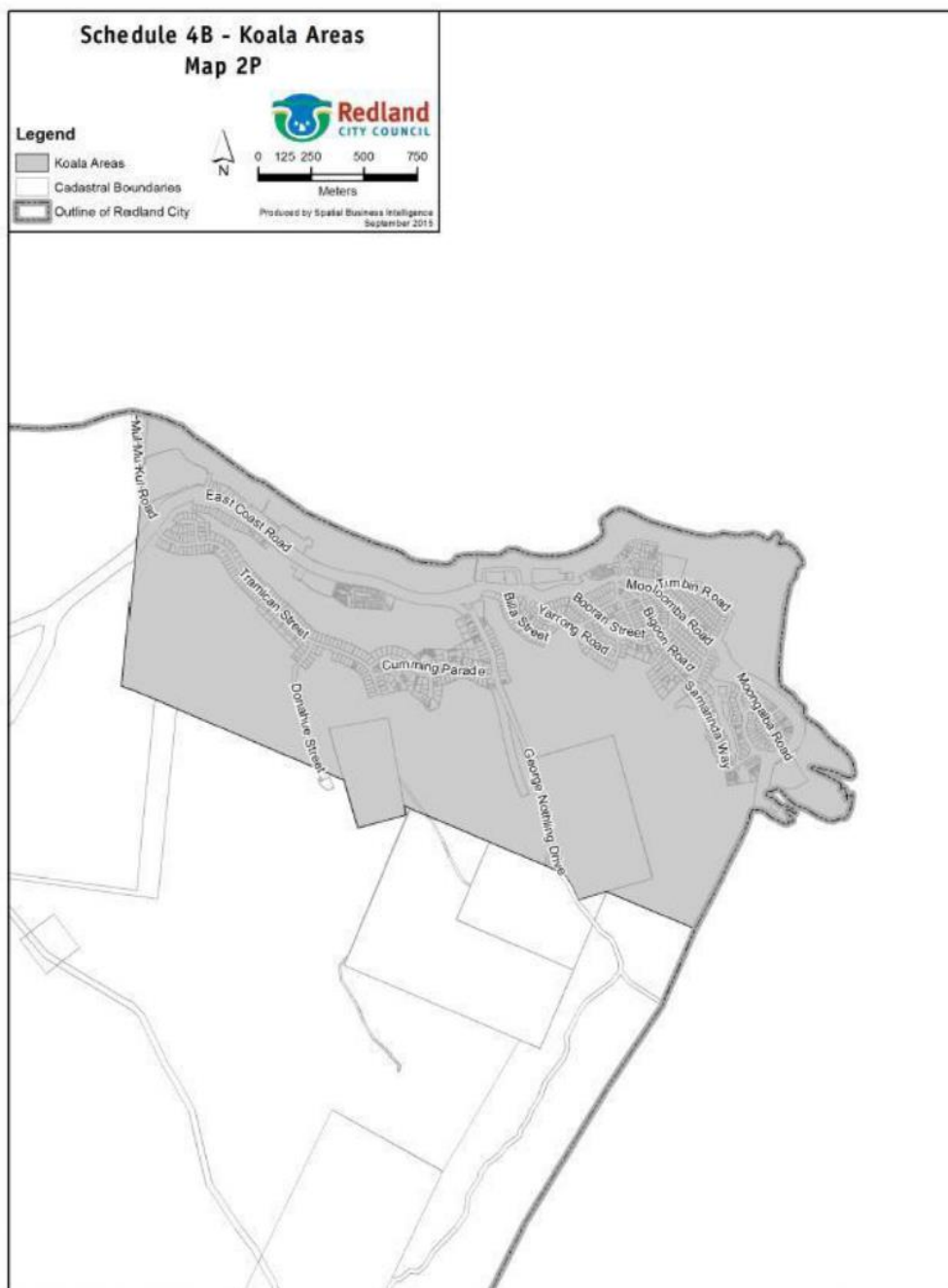












Schedule 5 Conditions for sale of animals**Section 17**

	Column 1 Species or breed of animal	Column 2 Conditions that must be complied with when offering animal for sale
1	A dog or a cat	<p>(a) A person who offers an animal of a species specified in this item 1 for sale must keep and maintain a written register detailing —</p> <p>(i) the particulars and description of each animal offered for sale including breed, name, date of birth, identifying tag and any other form of identification; and</p> <p>(ii) a medical history for each animal listing vaccinations, inoculations and treatments that have been carried out; and</p> <p>(iii) if the animal is sold or otherwise disposed of — the name and address of the new owner of the animal and the date of sale or disposal of the animal.</p> <p>(b) If section 44 of the Animal Management Act applies to an animal which is offered for sale by the person—the person must comply with the requirements of the section before the sale of the animal by the person.</p> <p>(c) If section 44 of the Animal Management Act does not apply to the animal offered for sale by the person—the person must supply a register to the local government, at least monthly, giving full details of —</p> <p>(i) all animals sold or otherwise disposed of including the name and address of the new owner of the animal; and</p> <p>(ii) a full description of each animal sold or otherwise disposed of; and</p> <p>(iii) the date of sale or disposal of each animal.</p> <p>(d) A person must not offer an animal of a species specified in column 1 item 1 for sale unless the animal has received all necessary vaccinations, inoculations and treatments which are appropriate according to the age of the animal.</p>

Schedule 6 Ridgewood downs prohibition area

Section 4



Schedule 7 Dictionary

Section 4

3 cat approval see section 6(2).

3 dog approval see section 6(3).

4 dog approval see section 6(4)-

accommodation (at a caravan park) means—

- (a) a caravan; or
- (b) a complimentary accommodation.

allotment means a single parcel of land, or several contiguous parcels of land where all of the contiguous parcels of land are in —

- (a) the same ownership; or
- (b) the same occupation.

Animal Management Act see *Animal Management (Cats and Dogs) Act 2008*.

building has the meaning given in the *Building Act 1975*.

caravan has the meaning given in *Local Law No. 1 (Administration) 2015*.

caravan park —

- (a) means a place operated on a commercial basis for parking and residing in caravans; and
- (b) includes a place that provides for complimentary accommodation.

caravan park site (at a caravan park) means a part of the caravan park which is designated for a single accommodation of a particular type.

cat—

- (a) has the meaning given in section 11 of the Animal Management Act; and
- (b) includes a kitten regardless of age.

cattery approval see section 6(6).

complimentary accommodation has the meaning given in *Local Law No. 1 (Administration) 2015*.

destroy, an animal, includes causing it to be destroyed.

dog—

- (a) has the meaning given in section 11 of the Animal Management Act; and
- (b) includes a puppy regardless of age.

domestic purposes means the purposes of—

- (a) human consumption; or
- (b) food preparation; or
- (c) washing; or
- (d) other normal domestic duties.

guard dog—

- (a) means a dog released on residential premises or non-residential premises in the area of the local government without a handler for the purpose of guarding either persons or

property if the dog has been trained to attack; but

- (b) includes a dog released on residential premises or non-residential premises in the area of the local government without a handler for the primary purpose of acting as a deterrent to intruders.

horse includes a pony and a miniature horse.

identifiable animal means an animal—

- (a) wearing an identifying tag issued by the local government; or
- (b) otherwise identified so that the local government is able to ascertain the owner of the animal.

keep (an animal)—

- (a) includes board, breed and train; and
- (b) in the absence of evidence to the contrary, a person is presumed to keep an animal on land if the person —
 - (i) feeds and cares for the animal on the land; and
 - (ii) the animal is observed by an authorised person on the land on more than 1 occasion during a month.

kennel approval see section 6(7).

land has the meaning given in the *Sustainable Planning Act 2009*.

livestock includes a horse, donkey, cow, bull, ox, deer, sheep, goat, camel, llama and an alpaca.

lot —

- (a) means a separate, distinct parcel of land created on—
 - (i) the registration of a plan of subdivision under part 4, division 3 of the *Land Title Act 1994*; or
 - (ii) the recording of particulars of an instrument in accordance with the *Land Title Act 1994*; and

includes a lot under the *Building Units and Group Titles Act 1980*.

multi-residential premises means —

- (a) a residence which forms part of a group of 2 or more residences in circumstances where 2 or more of the residences of the group are directly adjacent to each other and share—
 - (i) a common wall; or
 - (ii) a ceiling in circumstances where 1 residence is directly under the floor of another residence; or
- (b) a residence situated on a lot which forms part of a community titles scheme as defined in the *Body Corporate and Community Management Act 1997*; or
- (c) an accommodation unit in a retirement village under the *Retirement Villages Act 1999*.

Examples of multi-residential premises —

Flats, boarding houses, tenement buildings, home units, townhouses and duplexes.

non-residential premises means premises other than residential premises.

occupier, of premises—

- (a) means the person who has the control or management of the premises; and
- (b) includes the owner of the premises where there is no person in apparent occupation of the premises.

pet pig approval see section 6(9).

pet shop means a shop or a stall at a market at which animals are offered for sale.

pet shop approval see section 6(8).

premises means any land, building or structure and includes any part thereof.

prescribed dog means—

- (a) a dog fostered for by a person who is a foster carer for an animal welfare or rescue organisation recognised by the local government; or
- (b) a competing show dog or a dog who competes in agility trials that is—
 - (i) owned by a current and full member of an association recognised by the local government or Dogs Queensland; and
 - (ii) kept in compliance with the rules and codes of conduct, however named, of the recognised association or Dogs Queensland.

prescribed dog approval see section 6(5).

registered has the meaning given in the *Animal Management (Cats and Dogs) Act 2008*.

residence means a building, or part of a building, that is—

- (a) fixed to land; and
- (b) a self-contained unit used by, or intended for the exclusive residential use of, one household.

residential premises means premises used, or intended to be used, predominantly as a place of residence.

ridgewood downs prohibition area means the area shaded in grey on the map in schedule 6.

stallion means an uncastrated adult male horse.

structure has the meaning given in the *Local Government Act 2009*.

vehicle has the meaning given in the *Transport Operations (Road Use Management) Act 1995*.



Redland City Council

Subordinate Local Law No. 1.5 (Keeping of Animals) 2015

It is hereby certified that this a true and correct copy of *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated 19 May 2021

A. Chesterman
Chief Executive Officer

BNEDOCs 20150511 Final Version for community consultation SLL 1.5 (Keeping of Animals) 2015Draft-Subordinate Local Law No. 1.5 (Keeping of Animals) 2015 (A3384880).docx



Redland City Council

Subordinate Local Law No. 1.5 (Keeping of Animals) 2015

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 1.5 (Keeping of Animals) 2015*.

2 Purpose and how it is to be achieved

- (1) The purpose of this subordinate local law is to supplement *Local Law No. 1 (Administration) 2015* which provides for a legal and procedural framework for the administration, implementation and enforcement of the local government's local laws, subordinate local laws and other regulatory powers, and for miscellaneous administrative matters.
- (2) The purpose is to be achieved by providing for—
 - (a) various matters regarding the granting of approvals for prescribed activities; and
 - (b) further specification of the definitions relevant to various prescribed activities.
- (3) In particular, the purpose of this subordinate local law is to supplement the legal and procedural framework for the prescribed activity named in schedule 1, section 1.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 1 (Administration) 2015* (the **authorising local law**).

4 Definitions

- (1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.
- (2) The dictionary in schedule 3 defines particular words used in this subordinate local law.

Part 2 Approval for prescribed activity

5 Matters regarding the prescribed activity—Authorising local law, ss 6(3), (4), 8(2)(a), 9(1)(d), 10(3), 12, 13(a), 14(1)(a)

- (1) Schedule 1—
 - (a) names a prescribed activity in section 1; and
 - (b) prescribes the matters specified in this section for the prescribed activity.
- (2) For section 6(3) of the authorising local law, it is declared that section 6(2) of the authorising local law does not apply to the particular activities stated in section 2 of schedule 1.
- (3) For section 6(4) of the authorising local law, it is declared that the prescribed

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activity named in section 1 of schedule 1 is a category 1 activity.

- (4) For section 8(2)(a) of the authorising local law, the documents and materials that must accompany an application for approval for the prescribed activity are stated in section 3 of schedule 1.
- (5) For section 9(1)(d) of the authorising local law, the local government may only grant an approval for the prescribed activity if it is satisfied the proposed operation and management of the activity would be consistent with the additional criteria prescribed in section 4 of schedule 1.
- (6) For section 10(3) of the authorising local law, the conditions that must be imposed on an approval for the prescribed activity are stated in section 5 of schedule 1.
- (7) For section 10(3) of the authorising local law, the conditions that will ordinarily be imposed on an approval for the prescribed activity are stated in section 6 of schedule 1.
- (8) For section 13(a) of the authorising local law, the term of an approval for the prescribed activity is provided for in section 7 of schedule 1.
- (9) For section 14(1)(a) of the authorising local law, the further term for renewal or extension of an approval for the prescribed activity is provided for in section 8 of schedule 1.
- (10) For section 12 of the authorising local law, in Table 1 of schedule 1—
 - (a) column 1 lists the application requirements for which the local government may accept as evidence the certificate of a third party certifier; and
 - (b) column 2 lists the individuals or organisations that are declared to be third party certifiers for the corresponding application requirement in column 1; and
 - (c) column 3 lists the qualifications that are necessary for an individual or organisation to be a third party certifier for the corresponding application requirement in column 1.

6 Approvals that are non-transferable—Authorising local law, s 15(2)

For section 15(2) of the authorising local law, it is declared that the categories of approval listed in schedule 2 are non-transferable.

Schedule 1 Keeping of animals

Section 5

1. Prescribed activity

- (1) Keeping of animals.
- (2) Under *Local Law No. 2 (Animal Management) 2015*, the relevant approvals are described as —
 - (a) a 3 cat approval;
 - (b) a 3 dog approval;
 - (c) a 4 dog approval;
 - (d) a prescribed dog approval;
 - (e) a cattery approval;
 - (f) a kennel approval;
 - (g) a pet shop approval;
 - (h) a pet pig approval.

2. Activities that do not require an approval under the authorising local law

The keeping of animals at an animal entertainment park or an animal sanctuary.

3. Documents and materials that must accompany an application for an approval

- (1) An application detailing—
 - (a) the species, breed, age and gender of each animal for which the approval is sought; and
 - (b) the number of animals to be kept; and
 - (c) the nature of the premises at which the animal or animals are to be kept; and
 - (d) the area, or the part of the area, in which the animal or animals are to be kept; and
 - (e) the materials out of which any enclosure in which the animal or animals to be kept is (or is to be) constructed and any other details of the enclosure; and
 - (f) the location of the enclosure on the premises; and
 - (g) if the application relates to a 3 cat approval, a 3 dog approval, a 4 dog approval or a prescribed dog approval – the written consent of the occupier of any land which borders the premises on which the animals are to be kept.

- (2) If an animal the subject of the application is required to be registered under the Animal Management Act — evidence that the animal is currently registered with

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the local government, for example, a registration notice for the animal from the local government.

4. Additional criteria for the granting of an approval

- (1) Whether the premises on which the animal or animals are to be kept is appropriately sized so that the animal or animals can be effectively and comfortably kept on the premises.
- (2) Whether a residence exists on the premises.
- (3) Whether a proper enclosure is maintained on the premises in accordance with the requirements of *Local Law No. 2 (Animal Management) 2015*.
- (4) If the application relates to a 3 cat approval, a 3 dog approval, a 4 dog approval or a prescribed dog approval – whether compassionate grounds exist for granting the approval.

Example –

Compassionate grounds for the grant of an approval exists if—

- (a) 2 dogs are registered with the local government as kept by a person (*the first person*) on the premises; and
 - (b) another person (*the second person*) is the keeper of another dog (*the third dog*); and
 - (c) the second person is, due to the occurrence of an event (*the intervening event*) which is beyond the reasonable control of the second person, for example, a serious injury, sickness or the death of the second person, unable to keep the third dog; and
 - (d) the first person, as a result of, or after the occurrence of, the intervening event, wishes to keep the third dog on the premises.
- (5) If the application relates to the keeping of dogs or cats — whether the animals identified in the application are registered with the local government.
 - (6) If section 14 of the Animal Management Act applies to the applicant for the approval — whether the applicant has complied with the requirements of the section.
 - (7) Whether the grant of the approval for the prescribed activity on the premises is likely to —
 - (a) cause nuisance, inconvenience or annoyance to occupiers of adjoining land; or
 - (b) affect the amenity of the surrounding area; or
 - (c) have a deleterious effect on the local environment or cause pollution or other environmental damage.
 - (8) Whether the applicant has been refused a similar type of approval by the local government or another local government.

5. Conditions that must be imposed on an approval

No conditions prescribed.

6. Conditions that will ordinarily be imposed on an approval

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- (1) The conditions that will ordinarily be imposed on a 3 cat approval for premises are—
 - (a) a condition limiting the approval to the cats identified in the approval; and
 - (b) a condition requiring the holder of the approval to take reasonable steps to keep the cats from breeding; and
 - (c) a condition requiring that the premises be provided with an enclosure complying with the requirements of section 13 of *Local Law No 2 (Animal Management) 2015*; and
 - (d) a condition requiring that if 1 or more of the cats identified in the approval departs the premises, the approval shall be deemed to have lapsed; and
 - (e) a condition requiring the holder of the approval to take all reasonable steps to prevent the cats from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of other premises; and
 - (f) a condition requiring that waste material and cat faeces be removed daily and disposed of in a manner approved by an authorised person; and
 - (g) a condition requiring that all enclosure areas be kept clean and sanitary and disinfected on a regular basis to the satisfaction of an authorised person; and
 - (h) a condition requiring that the holder of the approval ensure that all facilities for the keeping of cats on the premises are structurally maintained and in an aesthetically acceptable condition; and
 - (i) a condition requiring that all cats are permanently identified by the implanting of a microchip capable of being read by the local government's microchip reader.
- (2) The conditions that will ordinarily be imposed on a 3 dog approval, a 4 dog approval or a prescribed dog approval for premises are—
 - (a) a condition limiting the approval to the dogs identified in the approval; and
 - (b) a condition requiring that if 1 or more of the dogs identified in the approval departs the premises, the approval shall be deemed to have lapsed; and
 - (c) a condition requiring the holder of the approval to take all reasonable steps to prevent the dogs from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of other premises; and

Example –

Persistent barking, howling or whining of a dog may result in a nuisance or disturbance to the occupiers of other premises.

 - (d) if a kennel, run or exercise yard is provided for the dogs — a condition requiring that the kennel, run or yard must be located not less than—
 - (i) 1m from any boundary of the premises; or
 - (ii) 5m from any residence, other than the residence upon the premises on which the enclosure is to be constructed, and

- (e) a condition requiring that drainage and run off from kennels be confined to the premises; and
 - (f) a condition requiring that waste material and dog faeces be removed daily and disposed of in a manner approved by an authorised person; and
 - (g) a condition requiring that all kennel and enclosure areas be kept clean and sanitary and disinfected on a regular basis to the satisfaction of an authorised person; and
 - (h) a condition requiring that the holder of the approval ensure that all facilities for the keeping of dogs on the premises are structurally maintained and in an aesthetically acceptable condition; and
 - (i) a condition requiring the holder of the approval to take reasonable steps to keep the dogs from breeding; and
 - (j) a condition requiring that all dogs are permanently identified by the implanting of a microchip capable of being read by the local government's microchip reader.
- (3) The conditions that will ordinarily be imposed on a cattery approval or a kennel approval are —
- (a) a condition that the operation of the cattery or kennel must not —
 - (i) cause an odour nuisance to neighbouring premises; or
 - (ii) detrimentally affect the amenity of neighbouring premises; and
 - (b) a condition that the cattery or kennel must be suitably and continuously ventilated to ensure that all areas on which animals are kept are free of dampness, nuisance odours and dust emissions; and
 - (c) a condition that the operation of the cattery or kennel must not involve the storage in the open of goods, materials or activities associated with the operation of the cattery or kennel; and
 - (d) a condition that only rain water from uncontaminated areas may drain directly into the storm water system; and
 - (e) a condition that all spillages of wastes, contaminants and other materials must be cleaned up immediately and must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or materials to any storm water system or waters; and
 - (f) a condition that the operation of the cattery or kennel must not attract fly breeding or vermin infestation; and
 - (g) a condition that —
 - (i) the cattery or kennel must be kept free of pests and conditions offering harbourage for pests; and
 - (ii) all feed must be stored in insect and vermin proof containers; and
 - (h) a condition that all fixtures, fittings, equipment and facilities at the cattery or kennel must be maintained in a clean, tidy, sanitary and hygienic condition; and
 - (i) a condition that waste waters from animals and from the washing down of floors, surfaces, enclosures and other areas must be collected and

- drained to an approved pre-treatment device before discharge to the sewerage system; and
- (j) a condition that waste containers sufficient to accommodate the collection and storage of all waste generated as part of the operation of the cattery or kennel must be provided in the manner and location specified by the local government; and
 - (k) a condition that all waste containers must be regularly cleaned and maintained in a clean, tidy, sanitary and hygienic condition; and
 - (l) a condition that the cattery or kennel, including all premises, buildings, structures, vehicles, car parks, access and egress routes, facilities and equipment of and incidental to its operation, must be maintained at all times—
 - (i) in good working order and condition; and
 - (ii) in a clean and sanitary condition; and
 - (m) a condition that all enclosures which form part of the operation of the cattery or kennel must be provided and maintained in such a manner so as to—
 - (i) be clean and in a sanitary condition; and
 - (ii) prevent the escape of any animal kept in the enclosure; and
 - (iii) protect the safety of staff and the public; and
 - (iv) be in a state of good order and repair; and
 - (v) avoid injury to any animal kept in the enclosure; and
 - (vi) ensure the regular cleaning of all internal and external surfaces of the enclosures and regular checking of any animal within the enclosures; and
 - (vii) be impervious and able to be effectively cleaned and sanitised; and
 - (viii) ensure the comfort of any animal kept in the enclosure and the prevention of disease.
- (4) The conditions that will ordinarily be imposed on a pet shop approval are—
- (a) a condition that the premises must be maintained in a clean and sanitary condition at all times; and
 - (b) a condition that any excreta, offensive material or food scraps must be collected at least once each day and placed in a fly proof approved refuse receptacle for disposal; and
 - (c) a condition that no dog or cat is to be sold unless registered or, alternatively, a register is supplied to the local government on a monthly basis giving full details of all dogs and cats sold including name and address of purchaser, date sold and full description of the dog or cat; and
 - (d) a condition that no dog or cat is to be sold unless all necessary vaccinations have been implemented; and
 - (e) a condition that all pet food must be stored in sealed vermin proof containers; and

- (f) a condition that all cages and containers used for the keeping of animals must be thoroughly disinfected on a daily basis; and
 - (g) a condition that the keeper must comply with any request or direction of an authorised person which is considered necessary to keep the premises free of nuisance; and
 - (h) a condition that waste waters from the premises must be drained in a nuisance free manner or as directed by an authorised person.
- (5) Unless otherwise specified, the conditions in subsection (4) do not apply to the keeping of fish at premises the subject of a pet shop approval.
- (6) The conditions that will ordinarily be imposed on a pet pig approval are—
- (a) a condition requiring that the food of the pet pig is, so far as is practical, stored in a vermin proof container; and
 - (b) a condition requiring that drainage and run off from all shelters and enclosure areas be confined to the premises; and
 - (c) a condition requiring that waste material and faeces be removed daily and disposed of in a manner approved by an authorised person; and
 - (d) a condition requiring that all shelters and enclosure areas be kept clean and sanitary; and
 - (e) a condition requiring that the holder of the approval ensure that all facilities for the keeping of the pet pig on the premises are structurally maintained and in an aesthetically acceptable condition; and
 - (f) a condition requiring that the keeping of the pet pig does not have an adverse impact on—
 - (i) the ability of occupiers of premises in the surrounding area to carry out the ordinary activities of the area and enjoy its amenity; and
 - (ii) the health or safety of people or other animals; and
 - (g) a condition requiring that environmental impacts from the keeping of the pet pig are properly managed; and
- Examples of environmental impacts include—*
- 1 erosion;
 - 2 dust;
 - 3 weed infestation;
 - 4 water pollution.
- (h) a condition requiring that any enclosure on the premises in which the pet pig is kept must—
 - (i) be constructed so as to prevent the pig from going within 25m of any residence, other than a residence upon the premises on which the enclosure is, or is to be, constructed; and
 - (ii) be constructed so as to prevent the pig from going within 5m of any boundary of the premises; and
 - (iii) be constructed so as to comply with the requirements of *Subordinate Local Law No. 2 (Animal Management) 2015*, section 9, including schedule 4, item 3; and

- (i) a condition requiring that the pet pig be de-sexed; and
 - (j) if a code of practice for the keeping of pigs has been approved by the local government — a condition requiring that the pet pig must be kept in accordance with the requirements of the code of practice.
- (7) The conditions that will ordinarily be imposed on an approval to keep an animal (other than a dog or a cat) are—
 - (a) if minimum standards for the keeping of the species or breed of the animal are prescribed in schedule 3 of *Subordinate Local Law No. 2 (Animal Management) 2015*—the animal must be kept in accordance with the minimum standards for the species or breed of animal prescribed in schedule 3 of *Subordinate Local Law No. 2 (Animal Management) 2015*; and
 - (b) if the approval relates to the keeping of 1 or more animals and the animal or animals are identified in the approval—a condition limiting the approval to the animal or animals identified in the approval.

7. Term of an approval

- (1) The term of an approval must be determined by the local government having regard to the information submitted by the applicant.
- (2) The term of the approval must be specified in the approval.
- (3) An approval may be granted for the period during which the animal the subject of the approval is kept on the premises identified in the approval if the approval is—
 - (a) a 3 cat approval; or
 - (b) a 3 dog approval; or
 - (c) a 4 dog approval; or
 - (d) a prescribed dog approval; or
 - (e) a pet pig approval.
- (4) An approval may be granted for a term of up to 2 years if the approval is —
 - (a) a cattery approval; or
 - (b) a kennel approval; or
 - (c) a pet shop approval.

8. Term of renewal of an approval

- (1) The term for which an approval may be renewed or extended must be determined by the local government having regard to the information submitted by the approval holder.
- (2) The term for which an approval may be renewed or extended must not exceed 2 years if the approval is—
 - (a) a cattery approval; or

- (b) a kennel approval; or
 - (c) a pet shop approval.
- (3) If the local government grants the application, the local government must specify in the written notice, the term of the renewal or extension.

Table 1 – Third party certification

Column 1 Application requirement	Column 2 Individuals or organisations that are third party certifiers	Column 3 Qualifications necessary to be a third party certifier
No application requirements stated.		

Schedule 2 Categories of approval that are non-transferable

Section 6

The categories of approval that are non-transferable are—

- (a) a 3 cat approval; and
- (b) a 3 dog approval; and
- (c) a 4 dog approval; and
- (d) a prescribed dog approval; and
- (e) a pet pig approval.

Schedule 3 Dictionary

Section 4

animal entertainment park means a public place which includes, as part of its entertainment, the exhibiting of animals for the amusement or entertainment of the public.

Animal Management Act has the meaning given in *Subordinate Local Law No. 2 (Animal Management) 2015*.

animal sanctuary means a park, reserve or other place used for the preservation, protection or rehabilitation of animals.

premises has the meaning given in *Subordinate Local Law No. 2 (Animal Management) 2015*.

proper enclosure means, for a particular type of animal or species or breed of animal, an enclosure meeting each of the requirements of Schedule 4 of *Subordinate Local Law No. 2 (Animal Management) 2015* for the particular animal and premises.

public place has the meaning given in *Local Law No. 1 (Administration) 2015*.

registered has the meaning given in the Animal Management Act.

residence has the meaning given in *Subordinate Local Law No. 2 (Animal Management) 2015*.

SEQ urban footprint has the meaning given in the *Planning Regulation 2017*.

waste has the meaning given in the *Environmental Protection Act 1994*.

14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

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

Objective Reference: A5338841

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

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

Report Author: Jill Driscoll, Group Support Coordinator

Attachments: 1. Decisions made under delegated authority 14.03.2021 to 10.04.2021 [↓](#)

PURPOSE

To note decisions made under delegated authority for development applications (Attachment 1). This information is provided for public interest.

BACKGROUND

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

Category 1 – minor code and referral agency assessments

Category 2 – moderately complex code and impact assessments

Category 3 – complex code and impact assessments

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

The applications details in this report have been assessed under:

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

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

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

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

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

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

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

Human Rights

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

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Attachment 1 Decisions Made Under Delegated Authority 14.03.2021 to 10.04.2021

Decisions Made Under Delegated Authority 14.03.2021 to 20.03.2021**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR21/0092	Design and Siting - Carport with build over/near infrastructure	The Certifier Pty Ltd	18 Bibury Street Wellington Point QLD 4160	Referral Agency Response - Planning	19/03/2021	N/A	Approved	1
MCU21/0006	Material change of use for Dwelling house	Doyen Planning Glori May Malapitan ANINGAT	216 Main Road Wellington Point QLD 4160	Code Assessment	15/03/2021	N/A	Development Permit	1
CAR21/0090	Design and Siting - Carport	Strickland Certifications Pty Ltd	84 Smith Street Cleveland QLD 4163	Referral Agency Response - Planning	18/03/2021	N/A	Approved	2
MCU20/0140	Dwelling house	Paul T R NOONAN	3 Lucinda Crescent Point Lookout QLD 4183	Code Assessment	8/01/2021	16/03/2021	Approved	2
RAL20/0094	Reconfiguring a lot - Standard Format 1 into 3	Peter Henry BAYARD Robert John HOFFMAN	10 Cumming Parade Point Lookout QLD 4183	Code Assessment	15/03/2021	N/A	Development Permit	2
CAR20/0544	Design and Siting - Shed	Adept Building Approvals	49 Sandy Drive Victoria Point QLD 4165	Referral Agency Response - Planning	18/03/2021	N/A	Refused	4
CAR21/0002	Build Over or Near Relevant Infrastructure	Burbank Homes	20 Albert Street Victoria Point QLD 4165	Referral Agency Response - Engineering	19/03/2021	N/A	Approved	4
CAR21/0105	Design and Siting for carport	Maria Anne TAPLIN	12 Ursula Court Victoria Point QLD 4165	Referral Agency Response - Planning	16/03/2021	N/A	Approved	4

Decisions Made Under Delegated Authority 14.03.2021 to 20.03.2021

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR21/0081	Design and Siting - Dwelling house	Mark Wilson Design and Build	13 Jackson Road Russell Island QLD 4184	Referral Agency Response - Planning	15/03/2021	N/A	Approved	5
CAR21/0087	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	16 Sentosa Terrace Macleay Island QLD 4184	Referral Agency Response - Planning	17/03/2021	N/A	Approved	5
CAR21/0091	Design and Siting - Dwelling	Meticon Homes C/- Suncoast Building Approvals	104 Broadwater Terrace Redland Bay QLD 4165	Referral Agency Response - Planning	18/03/2021	N/A	Approved	5
CAR21/0084	Design and Siting - Shed	Matthew James LIDDLE	2 Red Ash Court Mount Cotton QLD 4165	Referral Agency Response - Planning	16/03/2021	N/A	Approved	6
OPW21/0012	Driveway Crossover - Alteration to Existing Driveway	Ray Wassenberg Consulting Engineer	92 Double Jump Road Mount Cotton QLD 4165	Code Assessment	18/03/2021	N/A	Development Permit	6
CAR20/0262	Design and Siting - Carport	K P Building Approvals Pty Ltd	10 Devon Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	18/03/2021	N/A	Approved	7
CAR21/0086	Design and Siting - Shed	Cameron Scott LAUFER	15 Flamingo Crescent Thornlands QLD 4164	Referral Agency Response - Planning	17/03/2021	N/A	Approved	7
CAR21/0021	Building over/near relevant infrastructure - dwelling house	Frans Jacobus LUBBE	218 Finucane Road Alexandra Hills QLD 4161	Referral Agency Response - Engineering	18/03/2021	N/A	Approved	8
OPW21/0015	Driveway Crossover	Clive ROBSON	27 Gardenia Drive Birkdale QLD 4159	Code Assessment	17/03/2021	N/A	Development Permit	8

Decisions Made Under Delegated Authority 14.03.2021 to 20.03.2021

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW21/0017	Driveway Crossover Second Driveway	Alexander Geoffrey TAYLOR	26 Sylvania Street Wellington Point QLD 4160	Code Assessment	17/03/2021	N/A	Development Permit	8
RAL19/0025.02	Change to Development Approval - RAL19/0025 Standard Format - 1 into 3 Lots	JDA Consultants Pty Ltd	31 Banks Street Capalaba QLD 4157	Minor Change to Approval	15/03/2021	N/A	Approved	9
CAR21/0088	Design and Siting - Shed and Carport	Roberto MAUCERI	32 Victor Street Birkdale QLD 4159	Referral Agency Response - Planning	15/03/2021	N/A	Approved	10
CAR21/0089	Design and Siting - Secondary dwelling	The Certifier Pty Ltd	17-19 Currawong Drive Birkdale QLD 4159	Referral Agency Response - Planning	19/03/2021	N/A	Approved	10

Decisions Made Under Delegated Authority 14.03.2021 to 20.03.2021**CATEGORY3**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL20/0034	Reconfiguring a Lot - Standard Format 1 into 248 lots, 2 open space lots, 1 balance lot and new road & Bulk Concurrence Agency Referral - Dwelling houses	Lendlease Communities (Shoreline) Pty Limited	275-495 Serpentine Creek Road Redland Bay QLD 4165	Code Assessment	19/03/2021	N/A	Development Permit	6

Decisions Made Under Delegated Authority 21.03.2021 to 27.03.2021

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR21/0093	Design and Siting - Dwelling House	Geoffrey Leroy MARQUIS Shirlene Kaye MARQUIS	5 Mackenzie Street Ormiston QLD 4160	Referral Agency Response - Planning	22/03/2021	N/A	Approved	1
CAR21/0095	Design and Siting - Shed	Adept Building Approvals	50-52 Duncan Street Wellington Point QLD 4160	Referral Agency Response - Planning	23/03/2021	N/A	Approved	1
RAL20/0072	Reconfiguring a lot - Standard Format 1 into 2 lots	Stephen Patrick O'CONNOR	65 Starkey Street Wellington Point QLD 4160	Code Assessment	23/03/2021	N/A	Development Permit	1
CAR20/0567	Design and Siting with Build over sewer - Garage	Bartley Burns Certifiers & Planners	8 Mainroyal Court Cleveland QLD 4163	Referral Agency Response - Planning	26/03/2021	N/A	Refused	2
CAR21/0104	Design and Siting for Dwelling	The Certifier Pty Ltd	70A Bay Street Cleveland QLD 4163	Referral Agency Response - Planning	26/03/2021	N/A	Approved	2
DBW20/0040	Domestic Additions - alfresco within 9m of revetment wall	Building Approvals and Advice	20 Compass Court Cleveland QLD 4163	Code Assessment	25/03/2021	N/A	Development Permit	2
DBW20/0054	Domestic Additions for Garden Pavilion	The Certifier Pty Ltd	18 Midjimberry Road Point Lookout QLD 4183	Code Assessment	25/03/2021	N/A	Development Permit	2
CAR21/0102	Design and Siting for a Shed	Katrina Louise HANRAHAN Paul George RUTT	18 Abalone Crescent Thornlands QLD 4164	Referral Agency Response - Planning	25/03/2021	N/A	Approved	3
CAR21/0079	Design and Siting - Domestic Additions	A1 Certifier Pty Ltd	5 Orana Esplanade Victoria Point QLD 4165	Referral Agency Response - Planning	24/03/2021	N/A	Approved	4

Decisions Made Under Delegated Authority 21.03.2021 to 27.03.2021

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR21/0094	Design and Siting - Patio	Amitesh KUMAR	21 Dunnart Street Victoria Point QLD 4165	Referral Agency Response - Planning	24/03/2021	N/A	Approved	4
CAR21/0098	Design and Siting - Dwelling	The Certifier Pty Ltd	28 Tukkeri Street Macleay Island QLD 4184	Referral Agency Response - Planning	25/03/2021	N/A	Approved	5
MCU20/0156	Dwelling house & shed	Kathryn GAWLIK	6 Atlantic Street Lamb Island QLD 4184	Code Assessment	25/03/2021	N/A	Development Permit	5
MCU21/0001	Material change of use for Dwelling house	Koen S B ROTTY	8 Hilda Crescent Macleay Island QLD 4184	Code Assessment	26/03/2021	N/A	Development Permit	5
MCU21/0023	Material change of use - Dwelling house	Brett Calvin INNES	37 Blue Bay Crescent Perulpa Island QLD 4184	Code Assessment	23/03/2021	N/A	Development Permit	5
CAR21/0101	Design and Siting - Gazebo	All Approvals Pty Ltd	52 Kingsdale Avenue Thornlands QLD 4164	Referral Agency Response - Planning	24/03/2021	N/A	Approved	7
CAR21/0053	Design and Siting - Dwelling	Brighton Homes Queensland C/- Professional Certification Group	663 Main Road Wellington Point QLD 4160	Referral Agency Response - Planning	24/03/2021	N/A	Approved	8
CAR21/0119	Design and Siting for Dwelling House	Vadim RIBINSKY JNR	17 Highridge Place Alexandra Hills QLD 4161	Referral Agency Response - Planning	25/03/2021	N/A	Approved	8
CAR21/0067	Design and Siting - Carport	Dynamic Building Approvals Pty Ltd	26 Juanita Street Birkdale QLD 4159	Referral Agency Response - Planning	23/03/2021	N/A	Approved	10
CAR21/0103	Design and Siting for Carport	Strickland Certifications Pty Ltd	1 Remo Place Birkdale QLD 4159	Referral Agency Response - Planning	25/03/2021	N/A	Approved	10

Decisions Made Under Delegated Authority 21.03.2021 to 27.03.2021**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
DBW21/0002	Building Work for Domestic Outbuilding - Shed	The Certifier Pty Ltd	56 Queens Esplanade Thorneside QLD 4158	Code Assessment	26/03/2021	N/A	Development Permit	10
DBW21/0003	Building Work for Domestic Additions	Fluid Building Approvals Sunshine Coas	17 Saul Street Thorneside QLD 4158	Code Assessment	23/03/2021	N/A	Development Permit	10
RAL20/0002	Standard Format 1 into 2	David A BULL	21 Birdwood Road Birkdale QLD 4159	Code Assessment	25/03/2021	N/A	Development Permit	10

Decisions Made Under Delegated Authority 21.03.2021 to 27.03.2021

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW21/0006	Operational Works for RAL 1 into 2	Kelly Maree MARC Travis Reece MARC	8 Orana Esplanade Victoria Point QLD 4165	Code Assessment	23/03/2021	N/A	Development Permit	4
OPW21/0002	Excavation & Fill (incl. Retaining walls)	Pryde Earthmoving & Excavations Pty Ltd As Trustee	652-676 German Church Road Redland Bay QLD 4165	Code Assessment	23/03/2021	N/A	Development Permit	6
OPW20/0121	Excavation & Fill (incl. Retaining walls)	De HUA Penang HUA	55-59 Henderson Road Sheldon QLD 4157	Code Assessment	24/03/2021	N/A	Development Permit	9

Decisions Made Under Delegated Authority 28.03.2021 to 03.04.2021

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR21/0100	Build Over or Near Relevant Infrastructure	Rogers Pools	9 Cleveland Terrace Ormiston QLD 4160	Referral Agency Response - Engineering	01/04/2021	N/A	Approved	1
CAR21/0106	Design and Siting for Dwelling house	Brighton Homes Queensland C/- Professional Certification Group	224 Wellington Street Ormiston QLD 4160	Referral Agency Response - Planning	30/03/2021	N/A	Approved	1
CAR21/0126	Design and Siting for Shed	Ken DUTTON	8 Mindarie Crescent Wellington Point QLD 4160	Referral Agency Response - Planning	01/04/2021	N/A	Approved	1
RAL21/0005	Rearranging Boundaries - 2 into 2 lots	Gracesun Holdings Trust	19-23 Cleveland Terrace Ormiston QLD 4160	Code Assessment	01/04/2021	N/A	Development Permit	1
CAR20/0351	Design and Siting - Carport	Bartley Burns Certifiers & Planners	27 Erobin Street Cleveland QLD 4163	Referral Agency Response - Planning	30/03/2021	N/A	Approved	2
RAL21/0004	Reconfiguring a lot Standard Format - 1 into 2 lots	Darren W KURKOWSK	3 Coburg Street East Cleveland QLD 4163	Code Assessment	31/03/2021	N/A	Development Permit	2
CAR20/0583	Design and Siting - Bulk dwellings	Ashley Charles DALEY Genevieve Mary DALEY	124-134 Thornlands Road Thornlands QLD 4164	Referral Agency Response - Planning	30/03/2021	N/A	Approved	3
CAR21/0117	Design and Siting for Dwelling House	Coral Homes (Qld) Pty Ltd	23 Weir Street Thornlands QLD 4164	Referral Agency Response - Planning	30/03/2021	N/A	Approved	3
RAL20/0081	Reconfiguring a Lot - Standard Format - 1 into 2 lots	Building Code Approval Group Pty Ltd	32 Panorama Drive Thornlands QLD 4164	Code Assessment	30/03/2021	N/A	Development Permit	3

Decisions Made Under Delegated Authority 28.03.2021 to 03.04.2021

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR21/0108	Design and Siting for Garaport	Vermeer Building Certification Pty Ltd	20 Wattle Street Victoria Point QLD 4165	Referral Agency Response - Planning	30/03/2021	N/A	Approved	4
CAR20/0580	Design and Siting - Shed	The Certifier Pty Ltd	138 Cane Street Redland Bay QLD 4165	Referral Agency Response - Planning	31/03/2021	N/A	Approved	5
CAR21/0096	Design and Siting - Dwelling	Gold Coast Building Approvals	2 Taylor Street Russell Island QLD 4184	Referral Agency Response - Planning	30/03/2021	N/A	Approved	5
CAR21/0099	Design and Siting - Dwelling	Michael MARCINKIEWYCZ	11 Canaipa Ridge Road Russell Island QLD 4184	Referral Agency Response - Planning	30/03/2021	N/A	Approved	5
CAR21/0109	Design and Siting for Dwelling	Bay Island Designs	65 Camena Street Macleay Island QLD 4184	Referral Agency Response - Planning	01/04/2021	N/A	Approved	5
CAR21/0112	Amenity and Aesthetics for Dwelling less than 60m ² on Southern Moreton Bay Islands	Building Approvals United	8 Kooberry Street Macleay Island QLD 4184	Referral Agency Response - Planning	01/04/2021	N/A	Approved	5
CAR21/0113	Design and Siting for Dwelling House (27 Aimeo Esplanade)	Bay Island Designs	27 Fiji Street Russell Island QLD 4184	Referral Agency Response - Planning	30/03/2021	N/A	Approved	5
CAR21/0122	Design and Siting for Carport	Bay Island Designs	5 Acacia Court Macleay Island QLD 4184	Referral Agency Response - Planning	31/03/2021	N/A	Approved	5
DBW21/0004	Building Work for Domestic Outbuilding	Barry T MOORE	27 Phillip Street Redland Bay QLD 4165	Code Assessment	31/03/2021	N/A	Development Permit	5

Decisions Made Under Delegated Authority 28.03.2021 to 03.04.2021

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU21/0012	Material change of use for Dwelling house	Begbie Bentham Pty Ltd	133-137 Esplanade Redland Bay QLD 4165	Code Assessment	31/03/2021	N/A	Development Permit	5
OPW20/0122	Domestic Driveway Crossover	Mitchell Callum LYONS	77 Wahine Drive Russell Island QLD 4184	Code Assessment	29/03/2021	N/A	Development Permit	5
CAR21/0128	Design and Siting for Carport	The Certifier Pty Ltd	22 Randwick Street Capalaba QLD 4157	Referral Agency Response - Planning	01/04/2021	N/A	Approved	7
CAR21/0118	Design and Siting for Shed	East Coast Surveys Pty Ltd	24-26 Parkwood Drive Capalaba QLD 4157	Referral Agency Response - Planning	30/03/2021	N/A	Approved	9
CAR20/0536	Build Over or Near Relevant Infrastructure	Pronto Building Approvals	5 Sunray Place Birkdale QLD 4159	Referral Agency Response - Engineering	29/03/2021	N/A	Approved	10
CAR21/0115	Design and Siting for Garden Shed	Fluid Building Approvals Brisbane Robert K RIDGWAY	20 Sunnybay Drive Birkdale QLD 4159	Referral Agency Response - Planning	30/03/2021	N/A	Approved	10
CAR21/0123	Design and Siting for Patio and Carport	Strickland Certifications Pty Ltd	6 Thorne Road Birkdale QLD 4159	Referral Agency Response - Planning	01/04/2021	N/A	Approved	10
RAL21/0007	Combined Reconfiguring a lot and Operational Works- 1 into 2 lot subdivision with access easement	M C W Property Investment Pty Ltd	5 St James Road Birkdale QLD 4159	Code Assessment	01/04/2021	N/A	Development Permit	10

Decisions Made Under Delegated Authority 28.03.2021 to 03.04.2021

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU21/0035	Change to Development Approval for MCU013527 Multiple Dwelling x 3	Building Code Approval Group Pty Ltd, TDH Builders Pty Ltd	144 Russell Street Cleveland QLD 4163	Minor Change to Approval	01/04/2021	N/A	Approved	2
MCU21/0044	Material Change of use for Parking Station	Bayside Business Park (Cleveland) Pty Ltd As Trustee	24 Weippin Street Cleveland QLD 4163	Code Assessment	31/03/2021	N/A	Development Permit	2
CWA21/0002	Conditioned Works Assessment Civil Works - Multiple dwelling x 3	Saunders Havill Group	8 Moore Street Victoria Point QLD 4165	Conditioned Works	30/03/2021	N/A	Permit Issued	4
MCU20/0165	Material change of use for Multiple dwelling x 8	John Clay Developments	11 Colburn Avenue Victoria Point QLD 4165	Code Assessment	01/04/2021	N/A	Approved	4
MCU21/0038	Change to Development Approval - MC008936 Child Care Centre	Petrae T McLEAN Adept Building Approvals	172 High Central Road Macleay Island QLD 4184	Minor Change to Approval	01/04/2021	N/A	Approved	5

Decisions Made Under Delegated Authority 04.04.2021 to 10.04.2021

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
DBW20/0052	Domestic Additions - Roofed Deck	Glenn MURRANT	9 Carling Court Cleveland QLD 4163	Code Assessment	08/04/2021	N/A	Development Permit	2
CAR21/0147	Design and Siting for carport	SEQ Patio Group Pty Ltd	27 Creekside Circuit West Victoria Point QLD 4165	Referral Agency Response - Planning	07/04/2021	N/A	Approved	3
DBW20/0023	Domestic Additions - extension to dwelling	Amanda L HAMILTON	32 Emerson Street Russell Island QLD 4184	Code Assessment	07/04/2021	N/A	Preliminary Approval	5
CAR21/0146	Design and Siting for Carport	Stephen Michael LAPPIN	11 Forrest Street Redland Bay QLD 4165	Referral Agency Response - Planning	06/04/2021	N/A	Approved	6
CAR21/0131	Design and Siting for Garage	KAM Constructions Pty Ltd	16 Runnymede Road Capalaba QLD 4157	Referral Agency Response - Planning	06/04/2021	N/A	Approved	7
CAR21/0141	Design and Siting for home based distillery business in additional outbuilding	Steven Thomas PANNAN	6 Witney Court Alexandra Hills QLD 4161	Referral Agency Response - Planning	07/04/2021	N/A	Approved	7
RAL20/0054	Standard Format 1 into 2	Matthew J FUNNELL	106 Vienna Road South Alexandra Hills QLD 4161	Code Assessment	09/04/2021	N/A	Approved	7
CAR21/0107	Design and Siting for Carport	A1 Certifier Pty Ltd	6 Myora Crescent Capalaba QLD 4157	Referral Agency Response - Planning	06/04/2021	N/A	Approved	9
CAR21/0139	Design and Siting for Dwelling House	Building Certification Consultants Pty Ltd	14 Nora Street Thorneside QLD 4158	Referral Agency Response - Planning	06/04/2021	N/A	Approved	10

Decisions Made Under Delegated Authority 04.04.2021 to 10.04.2021**CATEGORY2**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW21/0011	Operational Works - Domestic Driveway Crossover	Andrew John ROSS	6 Sharven Avenue Cleveland QLD 4163	Code Assessment	06/04/2021	N/A	Development Permit	2
OPW21/0014	Prescribed Tidal Works Pontoon	Aqua Pontoons Ltd Ltd	27 Piermont Place Cleveland QLD 4163	Code Assessment	06/04/2021	N/A	Development Permit	2

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 19 APRIL 2021**Objective Reference:** A5328282**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning and Assessment**Report Author:** Michael Anderson, Senior Appeals Planner**Attachments:** Nil**PURPOSE**

To note the current development and planning related appeals and other related matters/proceedings.

Background

Information on appeals and other related matters may be found as follows:

1. Planning and Environment Court

- a) Information on current appeals and applications with the Planning and Environment Court involving Redland City Council can be found at the District Court website using the "Search civil files (eCourts) Party Search" service:

<http://www.courts.qld.gov.au/services/search-for-a-court-file/search-civil-files-ecourts>

- b) Judgments of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library website under the Planning and Environment Court link:

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

2. Court of Appeal

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

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

3. Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)

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

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

The database contains:

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

4. Department of Communities, Housing and Digital Economy (DCHDE)

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

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

PLANNING & ENVIRONMENT COURT APPEALS & APPLICATIONS

1.	File Number:	3829 of 2019
Appellant:	Sutgold Pty Ltd v Redland City Council	
Respondent:	Redland City Council	
Proposed Development:	Reconfiguring a Lot (8 lots into 176 lots and new roads) 72, 74, 78, 80, 82 Double Jump Road, 158-166, 168-172 and 174-178 Bunker Road, Victoria Point (Lots 12, 13, 15, 22 and 21 on RP86773, Lots 16 and 20 on SP293877 and Lot 12 on RP898198)	
Appeal Details:	Appeal against deemed refusal by Council.	
Current Status:	<p>Appeal filed 23 October 2019. An early without prejudice (wop) meeting was held on 26 November 2019. A directions hearing was held on 6 February 2020. A list of matters supporting an approval was provided by the Appellant on 14 April 2020. The list of experts has been nominated and without prejudice conferences were held with the Appellant on 6, 14 and 21 May 2020 to discuss Council's position and proposed changes. A review was held on 17 June 2020 and it was ordered that the Appellant was to file and serve any application for a minor change by 26 June 2020. By 15 July 2020, the Respondent and Co-Respondent were to file and serve a written response to the Appellant's minor change application stating whether it will or will not oppose the declaration being made. Council was required to notify of its position on the appeal by 24 July 2020, should the Court determine the changes are minor.</p> <p>The matter was reported to the General Meeting of Council on 22 July 2020. It was confirmed that the proposed changes were a minor change but Council was still opposing the application. The parties were notified of Council's position on 24 July 2020. A wop meeting was held with the appellant on 22 July 2020.</p> <p>The matter was considered at a hearing on 6 August 2020 where it was ordered that the infrastructure and traffic experts nominated by the parties are to meet and prepare a joint expert report (JER), to be completed by 18 September 2020. JERs in respect of town planning and engineering were received on 23 November and 24 November respectively. The ecology and traffic JERs were received on 10 and 14 December 2020 respectively. Individual statements of evidence were filed in the Planning and Environment Court (P & E Court) in respect of Ecology and Traffic on 12 February 2021. On 17 February 2021 Council resolved to take steps to settle the appeal.</p> <p>The 5 day hearing commenced on 22 March 2021 and the Judgment allowing the appeal and approving the development application was handed down on 28 March 2021.</p>	

2.	File Number:	4312 of 2019
Appellant:	New Land Tourism Pty Ltd	
Respondent:	Redland City Council	
First Co-respondents (By election):	Benjamin Alistair Mackay and Renee Michelle Mackay	
Second Co-respondents (By election):	Debbie Tye-Anderson, Kerri Vidler, Lee Nicholson, Peter Anderson, Vanessa Anderson, Thelma Anderson.	
Proposed Development:	Material change of use (tourist accommodation) 147-205 Rocky Passage Road, Redland Bay (Lot 3 on RP153333)	
Appeal Details:	Appeal against Council's decision to give a preliminary approval for a development application.	
Current Status:	Appeal filed 29 November 2019. A review was held on 11 June 2020 and it was ordered that the Appellant shall provide without prejudice material to all other parties by 24 June 2020. A wop, chaired by the P & E Alternative Dispute Resolution (ADR) Registrar, was held on 22 July 2020.	

2.	File Number:	4312 of 2019
Appellant:		New Land Tourism Pty Ltd
Respondent:		Redland City Council
		<p>At a review on 5 August 2020 it was ordered that the appellant shall provide to the other parties without prejudice material addressing wastewater and landscaping issues by 21 August 2020. This material was provided by the Appellant. A review was held on 14 September 2020. The Appellant was to provide further without prejudice material by 25 September 2020. The Appellant provided the further material on 14 October 2020 and a further WOP conference was held on 19 October 2020. The Appellant provided revised material for comment. A further WOP meeting was held on 16 December 2020.</p> <p>At a review on 5 March 2021 it was ordered that the appellant is to provide the outstanding material agreed at the wop meeting on 16 December by 12 March 2021. This information is still awaited.</p> <p>The appellant filed an application to rely upon a change of the development application on 5 March 2021. The parties were required to notify the appellant as to whether they contend that the proposed changes are a minor change by 24 March 2021. A minor change hearing has been set down for 11 May and the appellant is required to file any further material by 27 April 2021.</p>

3.	File Number:	566 of 2020
Appellant:		Clay Gully Pty Ltd
Respondent:		Redland City Council
Proposed Development:		<p>Reconfiguration of a lot by standard format plan (3 lots into 289 lots over 7 stages, new road and park.</p> <p>39 Brendan Way, 21-29 and 31 Clay Gully Road, Victoria Point (Lot 1 on RP72635, Lot 4 on RP57455 and Lot 1 on RP95513)</p>
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		<p>Appeal filed 25 February 2020. Council notified of its position in the appeal on 1 May 2020 and provided reasons for refusal on 5 May 2020. A review was held on 8 May 2020 and it was ordered that the Appellant was to file and serve any request for further and better particulars by 15 May 2020.</p> <p>A request for further and better particulars was made by the Appellant on 15 May 2020. Council provided its response to the request for further and better particulars on 1 June 2020. The Appellant submitted its matters supporting approval of the proposed development on 15 June 2020.</p> <p>A wop discussion with the appellant and co-respondent, chaired by the P & E ADR Registrar, was held on 18 June 2020. A further wop meeting was held on 25 June 2020. The matter was adjourned on the papers until 17 August 2020, in order to facilitate further discussions between the parties. A wop meeting was held with the appellant on 3 August 2020.</p> <p>It was ordered that the parties should engage in a further wop meeting by 4 September 2020 and this was held on 3 September 2020. A review was held on 10 September 2020 and the Orders were that the parties engage in a further without prejudice meeting by 9 October 2020. A wop meeting was held on 6 October 2020. The matter was considered at the General Meeting on 7 October 2020.</p> <p>A further review was held on 15 October 2020 and a further without prejudice meeting was held on 22 October 2020. The Appellant filed its minor change application on 23 November 2020 and the matter was listed for further review on 8 December 2020. Orders were made to provide draft conditions by 11 December 2020. The draft conditions were provided on 15 December 2020.</p>

3.	File Number:	566 of 2020
Appellant:		Clay Gully Pty Ltd
Respondent:		Redland City Council
		<p>The Appellant provided comments on 22 December 2020 and negotiation in respect of the conditions and infrastructure agreement was undertaken.</p> <p>The Judgment allowing the appeal and approving the development application was handed down on 18 March 2021.</p>

4.	File Number:	1612 of 2020
Appellant:		Sutgold Pty Ltd
Respondent:		Redland City Council
Proposed Development:		<p>Development permit for a reconfiguration of 9 Lots into 275 Residential Lots, 3 Balance Lots, 1 Load Centre Lot, 2 Park Lots, 2 Open Space Lots, 1 Pedestrian Connection Lot and 1 Multi-function Spine Lot in 12 stages.</p> <p>36-56 Double Jump Road, 26 Prospect Crescent and 27 Brendan Way, Victoria Point more properly described as Lot 4 on RP57455, Lot 1 on RP95513, Lot 2 on RP86773, Lot 1 on RP86773, Lot 3 on RP148004, Lot 7 on RP57455, Lot 2 on RP169475, Lot 2 on RP165178, Lot 6 on SP145377, Lot 801 on SP261302 and Lot 5 on SP293881.</p>
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		<p>Appeal filed 5 June 2020. A hearing was held on 23 July 2020 where it was ordered that the respondent was required to notify the parties of its position and grounds if refused or conditions if it should be approved by 7 August 2020.</p> <p>The matter was considered at the General Meeting of Council on 5 August 2020 where it was resolved that the matter ought to be refused. The parties were notified of Council's position as respondent on 6 August 2020.</p> <p>A review was held on 19 August 2020. Orders were made on the papers that that the Appellant was to provide grounds for appeal by 2 September 2020. Council received the grounds of appeal on 9 September 2020. A without prejudice meeting was held on 23 September 2020. A review was held on 16 October 2020. It was ordered that that the parties engage in a further without prejudice meeting by 4 November 2020. A site visit with Council's and Appellant's ecological experts was held on 19 October 2020 and further without prejudice discussions were held on 22 October 2020.</p> <p>The matter was listed for review on 8 December 2020 and it was ordered that the Appellant was to provide its minor change material by 11 December 2020. Council advised that it did not oppose the minor change application on 18 December 2020.</p> <p>The minor change application was approved by the Court on 2 February 2021. Council filed and served its updated reasons for refusal on 19 February 2021. The appellant served grounds for approval on 16 March 2021. Experts were nominated on 19 April 2021 and joint expert reports are to be completed by 28 May 2021. A further review is listed for 27 May 2021.</p>

5.	File Number:	2080 of 2020
Appellant:		Silkwear Developments Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Development permit for a reconfiguration of a lot (1 into 5 lots) respect of land at 1-13 Beckwith Street, Ormiston, more properly described as Lot 8 on RP895452 (Council ref: RAL19/0087).
Appeal Details:		Appeal against conditions.
Current Status:		<p>Appeal filed on 7 July 2020. A review was undertaken on 2 September 2020. It was ordered that Council is to draft and serve the grounds for the conditions in dispute by 16 September 2020. The appellant is to file and serve any amended grounds for setting aside the disputed conditions by 25 September 2020. A without prejudice meeting was held on 2 October 2020. A further without prejudice meeting was held on 15 October 2020. The Appellant provided revised plans to address stormwater quality and road design on 29 October 2020 and a further without prejudice meeting was due to be held on 19 November 2020 and review on 20 November 2020. These dates were adjourned in order for further changes to take place. Revised material was received on 24 November 2020 and a further</p> <p>without prejudice meeting was held on 26 November 2020.</p> <p>Further to the without prejudice meeting, revised material was provided and further discussions took place on a without prejudice basis.</p> <p>The appeal was adjourned at review on 10 December 2020 and was listed for further review on 5 February 2021, including a minor change application. An application in pending proceeding was filed on 25 March 2021 and sought to amend the notice of appeal to include condition 13 in the appeal. A further review was held on 12 April 2021 and Council is required to notify the parties as to whether it objects to the suggested wording of condition 13 by 23 April 2021. A further review is scheduled for 29 April 2021.</p>

6.	File Number:	2081 of 2020
Appellant:		Silkwear Developments Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Development permit for a reconfiguration of a lot (1 into 5 lots) respect of land at 1-13 Beckwith Street, Ormiston, more properly described as Lot 8 on RP895452.
Appeal Details:		Appeal against infrastructure charges notice.
Current Status:		<p>Appeal filed on 7 July 2020. A review was undertaken on 2 September 2020. A without prejudice meeting was held on 2 and 15 October 2020. A further without prejudice meeting was to be held on 19 November 2020. These dates were adjourned in order for further changes to take place. Revised material was received on 24 November 2020 and a further wop meeting took place on 26 November 2020.</p> <p>The appeal was adjourned at review on 10 December 2020 and was listed for further review on 5 February 2021. The matter was adjourned for a further review on 25 March 2021.</p> <p>An application in pending proceeding was filed on 25 March 2021 and sought to amend the notice of appeal to include condition 13 in the appeal. A further review was held on 12 April 2021 and Council is required to notify the parties as to whether it objects to the wording of condition 13 by 23 April 2021. A further review is scheduled for 29 April 2021.</p>

7.	File Number:	2337 of 2020
Appellant:	Bernard Diab and Tracey Diab	
Respondent:	Redland City Council	
Proposed Development:	Development permit for a material change of use for home-based business in respect of land at 393 Mount Cotton Road, Capalaba and more properly described as Lot 4 on SP297142.	
Appeal Details:	Appeal against refusal by Council.	
Current Status:	<p>Appeal filed on 17 August 2020. A review was held on 16 October 2020. The respondent (Council) issued its consolidated reasons for refusal on 30 October 2020. A wop conference chaired by the ADR Registrar was held on 19 November 2020. The appellant agreed to provide a revised plan early in the week commencing 23 November 2020 with further comments to be provided within one week of receipt. This information was received on 7 December 2020.</p> <p>The matter was adjourned to 30 March 2021 to negotiate conditions and a further adjournment has been made to 28 April 2021.</p>	

8.	File Number:	2893 of 2020
Appellant:	Paige Pty Ltd	
Respondent:	Redland City Council	
Co-Respondent	Sutgold Pty Ltd	
Proposed Development:	Development permit for reconfiguring a lot – 1 into 23 lots and new road on land located at 152-156 Bunker Road, Victoria Point on Lot 23 on RP86773.	
Appeal Details:	Appeal against deemed refusal by Council.	
Current Status:	<p>Appeal filed on 13 October 2020. Council provided its position on the appeal on 20 November 2020. A review was held on the 23 November 2020 and it was ordered that Council (Respondent) was to provide its particularised list of provisions relevant to the grounds for refusal by 27 November 2020. The particularised list identifying each assessment was provided on 9 December 2020.</p> <p>A further consolidated list of reasons for refusal were provided on 18 December 2020. The Co-respondent provided their position on 9 February 2021. The appellant provided its statement of position on 26 February 2021. A review was listed for 19 February 2021. A without prejudice conference before the ADR Registrar was held on 12 April 2021. The appeal is listed for further review on 21 May 2021.</p>	

9.	File Number:	39 of 2021
Appellant:	Sutgold Pty Ltd	
Respondent:	Redland City Council	
Co-Respondent	Harridan Pty Ltd	
Proposed Development:	Development permit for a reconfiguration of a Lot (2 lots into 37 lots, 1 drainage lot, new road and 3 access easements) over land located at 26 Prospect Crescent and 27 Brendan Way, Victoria Point, more particularly described as Lot 801 on SP261302 and Lot 6 on SP145377.	
Appeal Details:	Appeal against deemed refusal by Council.	
Current Status:	<p>Appeal filed on 4 January 2021.</p> <p>A review was held on 17 March 2021. The appellant was to serve matters supporting approval by 16 April 2021 but these have not yet been received. A review is scheduled for 22 April 2021.</p>	

10.	File Number:	40 of 2021
Appellant:		Sutgold Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Development permit for a reconfiguration of a Lot (3 lots into 157 lots, 2 entry park lots, 2 drainage lots, 2 multi-function spine lots and new road) over land located at 52, 56, 62, 64 and 66 Double Jump Road, Victoria Point, more properly described as Lot 7 on RP86773, Lot 8 on RP222878, Lot 9 on RP222878, Lot 2 on RP165178 and Lot 5 on SP293881.
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		Appeal filed on 4 January 2021. A review was scheduled for 17 March 2021. The appellant was to serve matters supporting approval by 16 April 2021 but these have not yet been received. A review is scheduled for 22 April 2021.

11.	File Number:	41 of 2021
Appellant:		Alexandra Margaret Shaw
Respondent:		Redland City Council
Co-Respondents:		Tania Morton and Anors
Proposed Development:		Other Change to a development approval (Development permit for a standard format reconfiguration) over land at 17-19 Honeygem Place, Birkdale and more properly described as Lot 1 on SP 174943.
Appeal Details:		Appeal against conditions of approval.
Current Status:		Appeal filed on 22 December 2020. The active parties participated in a wop conference on 31 March 2021. Council is required to provide its reasons for its decision by 23 April 2021. The co-respondents are required to notify their position by 30 April 2021.

12.	File Number:	42 of 2021
Appellant:		Tea Cup Cottage Pty Ltd
Respondent:		Redland City Council
Co-Respondents:		Tania Morton and Anors
Proposed Development:		Development permit for material change of use (Residential care facility) over land at 17-19 Honeygem Place, Birkdale and more properly described as Lot 1 on SP 174943.
Appeal Details:		Appeal against conditions of approval.
Current Status:		Appeal filed on 22 December 2020. The active parties participated in a wop conference on 31 March 2021. Council is required to provide its reasons for its decision by 23 April 2021. The co-respondents are required to notify its position by 30 April 2021.

13.	File Number:	448 of 2021
Appellant:	Shayher Alliance Pty Ltd	
Respondent:	Redland City Council	
Proposed Development:	Application pursuant to <i>Local Law No 1 (Administration) 2015</i> and <i>Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017</i> for an electronic display component – High impact sign at 38-62 Moreton Bay Road, Capalaba and more properly described as Lot 3 on RP888108.	
Appeal Details:	Appeal against third party advertising condition imposed by Council.	
Current Status:	Appeal filed on 24 February 2021. A without prejudice meeting was held on 16 April 2021. The matter is listed for review on 21 May 2021.	

14.	File Number:	449 of 2021
Appellant:	Shayher Alliance Pty Ltd	
Respondent:	Redland City Council	
Proposed Development:	Application pursuant to <i>Local Law No 1 (Administration) 2015</i> and <i>Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017</i> for an electronic display component – High impact sign at 131 Old Cleveland Road, Capalaba and more properly described as Lot 4 on RP886783.	
Appeal Details:	Appeal against third party advertising condition and dwell time condition imposed by Council.	
Current Status:	Appeal filed on 24 February 2021. A without prejudice meeting was held on 16 April 2021. The matter is listed for review on 21 May 2021.	

15.	File Number:	505 of 2021
Appellant:	Griffith Capital Pty Ltd	
Respondent:	Redland City Council	
Proposed Development:	Development permit for material change of use for a childcare centre over land at 13 to 15 Ziegenfusz Road, Thornlands and more properly described as Lots 121 on RP198375 and Lot 122 on RP198375.	
Appeal Details:	Appeal against deemed refusal by Council.	
Current Status:	Appeal filed on 3 March 2021. Council will be notifying the Court of its position in the appeal.	

APPEALS TO THE QUEENSLAND COURT OF APPEAL

16.	File Number:	8114 of 2018 (MCU012812)/ (QPEC Appeal 3641 of 2015)
	Appellant:	Redland City Council
	Respondent:	King of Gifts Pty Ltd and HTC Consulting Pty Ltd
	Proposed Development:	Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay Road, Alexandra Hills (Lot 21 on SP194117)
	Appeal Details:	Appeal against the decision of the Planning and Environment Court to allow the appeal and approve the development.
	Current Status:	<p>Appeal filed by Council on 30 July 2018. Council's outline of argument was filed on 28 August 2018. The appellant's outline of argument was filed on 20 September 2018. The matter was heard before the Court on 12 March 2019. The judgment of the Supreme Court on 13 March 2020 was that the appeal is allowed and the orders made on 18 June 2019 be set aside. The appeal is to be remitted back to the Planning and Environment Court and the respondent is to pay the appellant's costs of the appeal.</p> <p>At a review in the P & E Court on 15 June 2020 the Court ordered that written submissions are to be filed by 10 July 2020 with a hearing listed for 17 July 2020. The written submissions were filed on 10 July 2020.</p> <p>The Judgment in the P & E Court was issued on 7 August 2020 and the appeal was allowed.</p> <p>A further appeal has been submitted by Council. An outline of argument and list of authorities were filed on 20 November 2020. The respondent's outline was filed on 19 January 2021. A hearing was held on 15 March 2021. The Judgment is awaited.</p>

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

17.	File Number:	Appeal 20-021
Appellant:		Darren Horton
Respondent:		Redland City Council
Proposed Development:		Design and siting request for a swimming pool 11 Reserve Esplanade, Wellington Point (Lot 1 on RP53836)
Appeal Details:		Appeal against the decision of the Redland City Council to direct refusal of a swimming pool structure within the front boundary setback in a design and siting referral.
Current Status:		<p>Appeal filed on 2 September 2020. A tribunal site visit and meeting was held on 13 November 2020. Additional submissions were made on behalf of the Appellant on 18 November 2020 and a response provided by Council on 20 November 2020.</p> <p>Council was notified on 16 December 2020 that the Tribunal orders the Appellant, pursuant to section 250 of the Planning Act, to reconsider the design of the external walls of the proposed swimming pool structure to consider changes to the finish, colours and texture and for these to be provided within 20 days or request the tribunal to decide the appeal without any changes.</p> <p>On 19 December 2020 the Appellant submitted revised treatment of the external walls of the swimming pool to the Tribunal. On 5 January 2021 a response was provided to the Appellant, on behalf of the Tribunal, that whilst it is not the role of the Tribunal to recommend treatment, it had reviewed the details provided and considered that the submitted material was not acceptable.</p> <p>Revised plans were submitted to the Tribunal on 19 January 2021. On the 4 February 2021 the Tribunal wrote to the appellant advising it is considering approving the amended plans lodged however, has requested that a landscape plan is provided showing plant layout, sizes and proposed maintenance and how the plan complies with relevant Council landscaping policies.</p> <p>The Tribunal directed the parties on 4 March 2021 that it is of the view that subject to conditions, pertaining to materials and landscaping, the development complies with the performance criteria P1 of the <i>Queensland Development Code MP 1.1</i>. The Tribunal has directed the Assessment Manager (private certifier) to assess the amended plans for the swimming pool as if Redland City Council, as the referral agency, has advised it has no requirements pursuant to section 56 of the <i>Planning Act 2016</i>.</p> <p>The final decision of the Tribunal, setting aside the decision of the assessment manager to refuse the application and approving the application, subject to the revised proposal, was issued on 13 April 2021.</p>

Human Rights

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

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

14.3 CITY PLAN MAJOR AMENDMENT (01/21): ENVIRONMENTAL SIGNIFICANCE OVERLAY

This report is being finalised.

14.4 SOUTHERN THORNLANDS POTENTIAL FUTURE GROWTH AREA (STPFGA)

Objective Reference: A5367406

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

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

Report Author: Dean Butcher, Strategic Planner

Attachments:

1. 16 September 2020 Council Resolution [↓](#)
2. STPFGA preferred future land use map [↓](#)
3. Public Consultation Report [↓](#)
4. CDM Smith Economic Feasibility Assessment (EFA) & Industrial Land Supply Review (ILSR) [↓](#)
5. Amendment to the strategic framework of City Plan [↓](#)

PURPOSE

To consider matters in relation to the Southern Thornlands Potential Future Growth Area (STPFGA) and seek Council endorsement to proceed with a major amendment to City Plan.

BACKGROUND

This report will:

- Consider and respond to submissions received in response to the draft STPFGA land use intents made publically available for community consultation
- Provide an overview of key findings from the CDM Smith Economic Feasibility Assessment (EFA) and Industrial Land Supply Review (ILSR)
- Outline the preferred approach for amending City Plan and making changes to the South East Queensland Regional Plan (*ShapingSEQ*) to achieve the preferred future land use intents for the STPFGA
- Seek Council endorsement to:
 - Proceed with a major amendment to City Plan
 - Make the public consultation report publicly available

Context

The South East Queensland Regional Plan (*ShapingSEQ*) is the region's preeminent planning policy document. It identifies land in Southern Thornlands as a Potential Future Growth Area (PFGA) and specific commentary within Chapter 3, Part C: Sub-regional directions (p.114) requires Redland City Council to:

‘Investigate this area in the short-term, including its potential as a future employment area. The investigations must determine its appropriate use, with the intent of the area defined, and appropriately reflected in the planning scheme, by the end of 2019’ (p.114).

On 23 July 2020, a Ministerial Direction was issued by the Planning Minister seeking for Council to fulfil its obligations under *ShapingSEQ* by 16 September 2020 and to provide a written report with respect to the investigation by 25 September 2020. At the General Meeting of 16 September 2020, a confidential report was presented to Council to consider the STPFGA planning investigations and

confirm its preferred future land use intents for the STPFGA. A copy of the Council resolution is available at Attachment 1.

In accordance with the Ministerial Direction an information package, including a written report, was submitted to the Planning Minister on 25 September. It is expected further consultation with the State Government will occur if Council decides to proceed with a major amendment to City Plan, as recommended in this report.

ISSUES

Public Consultation

In accordance with the 25 September 2020 Council resolution, public consultation on the STPFGA preferred future land use intents was undertaken between 28 September 2020 and 20 November 2020 for 39 business days. The preferred future land use intents map, which was released for public consultation, is shown in Attachment 2 – Map 1. Public notification activities included:

- The Southern Thornlands Potential Future Growth Area YourSay web page was created to provide information and to facilitate online submissions. The website was visited 2,190 times and there were 1,170 document downloads
- A public notice in the Redland City Bulletin on 14 October 2020
- Geo-targeted social media advertisements
- 3 face to face meetings (at landowners request)

At the end of the public consultation period, Council received 202 submissions. Of those submissions, 190 were received via Council's online submission form and 12 were received via the corporate mailbox (either by email or in hard copy format).

Since this time, Council officers have considered each submission and prepared a consultation report detailing how each submission has been considered. The consultation report is provided at Attachment 3. Rather than each submission being reviewed individually, general issues raised in the submissions have been grouped together to allow for an issue-based assessment. In this regard, the public consultation report is broken into two key sections: feedback received via online submission forms (Table 2) and individual submissions (Table 3).

As this public consultation exercise occurred outside the formal amendment process outlined in the Minister's Guidelines and Rules, Council was not obligated to prepare a public consultation report or to outline how Council considered the matters raised in public submissions. Despite this, Council recognises this first phase of public consultation as a critical first step in gaining an understanding of whether the community supports or disagrees with Council's proposed future land uses within the STPFGA. This information will assist Council in determining whether to maintain or alter its proposed policy direction and inform the preparation of a potential future major amendment to City Plan, if required. To ensure that the community understands how Council considered the submissions, this report seeks to make the public consultation report publicly available.

Preferred future land use intents - amendments

As outlined in the public consultation report, at least 80% of online form respondents supported Council's proposed land use precincts. Based on the review of public submissions, only one amendment to the land use precinct map is recommended. The change involves renaming the 'Intensive Horticulture Precinct' as the 'Rural Precinct'.

As raised in public submissions, the proposed Intensive Horticulture Precinct essentially reflects the nature of existing uses, however the name gives the impression that the precinct will only support horticultural uses, which is inaccurate.

In the Council report considered by Council on 16 September 2020, officers emphasised that the Intensive Horticulture Precinct simply identified the preferred location for intensive horticulture uses to establish in the city, given that the existing zone intent was to remain unchanged (i.e. the area was to be retained in the Rural Zone and form part of the Regional Landscape and Rural Production Area). Upon further consideration, officers have recommended in the public consultation report that this precinct be renamed as the Rural Precinct to ensure the name more accurately reflects its preferred future land use intent. The amended STPFGA preferred future land use map is available at Attachment 2 – Map 2.

Officers also note that a number of submissions were received, namely from parties with landholdings in this area, requesting that Intensive Horticulture Precinct to be incorporated in the Rural Residential Precinct. The recommendation of officers is that such a change, potentially enabling subdivision to occur on some of the largest and most visually prominent parts of the study area, would have significant adverse impacts on the southern view shed and that this proposal should not be supported by Council.

No other changes are proposed to the size and/or location of the preferred future land use map Council released for public consultation.

Other changes in response to public submissions

Only two other changes are proposed in response to public submissions. These are briefly summarised as follows:

Matter	Submission/ Analysis	Changes in response to submission(s) / Recommendations
1	The STPFGA planning report contains an erroneous statement relating to the approved subdivisions at 84-122 Taylor Road and 157-197 Woodlands Drive.	The STPFGA planning report will be updated to reflect the information provided in the submission.
2	The independent consultant reports produced by CDM Smith have not been made publicly available.	The CDM Smith Economic Feasibility Assessment and Industrial Land Supply Review will be made available on the STPFGA YourSay web page.

CDM Smith Economic Feasibility Assessment (EFA) and Industrial Land Supply Review (ILSR)

Following the completion of the STPFGA EFA, Council commissioned CDM Smith to undertake a detailed review of industrial land demand estimates for the City. The revised estimates contained in the ILSR consider an alternative scenario to the employment projections by industry sector prepared by the Queensland Treasury to inform the *ShapingSEQ*. A copy of these consolidated documents, in which the ILSR is an addendum to the EFA, is contained at Attachment 4.

A key finding from the EFA was that the supply demand balance for industrial uses within Redland City would result in a need for an additional 74.6 hectares of zoned industrial allotments within the city by 2041. CDM Smith subsequently completed a more detailed review of industrial employment projections and land requirements within the City, which is summarised in the ILSR.

In summary, the ILSR report concludes that the City has a sufficient quantum of zoned industrial land in the short to medium term (i.e. the next 15 years) to meet demand. Longer term,

approximately 20 to 25 ha of raw land is likely to be required to accommodate future industrial land demand in the City (i.e. to 2041).

A separate report will be tabled with Council which provides a detailed review of the CDM analysis and further considers how any longer term shortfall in industrial land in the City to 2041 may be best addressed. Importantly, officers are satisfied that any potential longer term shortfall in industrial land supply can be reasonably accommodated outside the STPFGA.

Proceeding with a major amendment to City Plan

As per Attachment 1, on 16 September 2020, Council, relevantly and in summary, resolved to:

1. Confirm its intention to undertake a major amendment to City Plan to reflect its preferred future land use intents for the STPFGA subject to the outcomes of city-wide community consultation;
2. Give effect to the amendment by amending the strategic framework and rezoning precincts with an urban purpose (i.e. the Mixed Industry Business Area (MIBA), Transport Uses and Storage and the Larger Scale Home Based Enterprise Precincts);
3. Request the State Government to consider an interim amendment to *ShapingSEQ*.

Based on the level of community support for the preferred land use precincts (each precinct supported by at least 81% of respondents that completed the online submission form) and matters raised in public submissions, there is a strong basis for proceeding with a major amendment to City Plan to give effect to those land use intents. However, the officer recommendations in this report propose a slightly different approach to items 2 and 3 above, as discussed below.

The revised approach for amending City Plan moving forward is to propose amendments to the strategic framework only and not at this stage propose any zone changes within the STPFGA. In this regard, it is noted that in accordance with *ShapingSEQ* a local government may designate land for urban purposes outside the Urban Footprint where they have a demonstrated measurable local need and regional justification for the proposal. In such circumstances, detailed local planning must be justified against *ShapingSEQ*'s goals, elements and strategies and the urban footprint in consultation with the State Government's regional planning division.

While at this stage it is unclear whether the State would support the inclusion of the MIBA, Transport Uses and Storage and Large Scale Home Based Business Precincts within urban based zones, departmental officers have indicated their opposition to the Rural Residential Precinct. Proceeding with a full major amendment at this time will entail significant preparation time and run a significant risk that key elements of Council's proposed plan, such as the Rural Residential Precinct, will not be supported by the State. The simpler and preferred approach at this time is to seek to reflect Council's land use intent for the STPFGA within the strategic framework of City Plan, as outlined in Attachment 5. Such an amendment can be prepared relatively quickly and once endorsed by Council can be formally submitted to the Planning Minister for State Interest Review in accordance with the Minister's Guidelines and Rules. Importantly, this approach will enable Council to actively engage with the State on all aspects of its preferred plan for the STPFGA within the short term. Further to this, the amendment can also be used to advocate for the STPFGA planning intent to be used as an input into the Regional Plan review, which is expected to commence within the next 12-24 months.

At this stage, it is recommended that future zone changes within the STPFGA would be best considered once the proposed amendments to the strategic framework have been finalised. This

would also be contingent on the State completing its review of the regional plan and establishing its position on any changes that may be required to the regional plan land use categories.

The revised approach outlined in this section is reflected in the officer's recommendations.

STRATEGIC IMPLICATIONS

Legislative Requirements

Any future amendment to the planning scheme will be prepared in accordance with the *Planning Act 2016* and *Minister's Guidelines and Rules (MGR)*.

Risk Management

The risks involved have been discussed, where relevant, in the issues section and attachments. If Council decides to proceed with a major amendment to the planning scheme, mandatory public consultation requirements (as per the MGR) will ensure the community is given the opportunity to provide feedback on any proposed changes.

Financial

Preparing a major amendment to the City Plan would be funded as part of the operating budget of the City Planning and Assessment Group.

People

The staff resourcing required to make the proposed amendment will be primarily drawn from the Strategic Planning Unit of Council's City Planning and Assessment Group. Future work will involve collaboration across Council including the Media, Communication & Engagement and GIS Teams.

Environmental

Environmental matters have been discussed, where relevant.

Social

Social matters have been discussed, where relevant.

Human Rights

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

Alignment with Council's Policy and Plans

The officer recommendation aligns with the Wise Planning and Design goals contained in Council's Corporate Plan 2018-2023 and the Redlands Community Plan 2030. This includes undertaking land use planning to manage population growth and collaborating regionally on growth management, including land use, transport and infrastructure planning, costing and delivery.

CONSULTATION

Details of consultation are as follows:

Consulted	Date	Comment
Officers from the Department of State Development, Infrastructure, Local Government and Planning.	13 January 2021	State Government officers have verbally indicated that based on a preliminary assessment of the information package, the proposed Rural Residential Precinct was unlikely to be supported.
Divisional Councillors and Mayor	February - March 2021	Update on preliminary analysis of public submissions.

Consulted	Date	Comment
Councillors	17 May 2021	Councillor briefings held.

OPTIONS

Option One

That Council resolves as follows:

1. To note the public consultation report and officer recommended changes as outlined in this report and Attachment 3.
2. To commence the preparation of a major amendment to City Plan Part 3 - Strategic Framework of City Plan to reflect the preferred future land use intents for the STPFGA, as amended and outlined in Attachment 2 – Map 2.
3. To submit the proposed amendment at Attachment 5 to the Planning Minister for State Interest Review, including any necessary supporting documentation, in accordance with Chapter 2, Part 4, Sections 16 and 17 of the Minister's Guidelines and Rules.
4. To note the findings and recommendations of the CDM Smith Economic Feasibility Assessment and Industrial Land Supply Review reports (Attachment 4).
5. To make the public consultation report (Attachment 3) and CDM Smith Economic Feasibility Assessment and Industrial Land Supply Review reports (Attachment 4) publicly available on Council's STPFGA YourSay web page.

Option Two

That Council resolves as follows:

1. To note the public consultation report and officer recommended changes as outlined in this report and Attachment 3.
2. To commence the preparation of a major amendment to City Plan to reflect the preferred future land use intents for the STPFGA, as decided by Council.
3. To bring the proposed major amendment to Council for consideration by August 2021.
4. To submit this report and attachments to the Planning Minister outlining the outcomes of the STPFGA public consultation and the proposed scope of the major amendment as outlined in item 2 above.
5. To note the findings and recommendations of the CDM Smith Economic Feasibility Assessment and Industrial Land Supply Review reports (Attachment 4).
6. To make the public consultation report (Attachment 2) and CDM Smith Economic Feasibility Assessment and Industrial Land Supply Review reports (Attachment 4) publicly available on Council's STPFGA YourSay web page.

Option Three

That Council resolves as follows:

1. To note the public consultation report and officer recommended changes as outlined in this report and Attachment 3.
2. To not proceed with a major amendment to City Plan.
3. To advise the Planning Minister of this resolution.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To note the public consultation report and officer recommended changes as outlined in this report and Attachment 3.
2. To commence the preparation of a major amendment to City Plan Part 3 - Strategic Framework of City Plan to reflect the preferred future land use intents for the STPFGA, as amended and outlined in Attachment 2 – Map 2.
3. To submit the proposed amendment at Attachment 5 to the Planning Minister for State Interest Review, including any necessary supporting documentation, in accordance with Chapter 2, Part 4, Sections 16 and 17 of the Minister's Guidelines and Rules.
4. To note the findings and recommendations of the CDM Smith Economic Feasibility Assessment and Industrial Land Supply Review reports (Attachment 4).
5. To make the public consultation report (Attachment 3) and CDM Smith Economic Feasibility Assessment and Industrial Land Supply Review reports (Attachment 4) publicly available on Council's STPFGA YourSay web page.

GENERAL MEETING MINUTES

16 SEPTEMBER 2020

19.3 SOUTHERN THORNLANDS POTENTIAL FUTURE GROWTH AREA

COUNCIL RESOLUTION 2020/280

Moved by: Cr Julie Talty

Seconded by: Cr Peter Mitchell

That Council resolves as follows:

1. To note the findings and recommendations of the Southern Thornlands Potential Future Growth Area (STPFGA) Planning Report and Draft Economic Feasibility Assessment Report.
2. To confirm its intention to prepare a Major Amendment to City Plan to reflect:
 - a) the preferred future land use intent of the STPFGA, as outlined in Attachment 4, Option 2 (as amended by Council at its General Meeting and subject to the outcomes of the public consultation activities referenced in recommendation 4 below).
 - b) the preferred option for giving effect to the amendment is outlined in Attachment 5 (as amended by Council at its General Meeting), Option 1D.
3. To request the State Government to consider an interim amendment to the South East Queensland Regional Plan, as outlined in Attachment 5 (as amended by Council at its General Meeting), Option 2D.
4. To prepare a community engagement plan to support City-wide public consultation, for a minimum of 30 business days and commencing on 28 September 2020 on the preferred future land use intent of the STPFGA, as outlined in Attachment 4, Option 2.
5. To submit to the Planning Minister in accordance with the Ministerial Direction received on 23 July 2020:
 - a) a written report outlining the outcomes of the investigation of the STPFGA.
 - b) a statement outlining the proposed major amendments to City Plan as a result of the investigation and the reasons for this position.
 - c) a community engagement plan outlining a proposed City-wide public consultation exercise on the preferred future land use intent of the STPFGA, as outlined in Attachment 4, Option 2.
6. To contact the State Government requesting the establishment of a formal partnership to progress detailed planning of the STPFGA to deliver the preferred future land use intents, stimulate development and facilitate economic recovery in a post COVID-19 environment.
7. To undertake a review of the industrial employment projections and industrial land requirements for Redland City to 2041 to ensure sufficient industrial land is available as necessary.
8. To consider all submissions received during the public consultation period, for the purpose of informing the proposed Major Amendment to City Plan as referenced in recommendation 2a.
9. To maintain this report as confidential until such time as Council has responded to the Planning Minister and commenced City wide consultation in accordance with recommendation 4 above.

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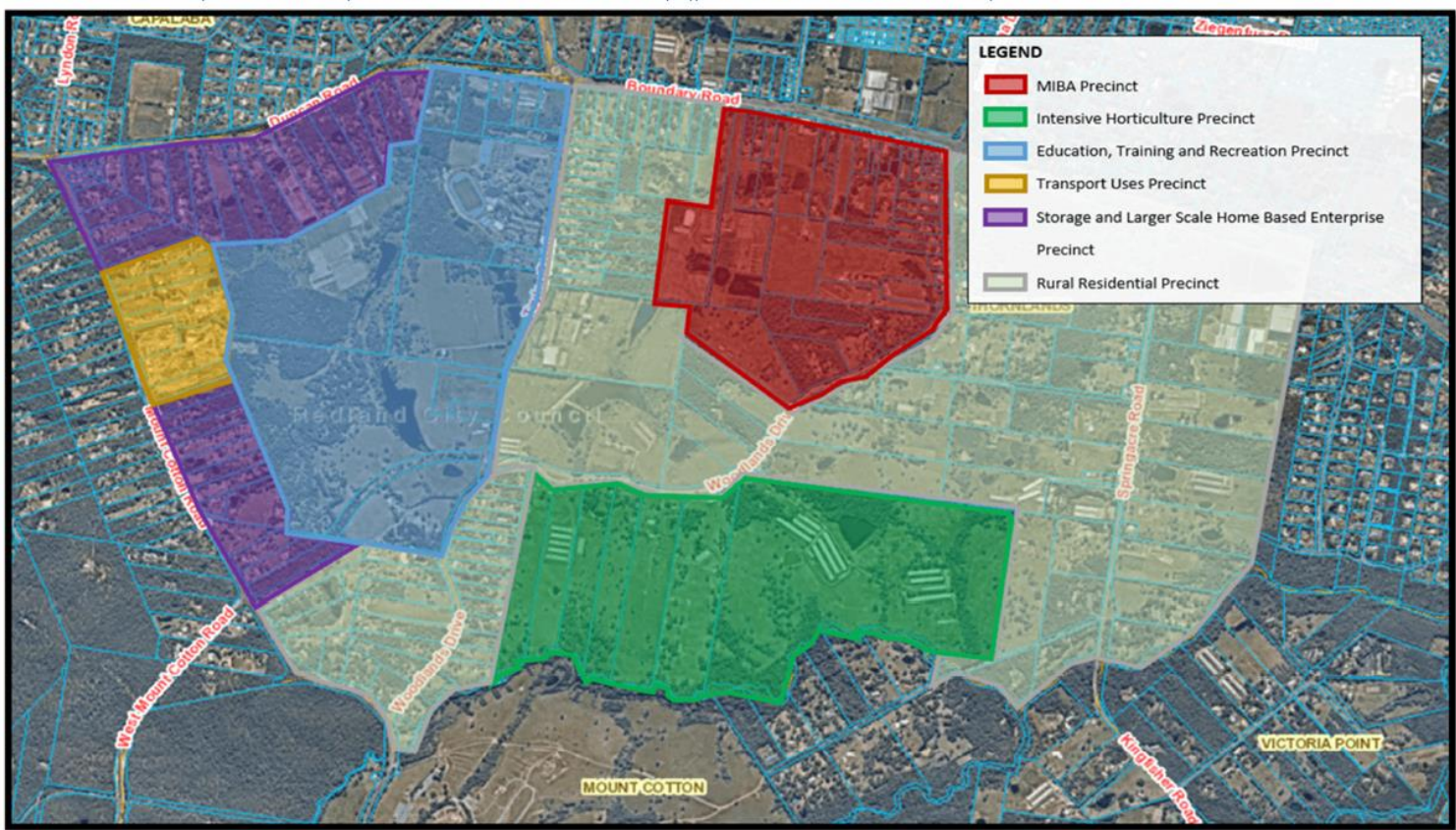
GENERAL MEETING MINUTES**16 SEPTEMBER 2020****CARRIED 9/1**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

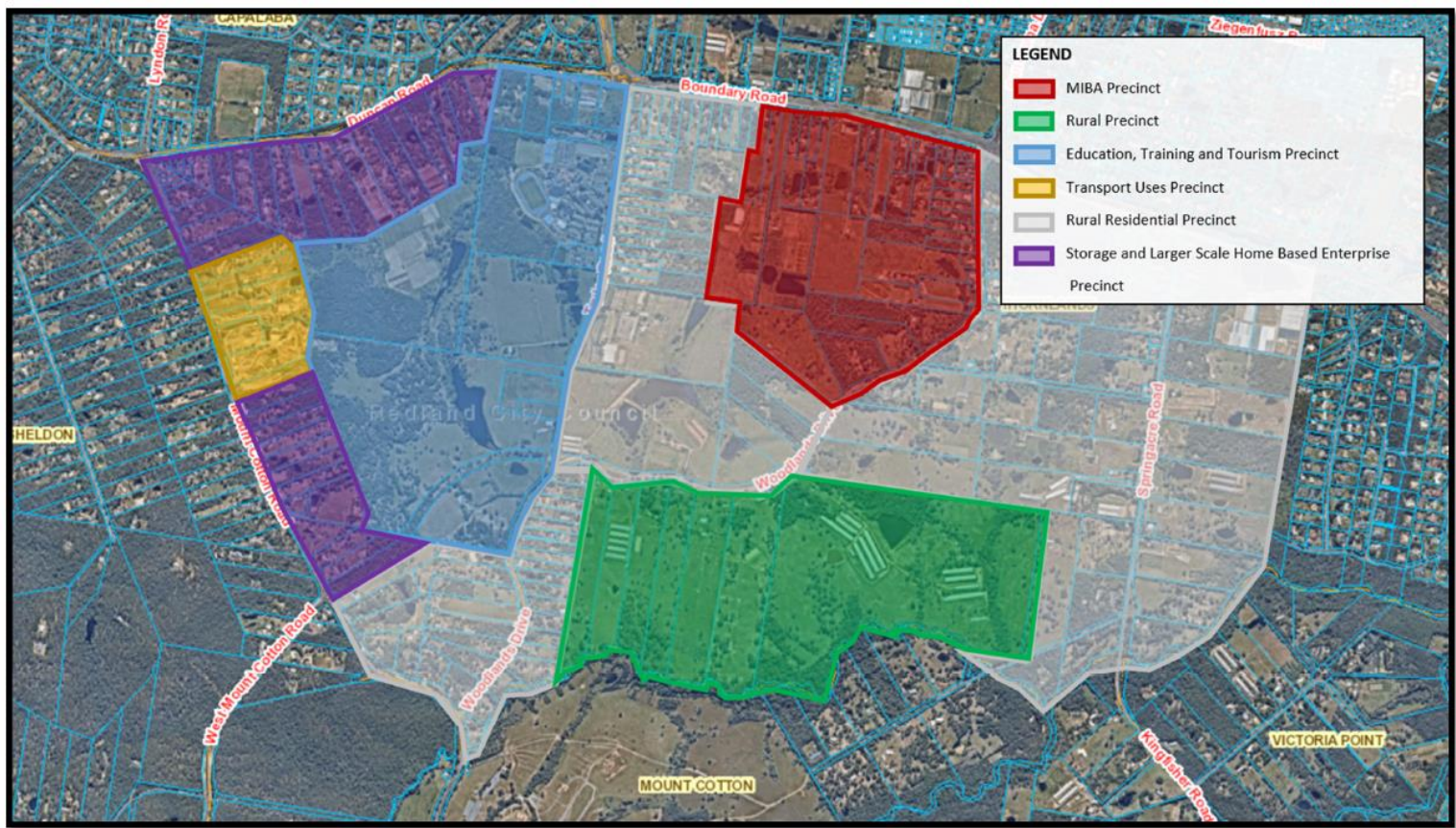
Cr Lance Hewlett voted AGAINST the motion.

Cr Mark Edwards was absent from the meeting.

Attachment 2: Map 1 - STPFGA preferred future land use map (public consultation version)



Map 2 - STPFGA preferred future land use map (post public consultation version)





Redland City Plan

Southern Thornlands Potential Future Growth Area (STPFGA)

Public Consultation Report
May 2021

Submission Review for STPFGA Proposed Future Land Uses

Introduction

This report has been prepared to summarise the matters raised in submissions on proposed future land uses for the Southern Thornlands Potential Future Growth Area (STPFGA). The submissions received will assist Council in gaining an understanding of whether the community supports or disagrees with Council's proposed future land uses within the STPFGA. This information will also assist Council in determining whether to maintain or alter its proposed policy direction and inform the preparation of a potential future major amendment to the Redland City Plan, if required.

Public Consultation Process

At its General Meeting on 16 September 2020, Council resolved to confirm its intention to prepare a major amendment to City Plan to reflect the preferred future land use intent of the STPFGA. Council also resolved to undertake city-wide consultation on the preferred future land use intent for the STPFGA for a minimum of 30 business days, commencing on 28 September 2020 and running until 20 November 2020 (i.e. 8 weeks or 39 business days). During the consultation period the following community engagement activities were undertaken:

Internet <ul style="list-style-type: none">• STPFGA web page created as a repository for information and to facilitate online submissions• 2,190 website visits• 1,170 document downloads• Email correspondence with members of the community	Phone Calls and Requests <ul style="list-style-type: none">• 5 inbound phone calls• 2 customer requests
Face to Face <ul style="list-style-type: none">• 3 meetings with landowners (at landowners request)	Local Paper <ul style="list-style-type: none">• A column in the Redland City Bulletin on 14 September 2020

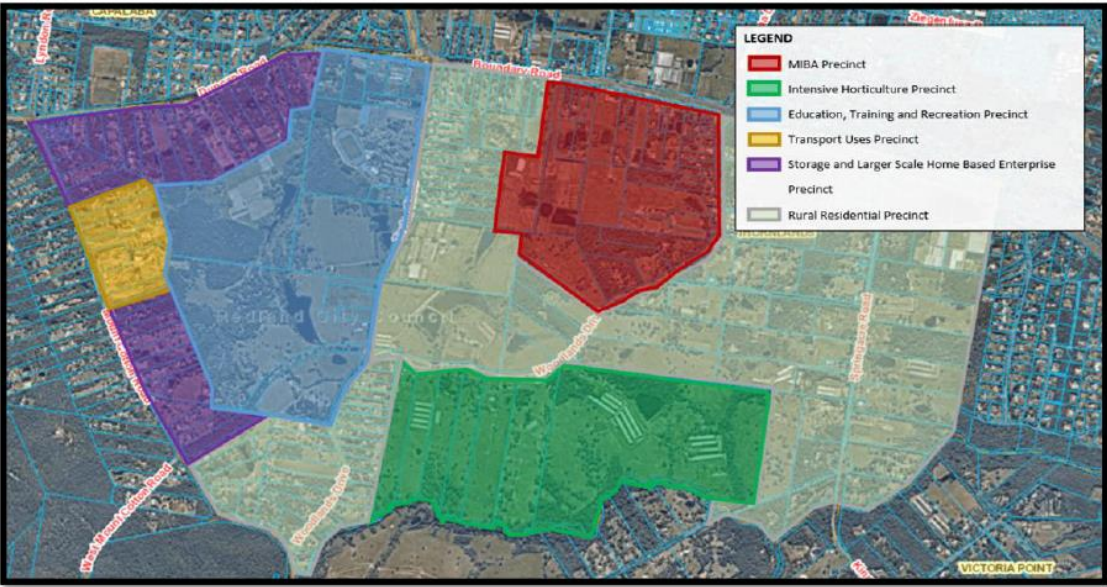
At the end of the public consultation period, Council received 202 submissions. Of those submissions, 190 were received via Council's online submission form and 12 were received via the corporate mailbox (either by email or in hard copy format) – these submissions are referred to in this report as 'individual submissions'. Council saved all of the submissions into a database to ensure they were digitally archived.

Submission Review

Online Submission Forms

As the STPFGA was proposed to contain six future land use precincts (see Figure 1 below), the online submission form was structured to ask submitters whether they supported the proposed land use precincts, the general location of the land use precincts and the reason for this position. Explanatory text was presented in the submission form to provide a brief overview of the land use intents being consulted upon. As well as capturing name and contact details, the form also presented respondents with the following open ended question: ‘Do you have any other comments on Council’s proposed land use intents for the STPFGA?’

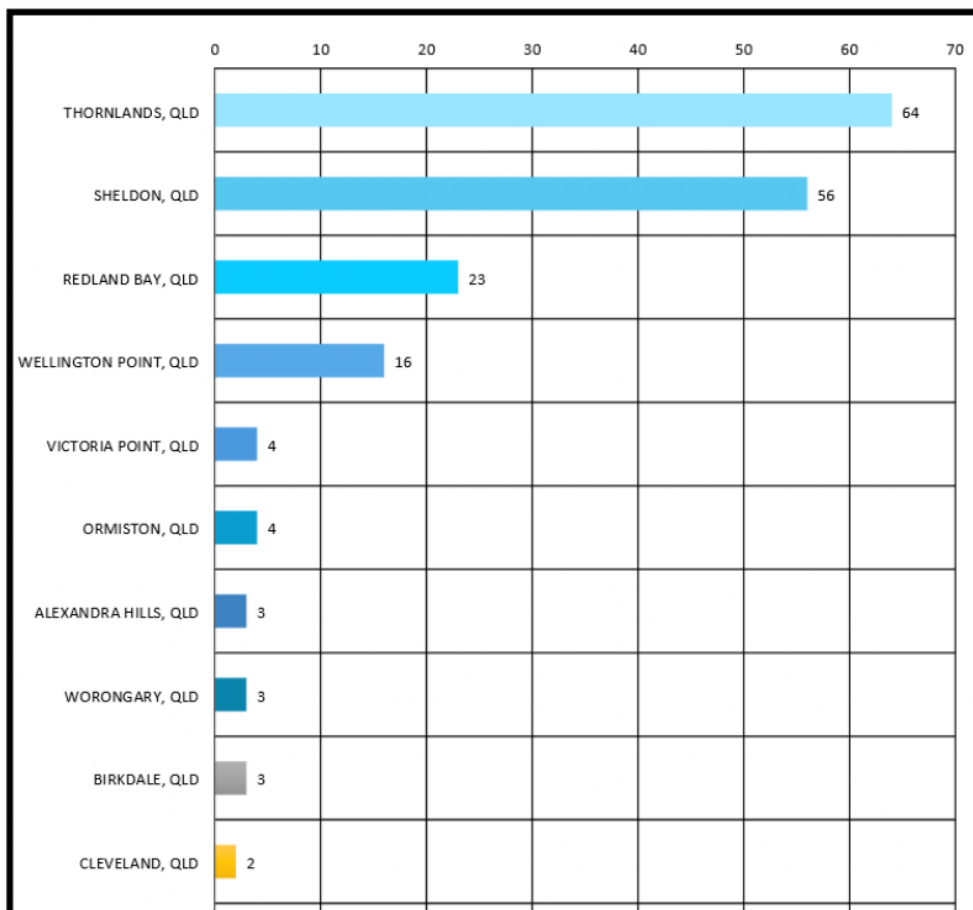
Figure 1: Council’s proposed land use map (public consultation version)



Suburb of origin – online submission forms

The following table provides an overview of suburbs where submitters resided. As the STPFGA spans across two suburbs, being Thornlands and Sheldon, this demonstrates that a large proportion of submitters resided in the study area. The table excludes suburbs that had only one submitter.

Table 1. The suburb in which the submitter resided



Multiple submissions – online submission forms

When analysing the online submissions, it was observed that a number of individuals made multiple submissions and a number of submissions were received from a single household. This has inevitably impacted upon the percentage of people that support or did not support each of the proposed land use precincts. Despite this, when considering the submissions as a whole, the majority of people that made submissions were in support for the land use precincts being proposed and their general location. It is noted that of the 190 online submissions:

- 8 people made multiple submissions
 - 2 submissions – 6 people
 - 3 submissions – 1 person
 - 4 submissions – 1 person
- 26 households made multiple submissions
 - 2 submissions – 10 households
 - 3 submissions – 9 households
 - 4 submissions – 1 household
 - 7 submission – 1 household
 - 9 submissions – 1 household
 - 12 submissions – 1 household
 - 14 submissions – 1 household
 - 15 submissions – 1 household
 - 18 submissions – 1 household

Submission Analysis

Views on the proposed land use precincts - Online submission forms

The following section details whether the submitters supported or did not support the inclusion and proposed location of the land use precincts.

Question: Do you support the inclusion and proposed location of a Mixed Industry Business Area (MIBA) Precinct in the STPFGA?	
Support: 169	89%
Don't Support: 21	11%
Question: Do you support the inclusion and proposed location of an Intensive Horticulture Precinct in the STPFGA?	
Support: 153	81%
Don't Support: 37	19%
Question: Do you support the inclusion and proposed location of an Education, Training and Recreation Precinct in the STPFGA?	
Support: 173	91%
Don't Support: 17	9%
Question: Do you support the inclusion and proposed location of a Transport Uses Precinct in the STPFGA?	
Support: 166	87%
Don't Support: 24	13%
Question: Do you support the inclusion and proposed location of a Storage and Larger Scale Home Based Enterprise Precinct in the STPFGA?	
Support: 165	87%
Don't Support: 25	13%
Question: Do you support the inclusion and proposed location of a Rural Residential Precinct in the STPFGA?	
Support: 171	88%
Don't Support: 19	12%

Feedback on land use precincts – Online submission forms

This section analyses the feedback provided by submitters via the online submission forms. It aggregates feedback from the 190 online submissions. It is important to note that not all people that made an online submission took up the opportunity to provide specific comments on Council's preferred future land use map.

Table 2: Grounds of submissions and how Council has considered and dealt with each submission – Online submission forms

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
Precinct: Mixed Industry Business Area (MIBA)		
Theme: Infrastructure, roads and traffic		
Once the area is serviced by sewer it will be opened for housing development.	<p>The preferred future land use intents that were released by Council for public consultation included one precinct (the Rural Residential Precinct) that is intended to accommodate further residential development in the STPFGA, albeit at fairly limited scale. Council's intent is to facilitate the creation of additional unsewered lots with a minimum lots size of 1 hectare or greater in this precinct. Excluding the properties in the centre of the STPFGA that have, through the court process, been approved for rural-residential style development, there are 53 other allotments in the Rural Residential precinct that are 2 hectares or greater in size. Theoretically, not considering other constraints that may impact on reconfiguration, it may be possible for an additional 182 unsewered allotments, sized 1 hectare or greater to be created from these 53 allotments.</p> <p>Any extension of the sewerage network to support a future MIBA would only be designed to address the reticulated sewerage needs of this precinct. Council's policy position is not to support or provide reticulated sewage options outside the proposed MIBA.</p> <p>In advising the Planning Minister of Council's preferred future land use intents for the STPFGA, in an information package supplied on 25 September 2020, Council advised that it 'does not</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>support the expansion of the Urban Footprint to accommodate urban residential development in the STPFGA.'</p> <p>The abovementioned information provides clarification that Council does not support urban style housing development occurring in any part of the STPFGA. As outlined in section 9.1 of the STPFGA Planning Report, it is Council's view that there is already a sufficient quantum of land within the Urban Footprint to accommodate future population growth to 2041.</p>	
<p>Infrastructure for the area (roads, sewer and water) will need to be upgraded.</p> <p>Further traffic will:</p> <ul style="list-style-type: none"> • compound driveway access issues for landowners. • increase traffic in an already congested area. • reduce safety/liveability. • not be welcomed by existing residents in the area. 	<p>Noted as a general observation.</p> <p>If Council decides to proceed with a major amendment to City Plan, more intense forms of development (e.g. a MIBA) may eventually be delivered in the STPFGA. However, before development could occur, detailed structure planning of the MIBA would need to be undertaken, which would involve amongst other things, a consideration of future infrastructure requirements and requisite upgrades to the relevant networks.</p>	No changes required.
Theme: Environment		
<ul style="list-style-type: none"> • Bushland in the area should be conserved for wildlife, including koalas. • A large number of wallabies are killed on Woodlands Drive already – further development will increase threats to wildlife. • Due to recent development in the area, wildlife habitat has been reduced. Wild animals need to have safe habitat. The MIBA would have detrimental impacts on wildlife and the environment. 	<p>Prior to identifying preferred future land use intents for the STPFGA, Council officers prepared a planning report to examine values and constraints across the study area.</p> <p>The analysis included a consideration of wildlife corridors (as per Council's Wildlife Connections Plan 2018 – 2028) and environmental values such as Matters of State Environmental Significance (MSES), which includes core koala habitat areas and Matters of Local Environmental significance (MLES).</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> Development in the MIBA will obstruct environmental corridors. <p>The area has high wildlife and bushland diversity. It should not be developed for this purpose.</p>	<p>The planning report identified these areas generally as category 1 constraints, which for the purpose of the planning assessment, meant the areas were not considered suitable for more intense forms of urban development.</p> <p>Although the entire STPFGA has been assigned a precinct, this does not mean that each precinct will be 'fully developed'. Rather, parts of the sites will be retained because they contain a constraint or value that needs to be addressed/protected. For example, the proposed MIBA precinct is approximately 100 hectares in size but if developed, is intended to provide approximately 50 hectares of developable land. This means that approximately 50% of the MIBA is likely to be retained to accommodate features including, but not limited habitat areas, environmental corridors and flood impacted areas.</p> <p>Should Council proceed to detailed structure planning of the area, further detailed ecological investigations would be undertaken.</p>	
<p>Chemicals from industrial activity will adversely impact on Eprapah Creek, a valuable community asset.</p>	<p>As noted in Attachment 4 to the Council Report that was considered by Council on 16 September 2020, the MIBA precinct is envisioned to accommodate a broad range of commercial and industrial employment opportunities including professional services, higher order industrial uses (e.g. creative industry and advanced manufacturing), education, training and research facilities, information technology and communication services, office services and service trades with a high number of employees per hectare.</p> <p>Despite this, it is acknowledged that certain industrial uses may seek to establish in the MIBA precinct and that the potential for adverse off-site impacts exists. These impacts would be strictly managed in a number of ways, including but not limited to:</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	provisions within the planning scheme and State Government legislation (e.g. the <i>Environmental Protection Act 1994</i>).	
Theme: Economics, timing for delivery and need		
<p>The MIBA will:</p> <ul style="list-style-type: none"> • create more opportunities for local business • increase employment opportunities in the area • support expansion of business • avoid the need for residents to leave the area for work • support shops for independent and handmade businesses • Support for the Redlands as a future hub of business and industry leadership. Creating the MIBA will attract talent and expertise locally and further afield. The Redlands as a whole will benefit. 	Noted as general support for the MIBA precinct.	No changes required.
Development in this area would adversely impact the tourism industry, which also provides local employment opportunities.	<p>The STPFGA planning report (the report) acknowledges that the STPFGA contains important values that are worthy of protecting, including Matters of State Environmental Significance, higher order wildlife corridors and viewsheds from key vantage points. The report identified these areas as category 1 constraints, which for the purpose of the planning assessment, meant the areas were not considered suitable for more intense forms of urban development.</p> <p>While Council envisions that higher intensity development will occur in certain parts of the STPFGA over time, it is Council's intent to strike a balance between facilitating development and</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>protecting important values in the area, which may include values that attract tourists to the area.</p> <p>If Council decides to proceed with a major amendment to City Plan, an additional public consultation period will take place following completion of the first State Interest Review period. At this time, the community will have an opportunity to review, in greater detail, the proposed amendments and how important features in the STPFGA are intended to be managed and protected.</p>	
<p>There isn't sufficient need for the MIBA land. It will be undeveloped for years.</p>	<p>As outlined by CDM Smith in the Economic Feasibility Assessment, the delivery of a MIBA represents a longer term opportunity (~15years). This timeframe recognises that significant capacity exists within competitor MIBA precincts in the region to accommodate growth within the short to medium term. In addition, it will ensure potential commercial office take up in the Capalaba and Cleveland principal activity centres is not compromised in the short term.</p> <p>It is also noted that to facilitate the potential delivery of a MIBA in the 15 year plus time frame it is necessary for planning and infrastructure investigations to be commenced at this time, particularly recognising the long lead in times required to bring development to market from planning to delivery.</p>	<p>No changes required.</p>
<ul style="list-style-type: none"> • There is a need for a low intensity office and commercial uses precinct in south Redlands that is not taking up valuable industrial and heavier impact land uses. • There is a particular need to provide space for start-up industries and businesses that have outgrown their home business location. 	<p>Noted as general support for the MIBA precinct. The MIBA could provide opportunities for businesses that are looking to increase the scale of their operations and serve to increase job self-containment within the City.</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
Theme: Amenity		
<ul style="list-style-type: none"> • This will be an overdevelopment of the area. • Development will adversely impact on the scenic amenity values of the area. • The MIBA will adversely impact on rural values in the area, through increased noise and traffic. • Development will adversely impact on important viewsheds in the area. • Industrial sheds would detract from the area and discourage tourism. • The MIBA will adversely impact rural residential land values – nobody wants to live in proximity to a MIBA. 	<ul style="list-style-type: none"> • Council acknowledges that some community members do not agree with the proposal to amend City Plan to accommodate alternative (non-rural) forms of development within the STPFGA, such as the MIBA. • Prior to releasing the preferred land use intents map for public consultation, Council officers prepared a planning report to examine constraints and values across the STPFGA. The analysis included a consideration of scenic amenity values, such as viewsheds from Sirromet Winery and the outlook from vantage points along Mount Cotton Roads and Woodlands Drive looking east towards Moreton Bay. More specifically, the report noted: ‘Given the southern portion of the STPFGA is visually prominent, forming both part of the Sirromet Winery viewshed and scenic outlooks from Woodlands Drive and Mount Cotton Road, development within this area should not be of significant bulk and scale. Conversely, it should be developed in a sensitive manner with an aim to retaining vegetation wherever possible’ (p. 21). • For clarification, the MIBA Precinct would be expected to function and accommodate similar uses to other MIBAs in the region, including Metroplex on Gateway and Brisbane Technology Park. Generally speaking, the built form in MIBA areas is of a higher standard than general industry areas, which usually accommodate large footprint buildings for the purposes of warehousing, transport, storage and general manufacturing. As noted in Attachment 4 to the 25 September 2020 Council Report, the MIBA precinct is not intended to have a strong industrial land use focus, but is 	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	envisioned to accommodate 'a broad range of commercial and industrial employment opportunities including professional services, higher order industrial uses (e.g. creative industry and advanced manufacturing), education, training and research facilities, information technology and communication services, office services and service trades' (page 1).	
Theme: Location		
<ul style="list-style-type: none"> • There are other areas in Brisbane better suited for industrial parks. Don't carve up the last parcels of lands in Thornlands for industrial usage. • Access to transport routes are too far away for the MIBA to be viable. • Council needs to include all land within the MIBA or none at all – the MIBA will adversely impacting properties that adjoin it. • The MIBA should be smaller in scale and located next to the Education, Training and Tourism Precinct. • Industrial buildings are not suitable in the area – manufacturing should locate in South Street/ Weippin Street. • The MIBA is too close to shops in Victoria Point, Cleveland and Thornlands • Council should instead focus on expanding the Industrial park down in Redland Bay. • The area is not large enough to create long term employment opportunities. 	<ul style="list-style-type: none"> • The Economic Feasibility Assessment (EFA) prepared by CDM Smith Pty Ltd acknowledged that competitor MIBA precincts within the broader SEQ context were generally more conveniently located with regard to access to the regional transport network, as well as providing higher levels of fibre and public transport connectivity. • However, given there is limited scope to establish new precincts within eastern Brisbane (as the Brisbane LGA approaches build-out), CDM Smith confirmed that an opportunity exists in the longer term (~15 years) to establish a MIBA in Redland City that will provide an alternative location for prospective businesses to establish. • In evaluating land use requirements for the establishment of a MIBA precinct, CDM Smith notes that 'an allowance of 50 hectares of allotments (translating to the identification of approximately 100 hectares of raw land) for MIBA uses allows for enough scale to assist in ensuring the development of the precinct is financially feasible to a prospective developer.' • Council acknowledges submitter concerns regarding potential impacts of the MIBA on adjoining/nearby landowners. These are valid concerns and would need to be considered as part of detailed structure planning for the area, if Council decides to proceed with a major amendment to City Plan. Planning 	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> The MIBA should include all land fronting Boundary Road, including those currently within the Rural Residential precinct. The extent of the MIBA precinct should be increased (no specific area identified). 	<p>Scheme Policy 5 – Structure Plan provides an outline of matters to be considered as part of this process, including:</p> <ul style="list-style-type: none"> ‘Identifying residences...land uses and approvals on the site and surrounding sites’ (5.2.2); and Setting out ‘how development interfaces to the surrounding neighbourhood...[and other uses]’. <ul style="list-style-type: none"> Although it is not possible to pre-empt how this may occur, a common design and layout response would be to establish buffers between land uses. Section 10 of the CDM Smith EFA contains an Indicative Feasibility Assessment. The analysis contained in this section of the report was used to inform the size and location of the MIBA precinct. As outlined above, the nominal size of the MIBA (100 ha) was chosen because it was demonstrated to be of a sufficient scale to be financially feasible for a prospective developer, using conservative assumptions. In adopting the preferred future land use map, the location of the MIBA was slightly modified from that considered in EFA to take in land that adjoined Boundary Road, to the west of Woodlands Drive. The CDM Smith report notes that ‘this frontage provides a high level of commercial exposure and public transport servicing which would enable industry to be visible and accessible’. Lot sizes and land assembly constraints were also considered in determining the spatial extent and preferred location of the MIBA. 	
<p>The MIBA will contribute to Urban Sprawl – the Urban Footprint was established to protect high value areas.</p>	<p>The MIBA represents a long term strategic opportunity for the City. A managed expansion of the Urban Footprint to accommodate an appropriately planned MIBA which appropriately addresses constraints and values will not unduly contribute to urban sprawl. If Council makes a decision to proceed with the MIBA, it would do so on the condition that the balance of the STPFGA (i.e. the precincts not intended for urban</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	purposes) is retained within the Regional Landscape and Rural Production Area (RLRPA).	
Other areas (e.g. Brisbane) are better suited for industrial parks.	The Economic Feasibility Assessment prepared by CDM Smith Pty Ltd acknowledged that competitor MIBA precincts within the broader SEQ context were generally more conveniently located with regard to access to the regional transport network, as well as providing higher levels of fibre and public transport connectivity. However, given there is limited scope to establish new precincts within eastern Brisbane (as the Brisbane LGA approaches build-out), CDM Smith confirmed that an opportunity exists in the longer term to establish a MIBA in Redland City that will provide an alternative location for prospective businesses to establish.	No changes required.
The MIBA should be in the Mount Cotton area.	<ul style="list-style-type: none"> On 9 October 2019, Council resolved to endorse the spatial extent of the Southern Thornlands Potential Future Growth Area (STPFGA). The study area is bound by Boundary Road in the north, Mount Cotton Road in the west, Eprapah Creek in the south and properties directly adjoining Springacre Road in the east. Council officers completed the requisite planning investigations, as required by <i>ShapingSEQ</i>, with regard to the Council endorsed study area. For this reason, Council did not examine the suitability of Mount Cotton to accommodate a MIBA. 	No changes required.
The topography of the area will not be conducive for industrial development. Council should focus its attention on the 12 ha of land available in Capalaba (between Brewer Street and Jones Road).	<ul style="list-style-type: none"> On 9 October 2019, Council resolved to endorse the spatial extent of the Southern Thornlands Potential Future Growth Area (STPFGA). The study area is bound by Boundary Road in the north, Mount Cotton Road in the west, Eprapah Creek in the south and properties directly adjoining Springacre Road in the east. Council officers completed the requisite planning investigations, as required by <i>ShapingSEQ</i>, with regard to the 	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>Council endorsed study area. For this reason, Council did not examine the suitability of land within Capalaba to accommodate a MIBA.</p> <ul style="list-style-type: none"> • CDM Smith Pty Ltd was engaged to prepare an Economic Feasibility to examine the economic viability of establishing employment generating uses in the STPFGA. The assessment found that it would be feasible for a single developer to develop land within the STPFGA to accommodate MIBA uses in a low interest rate environment, based on conservative assumptions, including a 20-year project life. This analysis was informed by the STPFGA planning report, which included a consideration of the topography across the study area. • While the CDM Smith industrial land supply review found that Redland City has sufficient zoned industrial land to meet the minimum requirement of 15 years supply, it also noted that a need exists for approximately 11.9 hectares of industrial allotments within Redland City to 2041, based on its 'alternative scenario' assessment. In due course, Council may seek to consider the suitability of the land between Brewer Street and Jones Road in Capalaba to address this potential future supply shortfall. 	
Other		
<p>Local community services are needed to cater for small lot housing development around Kinross Road, including medical, schools, fuel and supermarkets.</p> <p>Mixed uses would benefit the area, as residents currently travel 10 minutes to obtain groceries.</p>	<p>The preferred future land use intents for the STPFGA are not intended to accommodate uses such as medical centres, service stations and full-line supermarkets. However, it is noted that in 2015, Council approved a development permit for Nerinda Pty Ltd on the corner of Boundary Road and Panorama Drive, including a preliminary approval for a material change of use to the site. The application was for a mixed use development which included amongst other things a shopping centre, specialty shops and a service station. This will address the needs of Kinross road residents and broader community in this part of City.</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<p>Residential/townhouse style development would be better suited in the area to capitalise on:</p> <ul style="list-style-type: none"> • Panoramic views to the bay and islands. • Proximity to Sheldon College. • The central location. • The carrying capacity of Boundary Road. <p>The area would also be suitable for a residential mixed use hybrid.</p> <p>The area should be amended to Urban Footprint, zoned as emerging urban community and form part of a master planned residential development.</p>	<p>As outlined in section 9.3 'Commentary on the need for additional residential zoned land within Redland City to 2041' of the STPFGA planning report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program.</p> <p>To date, the annual land supply and development monitoring reports released in 2018 and 2019 have identified that Redland City has sufficient supply of suitably zoned land to meet the consolidation and expansion dwelling supply benchmarks of the Regional Plan. Preliminary data for 2020, supplied by the Queensland Government to Council, indicates that this position remains unchanged. Council is however proposing to allow limited subdivision to create unsewered lots a minimum of 1 hectare in size in the Rural Residential Precinct.</p>	<p>No changes required.</p>
<p>Council has not consulted with landowners, as directed by the State Government.</p>	<p>On 23 July 2020, the Minister for Infrastructure and Planning wrote to Council advising that a Ministerial Direction had been issued under section 26 of the <i>Planning Act 2016</i>. In the letter, Council was instructed to write to landowners within the STPFGA and hold a forum between 31 July 2020 and 11 August 2020.</p> <p>In subsequent correspondence provided by Council to the Planning Minister on 29 July 2020, Council advised that as the STPFGA was of strategic importance to the City, undertaking a city-wide consultation process would be preferable. On 16 September 2020, Council formalised this position by resolving to publicly consult on the preferred future land use intents for the STPFGA, commencing 28 September 2020. The consultation period, which ran until 20 November (39 business days), provided all community members with the opportunity to make a</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	submission on the preferred future land use intents for the STPFGA.	
Landowners should have more of a say, as they are the most affected by the proposals.	Council acknowledges that some landowners within the STPFGA would like additional weight to be given to their submissions. However, Council will consider all submissions equally and base its decision-making on the merit of planning matters raised in those submissions.	No changes required.
Precinct: Intensive Horticulture		
Theme: Traffic		
The network is not designed to handle large volumes/ increased traffic flow in the area.	<p>As outlined in attachment 4 (as amended) to the 16 September 2020 Council Report, the Intensive Horticulture Precinct is intended to accommodate nurseries, lifestyle horticulture and intensive fruit and vegetable production. This land use intent is consistent with existing provisions within City Plan.</p> <p>Any development proposed in the precinct would need to comply with relevant assessment provisions within the City Plan, such as those contained within the Transport, Servicing, Access and Parking Code. This code seeks to ensure that the safety and efficiency of the movement network is maintained.</p>	No changes required.
Theme: Environment		
We need to look at better ways to protect the natural environment. Intensive horticultural practices are not good for the country.	Intensive horticulture is a defined use under Schedule 24 of the <i>Planning Regulation 2017</i> and includes the intensive production of plants carried out indoors on imported media or outside using artificial lights or containers. In this regard, it is possible for intensive horticultural practices to be undertaken in a way that increases the efficient use of resources and yields while at the same time decreasing waste outputs that would otherwise cause damage to the environment. When compared against traditional farming practices, intensive horticulture can have many advantages including: reduced water usage, less growing space, faster plant growth, higher yields, less fertiliser (and thus less	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	runoff) and reduced reliance on pesticides and herbicides. These attributes can ensure food production is undertaken in a way that reduces impact on the natural environment.	
Expansion of horticulture in the area will remove havens for wildlife.	<p>The STPFGA planning report (the report) acknowledges that the STPFGA contains important values that are worthy of protecting, including Matters of State Environmental Significance and higher order wildlife corridors. The report identified these areas as category 1 constraints, which for the purpose of the planning assessment, meant the areas were not considered suitable for more intense forms of urban development.</p> <p>While Council envisions that higher intensity development will occur in certain parts of the STPFGA over time, it is Council's intent to strike a balance between facilitating development and protecting important values in the area. For clarification, although the entire STPFGA has been assigned a precinct, this does not mean that each precinct will be 'fully developed'. Rather, parts of the sites will be undevelopable because they contain a constraint or value that needs to be addressed/ protected.</p> <p>If Council decides to proceed with a major amendment to City Plan, an additional public consultation period will take place following completion of the first State Interest Review period. At this time, the community will have an opportunity to review, in greater detail, the proposed amendments and how important features in the STPFGA will be protected.</p>	No changes required.
Council has not undertaken an environmental impact study as part of the investigations.	<p>Prior to identifying preferred future land use intents for the STPFGA, Council officers undertook a planning assessment to examine values and constraints across the study area.</p> <p>The analysis included a consideration of wildlife corridors (as per Council's Wildlife Connections Plan 2018 – 2028) and</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>environmental values such as Matters of State Environmental Significance (MSES), which included core koala habitat areas.</p> <p>The planning report identified these areas as category 1 constraints, which for the purpose of the planning assessment, meant the areas were not considered suitable for more intense forms of urban development.</p>	
<p>Development in the precinct will fragment remaining areas of habitat.</p>	<p>It is acknowledged that important environmental values exist across each of the land use precincts in the STPFGA. Although the entire STPFGA has been assigned a precinct, this does not mean that each precinct will be 'fully developed'. Rather, parts of the sites will be undevelopable because they contain a constraint or value that needs to be addressed/ protected.</p> <p>As is currently the case, any development proposed in the STPFGA will be assessed against the relevant provisions within City Plan. This would include the Environmental Significance Overlay (ESO) code, which contains provisions that seek to avoid, minimise and mitigate the significant impacts of development.</p>	<p>No changes required.</p>
<p>Concerns about impacts on Eprapah Creek:</p> <ul style="list-style-type: none"> Intensive agricultural activities should not be supported so close to an environmentally sensitive creek that is already struggling from nutrient influx and suspended solids from existing low intensity rural uses. Rules and regulations are ineffective in preventing further damage to the creek. The horticulture precinct should protect the Eprapah Creek catchment. 	<p>These properties are currently located in the Rural Zone. In this regard, level of assessment for rural uses such as animal husbandry, wholesale nurseries and intensive horticulture is intended to remain unchanged.</p> <p>To protect important environmental values in the area, including Eprapah Creek, the majority of uses in the Rural Zone are code assessable; requiring assessment against the relevant assessment provisions including the Rural Zone code, overlay codes and Healthy Waters code. The purpose of the Healthy Waters code is to be achieved through the following outcomes (amongst others):</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> Fertiliser and surface water runoff will contaminate Eprapah creek and Moreton Bay industrial activity will discharge large amounts of nitrates into a high value asset – Eprapah Creek. This will reduce water quality in the creek system. 	<ul style="list-style-type: none"> the environmental values of the city's waterways are protected or enhanced; stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands and Moreton Bay. 	
Theme: Amenity Impacts		
<p>Concerns about impacts on adjoining landowners:</p> <ul style="list-style-type: none"> Pesticides and spray drift will impact on the creek and surrounding homes. Adverse amenity impacts (dust, noise etc.) do not take into account the current landowners right to enjoy their land, and are not compatible with surrounding residential and educational land uses. 	<p>These properties are currently located in the Rural Zone. In this regard, level of assessment for rural uses such as animal husbandry, wholesale nurseries and intensive horticulture is intended to remain unchanged.</p> <p>Within the Rural Zone, the majority of uses are code assessable; requiring assessment against the relevant assessment provisions including the Rural Zone and relevant overlay codes.</p>	No changes required.
Theme: Economics and production		
<p>General concerns about viability and land suitability:</p> <ul style="list-style-type: none"> This area does not contain good quality agricultural land. This land is not suitable for horticulture. If this type of farming was viable, farmers would be doing it already 	<p>Intensive horticulture is a defined used under Schedule 24 of the <i>Planning Regulation 2017</i> and includes the intensive production of plants carried out indoors on imported media or outside using artificial lights or containers. In this regard, the type of soil present in the STPFGA is not necessarily a decisive factor as to whether intensive horticultural operations could be successfully conducted, as hydroponics for example enables plants to be grown without soil. In the Economic Feasibility Assessment, CDM Smith notes that the practice 'allows farmers to grow saleable</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> It would not be viable for intensive horticultural businesses to establish in this area. Extensive earthworks and land prices for the area would make this use unviable. Farming of this type is not viable. The topography is not suitable. 	<p>crops on small lots in marginal, water-deficient areas where traditional cropping or intensive cropping is not viable'.</p> <p>It is acknowledged that while certain intensive horticultural practices may not be viable currently, the industry is likely to evolve over time due to further research and technological developments.</p> <p>The perceived high costs of obtaining or modifying land are therefore not considered valid reasons to discount the potential for this use to become viable in the future; a use which the Rural Zone seeks to accommodate.</p>	
Water is too expensive to make this land use viable.	<p>While traditional agricultural practices can be water intensive, emerging technologies in the intensive horticultural field are enabling agricultural production to occur with significantly reduced water usage. Intensive horticulture can have a number of other advantages including: less growing space, faster plant growth, higher yields, less fertiliser (and thus less runoff) and reduced reliance on pesticides and herbicides.</p> <p>It is acknowledged that while certain intensive horticultural practices may not be viable currently, the industry is likely to experience significant growth over time. Future growth will be driven by a number of factors including research and technological developments (e.g. precision irrigation, robotics, internet of thing (IoT) connectivity and advanced monitoring), population growth, societal shifts towards consumption of higher percentages of fresh food and consumer demands (e.g. concerns around sustainability, ethical production, food miles etc.).</p>	No changes required.
The focus should be on nutrient rich foods – not bulk production with an emphasis on profits to the detriment of food quality.	Noted as a general comment on the Intensive Horticulture Precinct.	No changes required.
Theme: Location		

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
Horticulture should not be supported in a single location. Redland's character, which includes villages within a rural setting, should be re-established. The farm at Wellington Point is a great example.	On the mainland, the vast majority of properties outside the Urban Footprint are zoned Rural. In the Rural Zone, intensive horticulture is a code assessable use (excluding mushroom farms). In this regard, intensive horticulture is a supported use across a large part of the city including the STPGA.	No changes required.
Shoreline would have been a more appropriate location to establish an intensive horticulture precinct.	Noted as a general comment on the Intensive Horticulture Precinct.	No changes required.
Theme: Miscellaneous		
Brisbane has enough flower farms. This is a waste of good quality land.	Council documents referenced flower farming as one type of intensive horticultural practice that landowners could choose to pursue on their land. Landowners retain discretion to make decisions on the specific land uses they intend to undertake on their land.	No changes required.
Establishing a Horticulture Precinct within a Rural Enterprise Precinct does not meet the intentions of a Rural Enterprise Precinct per ShapingSEQ Rural Precincts Guideline because the intended use must ensure that the activity does not result in soil degradation, impacts on water resource catchments, air pollution, or adverse amenity and noise impacts for nearby residents.	In section 3.2.1, the <i>ShapingSEQ</i> Rural precincts guideline states that the matters aforementioned should be considered by the State Government and Local Government in proposing a rural enterprise precinct.	No changes required.
The Intensive Horticulture Precinct should be included in the Rural Residential Precinct.	This comment is noted as a preference to expand the spatial extent of the rural residential precinct.	No changes required.
General support: <ul style="list-style-type: none"> Redlands is a fantastic place for growing food. Supports business and employment. The precinct will create local jobs and food security. 	Noted as general support for the Intensive Horticulture Precinct.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> • It will help diversify the economy. • Redlands has a strong agricultural heritage that should be maintained • This use is consistent with existing uses in the area. • Farms have already operated here successfully, so new businesses could be approved easily. • Land size would support establishment of buffers to adjacent land uses. • Support for secure food supply chain via local production. • These uses will have a low environmental impact. • Farmers will be encouraged to stay in the area and sell their products locally. • It is important to keep the heritage of the area from a horticultural point of view. Our family loves buying direct from farmers rather than supermarkets. • Preference to retain the rural character of the area. • Supporting horticulture may enable bushland to be retained and serve as corridors for wildlife such as koalas. This could bring tourism dollars for the Redlands. 		
General opposition:	Noted as general opposition to the Intensive Horticulture precinct.	Change the name of the Intensive Horticulture Precinct to Rural

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> • Would like to see the State Government takeover planning for the area. • Not all soil in the Redlands is suitable for farming. • There is limited water available in this locality. • Objection to changing the zoning of the land. • This precinct allows what is already able to be undertaken in the Rural Zone. • This land would be better suited for rural residential development. • This land should be future urban. • Retain the current zoning. • The City has a reputation for being 'Clean and Green' – these values are not being upheld. • This area floods adjacent to Eprapah Creek. • Environmental areas should be conserved for wildlife, including koalas. 	<p>Officers agree that the Intensive Horticulture Precinct essentially reflects the nature of already existing uses and that the existing zone intent is to remain unchanged. On this basis, the precinct should be renamed as the 'Rural Precinct' to ensure the name more accurately reflects its preferred future land use intent.</p>	<p>Precinct in the preferred future land use map.</p>
Precinct: Education, Training and Recreation		
Theme: Environmental		
<p>The uses are incompatible with large areas of MSES and MLES – educational buildings prevail over environmental significance and recreational use degrades protected areas over time.</p>	<p>Prior to identifying the preferred future land use intents for the STPFGA, Council prepared the STPFGA Planning Report and Appendices to identify important environmental values and constraints across the study area. The preferred future land use map that was released for public consultation seeks to balance development with the protection of important environmental</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>features, including Matters of State Environmental Significance and riparian vegetation.</p> <p>If Council is decides to proceed with a major amendment to the City Plan to give effect to its preferred future land use intents, the relevant provisions within the planning scheme will continue to apply to all development within this precinct, such as private educational establishments. Most notably, this would include provisions within the Environmental Significance Overlay code.</p>	
Theme: general support/opposition		
<p>General support:</p> <ul style="list-style-type: none"> • Access to high quality education is important • Redland City desperately need a university – we are the only City in SEQ without one • Supports the use but is concerned about the protection of Hilliards Creek and bushland areas. • The area could become like Griffith University (Toohey Forest) – an area for environmental studies and a tourist drawcard. • It is important to have education and training facilities so students don't have to leave the Redlands for this purpose. • Redlands needs more education facilities to support population growth. • These types of uses attract people to the Redland to spend money 	<p>Noted as general support for the Education, Training and Recreation Precinct.</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> • High quality education facilities can put Redlands on the world stage • This zoning should be embraced across all the land on the western side of Taylor road and Woodlands Drive • Will create more jobs for teachers • Conversion of the greenfield sites to recreation focused parks and community land is a perfect fit for this area given its cross-roads location • it will put Redland city on the map as a centre of excellence for education and production of future leaders • would enable students to move from Sheldon College to tertiary education 		
<p>General opposition:</p> <ul style="list-style-type: none"> • Would like to see the State Government take-over planning for the area • This area of land should be utilised for a large scale sports and recreation park inclusive of purpose built equestrian centre and pony club facilities. • This land will remain undeveloped for years to come, due to the shift away from physical campuses to online learning. 	Noted as general opposition to the Education, Training and Recreation Precinct.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> The tertiary sector is currently struggling and making huge cuts and existing universities are fighting to make ends meet The bushland in the area should be preserved 		
Theme: Traffic		
<ul style="list-style-type: none"> Until the roads and intersections are properly upgraded there should be no more expansion in the area. The area will not be able to cope with increased traffic loads. 	<p>As outlined in Attachment 4 (as amended) to the 16 September 2020 Council Report, the Education, Training and Research Precinct is intended to accommodate tertiary education and training facilities, recreation facilities and ancillary accommodation and services. This land use intent is consistent with the existing commentary provided in the Strategic Framework of City Plan (Section 3.4.1.10). In this regard, Council is simply clarifying the spatial extent of the area being referenced in the Strategic Framework of City Plan.</p> <p>Any development proposal to expand uses in the precinct (e.g. education facilities), would need to comply with relevant assessment provisions within the City Plan, such as those contained within the Transport, Servicing, Access and Parking Code. This code seeks to ensure that the safety and efficiency of the movement network is maintained.</p>	No changes required.
Increased traffic due to existing education facilities is resulting in increased wildlife deaths	Noted as a general concern.	No changes required.
Theme: Supporting land uses		
<p>Support for higher density residential development to occur in the STPFGA:</p> <ul style="list-style-type: none"> This area should include housing for families and student accommodation as well. 	As outlined in the STPFGA Planning Report, it is Council's view that there is already a sufficient quantum of appropriately zoned land within the Urban Footprint to accommodate future population growth to 2041.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> If Council is going to allow a university here, it would make sense to enable residential development around it. 		
The accommodation style developments that follow will see a decrease in the liveability of the region.	<p>Noted as a general concern.</p> <p>In advising the Planning Minister of Council's preferred future land use intents for the STPFGA, in an information package supplied on 25 September 2020, Council advised that it 'does not support the expansion of the Urban Footprint to accommodate urban residential development in the STPFGA.' This demonstrates that Council's position aligns with that of the submitter.</p>	No changes required.
The 155 ha land area allocated for this purpose is too large. A portion of this land area should be allocated to form part of a new (MIBA) Precinct adjoining both the Transport Uses Precinct (Yellow Zone) and Storage and Larger Scale Home Based Enterprise Precinct (Purple Zone). This would allow all commercial-industrial activities to be incorporated into one specific area.	<p>The proposal to expand the MIBA Precinct is noted.</p> <p>In developing the preferred future land use intent map, Council relied upon information provided in the CDM Smith Report, which noted that 'an allowance of 50 hectares of allotments (translating to the identification of approximately 100 hectares of raw land) for MIBA uses allows for enough scale to assist in ensuring the development of the precinct is financially feasible to a prospective developer.'</p>	No changes required.
The description of land use intents is insufficient – there is not enough information to make an informed decision.	<p>Council provided a high level overview of the preferred future land use intents in Attachment 4 of the 16 September 2020 Council Report.</p> <p>The reason this approach was used is that Council first wanted to gain an understanding of the community's general support/opposition for the proposed future land use intents before committing officer resources to preparing the proposed future amendment.</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan, following the State Interest Review period. It is at this point time that the community would have further opportunity to review and provide feedback on more specific details about the proposed amendments.	
Large tracts of land have been randomly identified without any attempt to integrate land use outcomes, without rigorous technical investigation and without any economic validity assessment having been undertaken. It is also the identification of private land for public use outcomes without any discussion on how this will affect the current land owners.	<p>The preferred future land use intents were informed by the STPFGA Planning Report, as well as the CDM Smith Economic Feasibility Assessment (EFA) and Industrial Land Supply Review (ILS). The EFA found that it would be feasible for a developer to develop land within the STPFGA to accommodate MIBA uses using conservative assumptions. Project costs, including land acquisition costs, were considered as part of this assessment, however it is acknowledged that a developer would be unlikely to pursue such a project unless a sufficient quantum of suitably priced land could be secured deliver an appropriate return on investment.</p> <p>It should also be acknowledged that Council's preferred future land use intents in no way place any obligation on any landowner within the STPFGA to sell their land or pursue an alternative use on their land. This would be a decision of the respective landowners. Furthermore, existing lawful land uses in the STPFGA continue to remain lawful in perpetuity.</p> <p>The concern regarding private land being designated for public uses is contested – rather Council is identifying, in some instances a preferred alternative land use for specific areas across the STPFGA. If Council decides to proceed with a major amendment to City Plan and it eventually takes effect, it will be up to individual landowners to determine if they intend to:</p> <ul style="list-style-type: none"> • Stay on their land and retain the existing land use on the site; or 	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> Stay on their land and pursue an alternative land use on their site; or Sell their land. 	
Precinct: Transport Uses		
Theme: Traffic		
Concerns about infrastructure capacity, safety and congestion: <ul style="list-style-type: none"> Roads would need to be upgraded/widened to support these uses. This will have severe impacts on traffic along a network that Council has no ability to maintain or upgrade. This type of development will exacerbate congestion. Road safety may be a concern, if buses and trucks are pulling out onto the road at certain times of the day 	The Transport Uses Precinct is comprised of 7 allotments with a frontage to the state controlled Mount Cotton Road. If Council decides to proceed with a major amendment to City Plan, as part of the State Interest Review process, the relevant internal departments within the Queensland Government (including the Department of Transport and Main Roads) will be asked to review the amendment proposals and provide comment. This review would include a consideration of any upgrades required to the State road network.	No changes required.
If this facility is required, it should be located on a major road. Residents of this area should be further consulted.	Noted as a general comment. The Transport Uses Precinct is comprised of 7 allotments with a frontage to the state controlled Mount Cotton Road.	No changes required.
Direct traffic away from the residential and school areas	Noted as a general comment.	No changes required.
Theme: Environment		
Development will fragment habitat and reduce populations of wildlife	Council acknowledges the need to protect environmental values in the STPFGA. The preferred future land use map that was released for public consultation seeks to balance development with the protection of important environmental features, including Matters of State Environmental Significance (contains koala habitat) and riparian vegetation.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>It should be understood that while nominal precinct boundaries have been identified, precincts are not intended developed in their entirety. In this regard, each precinct will also need to need to accommodate and account for elements such as infrastructure, important environmental areas, environmental corridors, flood prone areas etc.</p> <p>Regardless of whether or not Council decides to proceed with a major amendment to City Plan, provisions within City Plan, including those within the Environmental Significance Overlay (ESO) Code, will continue to apply to assessable development. The ESO code contains provisions that seek to avoid, minimise and mitigate the significant impacts of development.</p>	
<p>General support:</p> <ul style="list-style-type: none"> • Supports business and employment • Depots, parking and logistic areas for transport are lacking in Redlands • It's got to go somewhere • We need places for heavy vehicles to park that is away from other industrial and residential sites. This area looks ideal, with easy access to major arterial roads. • As a lot of transport vehicles are being parked on side streets or in commercial estates • This area is already on an arterial road – it won't make a huge difference 	<p>Noted as general support for the Transport Uses Precinct.</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> Avoids trucks being parked in residential areas There is not enough parking hardstand for commercial vehicles in the Redlands especially somewhere that is close to Main Arterial roads. Most vehicle operators only need parking facilities without having to rent buildings and be in the middle of Capalaba or Cleveland Business District. 		
<p>General opposition:</p> <ul style="list-style-type: none"> The zoning would legitimise what has been illegal use of the area for many years This land should remain rural residential. There are much better locations for this near the Brisbane Port There will never be such a large demand for this type of use in the Redlands This area adjoins important wildlife areas that would be adversely impacted 	Noted as general opposition to the Transport Uses Precinct.	No changes required.
Theme: Miscellaneous		
This use needs to be located in the Urban Footprint	Council has proposed to the State Government that if this land use is supported, it should be included in the Urban Footprint. Further information on Council's preferred amendments to City Plan and <i>ShapingSEQ</i> are outlined in attachments 4 and 5 of the Council Report dated 16 September 2020.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
If some of the properties are used for this purpose, the others will degrade and succumb to illegal land uses or border line industrial uses.	<p>If Council decides to proceed with a major amendment to City Plan to give effect to its preferred future land use intents, landowners will be required to obtain the necessary approvals and permits to undertake certain land uses on their property.</p> <p>If landowners are suspected of undertaking illegal activities on their property, the community is encouraged to report these matters to Council so that they can be properly investigated.</p>	No changes required.
The Transport Uses Precinct should be co-located with the MIBA precinct	Noted as a general comment regarding the preferred location for land uses within the STPFGA.	No changes required.
Adverse amenity impacts will be caused by heavy vehicle movements and braking.	A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan. This can only occur after the proposed amendment has been prepared by Council and approved by the Planning Minister following a State Interest Review process. At this time, the community will have the opportunity to review and provide comment on more specific details about how adverse amenity impacts are to be considered and addressed through the development assessment process.	No changes required.
This will enable landowners within the Transport Uses Precinct to lodge development applications for transport related urban uses, without triggering referral to the State Government. What will be allowable development under 'Transport Uses Precinct'?	<p>Attachment 4 of the Council Report dated 16 September 2020 outlines at a high level the types of transport uses that are intended to be accommodated in this precinct. This includes transport depots and parking stations, which would benefit from direct access to the State Road network.</p> <p>A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan. It is at this point time that the community would have an opportunity to review more specific details about proposed amendments, including the levels of assessment and assessment criteria for land uses in this precinct.</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
There is no available reticulated wastewater infrastructure which may be a concern if a bus company or transport company was based there and doing repairs and maintenance on-site.	<p>If Council decides to proceed with a major amendment to City Plan to give effect to its preferred future land use intents, assessable development (which may include land uses mentioned) proposing to establish within the STPFGA would still be required to comply with the relevant provisions in City Plan.</p> <p>Depending on the type and scale of development proposed, a facility for the treatment of wastewater may need to be provided on-site.</p>	No changes required.
Precinct: Storage and Larger Scale Home Based Enterprise		
Theme: Traffic		
<ul style="list-style-type: none"> This will have severe impacts on traffic along a network that Council has no ability to maintain or upgrade. This precinct will trigger upgrades to Duncan Road. Roads will need to be widened to facilitate increased traffic flow Vehicles entering and exiting this area will cause safety issues 	The Storage and Larger Scale Home Based Enterprise Precinct has dual frontages to state controlled Mount Cotton and Duncan Roads. If Council decides to proceed with a major amendment to City Plan, as part of the State Interest Review process, the relevant internal departments within the Queensland Government (including the Department of Transport and Main Roads) will be asked to review the amendment proposals and provide comment. This review will ensure impacts on the state road network are considered, including safety issues and potential upgrade requirements.	No changes required.
Theme: Environment		
Sheds and vehicles storage facilities are incompatible in areas that contain MLES and MSES	Prior to identifying the preferred future land use intents for the STPFGA, Council prepared the STPFGA Planning Report and Appendices to identify important environmental values and constraints across the study area. The preferred future land use map that was released for public consultation seeks to balance development with the protection of important environmental features, including Matters of Local Environmental Significance (MLES), Matters of State Environmental Significance (MSES) and riparian vegetation.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	If Council is decides to proceed with a major amendment to City Plan to give effect to its preferred future land use intents, the relevant provisions within the planning scheme will continue to apply to all development within this precinct. Most notably, this would include provisions within the Environmental Significance Overlay code.	
Vehicle impacts and habitat loss with have significant impacts on the environment. Clearing will result in the fragmentation of habitat and displacement of wildlife.	While Council is intending to support a broader range of land uses within this precinct, existing assessment provisions within City Plan will continue to apply. Currently, operational work involving native vegetation clearing in the Rural Zone is accepted subject to requirements if the lot contains a dwelling house and the cumulative amount of clearing since the commencement of the planning scheme exceeds 2500m ² . Where native vegetation clearing will exceed the nominal thresholds within City Plan, a planning approval would be required. The application would be assessed by Council against provisions within the Environmental Significance Overlay code, which amongst other things, seeks to avoid substantial fragmentation of habitat areas.	No changes required.
Wildlife will be adversely impacted by noise, lighting and additional activity	Noted as a general concern about the impacts of development on fauna. For assessable development, provisions within the Environmental Significance Overlay will apply, including the following performance outcome (PO11): <ul style="list-style-type: none"> Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other source. 	No changes required.
Theme: Miscellaneous		
General support: <ul style="list-style-type: none"> So long as the wider community benefits from the business carried out in this area 	Noted as general support for the Storage and Larger Scale Home Based Enterprise Precinct.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> • If heavy traffic is directed away from residential and education areas • Parking/transport will be important to support the recreation area • Attracting tourism to the area will help bring in revenue and strengthen the community • As long as ecological values are protected • I don't think development of this type will make a huge difference to the area • A facility of this nature is better located on a major road. • Support for small office home office (SOHO) options • We need more work from home businesses as more people will be doing this in the future • Creates employment and business opportunities • More home based business is needed, especially after the pandemic. 		
<p>General opposition:</p> <ul style="list-style-type: none"> • Tree clearing and earthworks would be required to facilitate future uses • Storage is not the best use of the land, this is better located elsewhere 	Noted as general opposition to the Storage and Larger Scale Home Based Enterprise Precinct.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> • Larger businesses in this area would generate more traffic and encourage more clearing • This is retrospectively supporting illegal businesses in the area • Don't support tourist parks in the Redlands • Don't think tourist parks will be viable • This lacks market acceptance or demand. 85 ha is excessive. • It will reduce liveability of the region • This is not an efficient use of the land 		
The old poultry sheds could be recycled and used for this purpose (storage)	Noted as a general observation.	No changes required.
This area should be reduced in size and form part of the MIBA precinct	The preferred future land use map shows that the Storage and Larger Scale Home Based Enterprise precinct is physically separated from the MIBA precinct. To join the precincts together would require a significant reduction in the size and location of both the Education, Training and Recreation and Rural Residential Precinct. The information provided in the submission is not considered to provide sufficient justification for this proposal.	No changes required.
Increased traffic noise will have adverse amenity impacts (noise, dust, visual) on residents and the rural lifestyle of the area	<p>Provisions within City Plan will continue to apply to new development. These seek to ensure that adverse amenity impacts are reduced to an acceptable or tolerable level.</p> <p>A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan. This can only occur after the proposed amendment has been prepared by Council and approved by the Planning Minister</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	following a State Interest Review process. At this time, the community will have the opportunity to review and provide comment on more specific details about how adverse amenity impacts are proposed to be considered and addressed through the development assessment process.	
Further consultation with adjoining residents is required.	The public consultation exercise that ran from 28 September 2020 – 20 November 2020 occurred outside of the formal amendment process. A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan, following State Interest Review.	No changes required.
This precinct would be best located on properties that contain ex-poultry sheds for use.	Noted as a general comment on the preferred location for the Storage and Larger Scale Home Based Enterprise Precinct.	No changes required.
Provide land use certainty for the remaining approximately eight land owners located on Mt Cotton Rd within the Southern Thornlands Potential Future Growth Area by including them within the Storage and Larger Scale Home Based Enterprise precinct.	This request was made by a single landowner and it is unclear if the position is shared by other landowners within the area. Given the high level of support for the land use precincts Council released for public consultation, no changes are proposed to the spatial extents of the precincts at this time. It is noted that a further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan.	No changes required.
Precinct: Rural Residential		
Theme: Miscellaneous		
Put all of the blocks outside the MIBA into the Urban Footprint.	The submission does not provide a rationale as to why all of the remaining blocks within the STPFGA should be incorporated into the Urban Footprint.	No changes required.
This land is needed for urban residential purposes.	As outlined in section 9.3 'Commentary on the need for additional residential zoned land within Redland City to 2041' of the STPFGA planning report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	To date, the annual land supply and development monitoring reports released in 2018 and 2019 have identified that Redland City has sufficient supply of suitably zoned land to meet the consolidation and expansion dwelling supply benchmarks of the Regional Plan. Preliminary data supplied by the Queensland Government for 2020 indicates that this position remains unchanged.	
These houses can't actually be rural because of Council restrictions on animals on each property	Council's Local Law 2 – Animal Management outlines the general requirements for keeping animals on properties across the City. This includes some limitations on the numbers of certain animals required without a permit.	No changes required.
The constraints imposed including size, depth ratios and single driveway lead one to believe that these constraints have been designed to conflict with the majority of the configurations of land designated as Rural Residential Precinct and are deliberate road blocks to complicate potential subdivisions.	<p>Commentary from Attachment 4 to the 16 September 2020 Council Report states that in the Rural Residential Precinct, the intent is to facilitate rural residential development by enabling reconfiguration of lots down to a minimum size of 1ha, where certain performance benchmarks are achieved (e.g. a frontage to depth ratio not exceeding 1:4 and no additional driveway access points are proposed).</p> <p>Excluding properties in the centre of the STPFGA that have, through the court process, been approved for rural-residential style development, there are 53 other allotments in the Rural Residential precinct that are 2 hectares or greater in size. Theoretically, not considering other constraints that may impact on reconfiguration, it may be possible for an additional 182 unsewered allotments, sized 1 hectare or greater to be created from these 53 allotments.</p> <p>Rather than seeking to 'deliberately complicate' the potential future subdivision of these allotments, Council has sought to clarify the key outcomes being sought. These include:</p> <ul style="list-style-type: none"> • A limited number of new driveway access points; 	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> • The creation of lots with practical, generally regular shapes; and • Lot sizes that are 1 hectare or greater in size, which are considered to provide a gradual transition from higher density residential development to the east. <p>A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan. This can only occur after the proposed amendment has been prepared by Council and approved by the Planning Minister following a State Interest Review process. At this point in time, the community would be provided with a further opportunity to comment on the specific provisions being proposed.</p>	
<p>Support for suburban density residential development:</p> <ul style="list-style-type: none"> • This area should allow smaller lots (down to 900-1000m² in size) • This area should be higher density urban residential • Part of this area should for a residential master planned development. 	<p>Council does not support the creation of lots that are of a suburban density within the STPFGA. As outlined in section 9.3 'Commentary on the need for additional residential zoned land within Redland City to 2041' of the STPFGA planning report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program.</p> <p>To date, the annual land supply and development monitoring reports released in 2018 and 2019 have identified that Redland City has sufficient supply of suitably zoned land to meet the consolidation and expansion dwelling supply benchmarks of the Regional Plan. Preliminary data supplied by the Queensland Government for 2020 indicates that this position remains unchanged.</p>	No changes required.
Support for smaller scale rural residential subdivision:	Establishing a minimum lot size of 1 hectare in the Rural Residential Precinct would enable a fairly limited number of additional lots to be created. Excluding properties in the centre of the STPFGA that have, through the court process, been approved	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> • Subdivision down to 6000m2 would enable development to fit in with the surrounding land use pattern • I support this but would like to see 1 acre blocks • Subdivision should be allowed down to 1.5 acres to align with the Parc development 	<p>for rural-residential style development, there are 53 other allotments in the Rural Residential precinct that are 2 hectares or greater in size. Theoretically, not considering other constraints that may impact on reconfiguration, it may be possible for an additional 182 unsewered allotments, sized 1 hectare or greater to be created from these 53 allotments.</p> <p>The 1 hectare size limit provides for a gradual transition of lot sizes from the STPFGA to the Low Density Residential LDR2 Precinct (minimum lot area 6,000m2) to the east of the study area. Given 88% of respondents supported the proposed inclusion and general location of this precinct (with a minimum lot size of 1 hectare), there does not appear to be a strong basis for reducing nominal subdivision sizes for rural residential allotments to as little as 1 acre.</p>	
<p>I adjoin the MIBA and do not support this use. It will adversely impact on my amenity (views, noises, smells etc.). Council should include the entire area in the MIBA to avoid the impacts on adjoining property owners in the area.</p>	<p>In evaluating land use requirements for the establishment of a MIBA precinct, CDM Smith noted in its Economic Feasibility Assessment (EFA) that 'an allowance of 50 hectares of allotments (translating to the identification of approximately 100 hectares of raw land) for MIBA uses allows for enough scale to assist in ensuring the development of the precinct is financially feasible to a prospective developer.'</p> <p>Although the CDM Smith EFA indicates that a minimum area of 100 hectares of raw land would be required to provide a land area with sufficient scale to feasibly developed, expansion of the MIBA area may improve the relative attractiveness of this area for development.</p> <p>Regarding amenity, Council acknowledges submitter concerns regarding potential impacts of the MIBA on adjoining/nearby landowners. These are valid concerns and would need to be considered as part of detailed structure planning for the area, if</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>Council decides to proceed with a major amendment to City Plan. Planning Scheme Policy 5 – Structure Plan provides an outline of matters to be considered as part of this process, including:</p> <ul style="list-style-type: none"> • ‘Identifying residences...land uses and approvals on the site and surrounding sites’ (5.2.2); and • Setting out ‘how development interfaces to the surrounding neighbourhood...[and other uses]’. <p>Although it is not possible to pre-empt how this may occur, a common design and layout response would be to establish buffers between land uses.</p>	
<p>General support:</p> <ul style="list-style-type: none"> • People need larger blocks for lifestyle, family and business • A mixture of housing sizes is needed in the city. • Creates more opportunities for people to own rural real estate • Demand exists and this will be taken up by the market. • It is consistent with the Parc development and would give surrounding landowners equal rights. • This will satisfy desire for larger home sites with an attractive semi-rural environment and strong conservation values. • This keeps with the rural feel of the area. 	<p>Noted as general support for the Rural Residential precinct.</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<ul style="list-style-type: none"> This would allow people to subdivide without moving from their family home. 		
<p>General opposition:</p> <ul style="list-style-type: none"> This area should remain unchanged No more housing until roads, schools and hospitals are upgraded No more housing estates in the Redlands It would be an overdevelopment of the area 	Noted as general opposition to the Rural Residential precinct.	No changes required.
Theme: General comments		
More consultation with landowners is required. Their opinions and thoughts should account for a lot more, given they will be directly impacted.	A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan. This can only occur after the proposed amendment has been prepared by Council and approved by the Planning Minister following a State Interest Review process.	No changes required.
Focus on sustainable and technologically advanced infrastructure (e.g. surf lake). A 'healthy entertainment precinct' would create jobs, attract tourists, and support the community's mental health.	Noted as a general comment about preferred future land uses in the STPFGA.	No changes required.
<p>This area has been excluded from the Urban Footprint because of its environmental (inc. koalas), scenic and topographic features/constraints.</p> <p>There needs to be a greater emphasis on environmental protection, rather than focusing on job creation. More koala trees need to be planted.</p>	<p>Prior to identifying preferred future land use intents for the STPFGA, Council officers prepared a planning report to examine values and constraints across the study area.</p> <p>The analysis included a consideration of wildlife corridors (as per Council's Wildlife Connections Plan 2018 – 2028) and environmental values such as Matters of State Environmental Significance (MSES), which includes core koala habitat areas.</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
The plan needs more land set aside to protect environmental values	<p>The planning report identified these areas as category 1 constraints, which for the purpose of the planning assessment, meant the areas were not considered suitable for more intense forms of urban development.</p> <p>Although the entire STPFGA has been assigned a precinct, this does not mean that each precinct will be 'fully developed'. Rather, parts of the sites will be undevelopable because they contain a constraint or value that needs to be addressed/ protected. For example, the MIBA precinct is 100 hectares in size but if developed, is intended to provide 50 hectares of allotments. This means that up to 50% of the MIBA is likely to accommodate features including, but not limited to habitat areas, environmental corridors and flood impacted areas.</p> <p>If Council decides to proceed with a major amendment to City Plan, the impact of the preferred future land uses on state interests, as reflected in the State Planning Policy, would be considered as part of the State Interest Review process.</p>	
The study area was never shown as being this large – the small asterisk which represented this area was deceiving	The STPFGA is not cadastrally defined in the South East Queensland Regional Plan (ShapingSEQ). In order to provide scope for the requisite planning investigations, on 9 October 2019, Council resolved to endorse the spatial extent of the Southern Thornlands Potential Future Growth Area (STPFGA). The study area is bound by Boundary Road in the north, Mount Cotton Road in the west, Eprapah Creek in the south and properties directly adjoining Springacre Road in the east.	No changes required.
The Regional Plan says of these areas: 'The intent is to protect their future potential, not to promote or support their investigation for urban purposes during the life of ShapingSEQ'.	While commentary on page 49 of ShapingSEQ makes a statement to the effect of that outlined by the submitter, it should also be acknowledged that on page 114 (Chapter 3, Metro Sub-Region), specific commentary states:	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>‘Redland City Council is required to investigate this area in the short-term, including its potential as a future employment area. The investigations must determine its appropriate use, with the intent of the area defined, and appropriately reflected in the planning scheme, by the end of 2019’.</p> <p>As acknowledged in previous sections of this report, Council did not meet the timelines identified in <i>ShapingSEQ</i> due to a decision to finalise the Rural Enterprise Industry Sector Plan. This decision ultimately resulted in a Ministerial Direction being issued by the Planning Minister on 23 July 2020.</p> <p>The Ministerial Direction clarified that Council was required to fulfil its obligations under <i>ShapingSEQ</i> in the short term. Officers are of the opinion that its actions to date have satisfied the general requirements of the Ministerial Direction and further consultation with the State Government will occur if Council decides to proceed with a major amendment to City Plan.</p>	
Infrastructure investment needs to occur first (e.g. sufficient water supply).	<p>The rationale behind identifying a preferred future land use intent for the STPFGA is firstly to confirm that the general intent, location and size of the precincts is appropriate, having regard to values and constraints across the study area as well as development feasibility.</p> <p>If Council decides to proceed with a major amendment to City Plan to give effect to its preferred future land use intents, including for example the MIBA precinct, detailed structure planning would need to be undertaken, which would involve amongst other things, a consideration of future infrastructure requirements and requisite upgrades to the relevant networks.</p>	No changes required.
RCC has not complied with <i>ShapingSEQ</i> Outcome 14 sub-regional direction to investigate STPFGA for potential urban use,	As outlined in section 9.3 ‘Commentary on the need for additional residential zoned land within Redland City to 2041’ of the STPFGA planning report, Council believes that there is sufficient land	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
<p>as per the definition, including but not limited to urban outcomes (including residential) in the short term.</p> <p>Council is refusing to comply with the Ministerial Direction to carry out a proper assessment of this area (including a consideration of residential outcomes) and this is unreasonable.</p> <p>Redland City Council has failed to comply with the State Government Ministerial Directive to satisfy its obligations under <u>ShapingSEQ</u></p>	<p>within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program.</p> <p>To date, the annual land supply and development monitoring reports released in 2018 and 2019 have identified that Redland City has sufficient supply of suitably zoned land to meet the consolidation and expansion dwelling supply benchmarks of the Regional Plan. Preliminary data supplied by the Queensland Government for 2020 indicates that this position remains unchanged.</p> <p>To clarify, it is acknowledged that the sub-regional directive being referenced does not preclude Council from considering the suitability of the STPFGA to accommodate suburban density residential development. However, for the reasons mentioned above, Council is of the position that this land is not needed for residential purposes to 2041.</p> <p>Regarding timing, Council made a decision to finalise the Rural Enterprise Industry Sector Plan before undertaking the requisite investigations outlined in <i>ShapingSEQ</i>. The background investigations have now been completed in accordance with the requirements of <i>ShapingSEQ</i> and the Ministerial Direction notice received by Council on 23 July 2020.</p>	
<p>The scenic amenity assessment is inadequate – it assesses the outlook from one location only (Sirromet Winery)</p>	<p>Section 5.16 'Visual Analysis' of the STPFGA Planning Report acknowledges that that Redlands' landscapes and landforms provide a high level of scenic amenity, contribute to local character and identity and are of cultural significance. The analysis undertaken as part of this section makes reference to vantage points from Sirromet Winery as well as 'Mount Cotton Road and</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>Woodlands Drive [when] looking across Eprapah Creek and east to Moreton Bay’.</p> <p>Other visually prominent areas, including high points within the centre of the study area and the vegetated allotment on the south eastern corner of the Boundary Road / Woodlands Drive intersection are also referenced in this section. The analysis notes that any future development within the STPFGA should be undertaken in a sensitive manner to maintain the transition between the between the Regional Landscape and Rural Production Area (south and west) and the Urban Footprint (north and east).</p>	
<p>The STPFGA planning report states that ‘Newly approved subdivisions within the PFGA, at 84-122 Taylor Road and 157-197 Woodlands Drive that comprise an additional 67 allotments, will be serviced by on-site sewer treatment. These development applications did not give any consideration to the possibility to connect to Council’s reticulation infrastructure.” This statement is false.</p>	<p>Officers acknowledge that this statement is incorrect. As noted by the submitter, this information has been made available in Planning and Environmental Court appeal documents (Item 45, case 2675 of 2009).</p>	<p>The STPFGA planning report will be updated to reflect the information provided in the submission.</p>
<p>Significant environmental benefits could be delivered by creating and rehabilitating environmental corridors on private land with legal protections. This would provide improve visual amenity for new uses establishing in the area.</p>	<p>Potential future redevelopment within the STPFGA also presents an opportunity to facilitate protection and enhancement of environmental values. If Council decides to proceed with a major amendment to City Plan, provisions within the planning scheme will seek to balance the impacts of new development against the environmental outcomes being sought. For example, there is a sub-section within the Environmental Significance Overlay that specifically relates to ‘Corridors and Enhancement Plantings’ – see Performance and Acceptable Outcomes 13-17.</p>	<p>No changes required.</p>
<p>Rural residential development is greatly needed for the future of the city. Council</p>	<p>As outlined in previous sections of this report, Council believes that there is sufficient land within the Urban Footprint to</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
have completely ignored the need for urban residential land uses.	accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program.	
Residents impacted by the proposed changes should be involved in further consultation.	If Council decides to proceed with a major amendment to City Plan, an additional public consultation period will take place following completion of the first State Interest Review period.	No changes required.
Rural residential development will protect the environmental and amenity values of the area, while supporting local businesses. However, commercial development will adversely impact on lifestyle values of the area.	Noted as general support for the Rural Residential Precinct and general opposition to the Mixed Industry Business Area (MIBA) Precinct.	No changes required.
<p>This area has a lot of potential. The land could be used for housing (including low and medium density residential), educational facilities, retirement villages, businesses and parks.</p> <p>The area should be a master planned residential development.</p>	<p>As outlined in previous sections of this report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program. For this reason, Council did not consider the suitability of the STPFGA to accommodate 'suburban scale' residential development.</p> <p>As outlined in Attachment 4 (as amended) of the 16 September 2020 Council Report:</p> <ul style="list-style-type: none"> • Educational uses would be supported in the Education, Training and Recreation Precinct. • Business expansion would be supported across a number of precincts including the Mixed Industry Business Area (MIBA), Transport Uses and Storage & Larger Scale Home Based Enterprise Precincts. <p>The provision of park and community infrastructure in the area will ultimately be determined by future land uses that are realised in the STPFGA. If Council decides to proceed with a major</p>	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>amendment to City Plan, future detailed structure planning of the MIBA precinct for example, would need to occur to account for factors such as:</p> <ul style="list-style-type: none"> • '(g) how and where infrastructure is to be provided such as water, sewerage, stormwater and community infrastructure; (h) the proposed open space network' (Planning Scheme Policy 5 – Structure Plans). 	
<p>There are no service stations or small shopping precincts in Thornlands. These would be beneficial landowners within the STPFGA and newly developing areas.</p>	<p>In 2015, Council approved a development permit for Nerinda Pty Ltd on the corner of Boundary Road and Panorama Drive, including a preliminary approval for a material change of use to the site. The application was for a mixed use development which included amongst other things a shopping centre and service station.</p> <p>Although this application has been the subject of numerous legal proceedings, on August 28 2020, the Supreme Court of Appeal dismissed the matter. It is understood the landowners are now looking to move forward with the development proposal. Although Council is not responsible for the delivery of development on private property, the abovementioned approval would seemingly indicate that in the short-medium term, the facilities being sought will be delivered in the area. This would provide benefits in the form of additional shopping opportunities to landowners within the STPFGA.</p>	<p>No changes required.</p>
<p>Council had at least two years to formalize an STPFGA plan, in which time there was no consultation with property owners and residents to gauge their wishes as to what happens in their neighbourhood.</p>	<p>Council provided a high level overview of the preferred future land use intents in Attachment 4 of the 16 September 2020 Council Report and commenced public consultation on 28 September 2020.</p> <p>The reason Council released the preferred land use intent map and supporting information was that it first wanted to gain an understanding of the community's general support/opposition for</p>	<p>No changes required.</p>

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>the proposed future land use intents before committing significant officer resources to preparing the proposed future amendment.</p> <p>A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan, following the State Interest Review period. It is at this point time that the community would have further opportunity to review and provide feedback on more specific details about the proposed amendments.</p>	
A lot of the proposed uses for this land are already allowed under the existing City Plan and Council has the ability to determine any application on the individual merits of the proposal. Consequently, there is no need to rezone the land.	Notes as a general comment.	No changes required.
<p>The MIBA precinct should be expanded:</p> <ul style="list-style-type: none"> - through to the corner of Boundary Road and Taylor Road - to take in the education, transport and larger scale home based business precincts 	<p>Council's preferred location and spatial extent for the MIBA precinct, as reflected in the preferred future land use map, was informed by work undertaken by CDM Smith as part of its Economic Feasibility Assessment (EFA). The EFA states that 'an allowance of 50 hectares of allotments (translating to the identification of 100 hectares of raw land) for MIBA uses allows for enough scale to assist in ensuring the development of the precinct is financially feasible to a prospective developer'.</p> <p>The information provided in the submission did not provide a strong planning rationale to justify increasing the spatial extent of the MIBA precinct.</p>	No changes required.
Lower order uses such as storage and transport are not appropriate in the STPFGA.	Noted as general opposition to the Transport Uses and Storage & Larger Scale Home Based Enterprise Precincts.	No changes required.
The plan is inequitable in its current form. The Intensive Horticulture Precinct should	Noted as general opposition to the Intensive Horticulture Precinct and support for expanding the spatial extend of the Rural Residential Precinct.	No changes required.

Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
be removed and incorporated into the rural residential precinct.		

Feedback on land use precincts – Individual submissions

This section analyses the feedback provided by individuals/entities that provided a tailor-made submission to Council. It aggregates feedback from the 12 individual submissions. Each individual/entity that made a submission has been allocated a submitter ID # to enable them to better understand how Council considered the matters raised in their submissions.

Table 3: Grounds of submissions and how Council has considered and dealt with each submission – Individual submissions

Submitter #(s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
Precinct: Mixed Industry Business Area (MIBA)			
4, 8, 9, 10, 11	<p>Objection to a MIBA:</p> <ul style="list-style-type: none"> The report refers to development of a MIBA over the long term whereas the minister required urban land to be identified in the short term. The MIBA precinct should be removed as Council has previously reported that there is sufficient industry land for the next 15 years. There is a diminished demand for industrial land and existing space should be exhausted first, including within the German Church Road industrial area where uptake has been slow. The MIBA precinct isn't specific enough. 	<ul style="list-style-type: none"> The Minister did not require urban land to be identified in the short term. The Ministerial direction, dated 23 July 2020, directed Council to complete the investigation(s) required by the South East Queensland Regional Plan (<i>ShapingSEQ</i>). The commentary contained in Chapter 3, Part C: Sub-regional directions (p.114) of <i>ShapingSEQ</i> makes it clear that Council is required to investigate this area, determine its appropriate use and make any changes, if required, to its planning scheme in the short term. There is no obligation on Council to identify this land as 'Urban' by including all or parts of the STPFGA in the Urban Footprint. As outlined by CDM Smith in the Economic Feasibility Assessment, the delivery of a MIBA should ideally be facilitated in the longer term (~15years) so as to not compromise commercial office take up in the Capalaba and Cleveland principal activity centres in the short term. This timeframe also recognises that significant capacity exists within competitor MIBA precincts in the region to accommodate growth within the short to medium term. However, given there is limited scope to establish new precincts within 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> Concerns that Hilliards Creek cannot be protected from MIBA uses. The slopes towards Boundary Road are steep and a great deal of cut and fill would be required affecting the sources of Hilliards Creek. Access to the precinct would be difficult because of slope and DTMR not permitting access onto main roads. 	<p>eastern Brisbane (as the Brisbane LGA approaches build-out), CDM Smith confirmed that an opportunity exists in the longer term to establish a MIBA in Redland City that will provide an alternative location for prospective businesses to establish.</p> <ul style="list-style-type: none"> Council provided a high level overview of the precinct intents and preferred future land uses in Attachment 4 of the 16 September 2020 Council Report, which is available on the STPFGA web page. It should be understood that while nominal precinct boundaries have been identified, precincts are not intended developed in their entirety. For example, the CDM Smith report acknowledges that the ~100ha MIBA Precinct will comprise approximately 50ha of MIBA lots, with the balance area used to accommodate important environmental areas, environmental corridors, flood prone areas etc. Section 10 of the CDM Smith EFA contains an Indicative Feasibility Assessment. The analysis contained in this section of the report was used to inform the size and location of the MIBA precinct. The nominal size of the MIBA (100 ha) was chosen because it was demonstrated to be of a sufficient scale to be financially feasible for a prospective developer, using conservative assumptions. The EFA was informed by the planning report which took into account factors such as the topography of the study area. If Council decides to proceed with a major amendment to City Plan, as part of the State Interest Review process, the relevant internal departments within the Queensland Government (including the Department of Transport and Main Roads) will be 	

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
		asked to review the amendment proposals and provide comment. This review would include a consideration of any access requirement and upgrades to the State road network.	
Precinct: Intensive Horticulture			
1, 2, 3, 4, 8, 10, 11	<p>Objection to the Intensive Horticulture Precinct:</p> <ul style="list-style-type: none"> Horticultural designation is inefficient as the land is not classified as good quality agricultural land. The area allocated for this precinct does not consider the amount of land required to support this type of land use. Combining 7 parcels of land identified for intensive horticulture is unlikely to generate a cost benefit. Horticultural land, if developed in the designated precinct, without a published environmental impact assessment, will result in a high risk of pollution to Eprapah Creek disregarding the importance of environmental and habitat protection. Whilst innovative ideas there are downsides to intensive horticulture, including pesticide and fertiliser use 	<ul style="list-style-type: none"> Intensive horticulture is a defined used under Schedule 24 of the Planning Regulation 2017 and includes the intensive production of plants carried out indoors on imported media or outside using artificial lights or containers. In this regard, the type of soil present in the STPGA is not necessarily a decisive factor as to whether intensive horticultural operations could be successfully conducted, as hydroponics for example enables plants to be grown without soil. In the Economic Feasibility Assessment, CDM Smith notes that the practice 'allows farmers to grow saleable crops on small lots in marginal, water-deficient areas where traditional cropping or intensive cropping is not viable'. It is acknowledged that while certain intensive horticultural practices may not be viable currently, the industry is likely to evolve over time due to further research and technological developments. The perceived high costs of obtaining or modifying land are therefore not considered valid reasons to discount the potential for this use to become viable in the future; a use which the Rural Zone seeks to accommodate. Officers agree that the Intensive Horticulture Precinct essentially reflects the nature of already existing uses and that the existing zone intent is to remain unchanged. On this basis, the precinct 	Change the name of the Intensive Horticulture Precinct to Rural Precinct in the preferred future land use map.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>particularly in flower farming (a use indicated in the Redlands Coast Rural Enterprises Industry Sector Plan (RCREISP)), with huge implications on creek and freshwater life – wide buffers and ongoing monitoring will be necessary.</p> <ul style="list-style-type: none"> Water use is a weakness in intensive horticulture with a reliance on town water, even in vertical farming although the amount of water may be reduced (depending on scale). Low impact, rural industry agri-tourism would be more appropriate in the area. The location of the intensive horticultural precinct, located among existing and proposed residential land and poultry farming is inappropriate and ill-aligned by virtue of noise, odour and air quality concerns (dust, overspray etc). Horticulture will not be delivered in the proposed area and will be an extension of the view corridor. 	<p>should be renamed as the 'Rural Precinct' to ensure the name more accurately reflects its preferred future land use intent.</p> <ul style="list-style-type: none"> Council is proposing to retain properties in this locality within the Rural Zone. In this regard, level of assessment for rural uses such as animal husbandry, wholesale nurseries and intensive horticulture is intended to remain unchanged. To protect important environmental values in the area, including Erapah Creek, many of uses in the Rural Zone are code assessable; requiring assessment against the relevant assessment provisions including the Rural Zone code, overlay codes and Healthy Waters code. The purpose of the Healthy Waters code is to be achieved through the following outcomes (amongst others): <ul style="list-style-type: none"> the environmental values of the city's waterways are protected or enhanced; stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands and Moreton Bay. As outlined in section 9.3 'Commentary on the need for additional residential zoned land within Redland City to 2041' of the STPFGA planning report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program. 	

Submitter #(s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> The horticultural precinct should be removed from the plan and reallocated to residential land. 		
Precinct: Education, Training and Recreation			
1, 2, 5, 6, 7, 10, 11	<p>Objection to the Education, Training and Recreation Precinct:</p> <ul style="list-style-type: none"> There is no planning basis for an 'off limits' 100m buffer for further development around Sheldon College. There are many forms of development that would be suitable. The buffer around Sheldon College does not take into account the nature of its operations in proximity to its boundary, the existing covenants that act as a buffer, and that future development adjoining the college is required to consider reverse amenity principals. The area contains large patches of MLES and MSES, education precincts generally include continued expansion and incremental removal of valuable habitat. Recreation uses can lead to significant degradation of vegetation overtime. 	<ul style="list-style-type: none"> The rationale provided by submitters in questioning the appropriateness of the 100m buffer around the Sheldon College boundary is valid. A more nuanced approach could have accounted for factors such as existing vegetation protected by covenants along the southern and western boundaries of Sheldon College. Despite this acknowledged shortcoming in the STPFGA Planning Report, one has to consider whether this information would have had a material impact on the preferred future land use intent map adopted by Council on 16 September 2020 or if this information provides justification for changing the spatial extent of the Education, Training and Recreation Precinct. Based on a consideration of likely impacts, the abovementioned matter is not considered a valid reason to change the land use intent or spatial extent of the Education, Training and Recreation Precinct. Prior to identifying the preferred future land use intents for the STPFGA, Council prepared the STPFGA Planning Report and Appendices to identify important environmental values and constraints across the study area. The preferred future land use map that was released for public consultation seeks to balance development with the protection of important environmental 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> The area may suite an institution that has an environmental focus providing opportunities for education similar to Griffith University campus at Toohey Forest. 	<p>features, including Matters of State Environmental Significance and riparian vegetation.</p> <ul style="list-style-type: none"> If Council is decides to proceed with a major amendment to City Plan to give effect to its preferred future land use intents, the relevant provisions within the planning scheme will continue to apply to all development within this precinct, such as private educational establishments. Most notably, this would include provisions within the Environmental Significance Overlay code. 	
Precinct: Transport Uses			
7, 10, 11	<p>Objection to the Transport Uses Precinct:</p> <ul style="list-style-type: none"> Allowing the zoning (transport uses and storage and larger scale home business enterprise precincts) along the whole frontage of Duncan Road and Mt Cotton Road would create a corridor that would be an eyesore and detrimental to tourism prospects. If permitted to proliferate would lead to reverse amenity concerns prejudicing higher and better land uses in the future. Purposeful land degradation on properties in this area should not be a reason to rezone it – sends out the wrong message. The planning report doesn't ground truth the validity of existing/former 	<ul style="list-style-type: none"> The concerns relating to the potential amenity impacts of future development are acknowledged, however it is noted that provisions can be incorporated within City Plan to ensure amenity impacts are considered as part of the development assessment process. A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan, following the State Interest Review period. It is at this point time that the community would have further opportunity to review and provide feedback on more specific details about the proposed amendments, including provisions relating to the protection of amenity. The planning report is based on a desktop assessment. Due to time and resource constraints, physical inspections of individual properties (other than by road), was not undertaken. If landowners are suspected of undertaking illegal activities on their 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>uses, including the quarry, and question the best use of the surrounding land.</p> <ul style="list-style-type: none"> Such land uses should be restricted to a small area in isolated patches, surrounding the quarry. 	<p>property, the community is encouraged to report these specific matters to Council so that they can be properly investigated.</p> <ul style="list-style-type: none"> Council notes the preference of some submitters to ensure the spatial extent of the Transport Uses Precinct is limited to those sites that are already significantly disturbed and in proximity to the former quarry site. 	
Precinct: Storage and Larger Scale Home Based Business			
7, 11	<p>Opposition to the Storage and Larger Scale Home Based Business Precinct:</p> <ul style="list-style-type: none"> The area captured by this precinct already contains adhoc, uncontrolled and poorly integrated enterprises often resulting in untidy uses of land and if permitted to proliferate would lead to reverse amenity concerns prejudicing higher and better land uses in the future. The planning report doesn't ground truth the validity of existing / former land uses. The uses would include incompatible buildings/sheds that would result in substantial losses of habitat. 	<ul style="list-style-type: none"> If landowners are suspected of undertaking illegal development/activities on their property, the community is encouraged to report these specific matters to Council so that they can be properly investigated. The concerns relating to the potential amenity impacts of future development and future vegetation clearing are acknowledged, however it is noted that provisions can be incorporated within City Plan to ensure these impacts are considered as part of the development assessment process. A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan, following the State Interest Review period. It is at this point time that the community would have further opportunity to review and provide feedback on more specific details about the proposed amendments, including provisions relating to the protection of amenity and native vegetation clearing thresholds. The planning report is based on a desktop assessment. Due to time and resource constraints, physical inspections of individual properties (other than by road), was not undertaken. 	No changes required.

Submitter #(s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
Precinct: Rural Residential			
10, 11	Support the intention of this precinct as opposed to higher density housing which is most damaging to health of creeks - enough land has already been allocated for residential purposes up to 2041.	Noted as general support for the Rural Residential Precinct.	No changes required.
9	The minister directed the Council to remove the rural residential land from the Draft City Plan.	Noted as a general comment. Despite this, Council is able to put its preferred future land use intents to the State Government for consideration as part of a potential future major amendment to City Plan. Council believes that this land use is suitable in the areas nominated and will provide certainty to landowners that have been subject to changing policy decisions for almost 2 decades.	No changes required.
Theme: General comments			
4, 5, 6, 7, 8, 10	General precinct: <ul style="list-style-type: none"> The location of the six precincts appear to be randomly identified without any attempt to integrate the land use outcomes. The application of the precincts appear over prescriptive with a narrow set of outcomes. There needs to be clear and detailed definitions of each of the precinct types to ensure they are clearly understood. 	<ul style="list-style-type: none"> Council provided a high level overview of the precinct intents and preferred future land uses in Attachment 4 of the 16 September 2020 Council Report, which is available on the STPFGA web page. The preferred future land use map was released for the first phase of public consultation to gauge the community's general views on the suitability of the land use intents proposed and the spatial extent of each precinct. The reason this approach was used is that Council first wanted to gain an understanding of the community's general support/opposition for the proposed future land use intents before committing officer resources to preparing the proposed future amendment. 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> • There is no indication whether the proposed precincts are viable, economically or otherwise, or deliverable. • It is unacceptable that Council finds the area unsuitable for urban purposes and instead groups the area into precincts. • The balanced area, outside the precincts, will be left underutilised and prejudiced from achieving its highest and best use. • Low impact tourism and ethical agri-businesses would be best suited to incorporate with wildlife/natural assets. 	<ul style="list-style-type: none"> • A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan, following the State Interest Review period. It is at this point time that the community would have further opportunity to review and provide feedback on more specific details about the proposed amendments. • As outlined in section 9.3 'Commentary on the need for additional residential zoned land within Redland City to 2041' of the STPFGA planning report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program. • To date, the annual land supply and development monitoring reports released in 2018 and 2019 have identified that Redland City has sufficient supply of suitably zoned land to meet the consolidation and expansion dwelling supply benchmarks of the Regional Plan. Preliminary data for 2020, supplied by the Queensland Government to Council, indicates that this position remains unchanged. • Section 10 of the CDM Smith EFA contains an Indicative Feasibility Assessment. The analysis contained in this section of the report was used to inform the size and location of the MIBA Precinct. The nominal size of the MIBA (100 ha) was chosen because it was demonstrated to be of a sufficient scale to be financially feasible for a prospective developer, using conservative assumptions. 	

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
1, 2, 3, 8, 10, 12	<ul style="list-style-type: none"> The environmental and scenic amenity values that exist within the study area need to be identified, protected and expanded and embed through statutory planning and other legal means that will stand up in court, carry forward and endure through time. Safeguard the rural amenity, particularly along Woodlands Drive. The proposed MIBA should be reconsidered due to impact upon the scenic amenity particularly along Boundary Road. Visual amenity assessment is inadequate only assessing the outlook from Sirromet Winery. The proposed precinct plan is targeted approach to protect the view corridor of Sirromet Winery. MIBA is not the best use of a scenic area that is highly visible, buildings would block views. The area is quite hilly and it will be shameful to fill the tourist drive up with concrete sheds and colour bond buildings. 	<ul style="list-style-type: none"> The Southern Thornlands Potential Future Growth Area (STPFGA) planning report recognises that the entire area provides an important interface between the regional landscape and rural production area and the urban footprint. More specifically, section 5.16 'Visual Analysis' of the STPFGA Planning Report acknowledges that that Redlands' landscapes and landforms provide a high level of scenic amenity, contribute to local character and identity and are of cultural significance. The analysis undertaken as part of this section makes reference to vantage points from Sirromet Winery as well as 'Mount Cotton Road and Woodlands Drive [when] looking across Eprapah Creek and east to Moreton Bay'. Other visually prominent areas, including high points within the centre of the study area and the vegetated allotment on the south eastern corner of the Boundary Road / Woodlands Drive intersection are also referenced in this section. The analysis notes that any future development within the STPFGA should be undertaken in a sensitive manner to maintain the transition between the between the Regional Landscape and Rural Production Area (south and west) and the Urban Footprint (north and east). For clarification, the MIBA Precinct would be expected to function and accommodate similar uses to other MIBAs in the region, including Metroplex on Gateway and Brisbane Technology Park. Generally speaking, the built form in MIBA areas is of a higher standard than general industry areas, which usually accommodate 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> Increased development will impact Sirromet Winery and their vision as a rural retreat. 	<p>large footprint buildings for the purposes of warehousing, transport, storage and general manufacturing. As noted in Attachment 4 to the 25 September 2020 Council Report, the MIBA Precinct is not intended to have a strong industrial land use focus, but is envisioned to accommodate 'a broad range of commercial and industrial employment opportunities including professional services, higher order industrial uses (e.g. creative industry and advanced manufacturing), education, training and research facilities, information technology and communication services, office services and service trades' (page 1).</p>	
8, 10 , 11, 12	<ul style="list-style-type: none"> The City Plan allows as of right removal of bushland within the Rural Residential Precinct which could result in the near annihilation of existing vegetation. Therefore the rural designation should remain to best preserve the habitat and scenic amenity values. The as of right clearing of protected vegetation, 2,500m² of MLES and 500m² of MSES / Koala habitat, over the whole of the FGA would compromise habitat value. All key habitat areas should be acquired by Council, protected and rehabilitated. 	<ul style="list-style-type: none"> The presumption that the Rural Residential Precinct would result in the 'annihilation' of vegetation is disputed. Council released the preferred land use intent map and supporting information to gain an understanding of the community's general support/opposition for the proposed future land use intents before committing officer resources to preparing the proposed future amendment. A further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan. This can only occur after the proposed amendment has been prepared by Council and approved by the Planning Minister following a State Interest Review process. At this point in time, the community would be provided with a further opportunity to comment on the specific provisions being proposed, including those relating to native vegetation clearing. Council does not intend to purchase all land across the STPFGA with habitat values. Rather, the protection of important habitat 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> • Oblige all land owners to protect, conserve and sustain koala habitat and wildlife corridors. • Mechanisms need to be in place to protect wildlife corridors shown in the wildlife connections plans. • Collector roads within the study area would lead to the destruction of environmental values including an unacceptable amount of MSES and damage to Hilliards Creek. • It is not acceptable to deal with environmental matters at a later stage. • The proposed land uses will cause an accelerated loss of koala habitat and koalas are already on the brink of extinction in the Redlands. • The FGA contains important habitat and movement corridors - the proposed land uses will create barriers to fauna movement. • The persistent reluctance of Council to formally adopted the wildlife corridors plan is disturbing and should be adopted to protect habitat and strengthen linkages. 	<p>areas and linkages would be achieved through provisions in the relevant zone and overlay codes.</p> <ul style="list-style-type: none"> • If Council decides to proceed with a major amendment to City Plan, as part of the State Interest Review process, the relevant internal departments within the Queensland Government (including the Department of Environment and Science) will be asked to review the amendment proposals with regard to the State Planning Policy. This review would include a consideration of any impacts on Matters of State Environmental Significance (MSES). • Prior to identifying preferred future land use intents for the STPFGA, Council officers prepared a planning report to examine values and constraints across the study area. The analysis included a consideration of wildlife corridors (as per Council's Wildlife Connections Plan 2018 – 2028) and environmental values such as Matters of State Environmental Significance (MSES), which includes core koala habitat areas. The planning report identified these areas as category 1 constraints, which for the purpose of the planning assessment, meant the areas were not considered suitable for more intense forms of urban development. 	

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> Despite government and Council's spin to protect koalas and retain our character large areas are still being cleared. 		
8, 11	<ul style="list-style-type: none"> The rural designation should remain, as opposed to Rural Residential Precinct, considering the current reduction in population growth and the likelihood that a rural residential designation will lead to future pressure for further subdivision and increased habitat loss. Map, protect and rehabilitate all waterways - Future planning provides an opportunity to rehabilitate degrades areas along the edges of Erapah Creek and Council should undertake land acquisition to enable this to occur. The rural residential uses will result in an increased runoff and sediments negatively impacting upon Erapah Creek. 	<ul style="list-style-type: none"> In the 16 September 2020 Council Report, officers did not recommend proceeding with the Rural Residential Precinct and noted that this land use is 'inconsistent with the outcomes sought by <i>ShapingSEQ</i>' (attachment 4, page 4). Despite this, Council's resolution from 16 September 2020 was to retain the Rural Residential Precinct and advertise this during the consultation period in its preferred future land use map. Prior to identifying preferred future land use intents for the STPFGA, Council officers undertook a planning assessment to examine values and constraints across the study area. The analysis included a consideration of waterway corridors and environmental values such as Matters of State Environmental Significance (MSES), which included core koala habitat areas. The planning report identified these areas as category 1 constraints, which for the purpose of the planning assessment, meant the areas were not considered suitable for more intense forms of urban development. Provisions within City Plan, including the Reconfiguring a Lot Code seek to ensure the design and layout of new subdivisions avoids or reduces adverse environmental impacts. If Council decides to proceed with a major amendment to City Plan, an additional public consultation period will take place following completion of 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
		the first State Interest Review period. At this time, the community will have an opportunity to review, in greater detail, the proposed amendments and how the impacts of potential future development are to be managed.	
1, 2, 3, 5, 6, 7	<p>Support for urban residential development:</p> <ul style="list-style-type: none"> The assumption that there is no need for land for residential purposes is incorrect. To not include residential land in the review is contrary to the Ministerial direction to carry out a proper assessment of this area. The investigation is not a thorough assessment of the area for urban purposes and does not consider the full range of urban uses. Council minutes from 2013 onwards reveal an entrenched planning intent to exclude the area from urban use. Including not releasing various attachments / reports that informed Council's decisions to the public. Not considering residential land demonstrates Council's opposition to residential development in this area despite it being common knowledge 	<ul style="list-style-type: none"> The Ministerial direction, dated 23 July 2020, directed Council to complete the investigation(s) required by the South East Queensland Regional Plan (<i>ShapingSEQ</i>). The commentary contained in Chapter 3, Part C: Sub-regional directions (p.114) of <i>ShapingSEQ</i> makes it clear that Council is required to investigate this area, determine its appropriate use and make any changes, if required, to its planning scheme in the short term. There is no obligation on Council to identify this land as 'Urban' by including all or parts of the STPFGA in the Urban Footprint. As outlined in section 9.3 'Commentary on the need for additional residential zoned land within Redland City to 2041' of the STPFGA planning report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program. To date, the annual land supply and development monitoring reports released in 2018 and 2019 have identified that Redland City has sufficient supply of suitably zoned land to meet the consolidation and expansion dwelling supply benchmarks of the Regional Plan. Preliminary data supplied by the Queensland Government for 2020 indicates that this position remains unchanged. 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>that there is a shortage of available land.</p> <ul style="list-style-type: none"> The area should be zoned emerging community providing a platform from which structure planning can be undertaken and all hypothetical constraints can be diligently assessed and future highest and best use outcomes can be identified. The area to the east and west of Taylor Road has no real infrastructure constraints and should be supported for urban land uses, to be included within the urban footprint and zoned emerging community. Other areas in the city, that are far more remote and constrained have been approved for urban development but have not been delivered. The highest and best use of the STPFGA is a master planned urban community encompassing residential and relevant employment uses and would be highly prized given its close proximity to Brisbane CBD and other centres. 	<ul style="list-style-type: none"> To clarify, it is acknowledged that the sub-regional directive being referenced does not preclude Council from considering the suitability of the STPFGA to accommodate suburban density residential development. However, for the reasons mentioned above, Council is of the position that this land is not needed for residential purposes to 2041. In the 2020 UDIA report titled 'The Perfect Storm: SEQ Land Supply', reference is made to there being 2.5 years of approved lot supply in Redland City. In <i>ShapingSEQ's</i> 'Measures that matter', a minimum of 4 years approved supply is sought. Officers make note of the following with regard to this claim: <ul style="list-style-type: none"> Achieving lot approvals is contingent on the actions of two key parties – local government and the private sector. Local government is responsible for ensuring there is a sufficient supply of suitably zoned land and for assessing and deciding development applications. The private sector (generally speaking), is responsible for lodging development applications and developing land. Importantly, local government cannot force landowners to lodge development applications, meaning that outside of assessing and deciding applications, Council's ability to influence the delivery of land 'to market' is limited. Local Government has a target under the regional plan to make sure a minimum of 15 years of appropriately zoned and able-to-serviced land is available to accommodate the population and economic growth forecasts. As outlined in 	

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> • The area is in close proximity to essential infrastructure including retail, hospitals, schools and trunk infrastructure which can support residential uses. • Residential land is needed close to schools and employment generating uses. • Employment generation uses can include residential development which Council dismisses as it will not support small lot housing. • Urban development close to the college should be encouraged to contribute to the sustainability of Sheldon College into the future. • Recent approvals highlight the suitability of the wider Taylor Road area for urbanisation with smaller lot sizes. • The project plan ignores UDIA data that reveals there is only 2.5 years of detached dwelling supply in the Redlands. • The 2019 Land Supply and Development Monitoring report 	<p>previous sections of this report, through the annual land supply development monitoring reporting undertaken by the State Government, Redland City Council has been able to demonstrate that it has a sufficient quantum of suitably zoned land to accommodate growth for at least the next 15 years. This would appear to demonstrate that it is landowners failing to act on development opportunities, rather than Council having an insufficient supply of suitably zoned land, that is causing a perceived shortfall in lot supply. In this regard, the approved lot supply target is considered to be a poor metric for evaluating land supply constraints in the City.</p> <ul style="list-style-type: none"> ○ The UDIA report also fails to account for large development areas that are likely to come online in Redland City in the near future, such as the Victoria Point Structure Plan area (up to 1,500 dwellings) and Shoreline (up to 4,000 dwellings). Once development approvals for these areas are obtained, it is expected that Redland City Council will comfortably satisfy the <i>ShapingSEQ</i> lot supply targets. 	

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	reiterates that there is a reliance on attached dwellings to support accommodation growth which are not a typical dwelling choice for families / Sheldon College families.		
8, 9, 12	<p>Opposition to urban residential development:</p> <ul style="list-style-type: none"> • Council's position that small lot housing will not occur in the study area is noted and supported, despite some landowners believing up zoning is a presumed right. • There was a huge, and successful, community campaign to remove the Thornlands future growth area from the urban footprint in 2009, this should be upheld. • The government at the time stated that this land will act as a buffer to protect high value koala habitat in the area and in the future can become new koala habitat. • Supports Council's position that the urban footprint should not be expanded to include the FGA. 	Noted as general support for Council's decision not to facilitate suburban style residential development within the STPFGA.	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> The Toondah Harbour and Shoreline development contribute to an oversupply of development. 		
4, 6, 10	<ul style="list-style-type: none"> The investigation is being used to change regional plan designations to the east of Taylor Road excluding the area from urban use altogether which is a fundamental error since gazetting this area within the RNU in the 2006 RPS when identified in the regional plan as urban footprint. Supports the reinstatement of the urban footprint to the east of Taylor Road and the extension of the urban footprint to the west of Taylor Road. The intention of this report is to facilitate change to the regional plan and the objective of removing the area east of Taylor Road from the urban use altogether. The project plan looks exclusively at the lands potential as a future employment area which does not satisfy outcome 14 of the SEQRP which states 'including its potential as a future growth area'. 	<ul style="list-style-type: none"> The specific commentary from <i>ShapingSEQ</i> (page 114, Chapter 3, Metro Sub-Region), states: 'Redland City Council is required to investigate this area in the short-term, including its potential as a future employment area. The investigations must determine its appropriate use, with the intent of the area defined, and appropriately reflected in the planning scheme, by the end of 2019'. Although Redland City Council was able to consider the STPGA's suitability for other uses such as urban residential purposes, for the reasons outlined in previous sections of this report, Council believes it has a sufficient quantum of suitably zoned land to accommodate future population growth to 2041. While <i>ShapingSEQ</i> states that Potential Future Growth Areas 'are not required to accommodate the dwelling supply benchmarks or employment planning baselines of <i>ShapingSEQ</i>', further commentary in Chapter 3, Part C: Sub-regional directions (p.114) makes it clear that Council is required to investigate this area, determine its appropriate use and make changes to its planning scheme in the short term. This position was reiterated in the Ministerial Direction provided to Council on 23 July 2020. Officers are of the opinion that its actions to date have satisfied the general requirements of the Ministerial Direction and further 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> Reference is drawn to the SEQRP which indicates that there is no great rush to accommodate urban growth in STPFGA's and their intent is to protect their future. Why is there so much pressure being put on the Redlands when evidence suggests that there is adequate existing land supply. 	consultation with the State Government will occur if Council decides to proceed with a major amendment to City Plan.	
8	<p>Redlands 2030 Community Plan:</p> <ul style="list-style-type: none"> The proposal doesn't align with the vision statement included in the Redlands 2030 Community Plan <i>'the Redlands will be known for the pristine waters and island of Moreton bay, and for its protected bushland areas, greenspaces and parklands. Flora and fauna will be abundant and koalas will live peacefully in urban and rural settings'</i>. It is difficult to have faith that the iteration of the STPFGA will become the first cut of many, losing the values of Southern Thornlands in a slow evolving development tsunami. 	<ul style="list-style-type: none"> Prior to identifying preferred future land use intents for the STPFGA, Council officers prepared a planning report to examine values and constraints across the study area. The analysis included a consideration of wildlife corridors (as per Council's Wildlife Connections Plan 2018 – 2028) and environmental values such as Matters of State Environmental Significance (MSES), which includes core koala habitat areas. The planning report identified these areas as category 1 constraints, which for the purpose of the planning assessment, meant the areas were not considered suitable for more intense forms of urban development. Although the entire STPFGA has been assigned a precinct, this does not mean that each precinct will be 'fully developed'. Rather, parts of the sites will be undevelopable because they contain a constraint or value that needs to be addressed/ protected. For example, the MIBA Precinct is 100 hectares in size but if developed, is intended to provide 50 hectares of allotments. This means that up to 50% of the MIBA is likely to accommodate 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
		features including, but not limited to infrastructure, habitat areas, environmental corridors and flood impacted areas. In addition, any future development proposed in these areas would need to comply with the relevant provisions in the planning scheme, including the Environmental Significance Overlay. Council is not intending to facilitate development.	
1, 2, 5, 6, 7	<ul style="list-style-type: none"> The regional infrastructure corridor bisecting the study area could open up this area for responsible (higher order) development. The area is capable of being connected to the Cleveland sewerage treatment plant for urban uses / master planned community providing housing, economic growth and building and construction opportunities. The newly approved subdivisions at 84-122 Taylor Road and 157-197 Woodlands Drive did consider the feasibility of connecting to Council's reticulation infrastructure, contrary to the contents of the STPFGA planning report. Refer to P&E Court appeal 2675 of 2009 (document 45). 	<ul style="list-style-type: none"> As outlined in section 9.3 'Commentary on the need for additional residential zoned land within Redland City to 2041' of the STPFGA planning report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program. To date, the annual land supply and development monitoring reports released in 2018 and 2019 have identified that Redland City has sufficient supply of suitably zoned land to meet the consolidation and expansion dwelling supply benchmarks of the Regional Plan. Preliminary data for 2020, supplied by the Queensland Government to Council, indicates that this position remains unchanged. Officers acknowledge that the statement regarding the feasibility of connecting to reticulated infrastructure networks is incorrect. As noted by the submitter, this information has been made available in Planning and Environmental Court appeal documents (Item 45, case 2675 of 2009). 	The STPFGA planning report will be updated to reflect the information provided in the submission.

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8	The officers correctly acknowledge the impact of COVID-19 on population growth as an economic driver due to the absence of inward migration. Over time, planning assumptions will have to be revised.	Noted as a general comment. Officers expect that COVID-19 impacts will be accounted for in future iterations of population forecasting produced by the Queensland Government Statisticians Office (QGSO). This data is used to inform the preparation of planning documents such as the South East Queensland Regional Plan and City Plan.	No changes required.
1, 2, 4, 9	COVID-19 should not be a basis for planning decisions as a vaccine will be available soon.	Noted as a general comment.	No changes required.
10	Appreciate the opportunity to comment on the planning of the STPFGA.	Noted as a general comment.	No changes required.
1, 2, 3, 4, 5, 9, 10	<ul style="list-style-type: none"> Council has failed to complete the consultation required by the Ministerial directive as land owners were not written to with a project plan / inviting comments and were not invited to a landowner forum. The STPFGA website is confusing and does not contain independent consultant reports (past and present). There is no reason to have closed Council meetings. It's a huge ask for the community to comment about such a proposal as few people have the time and expertise to be able to read all the documents. 	<ul style="list-style-type: none"> On 23 July 2020, the Minister for Infrastructure and Planning wrote to Council advising that a Ministerial Direction had been issued under section 26 of the <i>Planning Act 2016</i>. In the letter, Council was instructed to write to landowners within the STPFGA and hold a forum between 31 July 2020 and 11 August 2020. In subsequent correspondence provided by Council to the Planning Minister on 29 July 2020, Council advised that as the STPFGA was of strategic importance to the City, undertaking a city-wide consultation process would be preferable. On 16 September 2020, Council formalised this position by resolving to publicly consult on the preferred future land use intents for the STPFGA, commencing 28 September 2020. The consultation period, which ran until 20 November (39 business days), provided all community members with the opportunity to make a submission on the preferred future land use intents for the STPFGA. 	No changes required.

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		<ul style="list-style-type: none"> • Council will make the CDM Smith Economic Feasibility Assessment and Industrial Land Supply Review publicly available as a background attachment to the Council Report and on the STPFGA Yoursay web page. • Officers acknowledge the comments made in relation to the volume of information made available on the website, but note that a further statutory phase of public consultation will occur if Council decides to proceed with a major amendment to City Plan, following the State Interest Review period. This will provide the community with further opportunities to review and provide feedback on the proposed amendments. 	
1, 2, 3, 4, 5, 7, 8, 9	<ul style="list-style-type: none"> • The report ignores the recent approval of 156 Woodlands Drive as a crematorium. • Land owners have no intention to abandon existing commercial enterprises. • To consider how fragmented land can be combined is not for Council to determine. • Private freehold land is being identified for public outcomes (including schools). • Quarantining of private land for public purposes prevents strategic and economic opportunities. 	<ul style="list-style-type: none"> • Officers made note of existing industries and employment generators within the STPFGA in section 8 of the planning report. Although there is an active approval for a cemetery on 156 Woodlands Drive, officers understand that this approval has not been acted upon. Regardless of this fact, the approval is not likely to have had a decisive impact on proposed land use map Council released for public consultation. • It should also be acknowledged that Council's preferred future land use intents in no way place any obligation on any landowner within the STPFGA to sell their land or pursue an alternative use on their land. This would remain a decision for landowners to make. Furthermore, existing lawful land uses in the STPFGA continue to remain lawful in perpetuity. • The fragmentation of land was considered by CDM Smith when it prepared the Economic Feasibility Assessment. This was an 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<ul style="list-style-type: none"> Do not agree that the recent development approvals (Wigans/George) makes these area less suitable for urbanisation. <ul style="list-style-type: none"> The minimum lot sizes were driven by Council even though expert witnesses state that the CSTP could service smaller lot sizes. The minimum lot sizes of 6000m2 is merely a condition the underlying material change of use is Res A (low to medium density). Council has not consulted with them, as an appellant, to ascertain their intentions towards the development approvals. Council has undertaken the study as if it were public land with no regard to the private freehold land status of the study area. 	<p>important consideration when determining whether it would be economically viable to deliver a MIBA within the STPFGA.</p> <ul style="list-style-type: none"> The analysis undertaken as part of the planning report was used as a key input for CDM Smith's Economic Feasibility Assessment, particularly with regard to identifying the preferred location of the Mixed Industry Business Area (MIBA) Precinct. In the planning report, officers noted that the ROL approvals over 157-195 and 197 Woodlands Drive (ROL6097), as well as 84-122 Taylor Road (ROL6209) would exacerbate land fragmentation issues in this locality. Recent aerial imagery indicates earthworks associated with ROL6097 are currently underway, validating the approach taken by officers to exclude these areas from consideration. Officers do however, acknowledge that the applicants may choose not to act on the development approvals. The other remaining comments are noted as opinions or general observations. 	

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	<ul style="list-style-type: none"> There are opportunities for the three largest landowners to work with other land owners to achieve mutual interests. The proposed precincts, apart from rural residential, attempts to reflect the nature of already existing uses. 		
1, 2, 4, 7	<ul style="list-style-type: none"> Council has refused to carry out a proper planning assessment of this area despite being reminded by the Minister on numerous occasions. The investigation does not integrate state interests for urban use in the short term into the planning scheme as intended by the ministerial directive. The Council has never had an intention to investigate the suitability of the STPFGA for future urban outcomes despite receipt of ministerial direction. The state government should 'step in' and take over the planning for this area. 	<ul style="list-style-type: none"> As outlined in previous sections of this report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program. For this reason, Council did not consider the suitability of the STPFGA to accommodate urban scale residential development. As outlined in section 9.3 'Commentary on the need for additional residential zoned land within Redland City to 2041' of the STPFGA planning report, Council believes that there is sufficient land within the Urban Footprint to accommodate population growth in the City to 2041. This position has been reaffirmed by the Queensland Government through its annual Growth Monitoring Program. For this reason, Council did not consider the suitability of the STPFGA to accommodate 'suburban scale' residential development. 	No changes required.
4, 5, 7, 9, 10	<ul style="list-style-type: none"> The investigation is essentially a desktop investigation which cuts and pastes from previous reports to 	<ul style="list-style-type: none"> The planning report was based on a desktop assessment of planning constraint and analysis, due to time and resource limitations. Officers note that obtaining access to ground truth 	No changes required.

Submitter #s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>achieve a predetermined outcome and has not been ground truthed.</p> <ul style="list-style-type: none"> Do not support constraints map/ the constraints have not been ground truthed. The investigation does not rely on technical analysis or include independent consultant reports. There is no clear line of sight for any realistic short term development. The proposal does not provide certainty of delivery or economic feasibility. Do not support the methodology or policy bases used by Council to determine the best use of the study area. 	<p>information would have been a significant and time consuming task, due to the number of land holdings and the fact that the majority of allotments are privately owned.</p> <ul style="list-style-type: none"> Council's preferred future land use intents have been informed by both the planning report and independent investigations conducted by economic consultancy firm CDM Smith, including the Economic Feasibility Assessment and Industrial Land Supply Review. 	
7, 10	<ul style="list-style-type: none"> Support the spatial extent of the STPFGA as it aligns with previous investigations. In the SEQRP, the STPFGA does not cover this massive area. The road networks, particularly Boundary Road, Taylor Road, Redland Bay Road and Duncan Road, are congested with traffic, causing 	<ul style="list-style-type: none"> The STPFGA is not cadastrally defined in the South East Queensland Regional Plan (ShapingSEQ). In order to provide scope for the requisite planning investigations, on 9 October 2019, Council resolved to endorse the spatial extent of the Southern Thornlands Potential Future Growth Area (STPFGA). Traffic impacts are noted as a general concern. The constraints map produced as part of the planning report shows large parts of the study area are generally unsuitable for more intense forms of development. However, there are also 	No changes required.

Submitter #(s)	Submission and grounds	Analysis/ Officer comments	Changes in response to submission(s) / recommendations
	<p>pollution – no more activities which cause more congestion / pollution.</p> <ul style="list-style-type: none">• The constraints map shows the area is unsuited to closed development.	<p>large tracts of land within the study area that could be suitable for further development, following more detailed planning investigations (e.g. structure planning).</p>	
4	<ul style="list-style-type: none">• The Redlands Coast Rural Enterprise Investigation Report inaccurately concludes 'investigation study completed and appropriately reflected in the City Plan, SEQ Regional Plan requirement delivered'	<p>To clarify, these items are 'performance measures' that will be used to determine if the relevant objective in the Rural Enterprise Industry Sector Plan 2019-2024 has been completed.</p>	<p>No changes required.</p>

Redland City Council

**Economic Feasibility Assessment for Southern
Thornlands Potential Future Growth Area**

10 December 2020



Section 1 Introduction

Executive Summary

Background & Purpose of Study

CDM Smith was engaged by Redland City Council to assist in investigating the feasibility of the ShapingSEQ (2017) identified Southern Thornlands Potential Future Growth Area (STPFGA). Council is aware that the capacity and realistic availability of planned industrial employment supply in Redland City does not currently meet the minimum 15 years of supply outlined in ShapingSEQ (2017) and is therefore looking to the STPFGA as a potential solution.

The assessment has three core objectives, including:

- Review and update previous employment investigations to ensure the baseline information is up to date and the subsequent recommendations are accurate;
- Assess the suitability of the STPFGA to accommodate employment generating or other uses in Redland City; and
- Analyse economic viability of establishing employment generating uses in the STPFGA.

Regional Economic Overview

The regional economic analysis of Redland City benchmarked to SEQ and Queensland found that Redland City residents are typically older than the other benchmarked regions with a relatively high proportion of family households. Most workers in the region are either lower-white collar workers or upper blue-collar workers with the most significant industries of employment being health care and social assistance, construction and retail trade. However, Redland City demonstrates a low proportion of employment retention with over half of all working residents travelling outside of Redland City for work. The ShapingSEQ (2017) employment retention projections anticipate a marginal increase in employment retention in the area by 2041, however this is expected to be an ongoing challenge for Redland City.

Exports from the region have historically been most significant in the manufacturing sector, primarily driven by food product manufacturing.

An assessment of regionally competitive and significant sectors within Redland City confirmed that significant opportunity exists to expand industrial and mixed business and industry activity within Redland City, with 13 two-digit ANZSIC industrial sectors identified as regionally competitive and significant.

The Redlands Coast Rural Enterprises Industry Sector Plan 2019-2024 (2019) identifies rural enterprises as one of eight key industry sectors within the Redlands Coast. The plan defines rural enterprise to include activity within the following ANZSIC sub-sectors:

- Agriculture, forestry and fishing;
- Mining, specifically other non-metallic mineral mining and quarrying;
- Food product manufacturing; and
- Beverage and tobacco product manufacturing.

The assessment identified Redland City has existing strengths in the food product manufacturing sector, with employment in this sector concentrated mostly in a few key businesses (Redland Coast Rural Enterprises Industry Sector Plan 2019-2024, 2019). The intensive horticulture sector represents a key opportunity for Redland City to further strengthen its position within the food product manufacturing sector, using local product as an input to production.

Redland City Council benefits from existing branding as a clean and green location, which is complementary to the development of a successful intensive horticulture sector locally. Stakeholder consultations also identified a keen interest in smart farming and introducing intensive horticulture to the region through partnering local producers with the existing Redlands Research Facility.

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At the time of report compilation, intensive horticultural production data was not available at a local or state level. Data from the Agricultural Census identified that production within Redland City accounted for only a small proportion of total production in Queensland. However, this data did highlight that opportunities exist for intensive horticulture facilities in SEQ to produce commodities such as leafy greens, strawberries and kiwi fruit. Leafy greens such as lettuce, cabbage and rocket would be suited to local production as swift distribution is required for these products due to the typically short shelf life. Strawberries, whilst currently not a key commodity produced within Redland City, are a significant commodity produced in the SEQ context, indicating well developed supply and distribution chains are likely already in existence.

Competitor Industrial and Mixed Industry and Business (MIBA) Precincts

Within Redland City Council, the remaining supply of vacant industrial land is insufficient to meet the minimum 15 years of supply sort by ShapingSEQ (2017), with most remaining supply in a single location (Redlands Business Park).

In terms of MIBA supply, our assessment considered competitor MIBA precincts within the broader SEQ context, recognising that there is limited scope to establish new precincts within eastern Brisbane, with Brisbane LGA approaching build out. Precincts investigated further represent likely alternative locations for prospective businesses which might consider Redland City as a viable alternative. At the time of report compilation, the majority of MIBA supply in competitor precincts was concentrated within Metroplex at Westgate.

This assessment identified that competitor MIBA precincts offered fibre connectivity and public transport connectivity. This indicates that businesses which would consider MIBA land in the STPFGA, would be likely to demand a similar level of service provision.

An assessment of sales trends within industrial and competitor MIBA precincts relevant to the STPFGA identified that there were relatively few vacant land sales within Redland City. This information suggests there are relatively few opportunities to purchase vacant MIBA or industrial zoned land within Redland City, as opposed to low levels of demand for industrial land allotments within Redland City. Vacant land sales within the Cleveland Industrial Area and the Redlands Business Park achieved sales prices in the order of \$350-\$400 per square metre.

Land Use Requirements

An assessment of the supply demand balance for industrial uses within Redland City identified a need for an additional 74.6 hectares of zoned industrial allotments within Redland City by 2041. Based on our experience with industrial land assessments, this means approximately 150 hectares of raw land will need to be identified to accommodate 75 hectares of allotments (i.e. approximately double the required allotment land). The identification of 150 hectares of raw land should ensure enough land is available to accommodate the necessary allotments after allowing for site constraints (e.g. slope, waterways and other environmental constraints), access roads, infrastructure and buffering from adjacent uses.

In the longer term, an opportunity exists for the STPFGA site to accommodate both industrial uses and a MIBA precinct, such as Metroplex on Gateway or Brisbane Technology Park. It is suggested that the development of a MIBA precinct with the STPFGA occurs over the longer term (~15 years), to allow redevelopment activity within the Capalaba and Cleveland Principal Regional Activity Centres (PRACs) to occur unhindered. It is also recognised that significant capacity exists within Metroplex at Westgate to accommodate growth in demand for MIBA land in SEQ in the short to medium term.

Our experience has been that an allowance of 50 hectares of allotments (translating to the identification of 100 hectares of raw land) for MIBA uses allows for enough scale to assist in ensuring the development of the precinct is financially feasible to a prospective developer.

It is envisaged that in the medium to long term, the industrial and MIBA precincts would accommodate a range of low to medium impact industry uses, comprising a mix of population serving uses and uses associated with the intensive

Section 1 Introduction

horticulture sector, such as niche manufacturing and education and research facilities to support research activity at the Redlands Research Facility¹.

The land requirements for intensive horticulture uses are less clear given the relative newness of the sector to the SEQ economy. Section 5 of the report identified the average size of intensive horticulture operations globally ranged between 0.1 hectares (United States) and 3.7 hectares (Netherlands). The stakeholder consultation, undertaken as part of this assessment, indicated that there has been interest in the area by an intensive horticulturalist who required an allotment of 3 to 5 hectares to accommodate a mixed-use development, which also included education and tourism uses.

In Redland City Council's assessment of the sub-precincts within the STPFGA, Precinct 3 was identified as an area with high scenic amenity when viewed from southern vantage points such as Sirromet Winery. To protect the amenity values associated with this land, it is suggested that uses within this precinct be limited to intensive horticulture and uses which directly complement intensive horticultural production on site, such as tourism and education.

To ensure both intensive horticultural activities, industrial and MIBA uses can occur within the STPFGA, it is suggested that industrial uses be only of a low to medium impact nature, and not have significant offsite impacts (e.g. odour, noise and dust).

In the short to medium term, intensive horticulture activity in Precinct 3 is likely to be constrained to some extent by the presence of operational poultry farms. However, the longer-term viability of this activity is unclear, with these uses typically relocating to other parts of SEQ with lower levels of encroachment (e.g. Scenic Rim Regional Council).

Indicative Feasibility Assessment

To assess the feasibility of developing the STPFGA for industrial and MIBA uses, a cost benefit analysis (CBA) was undertaken, based on the assumption that a single developer would undertake land assembly within the STPFGA for both industrial and MIBA uses.

The assessment was undertaken for land identified within the STPFGA in Precinct 1 and Precinct 2, which was identified as the preferred location for employment generating uses, given its frontage to Boundary Road, relatively flat land and comparative ease of access to services, with trunk infrastructure, relative to other parts of the STPFGA. The land parcel identified was 224.5 hectares in size, which was determined to be sufficient to accommodate 75 hectares of industrial allotments and 50 hectares of MIBA allotments, given the land was relatively unconstrained².

As noted in the preliminary Southern Thornlands Potential Future Growth Area Assessment (2018) planning report, lots within the 'north eastern corner of Precinct 3 (identified as a 'potential high scenic amenity area' in Figure 23) may also be able to accommodate more intense forms of urban development, provided that the adverse impacts on scenic amenity can be reduced to an acceptable or tolerable level'. This area would form a logical extension of the investigation area if enough unconstrained land was not available to deliver the quantum of industrial and MIBA land envisioned. However, this area has not been included in this assessment.

The CBA considered a range of project costs and benefits, including:

- Project costs:
 - Land acquisition costs;
 - Trunk infrastructure costs;
 - Internal and external site works;

¹ It is understood that multiple universities have a range of research projects, mostly concentrated within the Redlands Research Facility. The STPFGA represents a potential opportunity to accommodate a research centre for one of the universities to support research and testing activity at the Redlands Research Facility.

² The need to identify 250 hectares of raw land for industrial and MIBA uses (based on demand for 125 hectares of allotments) represents an upper end estimate.

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- Selling costs; and
- Financing costs.
- Project benefits:
 - Sale of industrial allotments; and
 - Sale of MIBA allotments.

The assessment identifies that in a low-interest environment, the project is considered developmentally feasible, with an internal rate of return of 5.6%.

To provide a robust assessment of the project, four alternative scenarios have been considered, as outlined below:

- Scenario 1: 10.0% increase in all project costs;
- Scenario 2: 10.0% decrease in all project benefits;
- Scenario 3: Combined 10.0% increase in costs and a 10.0% decrease in benefits; and
- Scenario 4: Interest rate on developer finance increased to 10%.

Under all alternative scenarios tested, the project provided a positive internal rate of return, falling to between 2.9% and 4.6%.

Summary & Recommendations

The assessment has identified the following suitable employment generating or other uses for the STPFGA:

- Industrial land allotments to accommodate a range of low to medium impact industry activity – 75 hectares of allotments;
- MIBA allotments in the medium term, so as not to compromise commercial office take up in the Capalaba and Cleveland principal activity centres in the short term – 50 hectares of allotments; and
- Intensive horticulture uses within Precinct 3, recognising Redland City Council is developing an emerging strength within this sector through the range of research and development activity already underway at the Redlands Research Facility.

It is envisaged that the industrial and MIBA allotments are likely to be taken up by a mix of traditional industrial uses of a low to medium impact nature. With the emergence of the intensive horticulture sector in Redland City, it is also envisaged that the designation of this land could attract affiliated industrial sectors to support intensive horticulture activity, particularly within the manufacturing sector (e.g. specialist component manufacturing and food product manufacturing). It is also understood that several universities have a range of projects based in Redland City, mostly concentrated around the Redlands Research Facility. The MIBA precinct could also ultimately accommodate a small-scale training and education facility, although this is likely to represent a medium to long term opportunity.

This high-level feasibility assessment has identified that it would be feasible for a single developer to develop land within the STPFGA to accommodate industrial and MIBA uses in a low interest rate environment, based on conservative assumptions, including a 20-year project life. However, in a higher interest rate environment, the returns on the development may be perceived as insufficient relative to other opportunities. To encourage land assembly to occur within the STPFGA in the short to medium term, the planning intent for the STPFGA needs to clearly articulate that the precinct is for industrial and MIBA uses, with intensive horticulture a desired use within the southern part of the STPFGA, to provide certainty to a prospective developer.

Precinct 3 of the STPFGA would be best suited to intensive horticultural uses due to the limited land fragmentation, existing uses and availability of open space. Intensive horticultural production within the STPFGA is anticipated to be centred around the production of hydroponic fruits and vegetables, such as strawberries and leafy greens in order to capitalise on the existing regional strength in the production of these goods.

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It is imperative to ensure the land use intents do not constrain development within the STPFGA, particularly within new and emerging sectors supporting the intensive horticulture sector or bespoke manufacturers. It is recommended that the planning scheme provisions are reviewed to facilitate a broad range of industrial activity within the STPFGA, rather than immediately classifying the use as a high impact industry based on the activity type, particularly if offsite impacts are minimal, can be mitigated or the scale of the business activity significantly reduces offsite impacts. This approach would potentially result in more industrial uses which are likely to be a code assessable, rather than impact assessable developments, therefore reducing the barriers for investment in the area.

Approaches have been made to Redlands Investment Corporation in relation to a 'smart farm' with ancillary uses, including research and development, education facilities, tourism activities and a retail shop. Based on our assessment, this use is likely best positioned within Precinct 3 of the STPFGA. Council will need to consider the appropriateness of mixed-use developments within the intensive horticulture space and whether this would be feasible given the scenic amenity constraint within the precinct.

The above suggestions for land use within the STPFGA will assist Redland City in combatting low employment retention rates and will generate further interest in the area. If used appropriately, the STPFGA will expand the City's industrial profile, providing new opportunities for a broader range of industrial activities and employment in Redland City. The STPFGA will also expand the agricultural profile of Redland City, providing a diverse range of opportunities to service nearby metropolitan areas. Due to these benefits the STPFGA has the potential to form an integral part of Redland City's ongoing growth.

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Section 1 Introduction

Section 1 Introduction

1.1 Background

ShapingSEQ (2017) identifies land within the Southern Thornlands area in Redland City (outside the Urban Footprint) as a Potential Future Growth Area. In 2019, the Land Supply and Development Monitoring (LSDM) Report found that the capacity and realistic availability of planned industrial employment supply in Redland City is less than the minimum 15 years of supply sought by ShapingSEQ (2017).

Under ShapingSEQ (2017), Redland City Council is required to investigate the Southern Thornlands Potential Future Growth Area (STPFGA) to determine its potential as a future employment area, which may help address the shortfall in planned industrial employment supply. This study also considers other potential employment generating or other uses for the STPFGA which are considered complementary and/or suited to the precinct given its unique attributes.

1.2 Report Purpose

CDM Smith was engaged by Redland City Council to undertake an Economic Feasibility Assessment for the STPFGA. This assessment has three core objectives, including:

- Review and update previous employment investigations to ensure the baseline information is up to date and the subsequent recommendations are accurate;
- Assess the suitability of the STPFGA to accommodate employment generating or other uses in Redland City; and
- Analyse economic viability of establishing employment generating uses in the STPFGA.

1.3 Report Structure

This report is structured as follows:

- **Section 1 – Introduction:** provides a brief introduction of the intent of this report;
- **Section 2 – Regional Economic Analysis:** provides an analysis of the socio-economic and economic characteristics of Redland City including population growth, key export sectors, the current and projected size and structure of the working population and an overview of agricultural production;
- **Section 3 – Regionally Competitive and Significant Sectors:** provides an assessment of the regionally competitive and significant sectors in Redland City as of the 2011 and 2016 Censuses;
- **Section 4 – Intensive Horticulture:** details significant trends in intensive horticulture and how these trends are relevant to Redland City and the STPFGA;
- **Section 5 – Industrial Land Supply:** identifies the amount of developable industrial land available in Redland City;
- **Section 6 – Competitor Mixed Industry and Business Area (MIBA) Precincts:** case studies of established MIBA precincts within proximity to Redland City which could be considered competitive locations;
- **Section 7 – Property Market Analysis:** analysis of the sales performance of enterprise and business park lands within Redland City and a select number of proximate or similar sites;
- **Section 8 – Industrial and Commercial Office Demand:** analysis of industrial and commercial office employment for Redland City and likely land demand;
- **Section 9 – Land Requirements to Accommodate Employment Uses in the STPFGA:** overview of the land required to accommodate the recommended employment generating land uses within the STPFGA;

Section 1 Introduction

- **Section 10 – Indicative Feasibility Assessment:** overview of the high-level feasibility for the development of the STPFGA for employment uses, as identified in previous Sections of the report, taking into consideration trunk infrastructure costing information from Council, land assembly costs, sales and land take up within the MIBA and industrial precincts;
- **Section 11 – Summary and Recommendations:** overview of the key findings of the report;
- **Section 12 – References:** overview of the references utilised in the compilation of the report; and
- **Section 13 – Addendum: Revised Industrial Land Demand:** provides an overview of revised industrial land demand estimates for Redland City, focussing on construction services employment growth.

1.4 Glossary and Abbreviations

Term	Definition
ANZSIC	Australian New Zealand Standard Industry Classification
BTP	Brisbane Technology Park
CBA	Cost Benefit Analysis
DSDMIP	Department of State Development, Manufacturing, Infrastructure and Planning
LGA	Local Government Area
LQ	Location Quotient
LSDM	Land Supply and Development Monitoring
MIBA	Mixed Industry and Business Area
Nfd	Not Further Defined
PRAC	Principal Regional Activity Centre
RBP	Redlands Business Park
RS	Regional Shift measure from the Shift-Share Analysis
SEQ	South East Queensland
SQ	Industry Significance Quotient
STPFGA	Southern Thornlands Potential Future Growth Area
SQM	Square Metre
QGSO	Queensland Government Statisticians Office

Section 2 Regional Economic Analysis

Section 2 Regional Economic Analysis

The purpose of this regional economic analysis is to provide an up to date understanding of the economic context within Redland City. This section has provided an economic overview of the following characteristics:

- Socio-economic profile of Redland City, benchmarked to South East Queensland (SEQ) and Queensland, to understand the socio-economic characteristics of the region, including how these have changed since the 2006 Census;
- Projected population of Redland City, benchmarked to SEQ and Queensland;
- Working population characteristics of Redland City, including an understanding of where employed residents of Redland City work and where workers in Redland City reside;
- Overview of the projected employment by industry in Redland City, based on Queensland Treasury estimates;
- Identification of major export sectors in Redland City; and
- Overview of agricultural production in Redland City.

2.1 Socio Economic Profile

The demographic and socio-economic characteristics of the Redland City population as at the 2006, 2011 and 2016 Censuses, benchmarked to SEQ and Queensland are summarised below, with a detailed table provided in Table 2-1:

- At the time of the last three Censuses, the average age of residents within Redland City was higher than that of SEQ and Queensland. The average age in Redland City increased from 38.0 years in 2006 to 40.9 years in 2016;
- In the 2006 to 2016 period, Redland City had higher incidences of couple families (both with and without children) when compared to SEQ and Queensland. However, the incidence of lone person households was lower in Redland City relative to SEQ and Queensland;
- Between 2006 and 2016, the incidence of households fully owning a home decreased across all areas analysed. Over the last three Censuses, the incidence of rental households increased in Redland City by 0.7%, SEQ by 2.6% and Queensland by 2.2%;
- The average weekly rent payment increased between 2006 and 2016 across all areas, however average weekly rent in Redland City remained higher than the average in SEQ and Queensland. As of the 2006 Census, Redland City's average weekly rent was \$239, which increased to \$376 by 2016, representing an average annual increase of 4.6% over 10 years, which was higher than recorded for SEQ (average growth of 4.3% per annum) and Queensland (average of 4.3% per annum) over the same time period;
- Average monthly housing loan repayments increased significantly between 2006 and 2011 across all areas analysed but decreased marginally in the 2011 to 2016 period. As of the 2016 Census, the average repayments were higher in Redland City compared to the benchmark areas analysed;
- Average weekly household incomes have also increased across all areas analysed in the 2006 to 2016 period, with the average weekly household income in Redland City being higher than the average recorded for SEQ and Queensland as of the 2016 Census;
- Over the last three Censuses, Redland City exhibited lower unemployment compared to SEQ and Queensland. As of the 2016 Census, the unemployment rate in Redland City was 6.1% compared to 7.3% in SEQ and 7.6% in Queensland. Additionally, between 2006 and 2016, the incidence of full-time employment across all areas analysed declined, whilst the incidence of part time employment increased in all areas. Interestingly, in 2016 the labour force participation rate in Redland City was marginally higher than the benchmark areas;

Section 2 Regional Economic Analysis

- Between the 2006 and 2016 Censuses, the incidence of persons aged 15 years and over with a post school qualification has increased significantly across all areas analysed. In 2016, the incidence of persons aged 15 years and older with a bachelor's degree or higher qualification was lower in Redland City relative to SEQ and Queensland. However, the incidence of persons with a certificate level qualification in Redland City was higher than SEQ and Queensland in 2016;
- In 2016, Redland City was characterised by a higher incidence of Lower White-Collar³ and Upper Blue-Collar⁴ workers relative to SEQ and Queensland; and
- As of the 2016 Census, residents in the Redland City and SEQ were most likely to be employed by the health care and social assistance industry, construction and retail trade.

³ Lower white-collar occupations include community and personal service workers, clerical and admin workers and sales workers.

⁴ Upper blue-collar occupations include technician and trades workers.

Section 2 Regional Economic Analysis

Table 2-1 Socio Economic Data Redland City, SEQ and Queensland, 2006-2016

	Redland City			SEQ			Queensland		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Population	127,631	138,664	147,014	2,704,860	3,020,770	3,336,823	3,904,535	4,332,742	4,703,196
Ave. Annual Population Growth (%)	-	1.7%	1.2%	-	2.2%	2.0%	-	2.1%	1.7%
Age Distribution									
0-14 years	20.9%	20.1%	18.8%	20.1%	19.8%	19.2%	20.7%	20.2%	19.4%
15-24 years	13.6%	13.2%	12.2%	14.3%	14.0%	13.4%	13.8%	13.6%	13.0%
25-34 years	10.7%	10.6%	10.7%	13.8%	14.0%	14.2%	13.4%	13.6%	13.8%
35-44 years	14.6%	13.8%	12.6%	14.8%	14.6%	13.7%	14.7%	14.3%	13.4%
45-54 years	15.3%	14.9%	14.4%	13.6%	13.4%	13.3%	13.8%	13.6%	13.4%
55-64 years	12.0%	12.9%	13.5%	11.1%	11.3%	11.3%	11.2%	11.6%	11.8%
65+ years	13.0%	14.5%	17.8%	12.4%	13.0%	14.9%	12.4%	13.1%	15.3%
Average age (years)	38.0	39.0	40.9	37.3	37.6	38.5	37.2	37.6	38.8
Household Type (% of dwellings)									
Couple families with children	36.2%	35.4%	33.2%	29.9%	30.5%	30.2%	29.4%	29.5%	28.7%
Couple families without children	27.9%	28.3%	28.6%	25.7%	26.3%	25.7%	26.0%	26.6%	25.9%
Single parent family	10.7%	11.0%	11.1%	10.8%	11.0%	10.9%	10.5%	10.7%	10.7%
Lone person households	18.6%	19.2%	20.0%	21.0%	21.3%	21.2%	21.0%	21.4%	21.7%
Average household size	2.8	2.7	2.7	2.6	2.6	2.7	2.6	2.6	2.6
Household Finances									
% of households fully owning home	32.7%	31.1%	30.9%	29.2%	27.2%	26.3%	30.4%	28.4%	27.4%
% of households purchasing home	38.4%	39.6%	38.5%	33.0%	34.4%	33.0%	31.4%	32.6%	31.4%
% of households renting	23.1%	24.1%	23.9%	29.9%	31.9%	32.4%	30.0%	32.0%	32.2%

Section 2 Regional Economic Analysis

	Redland City			SEQ			Queensland		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Average weekly household income	\$1,281	\$1,587	\$1,799	\$1,245	\$1,545	\$1,771	\$1,202	\$1,501	\$1,699
Average monthly housing loan repayment	\$1,559	\$2,143	\$2,068	\$1,570	\$2,146	\$2,061	\$1,470	\$2,034	\$1,958
Average weekly rent payment	\$239	\$335	\$376	\$243	\$330	\$371	\$222	\$302	\$337
Average housing costs (as a % of income)	15.1%	17.4%	15.2%	15.4%	17.8%	15.7%	14.4%	16.6%	14.7%
Labour Market									
Full-time employment (% labour force)	61.0%	60.0%	58.8%	61.2%	59.3%	57.6%	61.6%	60.0%	57.7%
Part-time employment (% labour force)	29.0%	29.2%	30.6%	28.4%	29.0%	30.6%	27.7%	28.2%	29.9%
Total employment (% labour force)	95.9%	94.6%	93.9%	95.3%	93.8%	92.7%	95.3%	93.9%	92.4%
Unemployment rate (% labour force)	4.1%	5.4%	6.1%	4.7%	6.2%	7.3%	4.7%	6.1%	7.6%
Participation rate (% of population > 15 years)	63.8%	64.8%	62.6%	62.4%	63.7%	62.3%	61.8%	62.8%	61.0%
Qualifications									
% of persons with a non-school qualification	38.9%	44.9%	50.5%	39.6%	45.6%	50.8%	37.6%	43.3%	48.3%
% of persons with Bachelor or higher	10.6%	13.3%	15.5%	15.0%	18.3%	21.1%	13.1%	11.7%	18.3%
% of persons with Diploma	7.8%	9.0%	10.3%	7.2%	8.2%	9.4%	6.6%	7.5%	8.7%
% of persons with Certificate	20.5%	22.6%	24.7%	17.4%	19.1%	20.4%	17.9%	19.9%	21.3%
Occupation									
Upper White Collar									
Managers	12.0%	12.3%	12.4%	11.7%	11.7%	11.9%	12.4%	12.0%	12.1%
Professionals	14.6%	16.3%	17.2%	18.9%	20.9%	21.6%	17.1%	18.9%	19.8%
<i>Subtotal</i>	26.6%	28.5%	29.6%	30.6%	32.6%	33.5%	29.5%	31.0%	31.9%
Lower White Collar									
Community & Personal Service Workers	8.6%	9.6%	10.9%	9.1%	10.0%	11.2%	9.1%	10.0%	11.3%

Section 2 Regional Economic Analysis

	Redland City			SEQ			Queensland		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Clerical and Admin Workers	17.2%	17.3%	16.0%	15.8%	15.6%	14.3%	14.8%	14.7%	13.6%
Sales Workers	11.3%	10.6%	10.0%	10.9%	10.2%	10.0%	10.4%	9.8%	9.7%
<i>Subtotal</i>	37.1%	37.5%	36.9%	35.8%	35.8%	35.5%	34.2%	34.4%	34.7%
Upper Blue Collar									
Technicians & Trades Workers	16.8%	16.4%	15.9%	14.9%	14.2%	13.7%	15.4%	14.9%	14.3%
<i>Subtotal</i>	16.8%	16.4%	15.9%	14.9%	14.2%	13.7%	15.3%	15.3%	15.3%
Lower Blue Collar									
Machinery Operators & Drivers	6.8%	6.2%	6.3%	6.2%	6.1%	5.9%	7.2%	7.3%	6.9%
Labourers	11.1%	9.8%	9.8%	10.8%	9.6%	9.7%	11.9%	10.6%	10.5%
<i>Subtotal</i>	17.8%	16.0%	16.1%	17.0%	15.7%	15.7%	19.1%	19.1%	19.1%
Employment by Industry (% of employees)									
Agriculture, forestry & fishing	0.8%	0.6%	0.8%	1.2%	0.9%	1.1%	3.4%	2.7%	2.8%
Mining	0.7%	1.1%	1.2%	0.6%	1.2%	1.1%	1.7%	2.6%	2.3%
Manufacturing	12.3%	10.6%	7.6%	10.4%	8.7%	6.2%	9.9%	8.4%	6.0%
Electricity, gas, water & waste services	0.9%	1.2%	1.1%	0.9%	1.1%	1.0%	1.0%	1.2%	1.1%
Construction	10.6%	11.0%	11.9%	9.2%	9.1%	9.4%	9.0%	9.0%	9.0%
Wholesale trade	5.6%	5.0%	3.5%	4.3%	3.9%	2.8%	3.9%	3.6%	2.6%
Retail trade	12.5%	11.4%	10.3%	11.9%	10.7%	10.0%	11.6%	10.7%	9.9%
Accommodation & food services	5.3%	5.3%	5.5%	6.8%	6.9%	7.3%	7.0%	7.0%	7.3%
Transport, postal & warehousing	5.8%	5.9%	5.9%	5.0%	5.2%	5.0%	5.1%	5.3%	5.1%
Information media & telecommunications	1.5%	1.4%	1.3%	1.7%	1.4%	1.4%	1.4%	1.2%	1.2%
Financial & insurance services	3.0%	2.9%	2.7%	3.4%	3.2%	3.0%	2.9%	2.7%	2.5%
Rental, hiring & real estate services	2.1%	1.7%	1.9%	2.3%	1.9%	2.2%	2.1%	1.8%	2.0%

Section 2 Regional Economic Analysis

	Redland City			SEQ			Queensland		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Professional, scientific & technical services	5.4%	6.3%	5.8%	6.6%	7.6%	7.2%	5.6%	6.5%	6.3%
Administrative & support services	3.4%	3.3%	3.6%	3.3%	3.4%	3.7%	3.1%	3.2%	3.5%
Public administration & safety	5.8%	5.9%	5.8%	6.3%	6.6%	6.3%	6.7%	6.7%	6.6%
Education & training	6.5%	7.1%	8.3%	7.7%	8.0%	9.1%	7.6%	7.9%	9.0%
Health care & social assistance	10.0%	11.7%	12.6%	10.6%	12.3%	13.2%	10.2%	11.9%	13.0%
Arts & recreation services	1.1%	1.1%	1.3%	1.5%	1.6%	1.8%	1.3%	1.4%	1.6%
Other services	4.2%	4.3%	4.3%	3.8%	3.8%	3.9%	3.7%	3.9%	3.9%

Source: ABS Census of Population and Housing (2006, 2011 and 2016)

Section 2 Regional Economic Analysis

2.2 Population Projections

Redland City is expected to experience moderate population growth, with the population increasing from 151,987 persons in 2016 to 192,431 persons by 2041 (or by 0.9% per annum). The Redland City population growth rate is anticipated to be lower than SEQ and Queensland which average 1.8% and 1.6% per annum respectively.

Table 2-2 details the population projections in Redland City, SEQ and Queensland between 2016 and 2041.

Table 2-2 Population projections for Redland City, SEQ and Queensland, 2016 to 2041

	2016	2021	2026	2031	2036	2041	AAGR, 2016-2041
Redland City	151,987	161,027	170,996	179,241	185,631	192,431	0.9%
SEQ	3,439,767	3,800,705	4,186,321	4,586,066	4,984,175	5,379,901	1.8%
Queensland	4,848,877	5,261,567	5,722,780	6,206,566	6,686,604	7,161,661	1.6%

Source: Queensland Government Statisticians Office (QGSO) Projected Population (medium series), Statistical Area 4 level and Local Government Area (2019)

2.3 Working Population Characteristics

The following section provides a brief analysis of Redland City residents place of work (i.e. where do Redland City residents travel for employment) and Redland City workers place of residence (i.e. where do workers in Redland City usually reside).

2.3.1 Redland City Residents - Place of Work

Redland City has a highly mobile workforce with more than half of all working residents travelling beyond Redland City for employment. In 2016, 43.4% of Redland City residents also worked within the City compared to 43.5% in 2011. The proportion of Redland City residents who travelled to Brisbane Local Government Area (LGA) for employment increased from 37.3% of working residents in 2011 to 40.9% of working residents in 2016. In 2016, Redland City residents also travelled to Logan (5.7%), Gold Coast (2.2%), Ipswich (0.8%) and Moreton Bay (0.6%) LGA's for employment. This information demonstrates that Redland City exports workers to the broader SEQ region, particularly to Brisbane LGA.

Table 2-3 below summarises where residents of Redland City travelled for employment as of the 2011 and 2016 Census.

Table 2-3 Employment Location Redland City Residents, 2011 and 2016

LGA	2016		2011	
	No. of Resident Workers	% of Resident Workers	No. of Resident Worker	% of Resident Workers
Redland (C)	30,080	43.4%	27,124	43.5%
Brisbane (C)	28,355	40.9%	23,272	37.3%
Logan (C)	3,978	5.7%	2,466	4.0%
Gold Coast (C)	1,494	2.2%	534	0.9%
Ipswich (C)	540	0.8%	353	0.6%
Moreton Bay (R)	413	0.6%	34	0.1%
Other	4,512	6.5%	8,584	13.8%
Total	69,372	100.0%	62,367	100.0%

Note: Other includes no fixed address (QLD)

Source: ABS Census of Population and Housing (2011 and 2016)

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2.3.2 Redland City Workers - Place of Residence

As of the 2016 Census, workers who live and work within Redland City accounted for 74.4% (compared to 85.5% in 2011) of workers within the LGA. The proportion of workers who reside outside of the LGA but work within Redland City increased significantly between the 2011 and 2016 Censuses. In 2016, workers from Brisbane LGA accounted for 15.2% (compared with 9.6% in 2011) of the Redland City workforce, whilst a further 5.9% (compared with 4.0% in 2011) of workers usually resided in Logan LGA. Workers also travelled from the Gold Coast, Moreton Bay and Ipswich LGAs for employment within Redland City.

Table 2-4 below summarises the place of residence of the Redland City workforce as of the 2011 and 2016 Censuses.

Table 2-4 Place of Residence of Redland City workers, 2011 and 2016

LGA	2016		2011	
	No. of Workers	% of Workers	No. of Workers	% of Workers
Redland (C)	30,080	74.4%	27,124	85.5%
Brisbane (C)	6,143	15.2%	3,034	9.6%
Logan (C)	2,396	5.9%	1,269	4.0%
Gold Coast (C)	826	2.0%	142	0.4%
Moreton Bay (R)	429	1.1%	46	0.1%
Ipswich (C)	268	0.7%	97	0.3%
Total	40,437	100.0%	31,712	100.0%

Source: ABS Census of Population and Housing (2011 and 2016)

2.3.3 Working Population by Industry

In determining the economic structure of Redland City, this analysis has utilised working population data sourced from the ABS 2016 Census of Population and Housing at the LGA level. An analysis of industry of employment data was undertaken at the two-digit ANZSIC level. As of the 2016 Census, the industry sectors which accounted for over 10.0% of working population employment within Redland City included:

- Education and training: with employment primarily in the preschool and school education industry subsector;
- Retail trade: most employment within the other store-based retailing industry subsector; and
- Health care and social assistance: with employment primarily in the medical and other health care services industry subsector.

All three industry sectors identified above recorded a higher incidence of employment relative to SEQ and Queensland.

Appendix A provides the 2-digit ANZSIC level industry sector working population employment within Redland City, SEQ and Queensland.

2.3.4 Employment Retention

Employment retention compares the size of the working population against the resident employed population, expressed as a ratio. Employment retention greater than 100% represents a net inflow of workers, whereas employment retention less than 100% represents a net outflow of workers.

As of the 2016 Census, Redland City reported an employment retention rate of 57.8%. In Redland City, employment retention was highest within the accommodation and food services, agriculture, forestry and fishing and retail trade sectors. However, the employment retention rate in Redland City was lower than recorded for SEQ (94.5%) and Queensland (99.7%).

Table 2-5 summarises the employment retention by industry in Redland City, SEQ and Queensland.

Table 2-5 Employment Retention by Industry, Redland City, SEQ, Queensland, 2016 Census

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Industry Sector	Redland City	SEQ	Queensland
Agriculture, Forestry and Fishing	85.6%	93.6%	99.8%
Mining	32.0%	66.6%	96.6%
Manufacturing	50.5%	97.4%	99.9%
Electricity, Gas, Water and Waste Services	44.8%	94.9%	99.7%
Construction	47.4%	76.9%	99.2%
Wholesale Trade	35.1%	96.6%	99.4%
Retail Trade	76.3%	98.3%	99.9%
Accommodation and Food Services	87.6%	99.0%	100.2%
Transport, Postal and Warehousing	27.5%	94.3%	99.6%
Information Media and Telecommunications	45.0%	96.1%	100.2%
Financial and Insurance Services	36.2%	98.9%	99.9%
Rental, Hiring and Real Estate Services	67.4%	98.5%	100.1%
Professional, Scientific and Technical Services	50.8%	96.8%	99.3%
Administrative and Support Services	59.7%	85.6%	100.0%
Public Administration and Safety	42.0%	96.8%	99.3%
Education and Training	69.1%	98.3%	100.3%
Health Care and Social Assistance	70.4%	97.9%	100.2%
Arts and Recreation Services	56.7%	96.4%	100.4%
Other Services	63.4%	94.5%	99.9%
Total	57.8%	94.5%	99.7%

Source: ABS Census of Population and Housing – Working Population Profile (2011 and 2016)

2.4 Projected Employment

Queensland Government Statisticians Office (QGSO) published employment projections, detailing the anticipated number of persons employed at the one-digit ANZSIC industry level.

Total employment within Redland City is anticipated to increase from 47,284 workers in 2015-16 to 69,193 workers in 2040-41, representing an increase of 1.5% per annum. Over the projection period, the number of employed persons is expected to increase significantly in the construction (increase of 4,178 workers), health care and social assistance (increase of 4,022 workers) and education training (increase of 2,522 workers) sectors. However, the retail sector is anticipated to experience a decline of 568 workers over the projection horizon.

Table 2-6 details the employment projections for Redland City by industry between 2015-16 to 2040-41.

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Table 2-6 Employment Projections by Industry, Redland City, 2015-16 to 2040-41

Industry	2015-16	2021-22	2025-26	2030-31	2035-36	2040-41	AAGR (%)
Agriculture, Forestry and Fishing	364	357	366	379	391	402	0.4%
Mining	224	211	258	330	419	516	3.4%
Manufacturing	3,985	4,143	4,317	4,555	4,831	5,151	1.0%
Electricity, Gas, Water and Waste Services	294	373	579	909	1,192	1,389	6.4%
Construction	5,782	7,861	8,863	9,416	9,733	9,960	2.2%
Wholesale Trade	1,425	1,480	1,527	1,580	1,634	1,693	0.7%
Retail Trade	7,074	7,012	6,958	6,860	6,688	6,506	-0.3%
Accommodation and Food Services	4,156	4,544	4,916	5,316	5,732	6,152	1.6%
Transport, Postal and Warehousing	1,434	1,549	1,630	1,706	1,769	1,835	1.0%
Information Media and Telecommunications	589	603	635	674	706	739	0.9%
Financial and Insurance Services	975	944	902	898	953	1,039	0.3%
Rental, Hiring and Real Estate Services	760	912	1,083	1,270	1,456	1,672	3.2%
Professional, Scientific and Technical Services	2,510	2,918	3,388	3,900	4,422	5,053	2.8%
Administrative and Support Services	1,664	1,817	2,096	2,394	2,682	3,012	2.4%
Public Administration and Safety	1,887	2,018	2,202	2,400	2,602	2,812	1.6%
Education and Training	4,480	4,898	5,448	6,006	6,526	7,032	1.8%
Health Care and Social Assistance	7,019	7,766	8,683	9,570	10,338	11,041	1.8%
Arts and Recreation Services	524	546	576	611	647	686	1.1%
Other Services	2,139	2,224	2,309	2,390	2,447	2,504	0.6%
Total persons employed	47,284	52,177	56,736	61,164	65,168	69,193	1.5%

Source: Queensland Government Statisticians Office Regional Employment Projections (2016)

2.4.1 Projected Employment Retention

Employment retention rates for Redland City and other LGAs in SEQ were derived from the QGSO Employment Projections by place of residence and by place of work. Overall employment retention within Redland City is anticipated to increase from 47.0% in 2015-16 to 53.0% in 2040-41. Conversely some LGA's in SEQ are anticipated to experience a decline in employment retention over the projection period. The most significant declines are evident in the Ipswich, Somerset and Scenic Rim LGA's between 2015-16 and 2040-41.

Table 2-7 details the projected employment retention in Redland City, the SEQ LGA's and in SEQ as a whole between 2015-16 and 2040-41.

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Table 2-7 Projected Employment Retention, Redland City, SEQ LGAs and SEQ, 2015-16 to 2040-41

LGA	2015-16	2020-21	2025-26	2030-31	2035-36	2040-41
Redland	47.0%	49.0%	50.0%	51.0%	52.0%	53.0%
Brisbane	89.0%	90.0%	90.0%	90.0%	90.0%	91.0%
Logan	44.0%	45.0%	45.0%	44.0%	43.0%	43.0%
Ipswich	53.0%	50.0%	47.0%	43.0%	41.0%	38.0%
Moreton Bay	50.0%	50.0%	50.0%	50.0%	50.0%	51.0%
Gold Coast	83.0%	82.0%	82.0%	82.0%	82.0%	81.0%
Somerset	55.0%	52.0%	51.0%	50.0%	49.0%	48.0%
Lockyer Valley	60.0%	56.0%	55.0%	55.0%	55.0%	55.0%
Noosa	68.0%	70.0%	71.0%	72.0%	73.0%	74.0%
Sunshine Coast	83.0%	83.0%	83.0%	83.0%	82.0%	82.0%
Toowoomba City (SEQ)	88.0%	87.0%	87.0%	88.0%	88.0%	88.0%
Scenic Rim	61.0%	59.0%	59.0%	57.0%	57.0%	56.0%
Total SEQ	98.0%	98.0%	98.0%	98.0%	98.0%	98.0%

Source: Queensland Treasury Regional Employment Projections (2016)

2.5 Export Sectors

In terms of exports from Redland City, manufacturing accounts for the largest quantum of exports both in terms of domestic (i.e. exports from Redland City to other parts of Australia) and international exports (i.e. exports from Redland City to other countries). Between 2015-16 and 2018-19, manufacturing exports from Redland City peaked at ~\$526.1 million in 2018-19 (comprising ~\$226.3 million domestic and ~\$299.8 million in international exports). This represents the highest volume of manufacturing exports Redland City has experienced since 2015-16 with total exports of ~\$511.2 million (comprising of ~\$192.9 domestic and ~\$318.3 million in international exports). In 2018-19, the following manufacturing subsectors were the main contributors:

- Food product manufacturing \$360.1 million (\$136.3 million domestic and \$223.8 million international exports);
- Primary metal and metal product manufacturing \$58.3 million (\$39.4 million domestic and \$19.0 million international exports);
- Beverage and tobacco product manufacturing \$24.5 million (\$19.9 million domestic and \$4.6 million international exports);
- Machinery and equipment manufacturing \$20.6 million (\$4.2 million domestic and \$16.3 million international exports); and
- Fabricated metal product manufacturing \$15.3 million (\$10.4 million domestic and \$4.9 million international exports).

Other industry sectors which generated significant exports from Redland City in 2018-19 included:

- Retail Trade \$114.8 million (key subsectors include Food Retailing at \$31.7 million and Other Store-Based Retailing at \$30.0 million);
- Transport, Postal and Warehousing \$113.4 million (key subsectors include Water Transport at \$54.3 million and Road Transport at \$40.0 million);
- Other Services \$110.9 million (key subsectors include Repair and Maintenance \$102.6 million); and
- Health Care and Social Assistance \$101.3 million (key subsectors include Residential Care Services \$51.8 million).

Table 2-8 summaries the total exports generated by industry sector from Redland City between 2015-16 and 2018-19 at the one-digit ANZSIC level. A detailed breakdown of total exports generated by industry subsector at the two-digit ANZSIC level is provided in Appendix C.

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Table 2-8 Total Exports by Industry Sector, Redland City, 2015-16 to 2018-19

	2018-19			2017-18			2016-17			2015-16		
	Domestic	International	Total	Domestic	International	Total	Domestic	International	Total	Domestic	International	Total
Agriculture, Forestry and Fishing	1.9%	2.6%	2.1%	2.6%	3.6%	2.9%	2.6%	4.1%	3.1%	2.7%	3.8%	3.1%
Mining	5.6%	0.7%	3.9%	7.0%	0.6%	4.9%	6.3%	0.7%	4.4%	3.9%	0.6%	2.8%
Manufacturing	21.9%	55.9%	33.5%	19.3%	56.2%	31.8%	17.4%	57.1%	31.3%	18.9%	58.4%	32.6%
Electricity, Gas, Water and Waste Services	3.4%	0.1%	2.3%	3.0%	0.1%	2.0%	2.8%	0.1%	1.9%	3.4%	0.1%	2.2%
Construction	0.0%	1.2%	0.4%	0.0%	1.3%	0.4%	0.0%	1.2%	0.4%	0.0%	1.2%	0.4%
Wholesale Trade	3.4%	5.6%	4.2%	3.6%	6.1%	4.4%	3.3%	6.0%	4.2%	2.6%	6.5%	4.0%
Retail Trade	9.0%	4.1%	7.3%	9.4%	4.0%	7.5%	10.5%	3.9%	8.2%	11.3%	4.1%	8.8%
Accommodation and Food Services	1.3%	6.6%	3.1%	1.1%	6.0%	2.8%	1.2%	6.3%	3.0%	1.2%	6.3%	3.0%
Transport, Postal and Warehousing	7.0%	7.6%	7.2%	9.4%	8.0%	8.9%	10.0%	7.4%	9.1%	8.8%	6.9%	8.1%
Information Media and Telecommunications	1.4%	1.9%	1.6%	2.1%	2.1%	2.1%	1.3%	2.0%	1.5%	0.6%	1.8%	1.0%
Financial and Insurance Services	2.8%	2.8%	2.8%	1.9%	2.3%	2.1%	4.1%	1.8%	3.3%	2.7%	1.5%	2.3%
Rental, Hiring and Real Estate Services	0.7%	3.6%	1.7%	0.6%	3.2%	1.5%	0.3%	3.1%	1.3%	0.7%	2.6%	1.4%
Professional, Scientific and Technical Services	7.6%	1.9%	5.7%	4.5%	1.7%	3.5%	3.9%	1.6%	3.1%	10.4%	1.7%	7.4%
Administrative and Support Services	9.4%	0.3%	6.3%	8.4%	0.2%	5.6%	7.2%	0.2%	4.7%	6.0%	0.2%	4.0%
Public Administration and Safety	1.4%	0.0%	0.9%	1.2%	0.0%	0.8%	1.3%	0.0%	0.9%	1.3%	0.0%	0.9%
Education and Training	2.9%	2.9%	2.9%	3.6%	2.7%	3.3%	4.5%	2.7%	3.9%	4.6%	2.6%	3.9%
Health Care and Social Assistance	9.5%	0.5%	6.4%	12.1%	0.5%	8.2%	12.8%	0.5%	8.5%	10.4%	0.5%	7.0%
Arts and Recreation Services	0.4%	0.9%	0.6%	0.5%	0.8%	0.6%	0.8%	0.8%	0.8%	0.6%	0.8%	0.7%
Other Services	10.5%	0.5%	7.1%	9.7%	0.4%	6.6%	9.6%	0.4%	6.4%	9.8%	0.4%	6.5%
Total industries	\$1,034.6	\$536.3	\$1,570.8	\$1,042.2	\$537.0	\$1,579.2	\$1,029.0	\$554.4	\$1,583.4	\$1,021.7	\$545.3	\$1,567.0

Source: ABS Characteristics of Australia Exporters, Cat. 5368.0 (various years)

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2.6 Agricultural Production

This section of the report analyses the latest agricultural data released by the ABS (2015-16) to identify the volume and value of key agricultural commodities produced within Redland City and SEQ. Key agricultural commodities are defined as those commodities which account for a significant proportion of production value in Queensland.

At the time of report compilation, agricultural production data within the intensive horticulture sector was not available at a local or state level. Hence, this data is intended to provide a high-level overview of current activity in the agriculture sector in Redland City, as opposed to reflecting the opportunities which exist within the intensive horticulture sector.

2.6.1 Volume of Agricultural Production

In 2015-16, the three most significant broadacre crops produced in Redland City, in terms of proportion of total Queensland production, were:

- Barley: 907 tonnes, accounting for 0.2% of Queensland barley production;
- Wheat: 992 tonnes, accounting for 0.1% of Queensland wheat production; and
- Chickpeas: 294 tonnes, accounting for 0.1% of Queensland chickpeas production.

In 2015-16, the three most significant broadacre crops produced in SEQ were oilseeds, maize and chickpeas which represented 15.2%, 10.0% and 4.1% of the total Queensland production respectively. However, Redland City did not produce any of these crops as of 2015-16.

Despite being of significance to SEQ regional production, there is limited opportunity for broadacre crops to be intensively cropped or grown in a vertical farming facility due to the lack of availability of farming land within Redland City. The farming of broadacre crops is unlikely to be a significant expansion to the existing agricultural portfolio of the LGA.

Table 2-9 reports the total volume of broadacre crops produced within Redland City and SEQ in 2015-16 relative to total Queensland broadacre crop production.

Table 2-9 Volume of Broadacre Crops Produced within Redland City and SEQ Relative to Queensland (t), 2015-16

Broadacre crops	Redland City		SEQ	
	Volume (t)	% of Qld	Volume (t)	% of Qld
Wheat	992	0.1%	7,964	0.6%
Barley	907	0.2%	7,865	2.1%
Chickpeas	294	0.1%	2,054	0.6%
Oilseeds	-	-	2,175	15.2%
Maize	-	-	16,340	10.0%
Other pulses	-	-	317	4.1%

Source: ABS Agricultural Commodities Cat. 7121.0 (2018b)

In 2015-16, the three most significant hay and silage items produced in SEQ (in terms of proportion of total Queensland production) included:

- Lucerne for hay: 73,623 tonnes, accounting for 42.5% of Queensland production;
- Crops for silage: 93,908 tonnes, accounting for 16.8% of Queensland production; and
- Other crops for hay: 12,343 tonnes, accounting for 15.5% of Queensland production.

SEQ represents 19.0% of the total production of hay and silage crops in Queensland, whilst Redland City does not produce these crops. The production of hay and silage usually requires a large parcel of land. However, there have

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been examples of vertical farms, such as Stacked Farm on the Gold Coast, Queensland (see Section 4.2.4), producing hay and silage for cattle fodder in order to support farmers through seasonal droughts. This could represent an opportunity for the City to expand its agricultural portfolio, using intensive horticultural practices and technologies and capitalise off the existing regional strength in the production of these crops.

Table 2-10 reports the total volume of hay and silage items produced within SEQ in 2015-16 relative to total Queensland hay and silage production.

Table 2-10 Volume of Hay and Silage Items Produced within Redland City and SEQ Relative to Queensland (t), 2015-16

Hay and silage	SEQ	
	Volume (t)	% of Qld
Lucerne for hay	73,623	42.5%
Crops for silage	93,908	16.8%
Other crops for hay	12,343	15.5%
Other pasture for hay	17,473	12.0%
Cereal for hay	13,291	8.8%

Source: ABS Agricultural Commodities Cat. 7121.0 (2018b)

In 2015-16, the three most significant fruit and nuts items produced in Redland City were avocados, strawberries and macadamias. However, the production of these goods in Redland City is limited, and accounts for less than 0.1% of the Queensland total. In 2015-16, the three most significant fruit and nut items produced in SEQ, relative to the total volume of Queensland production included:

- Strawberries: 19.0 million tonnes, accounting for 80.3% of Queensland production;
- Kiwifruit: 275,187 tonnes, accounting for 78.4% of Queensland production; and
- Pineapples: 34,033 tonnes, accounting for 47.5% of Queensland production.

Overall, SEQ produces approximately 11.7% of all fruit and nut items in Queensland, providing Redland City with an opportunity to further expand on current production volume and variety of fruit and nuts through the implementation of intensive horticulture practices. Strawberries for example, are a highly seasonal fruit which can thrive all year round and maximise the volume and quality of the fruits produced by using a hydroponic system to grow the crop. However, this trend is not the case for all fruit and nut items. Typically, highly seasonal crops which require humidity and plenty of water are best suited to a hydroponic system.

As of 2015-16 Redland City produced 558 tonnes of strawberries, which marginally contributed to the total regional production. SEQ represents over three quarters of the State's strawberry production and therefore has well developed supply and distribution chains for the purpose of transporting strawberries. Whilst not all fruit and nut production may be suited to Redland City, the implementation of a large-scale hydroponic and/or vertical farm to grow fruits which thrive in these environments (strawberries and kiwifruit for example) could provide the City with an opportunity to add to the existing agricultural portfolio.

Table 2-11 reports the total volume of fruit and nut items produced within Redland City and SEQ in 2015-16 relative to total Queensland fruit and nut production.

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Table 2-11 Volume of Fruit and Nut Items Produced within Redland City and SEQ Relative to Queensland (t), 2015-16

	Volume (t)	% of Qld	Volume (t)	% of Qld
Avocados	1,673	0.0%	1,863,248	5.7%
Strawberries	558	0.0%	19,012,856	80.3%
Macadamias	335	0.0%	3,175,147	14.6%
Kiwifruit	-	0.0%	275,187	78.4%
Pineapples	-	0.0%	34,033	47.5%

Source: ABS Agricultural Commodities Cat. 7121.0 (2018b)

In 2015-16, the two most significant vegetable items produced in Redland City were lettuces and beans, accounting for less than 0.1% of total Queensland production in each good. In 2015-16, SEQ produced over half of all Queensland vegetables, with the three most significant vegetables produced in SEQ (in terms of proportion of total Queensland production) being:

- Cabbages: 17,989 tonnes, accounting for 93.6% of Queensland cabbage production;
- Broccoli: 13.5 million tonnes, accounting for 82.6% of Queensland broccoli production; and
- Lettuces: 31.0 million tonnes, accounting for 77.2% of Queensland lettuce production.

Similarly to the production of fruit and nuts in intensive farming, not all vegetables thrive under greenhouse hydroponic growing conditions. However, leafy greens such as lettuce, cabbage or rocket, are commonly grown under greenhouse conditions to limit the amount of pesticides needed to avoid infestations. Additionally, these vegetables require swift distributions as the products typically have a short shelf life. Therefore, having these products grow in intensive facilities close to metropolitan centres is ideal. The location of Redland City in addition to the existing agricultural portfolio demonstrates a potential opportunity for the region.

Table 2-12 reports the total volume of vegetables produced within Redland City and SEQ in 2015-16 relative to total Queensland vegetable production.

Table 2-12 Volume of Vegetables Produced within Redland City and SEQ Relative to Queensland (t), 2015-16

Vegetables	Redland City		SEQ	
	Volume (t)	% of Qld	Volume (t)	% of Qld
Lettuces	252,558	0.6%	31,025,703	77.2%
Beans	75,000	0.4%	11,066,255	53.3%
Cabbages	-	-	17,989	93.6%
Broccoli	-	-	13,500,871	82.6%

Source: ABS Agricultural Commodities Cat. 7121.0 (2018b)

In 2015-16, the three most significant livestock commodities produced, relative to total Queensland production, in SEQ included:

- Meat chickens: 16,156,795 head, accounting for 87.7% of Queensland production;
- Dairy cattle: 52,497 head, accounting for 33.9% of Queensland production; and
- Poultry for laying: 375,684 head, accounting for 8.6% of Queensland production.

In 2015-16, meat chickens were the most significant livestock commodity produced in Redland City, accounting for 10.2% of Queensland production.

Table 2-13 reports the total volume of livestock commodities produced within Redland City and SEQ in 2015-16 relative to total Queensland production.

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Table 2-13 Volume of Livestock Commodities Produced within Redland City and SEQ Relative to Queensland (head), 2015-16

Livestock	Redland City		SEQ	
	Number (head)	% of Qld	Number (head)	% of Qld
Meat chickens	1,877,880	10.2%	16,156,795	87.7%
Meat cattle	1,198	0.0%	231,782	2.2%
Dairy cattle	0	0.0%	52,497	33.9%
Pigs	0	0.0%	18,901	3.4%
Poultry for laying	0	0.0%	375,684	8.6%
Sheep and lambs	0	0.0%	3,156	0.2%

Source: ABS Agricultural Commodities Cat. 7121.0 (2018b)

2.6.2 Value of Agricultural Commodities Produced

In 2015-16, Redland City produced agricultural commodities which had a total value of approximately \$64.0 million and accounted for 0.5% of the total value of agricultural commodities produced in Queensland. Agricultural commodities produced within SEQ in 2015-16 had a total value of \$1,561.5 million (\$1.6 billion) and accounted for 11.8% of the total value of all agricultural commodities produced in Queensland.

In 2015-16, the three key broadacre crops produced, relative to the total value of Queensland production, in Redland City included:

- Barley: \$0.2 million, accounting for 0.2% of total value of Queensland barley production
- Wheat: \$0.3 million, accounting for 0.1% of total value of Queensland wheat production; and
- Chickpeas: \$0.2 million, accounting for 0.1% of total value of Queensland chickpea production.

In 2015-16, SEQ accounted for 15.2%, 10.1% and 4.1% of total value of Queensland oilseed, maize and other pulse production. In total, Redland City accounted for 3.9% of the total value of broadacre crops produced within SEQ and 0.04% of the total value of broadacre crops produced in Queensland.

Table 2-14 reports on the total value of broadacre crops produced within Redland City and SEQ in 2015-16 relative to Queensland.

Table 2-14 Value of Broadacre Crop Production within Redland City and SEQ Relative to Queensland (\$m), 2015-16

Broadacre crops	Redland City		SEQ	
	Value (\$m)	% of Qld	Value (\$m)	% of Qld
Wheat	\$0.3	0.1%	\$2.3	0.6%
Barley	\$0.2	0.2%	\$2.2	2.1%
Chickpeas	\$0.2	0.1%	\$1.6	0.6%
Oilseeds	-	-	\$1.8	15.2%
Maize	-	-	\$5.2	10.0%
Other pulses	-	-	\$0.1	4.1%

Source: ABS Value of Agricultural Commodities Produced Cat. 7503.0 (2018c)

In 2015-16, the three most significant hay and silage items produced in SEQ, relative to the total value of Queensland production, included:

- Lucerne for hay: \$42.5 million, accounting for 42.5% of Queensland production;
- Other crops for hay: \$3.0 million, accounting for 15.5% of Queensland production; and

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- Cereal for hay: \$3.2 million, accounting for 8.8% of Queensland production;

In total, SEQ accounted for 23.7% of the total value of hay and silage items produced within Queensland. As mentioned in Section 2.6.1, Redland City did not produce any hay and silage items of note.

Table 2-15 reports on the total value of hay and silage items produced within Redland City and SEQ in 2015-16 relative to Queensland.

Table 2-15 Value of Hay and Silage Production within Redland City and SEQ Relative to Queensland (\$m), 2015-16

Hay and silage	SEQ	
	Value (\$m)	% of Qld
Lucerne for hay	\$23.3	42.5%
Other crops for hay	\$3.0	15.5%
Other pasture for hay	\$3.5	12.0%
Cereal for hay	\$3.2	8.8%

Source: ABS Value of Agricultural Commodities Produced Cat. 7503.0 (2018c)

In 2015-16 the two most valuable fruit and nut commodities produced within Redland City were other orchard fruits and avocados, accounting for just over 0.2% of total value of Queensland fruit and nut production.

In 2015-16, the three most valuable fruit and nut items produced within SEQ, relative to the total value of Queensland production, in SEQ included:

- Strawberries: \$117.9 million, accounting for 80.3% of the value of Queensland strawberry production;
- Kiwifruit: \$0.8 million, accounting for 78.4% of the value Queensland kiwifruit production; and
- Pineapples: \$23.9 million, accounting for 47.5% of the total value Queensland Pineapples production.

In 2015-16, the total value of fruit and nut production with Redland City accounted for 0.04% of total value of fruit and nut production in SEQ.

Table 2-16 reports on the total value of fruit and nut production within Redland City and SEQ in 2015-16 relative to Queensland.

Table 2-16 Value of Fruit and Nut Production within Redland City and SEQ Relative to Queensland (\$m), 2015-16

Fruit and nuts	Redland City		SEQ	
	Value (\$m)	% of Qld	Value (\$m)	% of Qld
Strawberries	\$0.00	0.0%	\$117.9	80.3%
Kiwifruit	\$0.00	0.0%	\$0.8	78.4%
Pineapples	\$0.00	0.0%	\$23.9	47.5%
Other orchard fruits	\$0.05	0.2%	\$3.3	15.1%

Source: ABS Value of Agricultural Commodities Produced Cat. 7503.0 (2018c)

In 2015-16 the two most valuable vegetable commodities produced within Redland City were lettuce and beans, which account for 0.6% and 0.4% of total value of Queensland production, respectively.

In 2015-16 the three most valuable vegetable commodities produced within SEQ relative to the total value of Queensland vegetable production included:

- Cabbages: \$16.1 million, accounting for 93.6% of the total value of Queensland cabbage production;
- Broccoli: \$31.8 million, accounting for 82.6% of the total value of Queensland broccoli production; and
- Lettuces: \$38.2 million, accounting for 77.2% of total value of Queensland lettuce production.

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The total value of vegetables produced in Redland City in 2015-16 amounted to \$0.9 million, representing 0.3% of the total value of vegetable production in SEQ. In 2015-16.

Table 2-17 reports on the total value of vegetable production within Redland City and SEQ in 2015-16 relative to Queensland.

Table 2-17 Value of Vegetable Production within Redland City and SEQ Relative to Queensland (\$m), 2015-16

Vegetables	Redland City		SEQ	
	Value (\$m)	% of Qld	Value (\$m)	% of Qld
Lettuces	\$0.3	0.6%	\$38.2	77.2%
Beans	\$0.4	0.4%	\$51.8	53.3%
Cabbages	-	-	\$16.1	93.6%
Broccoli	-	-	\$31.8	82.6%

Source: ABS Value of Agricultural Commodities Produced Cat. 7503.0 (2018c)

In 2015-16 the key livestock commodity produced in both Redland City and SEQ in terms of its total value relative to Queensland, was poultry. Poultry had a total value of \$47.0 million in Redland City and \$419.2 million in SEQ which represented 8.0% and 71.1% of the total value of poultry in Queensland respectively.

Table 2-18 reports on the total value of livestock for slaughter items produced within Redland City and SEQ in 2015-16 relative to Queensland.

Table 2-18 Value of Livestock for Slaughter within Redland City and SEQ Relative to Queensland (\$m), 2015-16

Livestock for slaughter	Redland City		SEQ	
	Value (\$m)	% of Qld	Value (\$m)	% of Qld
Poultry	\$47.0	8.0%	\$419.2	71.1%
Pigs	\$0.0	0.0%	\$10.8	3.4%
Cattle and calves	\$0.7	0.0%	\$156.8	2.7%
Goats	\$0.0	0.0%	\$0.3	0.6%
Sheep and lambs	\$0.0	0.0%	\$0.1	0.2%

Source: ABS Value of Agricultural Commodities Produced Cat. 7503.0 (2018c)

Section 3 Regionally Competitive and Significant Sectors

Section 3 Regionally Competitive and Significant Sectors

This section identifies those industry sectors which are regionally significant and/or in which Redland City holds a regional competitive advantage (or specialisation).

3.1 Screening Methodology

To determine the dominant and emerging industry sectors within Redland City, the following regional analysis techniques have been utilised as a screening methodology:

- Industry significance analysis;
- Economic base or location quotient analysis;
- Shift share analysis; and
- Regional export value and growth.

These four regional analysis techniques are simple and easy to understand, thereby being ideal as bases of preliminary screening of industry sectors at a regional level. As each of these techniques has different strengths and weakness, all three techniques have been utilised, with each industry sector subject to all three techniques. Industry sectors that achieve an affirmative result across multiple techniques are considered to be either regionally significant or sectors for which Redland City maintains a competitive advantage.

The industry significance analysis, economic base or location quotient analysis, shift share analysis and regional export value and growth analysis all represent employment-based measures and rely on data from the 2011 and 2016 Census of Population and Housing.

The following provides a brief description of how each of the measures are calculated.

3.1.1 Industry Significance Analysis

Industry significance analysis seeks to identify whether a particular industry sub-sector (e.g. transport equipment and machinery manufacturing) is relatively significant within the broader industry (e.g. manufacturing). The measure of relative significance takes the form of a quotient that compares the industry share of a specific sub-sector against the average share of sub-sectors within a broader industry. An industry significance quotient greater than one indicates that a given industry sub-sector is relatively significant within the broader industry.

The formula for calculation is:

$$SQ = \frac{\text{Employment of Sub-sector A}}{\text{Employment of industry sector}} \div \frac{1}{N}$$

Where:

- Employment of Sub-sector A: refers to the employment within the industry-sub-sector being evaluated (e.g. Transport equipment and machinery manufacturing);
- Employment of industry sector: refers to employment of the broader industry sector (e.g. Manufacturing); and
- N: refers to the number of sub-sectors within the broader industry sector.

The aim of industry significance analysis is to identify the disproportionately significant sub-sectors. The weakness of the approach is that the 'significance test' is determined by the number of sub-sectors identified within a broader industry. The number of sub-sectors is determined by the Australian New Zealand Standard Industry Classification (ANZSIC) system. As such, the determination of the number of sub-sectors could be considered arbitrary.

3.1.2 Location Quotient Analysis

Location quotient analysis (or economic base analysis as it is sometimes called) identifies whether any given industry sector within the region is over-represented in comparison to state or national averages. In short, this type of analysis

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allows for a simple assessment of competitive advantage. A region is considered to have a competitive advantage within an industry sector where that sector's share of regional employment exceeds the sector's share of state or national employment.

The formula for calculation is:

$$LQ_A = \frac{\text{Sector A share of employment within region}}{\text{Sector A share of employment within state}}$$

Where LQ_A refers to the location quotient for a given industry.

In addition to providing an indication of regional competitive advantage, location quotient analysis also identifies those sectors upon which the region has a disproportionately high reliance. While a location quotient is a static measure, when combined with an analysis of broader state or national context it can highlight the region's susceptibility to broader trends.

The location quotient technique has a number of deficiencies: firstly, it is a static measure and on its own provides little insight into regional trends. Secondly, it provides little insight into the competitive positioning of industry sectors that have a high capital intensity.

Within this report the location quotient for Redland City industry sectors is calculated by reference to the Queensland economy. Location quotients for Redland City have also been calculated relative to the SEQ economy as outlined in Table 3-6.

A location quotient that is greater than one signifies an affirmative value for the industry sector.

3.1.3 Shift Share Analysis

Shift share analysis determines proportion of regional economic growth or decline that can be attributed to national, industry based, and/or regional factors. From a regional perspective the analysis helps identify industries where regional factors have contributed to growth or decline. Shift share analysis generates three separate measures, including:

- **National (or state) Share (NS):** measures how much total employment in a region increased because of growth in the national or state economy over a period;
- **Industry Mix (IM):** this measure identifies rapid or slow growing industry sectors within a region based on national (or state) growth rates for individual industry sectors;
- **Regional Shift (RS):** this measure seeks to highlight a region's leading or lagging industry sectors by comparing the regional growth in a specific industry sector with the national (or state) growth for the same sector. In short, the regional shift identifies those sectors for which regional factors either contributed to, or detracted from, industry growth.

In the context of Redland City, the regional shift measure is most relevant to identifying sectors which benefit from a regional competitive advantage. Within this report the shift share analysis for Redland City industry sectors is calculated by reference to the Queensland economy.

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The formulas for calculating the above measures are as follows:

$$NS = i_{region}^{t-1} \times \frac{QLDt}{QLDt-1}$$

$$IM = (i_{region}^{t-1} \times \frac{iQLDt}{iQLDt-1}) - NS$$

$$RS = i_{region}^{t-1} \times (i_{region}^t / i_{region}^{t-1} - QLD^t / QLD^{t-1})$$

Where:

i_{region}^{t-1} refers to the regional employment within an industry (i) in the first period of the analysis (t-1)

i_{region}^t refers to the regional employment within an industry (i) in the second period of the analysis (t)

$QLDt-1$ refers to the total employment within the state in the first period of the analysis (t-1)

$QLDt$ refers to the total employment within the state in the second period of the analysis (t)

$iQLDt-1$ refers to the employment within an industry (i) in the first period of the analysis (t-1)

$iQLDt$ refers to the employment within an industry (i) in the second period of the analysis (t)

The shift share model articulated above is the model in its simplest form. More complex variants of the model can be formulated to provide a more dynamic analysis of regional industry performance.

An affirmative result for the shift share analysis for the purposes of the screening process arises when a given industry sector achieves a positive (greater than zero) Regional Shift result. This implies that regional factors have contributed positively to the sector's performance.

Unlike industry significance analysis and location quotient analysis, shift share analysis has a temporal dimension. Therefore, inclusion of shift share analysis should overcome some of the limitations flowing from the static nature of the other two tests.

3.1.4 Regional Export Value and Growth

The industry significance analysis, economic base or location quotient analysis and shift share analysis all represent employment based measures and rely on data from the 2016 Census of Population and Housing.

An assessment of regional export value and growth has also been included in the screening of regionally competitive and significant sectors in Redland City, based on data generated by NIEIR at the two-digit ANZSIC level. For the purpose of analysis, an industry sector (at the two-digit ANZSIC level) is considered to be significant in terms of regional export value and growth if both of the following criteria are met:

- **Regional export value:** The industry sector accounts for at least 1% of total regional export value in 2018-19; and
- **Export growth:** The industry sector has recorded export value growth in the past five years (2013-14 to 2018-19).

As stated above, the combination of these four techniques is for the purpose of a preliminary screening of regionally competitive sectors for further analysis and is not definitive.

3.2 Analysis of Redland City Competitive Advantage

3.2.1 Employment Measures

Based on the analytical techniques described above the following section summarises the results of the competitive advantage in Redland City across the three employment measures (i.e. industry significance analysis, economic base or location quotient analysis and shift-share analysis). Industry sectors are identified which achieve an affirmative result from the industry significance, location quotient and shift share analysis.

For the purposes of this analysis, the criteria require industry sectors to achieve an affirmative result across at least two of the three regional analysis employment measures. Table 3-1 identifies those sectors within Redland City that achieved such a result including six industrial land use sectors.

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Table 3-1 Industry sectors achieving affirmative results across all three measures, Redland City

Industrial Land Use Sector	Non-industrial Land Use Sector
<ul style="list-style-type: none"> • Manufacturing, nfd • Food product manufacturing • Construction services • Basic material wholesaling • Publishing (except internet and music publishing) • Repair and maintenance 	<ul style="list-style-type: none"> • Non-metallic mineral mining and quarrying • Waste collection, treatment and disposal services • Building construction • Food and beverage services • Residential care services • Sports and recreation activities • Personal and other services

Table 3-2 provides a summary of the two-digit ANZSIC industry sectors that recorded an affirmative result across at least two measures as of the 2016 Census, and whether an affirmative result was achieved across at least two measures as of the 2011 Census.

The assessment identified 42 two-digit ANZSIC industry sectors that recorded an affirmative result across at least two measures as of the 2016 Census. Of the 42 industry sectors identified, 27 of these sectors were also identified in the 2011 assessment.

Relative to analysis conducted for 2011, the following industry sectors no longer recorded an affirmative result across all three measures for 2016:

- Postal and courier pickup and delivery services (industrial land use sector);
- Other goods wholesaling (industrial land use sector);
- Medical and other health care services (non-industrial land use sector); and
- Social assistance services (non-industrial land use sector).

Additionally, although the building construction industry sector (non-industrial land use sector) did not record an affirmative result across any of the three measures in 2011, it recorded an affirmative result across all three measures in 2016.

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Table 3-2 Industry sectors achieving affirmative results across at least two measures, Redland City

2-Digit Industry Sector	2016			Affirmative across at least two measures in 2011?
	SQ & LQ	SQ & RS	LQ & RS	
Agriculture		✓		X
Aquaculture			✓	X
Fishing, hunting and trapping			✓	X
Non-metallic mineral mining and quarrying	✓	✓	✓	✓
Manufacturing, nfd	✓	✓	✓	✓
Food product manufacturing	✓	✓	✓	✓
Beverage and tobacco product manufacturing			✓	X
Textile, leather, clothing and footwear manufacturing			✓	✓
Pulp, paper and converted paper product manufacturing			✓	✓
Machinery and equipment manufacturing	✓			✓
Furniture and other manufacturing			✓	X
Water supply, sewerage and drainage services		✓		X
Waste collection, treatment and disposal services	✓	✓	✓	✓
Building construction	✓	✓	✓	X
Construction services	✓	✓	✓	✓
Wholesale trade, nfd			✓	X
Basic material wholesaling	✓	✓	✓	✓
Food retailing	✓			✓
Other store-based retailing	✓			✓
Food and beverage services	✓	✓	✓	✓
Information media and telecommunications, nfd			✓	✓
Publishing (except internet and music publishing)	✓	✓	✓	✓
Motion picture and sound recording activities	✓			✓
Finance		✓		X
Auxiliary finance and insurance services		✓		✓
Property operators and real estate services	✓			✓
Professional, scientific and technical services (except computer system design and related services)		✓		X
Administrative services		✓		✓
Building cleaning, pest control and other support services	✓			✓
Public administration and safety, nfd			✓	X
Public administration		✓		X
Public order, safety and regulatory services		✓		X
Preschool and school education	✓			✓
Health care and social assistance, nfd			✓	X
Hospitals		✓		✓
Medical and other health care services	✓			✓

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2-Digit Industry Sector	2016			Affirmative across at least two measures in 2011?
	SQ & LQ	SQ & RS	LQ & RS	
Residential care services	✓	✓	✓	✓
Social assistance services	✓			✓
Arts and recreation services, nfd			✓	X
Sports and recreation activities	✓	✓	✓	✓
Repair and maintenance	✓	✓	✓	✓
Personal and other services	✓	✓	✓	✓

Source: ABS Census of Housing and Population (2016) and ABS Census of Housing and Population (2011)

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Table 3-3 reports those industry sectors which achieved an affirmative result across at least one of the measures and the value of the result achieved.

Table 3-3 Industry sectors achieving an affirmative result across at least one measure – SQ, LQ and RS, Redland City, 2016

2-Digit Industry Sector	SQ	LQ	RS
Agriculture, forestry and fishing, nfd	0.1	0.4	2
Agriculture	4.9	0.4	106
Aquaculture	0.1	1.0	1
Fishing, hunting and trapping	0.5	1.5	9
Agriculture, forestry and fishing support services	0.4	0.4	8
Mining, nfd	0.5	0.5	6
Oil and gas extraction	0.1	0.0	1
Metal ore mining	2.9	0.7	-11
Non-metallic mineral mining and quarrying	2.1	1.9	19
Manufacturing, nfd	1.5	1.4	17
Food product manufacturing	6.6	1.6	100
Beverage and tobacco product manufacturing	0.7	2.2	15
Textile, leather, clothing and footwear manufacturing	0.5	1.4	9
Wood product manufacturing	0.6	1.0	0
Pulp, paper and converted paper product manufacturing	0.3	1.7	22
Petroleum and coal product manufacturing	0.0	0.2	0
Non-metallic mineral product manufacturing	0.3	0.5	1
Primary metal and metal product manufacturing	0.7	0.6	38
Fabricated metal product manufacturing	0.9	0.8	19
Transport equipment manufacturing	0.9	0.7	7
Machinery and equipment manufacturing	1.2	1.1	-15
Furniture and other manufacturing	0.8	1.2	40
Electricity, gas, water and waste services, nfd	0.1	1.1	-9
Electricity supply	0.7	0.2	11
Gas supply	0.1	0.5	3
Water supply, sewerage and drainage services	1.2	0.9	10
Waste collection, treatment and disposal services	2.9	1.8	29
Construction, nfd	0.2	0.9	18
Building construction	1.1	1.1	242
Heavy and civil engineering construction	0.1	0.4	52
Construction services	2.6	1.2	435
Wholesale trade, nfd	0.5	1.1	8
Basic material wholesaling	2.6	1.2	5
Machinery and equipment wholesaling	1.6	0.7	-44
Other goods wholesaling	1.0	0.8	-42

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2-Digit Industry Sector	SQ	LQ	RS
Retail trade, nfd	0.2	1.2	-4
Fuel retailing	0.2	1.1	0
Food retailing	2.2	1.6	-56
Other store-based retailing	3.0	1.3	-10
Non-store retailing and retail commission-based buying and/or selling	0.1	1.2	-6
Food and beverage services	2.8	1.3	107
Road transport	4.5	0.7	-2
Rail transport	0.1	0.1	3
Water transport	1.0	3.8	0
Air and space transport	0.1	0.1	4
Other transport	0.1	0.3	7
Postal and courier pick-up and delivery services	1.6	0.8	-42
Transport support services	0.6	0.3	9
Warehousing and storage services	0.5	0.4	22
Information media and telecommunications, nfd	0.3	1.2	2
Publishing (except internet and music publishing)	2.4	1.6	2
Motion picture and sound recording activities	1.6	1.1	-11
Telecommunications services	2.8	0.8	-11
Internet service providers, web search portals and data processing services	0.4	0.5	1
Financial and insurance services, nfd	0.2	1.1	-1
Finance	1.9	0.8	13
Auxiliary finance and insurance services	1.4	0.8	22
Rental and hiring services (except real estate)	0.5	0.9	14
Property operators and real estate services	2.5	1.2	-12
Professional, scientific and technical services (except computer system design and related services)	2.5	0.8	141
Administrative and support services, nfd	0.0	1.7	0
Administrative services	1.2	0.8	125
Building cleaning, pest control and other support services	1.8	1.2	-3
Public administration and safety, nfd	0.0	1.2	6
Public administration	2.9	0.8	124
Defence	0.0	0.0	4
Public order, safety and regulatory services	1.0	0.7	76
Education and training, nfd	0.1	0.9	6
Preschool and school education	3.5	1.4	-173
Health care and social assistance, nfd	0.1	1.2	27
Hospitals	1.2	0.8	158
Medical and other health care services	1.4	1.2	-2
Residential care services	1.2	1.8	113
Social assistance services	1.1	1.2	-1

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2-Digit Industry Sector	SQ	LQ	RS
Arts and recreation services, nfd	0.1	1.1	7
Heritage activities	0.4	0.6	4
Sports and recreation activities	3.6	1.1	22
Other services, nfd	0.0	2.4	0
Repair and maintenance	1.7	1.2	81
Personal and other services	2.2	1.2	87
Private households employing staff	0.0	0.4	0

Note: Because of rounding to the first decimal place, some quotients of 1.0 are not highlighted. This is because they have been rounded up.

Source: ABS Census of Housing and Population (2011 and 2016)

For the purposes of this analysis, location quotients have been used to assess the concentration of industry sectors in Redland City relative to SEQ and Queensland. Table 3-4 summaries the location quotients for those key sub-sectors identified within Redland City with a location quotient greater than one.

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Table 3-4 Location Quotient Analysis, Key Industry Sub-Sectors, Redland City, 2016 Census

1-Digit Industry Sector	2-Digit Industry Sector	2016 Census		2011 Census	
		Relative to SEQ	Relative to QLD	Relative to SEQ	Relative to QLD
Agriculture	Agriculture	1.0	0.4	1.0	0.3
	Aquaculture	2.1	1.0	2.0	1.0
	Fishing, hunting and trapping	3.5	1.5	3.4	1.2
Mining	Metal ore mining	2.9	0.7	4.3	0.8
	Non-metallic mineral mining and quarrying	2.9	1.9	2.6	1.6
Manufacturing	Manufacturing, nfd	1.2	1.4	1.3	1.4
	Food product manufacturing	1.7	1.6	1.7	1.6
	Beverage and tobacco product manufacturing	2.0	2.2	1.7	2.0
	Textile, leather, clothing and footwear manufacturing	1.2	1.4	1.1	1.4
	Wood product manufacturing	1.1	1.0	1.1	1.0
	Pulp, paper and converted paper product manufacturing	1.5	1.7	0.7	1.0
	Machinery and equipment manufacturing	0.9	1.1	1.1	1.2
	Furniture and other manufacturing	1.0	1.2	0.7	0.9
Electricity, Gas, Water and Waste Services	Electricity, gas, water and waste services, nfd	1.1	1.1	2.7	3.4
	Waste collection, treatment and disposal services	1.8	1.8	1.7	1.6
Construction	Building construction	1.2	1.1	1.1	0.9
	Construction services	1.5	1.2	1.5	1.1
Wholesale Trade	Wholesale trade, nfd	0.9	1.1	0.8	1.0
	Basic material wholesaling	1.3	1.2	1.3	1.3
Retail Trade	Retail trade, nfd	1.2	1.2	1.4	1.3
	Fuel retailing	1.4	1.1	1.5	1.2
	Food retailing	1.5	1.6	1.7	1.7
	Other store-based retailing	1.3	1.3	1.3	1.4
	Non-store retailing and retail commission-based buying and/or selling	1.0	1.2	1.3	1.5
Accommodation and Food Services	Food and beverage services	1.2	1.3	1.3	1.4
Transport, Postal and Warehousing	Water transport	5.6	3.8	5.6	4.1
Information Media and Telecommunications	Information media and telecommunications, nfd	1.1	1.2	1.0	1.2
	Publishing (except internet and music publishing)	1.4	1.6	1.4	1.7
	Motion picture and sound recording activities	0.9	1.1	1.1	1.3

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1-Digit Industry Sector	2-Digit Industry Sector	2016 Census		2011 Census	
		Relative to SEQ	Relative to QLD	Relative to SEQ	Relative to QLD
Financial and Insurance Services	Financial and insurance services, nfd	0.9	1.1	0.9	1.3
Rental, Hiring and Real Estate Services	Property operators and real estate services	1.0	1.2	1.0	1.3
Administrative and Support Services	Administrative and support services, nfd	1.6	1.7	0.0	0.0
	Building cleaning, pest control and other support services	1.5	1.2	1.8	1.3
Public Administration and Safety	Public administration and safety, nfd	1.2	1.2	0.5	0.6
Education and Training	Preschool and school education	1.4	1.4	1.6	1.6
Health Care and Social Assistance	Health care and social assistance, nfd	1.3	1.2	1.0	0.9
	Medical and other health care services	1.1	1.2	1.2	1.3
	Residential care services	1.8	1.8	1.7	1.8
	Social assistance services	1.2	1.2	1.3	1.3
Arts and Recreation Services	Arts and recreation services, nfd	1.0	1.1	0.5	0.5
	Sports and recreation activities	0.9	1.1	0.9	1.1
Other Services	Other services, nfd	2.2	2.4	0.0	0.0
	Repair and maintenance	1.3	1.2	1.3	1.1
	Personal and other services	1.2	1.2	1.1	1.2

Note: Because of rounding to the first decimal place, some quotients of 1.0 are not highlighted. This is because they have been rounded up.

Source: ABS Census of Population and Housing (2016)

3.2.2 Industry Sectors of Regional and Competitive Significance

This section identifies those industry sectors of regional and competitive significance within Redland City based on the above analysis of the regional measures.

Table 3-5 summarises the regionally significant and competitive industry sectors alongside the industry sub-sectors identified for Redland City. The industry sectors are informative rather than definitive and provide an overview of the potential industry sectors to be further examined. The assessment has focused on industrial use sectors as these have been identified as the uses that may be appropriately located within the STPFGA.

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Table 3-5 Regionally significant and competitive industries, Redland City

Industry	Identified Sector	2011	2016	% change, 2011-2016
Manufacturing	Food product manufacturing	1,046	1,124	7.5%
	Wood product manufacturing	155	106	-31.6%
	Pulp, paper and converted paper product manufacturing	40	50	25.0%
	Fabricated metal product manufacturing	186	150	-19.4%
	Textile, leather, clothing and footwear manufacturing	124	93	-25.0%
Information Media and Telecommunications	Publishing (except internet and music publishing)	190	122	-35.8%
Other Services	Repair and maintenance	762	834	9.4%
Wholesale Trade	Motor vehicle and motor vehicle parts wholesaling	115	74	-35.7%
Transport, Postal and Warehousing	Warehousing and storage services	22	64	190.9%
	Road transport	656	569	-13.3%
	Rail transport	10	11	10.0%
	Transport support services	61	74	21.3%
	Postal and courier pick-up and delivery services	199	207	4.0%
Grand Total		3,566	3,478	-2.5%

Source: CDM Smith Analysis (2020)

Based on these regionally significant and competitive industries as of 2011 and 2016, Redland City has not strengthened its significance in the industrial sectors. Rather, Redland City is losing its competitive advantage and has decreased by 88 workers (or 2.5%) between 2011 and 2016.

3.2.3 Location Quotient Analysis on Identified Sectors

Location quotient analysis for 2011 and 2016 was undertaken on the sectors identified in Table 3-5. This analysis revealed that the following sectors have strengthened between 2011 and 2016:

- Pulp, paper and converted paper product manufacturing; and
- Warehousing and storage services (only marginally).

Conversely, the following sectors have weakened (marginally):

- Motor vehicle and motor vehicle parts wholesaling;
- Road transport; and
- Postal and courier pick-up and delivery services.

Table 3-6 summarises the results of location quotient analysis for regionally significant and competitive industry sectors (industrial land uses) in Redland City.

Section 3 Regionally Competitive and Significant Sectors

Table 3-6 Location Quotient Analysis for Regionally Significant and Competitive Industry Sectors (Industrial Uses), Redland City relative to SEQ and Queensland

Industry	Identified Sector	SEQ			Queensland		
		2011	2016	Change, 2011-2016	2011	2016	Change, 2011-2016
Manufacturing	Food product manufacturing	1.7	1.7	0.0	1.6	1.6	0.0
	Wood product manufacturing	1.1	1.1	0.0	1.0	1.0	0.0
	Pulp, paper and converted paper product manufacturing	0.7	1.5	0.8	1.0	1.7	0.7
	Fabricated metal product manufacturing	0.7	0.7	0.0	0.8	0.8	0.0
	Textile, leather, clothing and footwear manufacturing	1.1	1.2	0.1	1.4	1.4	0.0
Information Media and Telecommunications	Publishing (except internet and music publishing)	1.4	1.4	0.0	1.7	1.6	-0.1
Other Services	Repair and maintenance	1.3	1.3	0.0	1.1	1.2	0.1
Wholesale Trade	Motor vehicle and motor vehicle parts wholesaling	0.9	0.7	-0.2	1.0	0.7	-0.3
Transport, Postal and Warehousing	Warehousing and storage services	0.2	0.3	0.1	0.3	0.4	0.1
	Road transport	0.8	0.7	-0.1	0.8	0.7	-0.1
	Rail transport	0.1	0.1	0.0	0.0	0.1	0.1
	Transport support services	0.2	0.3	0.1	0.3	0.3	0.0
	Postal and courier pick-up and delivery services	0.9	0.8	-0.1	1.0	0.8	-0.2

Source: CDM Smith Analysis (2020)

3.2.4 Regional Export Value and Growth

There were eleven industry sectors which met the regional export and value growth criteria in Redland City, these being:

- Metal ore mining;
- Food product manufacturing;
- Primary metal and metal product manufacturing;
- Waste collection, treatment and disposal services;
- Non-store retailing and retail commission-based buying;
- Auxiliary finance and insurance service;
- Property operators and real estate services;
- Computer system design and related services;
- Administrative services;
- Building cleaning, pest control and other support services; and
- Medical and other health care services.

Nine of the eleven industry sectors identified in the regional export and value growth assessment achieved an affirmative result across at least one employment measure.

Table 3-7 below summarises the sectors which achieved an affirmative result for the regional export and value growth assessment and details which of these sectors also achieved affirmative result under the employment measures.

Section 3 Regionally Competitive and Significant Sectors

Table 3-7 Regional Export and Value Growth Assessment, Key Industry Sectors, Redland City

Identified Sector	% of Export Value, 2018-19	Ave. Ann. Growth 2013-14 to 2018-19	Affirmative Result Across at least one Employment Measure
Metal Ore Mining	2.5%	0.2%	✓
Food Product Manufacturing	22.9%	0.9%	✓
Primary Metal and Metal Product Manufacturing	3.7%	0.1%	✓
Waste Collection, Treatment and Disposal Services	1.7%	0.2%	✓
Non-Store Retailing and Retail Commission Based Buying	1.4%	0.3%	✗
Auxiliary Finance and Insurance Services	1.4%	0.2%	✓
Property Operators and Real Estate Services	1.1%	0.1%	✓
Computer System Design and Related Services	2.8%	0.4%	✗
Administrative Services	1.4%	0.1%	✓
Building Cleaning, Pest Control and Other Support Services	4.9%	0.2%	✓
Medical and Other Health Care Services	1.8%	0.2%	✓

Source: CDM Smith Analysis (2020)

3.3 Potential Employment Opportunities for the STPFGA

The preceding analysis in Section 2 and Section 3 of this report has identified that significant opportunity exists to expand industrial, mixed industry and business activity within Redland City, with 13 two-digit ANZSIC industrial sectors identified as regionally competitive and significant.

The Redlands Coast Rural Enterprises Industry Sector Plan 2019-2024 (2019) identifies rural enterprises as one of eight key industry sectors within the Redlands Coast. The plan defines rural enterprise to include activity within the following ANZSIC sub-sectors:

- Agriculture, forestry and fishing;
- Mining, specifically other non-metallic mineral mining and quarrying;
- Food product manufacturing; and
- Beverage and tobacco product manufacturing.

The preceding assessment identified Redland City has existing strengths in the food product manufacturing sector, with employment in this sector being concentrated mostly in a few key businesses. The intensive horticulture sector represents a key opportunity for Redland City to further strengthen its position within the food product manufacturing sector, through the use of local product as an input to production.

Section 4 Intensive Horticulture

Section 4 Intensive Horticulture

This section details significant trends in intensive horticulture and how these trends are relevant to Redland City and the STPFGA. Intensive horticulture is an agricultural intensification and mechanisation system which aims to maximise the available yield from the land through various means. The strategies used in intensive horticulture can range from the heavy use of chemical fertilisers, to climate controlled growing facilities and hydroponics.

Intensive horticulture utilises technology to streamline the agricultural processes. By increasing efficiency through technology, the inputs to agricultural production (such as land and labour) decrease. As a result, production costs are low and the price for the final consumer is reduced. The large productivity in agriculture due to intensive horticulture can also lead to economies of scale and directly contribute to the ever-growing demand for food-supplies.

4.1 Agriculture 4.0 – Advanced Manufacturing

Agriculture 4.0 refers to the process of disrupting the current food processing and manufacturing systems through the use of innovation technologies designed to increase efficiency and yield, whilst decreasing waste. The subsequent sections are based off the United Nations World Government Summit (2018) report on Agriculture 4.0. The report identified the following areas as key trends in advanced food manufacturing;

- Produce differently using new techniques;
- Use new technologies to bring food production to consumers, increasing efficiencies in the food chain;
- Incorporate cross-industry technologies and applications;

4.1.1 Produce differently using new techniques

There are many new techniques which are currently being explored to produce crops using as few inputs as possible. Hydroponics, a subset of hydroculture, is the method of growing plants without soil, using mineral nutrient solutions in a water solvent. By pairing the technique of hydroponics with desalination practices, enhanced by modern technologies, a yield can be developed without needing to use fresh water.

There is also significant research going into seawater and desert farming practices, where biotic factors of farming in adverse conditions are being combatted through genome engineering technologies. These technologies manipulate biological systems and plate growth and development; growth regulators that improve plants or response to adverse conditions and plant hormones that shape shoot and root architecture according to nutrient availability.

There is discussion within the Redland City Regional Council's Rural Enterprise Industry Sector Plan 2019-2024 (2019) of the underutilised Redlands Research Facility. With rural enterprises identified as a key driver of economic growth for the region, a fit purpose for the research centre could be to focus on establishing new agricultural techniques in the region. This utilisation could be aided by partnering with tertiary education facilities, and work to attract agri-business investors to the area overtime.

4.1.2 Use new technologies to bring food production to consumers, increasing efficiencies in the food chain

Increasing efficiencies in the food chain can start with the use of vertical and urban farming. The process of created these kinds of facilities stems from protected horticulture. Protected horticulture is an industry trend which shares the idea of mass production by utilising technology advancements to combat environmental fluctuations. Protected agriculture is the cultivation of high value vegetables and other horticultural crops in greenhouses. This practice allows farmers to grow saleable crops on small lots in marginal, water-deficient areas where traditional cropping or intensive cropping is not viable. The effect of drought in farming regions throughout Queensland is rife and protected agriculture allows for an alternative method of producing crops which has high water productivity and low overhead costs.

Vertical farming is the practice of growing crops for consumption using vertical racking inside of a protected agriculture facility. Much like standard protected agriculture these facilities can optimise lighting, temperature and

Section 4 Intensive Horticulture

nutrients in order to increase product yield while decreases the necessary inputs. However, the key difference is the use of vertical space, which means there can be a substantial crop farm close to urban areas and requiring limited space. Vertical farming can increase a region value-add resulting from agriculture through decreased waste, increased yields (including variety in cropping) and minimised transportation costs resulting from the co-location of primary producers to urban areas.

The preliminary Southern Thornlands Potential Future Growth Area Assessment (2018) identified that a potential constraint on future development in the study area was the minor waterways and major drainage lines in the area and ensuring their ongoing protection. Utilising protected horticulture, and hydroponics, reduces the need for chemical pesticides and all but eliminates the environmental degradation resulting from pesticide run-off into nearby waterways after a rain event.

It was identified in the Rural Enterprise Industry Sector Plan 2019-2024 (2019) that the LGA contains a number of disused poultry sheds. It was suggested that insect farming could utilise the existing infrastructure to produce proteins. An alternative avenue of repurposing these facilities into vertical farms or greenhouses. This could position to City to maximise the benefits of being located close to urban localities. The Redland City Regional Council's Rural Enterprise Industry Sector Plan 2019-2024 (2019) identified that a significant concern for rural enterprises located in the area is the increasing levels of urban encroachment on formerly rural zoned land. By encouraging local producers or interested parties to adopt intensive horticultural practices in the region the productivity of food production will increase, while the burden of high urban land demand will be less significant to rural enterprise in the region.

4.1.3 Incorporate cross-industry technologies and applications

The IoT is a system of interrelated computing devices, mechanical and digital machines which can transfer data over a network without requiring human intervention. Common benefits from incorporating IoT into business can include improved supply chain transparency/provenance, safety, efficiency and environmental sustainability due to efficient resource planning. For agriculture, the IoT can use various data inputs to provide extensive insight into food production leading to data-driven farming. By analysing and correlating information about weather, seeds, soil quality or nutrient levels (in a soil farm or in a hydroponic farm) farmers can make more informed decisions to minimise risk and in turn increase yields.

Another important technology-based trend which is beginning to be adopted in agriculture is Blockchain. Blockchain technology has been utilised in Australia for over a decade, however the concept and application of today's blockchain is far more advanced and has large efficiency implications for intensive horticulture. Blockchain technology is based on a branch of mathematics called cryptography and generates a shared digital ledger which relies on the consensus of a global network of users to operate. The ledger cannot be added to or edited without modifying the entire chain and receiving consensus from the entire network of users. Therefore, malicious interference is almost impossible and data security is ensured.

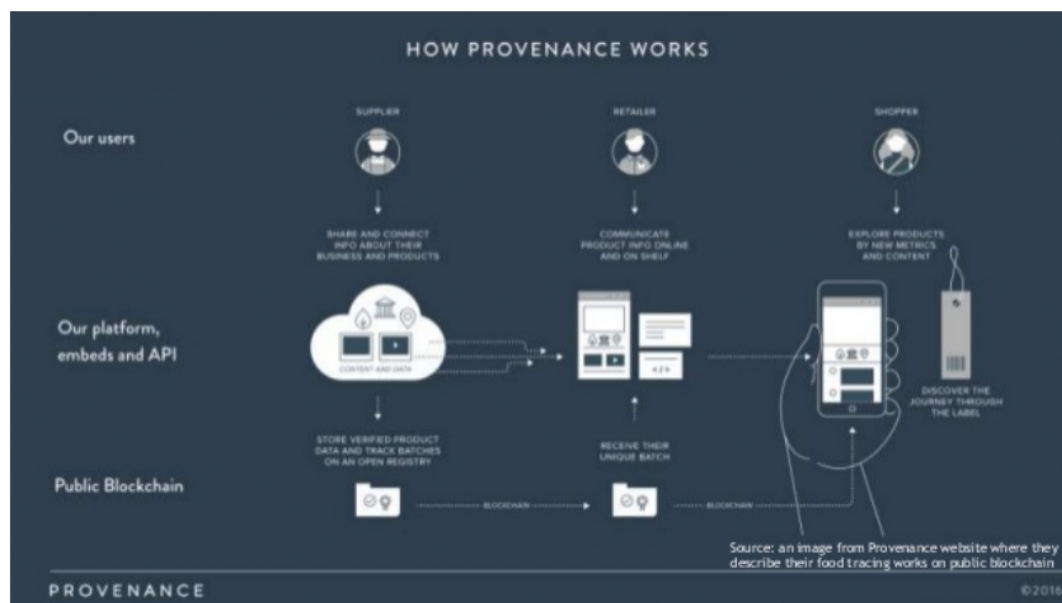
The Rural Enterprise Industry Sector Plan 2019-2024 (2019) identified that consumer preferences towards fresh, organic produce is growing within Redland City, and the broader SEQ region, and the availability of product provenance is progressively important to consumers around the country. The concept of product provenance is becoming increasingly popular among consumers around the world with local food sourcing becoming common practice. Local food chains present opportunities to exert greater quality control and optimise distribution on the producer side and allows consumers to hold knowledge and trust in how their food is produced. Distrust in food production systems can be partly attributed to the decreasingly proximity and engagement of consumers in the activities carried out by producers and manufacturer (Provenance.org, 2020).

The trend in product provenance and how it relates to food chains presents a unique opportunity for Southern Thornlands. The Redlands region has existing brand recognition in generating high-quality organic produce and may be able to capitalise on this strength using advanced manufacturing technologies. The integration of IoT and blockchain can facilitate the involvement of customers in the individual supply chain of produce coming from the Redlands region. Produce could be exported to other urban areas (such as Brisbane or the Gold Coast), and consumers can continue to be informed on product provenance.

Figure 4-1 details how blockchain and the IoT can work to satisfy consumer provenance in food supply.

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Figure 4-1 Blockchain and IoT in food chain provenance



Source: Provenance.org, 2020

4.2 Examples of Intensive Horticulture and Agriculture 4.0

This section discusses examples of the implementation of intensive horticulture and agriculture 4.0 around the world.

4.2.1 The Netherlands

The Netherlands has a total land area of 41,543 square kilometres, and a population of 17.8 million persons leading to the country being the 32nd most densely populated country in the world (World Population Review, 2020). The Dutch are the world's leading exporters of potatoes and onions, and the second largest exporter of vegetables in terms of overall value despite having a small land mass and high population density. The export of vegetable products from the Netherlands was worth \$23.6 billion in 2017, of which the most significant products were cut flowers (16%), other live plants (14%), tomatoes 7.6% and other vegetables (7.5%) (OECD, 2017). These high value exports in vegetable products mean that the country has an almost \$4.0 billion surplus when it comes to this sector of the economy. This can largely be attributed to intensive horticulture practices which are utilised in mainstream farming across the country.

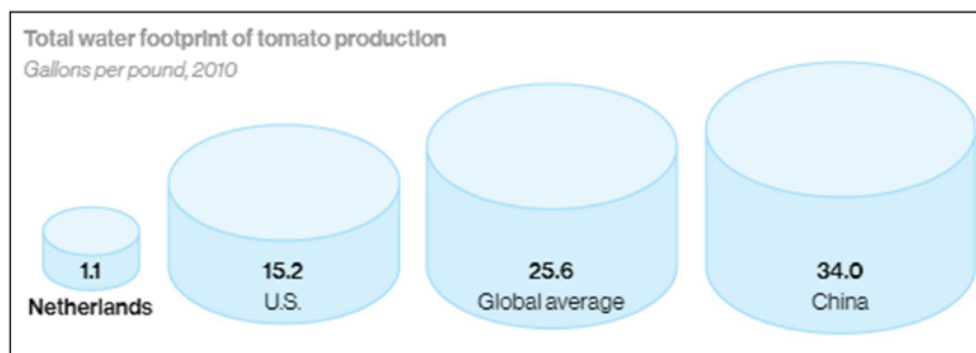
Many farmers in the Netherlands have partnered with Wageningen University (the top agricultural university in the world) to increase yields while decreasing inputs using intensive horticulture and advanced technologies. This is all to combat the increasing scarcity of available farmland, water, phosphate and fuel (Hortidaily, 2018). As of 2016, the average size of greenhouse farms in the Netherlands was 3.7 hectares per farm. For comparison, the most current data suggests that the average greenhouse farm size was 0.1 hectares in America, 0.6 hectares in Canada and 1.2 hectares in Australia (Hortidaily, 2018). The technology required to monitor a green house, or intensive farming facility, which covers 3.7 hectares is significant, and requires large capital outlay. However, the Netherlands have facilitated a new generation of farming, which the rest of the world looks to as a guide.

One of the major producers of tomatoes for domestic consumption, and for export is Duijvestijn tomato farm. The farm totals 14 hectares of greenhouses which generate approximately 100 million tomatoes a year (World Economic Forum, 2019). The tomatoes are grown in a geothermal greenhouse with hydroponic systems for each plant. The greenhouse also has a double glass roof to conserve heat as well as LED lights, to ensure that the plants can continue to grow overnight. Using hydroponic systems means that the water required, can be precisely monitored and released to minimise water wastage.

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The average water footprint of tomato production by country is detailed in Figure 4-2 below.

Figure 4-2 Total water footprint of tomato production, 2010



Source: Sensoterra (2019)

The technology used in greenhouses and hydroponics have been around for decades, however the application of these techniques to intensive farming is a relatively new concept lead by the Dutch. The application of advanced manufacturing technology and materials to intensive manufacturing is another method of yield maximising which the Netherlands has pioneered. An example of this is at the 600-hectare Van Den Borne farm located on the border of the Netherlands and Belgium.

At the Van Den Borne intensive horticultural practices have been adopted in conjunction with the integration of advanced manufacturing technologies to farm the following produce (National Geographic, 2017):

- Potatoes (500 hectares);
- Sugar Beets (70 hectares); and
- Cereals (40 hectares).

This farm uses drones, a driverless tractor and a quadcopter to provide detailed readings on soil chemistry, water quality, nutrients, growth and measuring the progress of every single plant in the facility. In order to decide where is best to plant crops based on existing soil nutrients and underground water quality, this farm uses a ground sensor, and then a drone photo overview to obtain a clear understanding of existing ground quality (Video: Future Farming, 2019).

The farm is trying to maximise the potential yield on limited land, the location and density of crops being planted is integral to the operation. From the data gathered in this process, a planting map is created by the farmer and uploaded to the cloud. The driverless tractors and planters read this map and action the planting as required. The average yield of potatoes is approximately 9 tonnes per acre, however the precision involved at this potato farm has led to reliable yields of over 20 tonnes per acre (National Geographic, 2017).

The input to obtain these high yields has also been significantly altered through the adoption of intensive horticultural practices. Water needed for many of the crops at this facility was reduced by up to 90.0% since 2000, and the use of chemical pesticides on the plants in protected greenhouses has been almost entirely removed (National Geographic, 2017). Sensors calculate the daily change in biomass within the facility and then calculate the amount of fertiliser or protective sprays needed for each area of crops, this information is then transferred through blockchain to the relevant machines which action the tasks without human intervention. Therefore, limiting wastage and eliminating chemical runoff entirely.

4.2.2 Bowery, New Jersey

The USA has had several start-ups dedicated to intensive farming over the past decade, most with a particular focus on vertical farming. However, despite expectations for these companies to open multiple facilities, most appear to be stalled at their first facility. This is largely due to the significant capital expenditure associated with establishing an automated vertical farming facility which can be commercially viable in the medium to long term.

Section 4 Intensive Horticulture

Bowery Farm is a vertical farming company which originally started as a single site in New Jersey, USA; 69,000 sqms and has expanded to two sites in New Jersey and one in Baltimore (which is 3.5 times the size of the New Jersey facilities). These facilities provide producer to local grocers (including select Whole Foods stores) and restaurants. Their facilities focus on the production of the following crops (Bowery Farm, 2020);

- Green Oakleaf;
- Romaine;
- Butterhead Lettuce;
- Kale;
- Arugula;
- Bok Choy;
- Basil;
- Parsley; and
- Coriander (Cilantro).

The vertical farming at the Bowery uses seeds which have been cultivated through GMO free processes over many years of farming. Using Greenhouses, the produce can be temperature and light controlled to ensure ideal conditions, this is all controlled through an automated system which anticipates the need of each vertical row of crops. Precision farming techniques are used in conjunction with advanced manufacturing technologies to meticulously monitor the growth of each individual plant and provide the exact nutrients required to limit any wastage. Water wastage is also significantly less than would be seen under traditional agricultural practices, the farm estimated that it is able to use 95.0% less water than regular farms (Bowery Farm, 2020).

By creating the perfectly controlled environment the farm is able to speed up the growth cycle of each crop, and therefore producing more stock that would be possible on a farm affected by seasonal patterns. The farm argues that using their vertical farming system means that the facility is 100 times more productive than a traditional farm on the same footprint of land (Bowery Farm, 2020). Being highly productive means that the facilities can be co-located with cities which limits the use of preservative chemicals and satisfies consumer provenance.

The CEO of Bowery Farms attributes the success of Bowery Farm to the company's proprietary software, Bowery OS. To develop privately owned software to use in the facilities has required significant capital contributions, however, it means that the facilities are able to update software and implement improvements instantly. This is not the case for farms which purchase software from a third party (Business Insider, 2018). Less than two years after beginning operations at the first Bowery Farm site, the company has raised \$US90 million in funding led by Google Ventures to go towards continued software innovation to aid in future scaling projects (Business Insider, 2018).

4.2.3 Koh Fah Technology Farm, Singapore

Similarly to the Netherlands, Singapore has a high population density (ranking the third highest in the world) which has resulted in significant urban encroachment on farming land in the country (World Population Review, 2020). Singapore has been practicing intensive farming techniques in traditional soil-based farms for decades in order to maximise yields. Singapore provides a difficult climate to farm in due to the highly variable climate, high humidity and hot weather during most of the year (Medium, 2018). Additionally, the weather also provides a perfect climate for natural pests such as mites, moths and tropical fungi which can severely damage crops and reduce yields. It is for these reasons that many farms in Singapore are looking to transition to protective farming using advanced technologies.

There are some existing greenhouse facilities in Singapore located atop industrial buildings throughout the country (owned and operated by ComCrop). The most significant is approximately 560 sqm, and produces approximately 50kg of leafy greens per day, which are supplied to local supermarkets (Straits Times, 2020). However, farmers operating in rural regions of the country are looking to greenhouses and advanced manufacturing technology to keep up with increasing demand and maximise yields. An example of this is at Koh Fah Technology Farm.

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Koh Fah Technology Farm is located approximately 30 kilometres north of the central business district in Singapore. Historically, this farm has operated as a traditional soil-based farm which focuses on producing leafy greens, and on average produced approximately 3 tonnes of vegetables per day, which are processed, packaged and stored on site (Straits Times, 2020). However, in recent years the farm has begun to develop an extensive greenhouse and hydroponic system to increase their yield. The hydroponic system is not yet producing entirely commercial yields as the technological infrastructure is not complete. However, Koh Fah Technology Farm have already observed that the crop is growing 20.0% faster in the initial Hydroponic testing stages, with significantly lower water usage (Straits Times, 2020).

Whilst in the early stages of the transition to greenhouse farming, Koh Fah Technology Farm are continuing to produce a full yield from soil-based operations. In order to reduce the labour inputs required to obtain this yield, the farm has implemented a fully automated irrigation system. The farm has identified that there is a significant level of labour upskilling which must occur in order to supervise, adjust and maintain the sophisticated computer software's necessary to the intensive horticulture operation (Medium, 2018).

4.2.4 Stacked Farm, Gold Coast, Australia

In Australia, the move towards intensive horticulture has historically been slower than observed in other countries. However, the significant drought between 2016 and 2019 in Outback Australia, followed by bushfires between Melbourne and Victoria appear to have spurred commercial interest in intensive and protected horticulture. Stacked Farm is a company based at Burleigh in the Gold Coast, Queensland and opened for operations in late 2019.

This farm is dedicated to producing the following produce (Stacked Farm, 2020);

- Salad greens;
- Basil;
- Coriander;
- Dill;
- Broccoli;
- Bok choy; and
- Livestock fodder.

Stacked Farm is Australia's first end-to-end automated indoor vertical farm, these processes are able to be fully automated through the use of advanced manufacturing procedures and blockchain networks. The farm is approximately 200 sqm and produces 3 tonnes of produce per week, which is relatively small scale when compared to traditional horticulture in the region. However, the company has plans to develop a 4,000 sqm farm capable of producing 50 tonnes of produce per week and expects to have a vertical farm in each State within the next 5 years (Redrup, Y., 2020).

Similarly, to other vertical farms around the world, Stacked Farm uses greenhouses to ensure that crops remain uninhibited by external weather events, pests and contaminants. By controlling all environmental variables within the facility yields are maximised as growth is accelerated, products are pesticide free and available all year round. The farm is also co-located with Gold Coast central business district resulting in the generation of sustainable, local food value chains for the region.

The unique part of Stacked Farm when compared to similar farms around the world is the production of livestock fodder for mass distribution. During the drought in outback Australia, the availability of livestock fodder was inconsistent due to the extreme weather conditions. Protected horticulture like those seen in Stacked Farm have the potential to provide solutions for supply chain issues for both human consumption and livestock farming.

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4.3 Intensive Horticulture Activity in Redland City

Activity within the intensive horticulture sector in Redland City has been identified at the Redlands Research Facility, located at 26-40 Delancey Street, Cleveland. The facility has traditionally focussed on the needs of the general horticulture sector, including the nursery, cut flower, parks and gardens, landscape and turf industries.

In recent years, the facilities have put a greater focus on research and development activities, including collaboration with entities such as the Department of Agriculture and Fisheries, CSIRO, QUT and UQ. In 2019, Australia's first green hydrogen was produced utilising solar power at the Redlands Research Facility and exported to Japan. Activity on site also includes the Queensland Crop Development Facility, comprising five glasshouses with 1,350 sqm of environmentally controlled space.

4.4 Opportunities for STPFGA

Stakeholder consultation has identified that the Redlands Research Facility represent an ideal location for researchers to test new crops or production methods, but opportunities to commercialise production represent a challenge, with no clear location for these businesses to locate within Redland City. The Southern Thornlands Potential Future Growth Area represents an ideal location to potentially accommodate intensive horticulture uses, with the ability to protect these uses from residential encroachment. Additionally, Redland City already benefits from existing branding as a clean and green location, which is complementary to the development of a successful intensive horticulture sector locally.

The attraction of intensive horticulture facilities to the Southern Thornlands Potential Future Growth Area would require significant infrastructure upgrades, with smart farms requiring higher standards of internet connectivity and electricity relative to traditional horticulture farming operations. The NBN Co. website indicates network construction in the STPFGA is currently underway (as of May 2020).

Intensive horticulture facilities do not generate significant employment opportunities due to the automated nature of their operation. However, intensive horticulture facilities can represent part of a broader development that offers significant employment opportunities. Stakeholder consultation has identified that approaches have been made by a proponent to develop an intensive horticulture facility with supporting uses including education, tourism (day trippers as opposed to the provision of accommodation on site) and retail (restaurant). Despite the range of uses proposed on-site, it is understood that a relatively small footprint would be required to accommodate this mixed use development (approximately three to five hectares of land required, with the potential to employ up to 200 persons). In the medium to long term, opportunities may exist to provide tourism accommodation within the STPFGA as part of a broader intensive horticulture development, however this would likely be largely dependent on the success in building significant growth in visitation demand to Redland City, which may be constrained by the region's proximity to inner Brisbane.

In addition, the industrial and MIBA precinct proposed within the STPFGA could also be complementary to the intensive horticulture precinct and potentially attract businesses that provide inputs to intensive horticulture activity, such as the manufacture of components for smart farms.

Section 5 Industrial Land Supply

Section 5 Industrial Land Supply

This section identifies the quantum of developable industrial land available in Redland City. Consideration is also given to where these parcels of land are situated and whether current supply provision meets the targets identified in ShapingSEQ (2017).

There are six industrial and mixed-use areas within Redland City, these being:

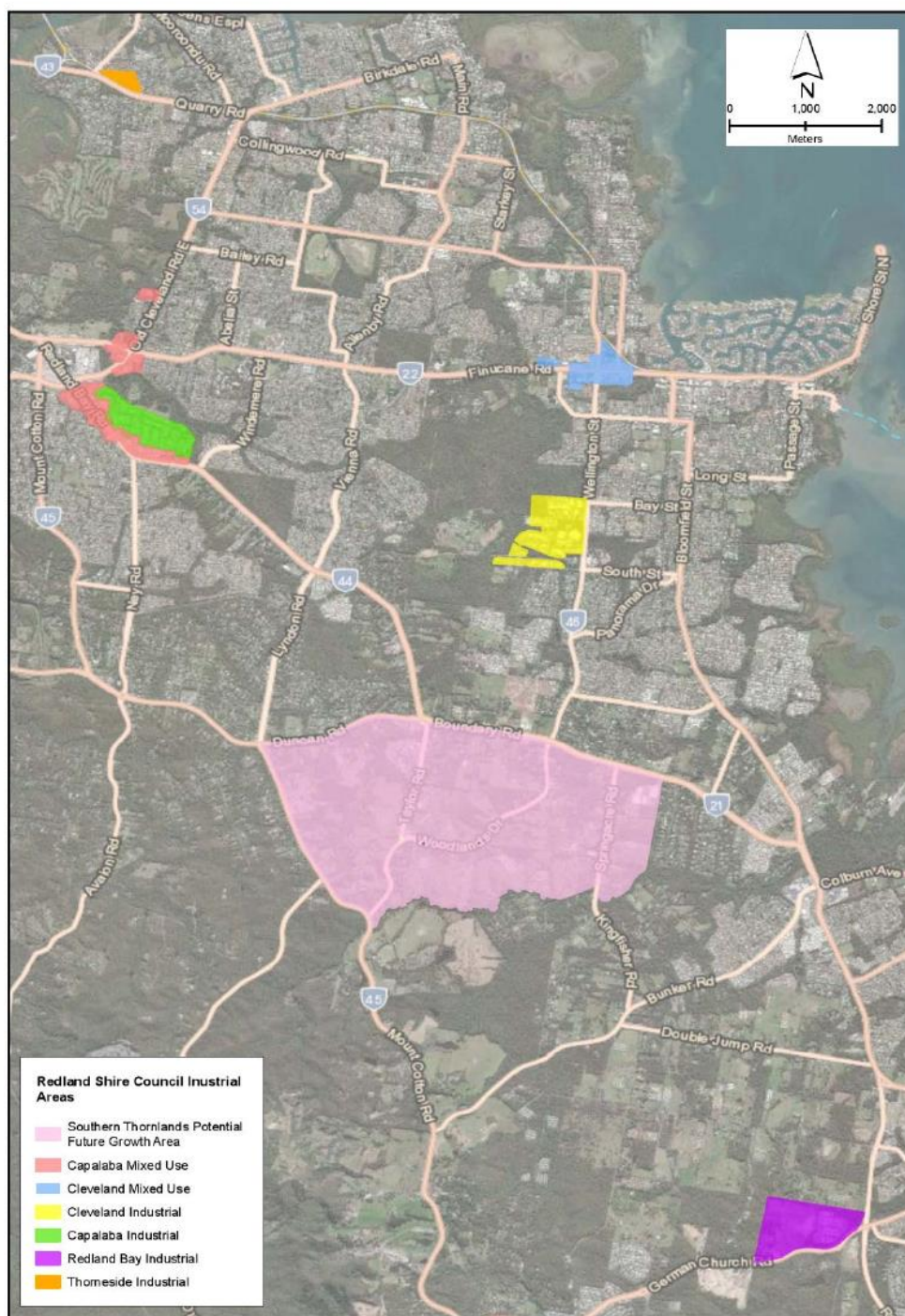
- Cleveland Mixed Use Area (Cleveland MIBA);
- Capalaba Mixed Use Area (Capalaba MIBA);
- Cleveland Industrial Area;
- Capalaba Industrial Area;
- Thorneside Industrial Area; and
- Redland Bay Industrial Area.

In addition, there is a waterfront and marine industry precinct located adjacent to the Redland City Marina at Thornlands.

Figure 5-1 provides an overview of the location of the industrial and mixed-use areas within Redland City in relation to the STPFGA.

Section 5 Industrial Land Supply

Figure 5-1 Location of Industrial and Mixed Use Areas within Redland City



Section 5 Industrial Land Supply

5.1 Availability of Industrial Land

The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) publishes information relating to the availability of industrial land and the take-up of industrial land within each LGA in SEQ.

Take-up of available industrial land has historically been slow, with approximately four hectares of developed industrial land taken-up in Redland City between 2011 and 2018. The take-up occurred on land intended for low and medium impact industry. As at 2018, there was approximately 39 hectares of planned industrial land in Redland City.

This planned industrial land mostly comprised land intended for low and medium impact industry, as detailed in Table 5-1.

Table 5-1 Planned Industrial Land Supply, Redland City, 2018

Industrial Land Category	Area (hectares)
Low Impact Industry	9
Medium Impact Industry	29
Waterfront and Marine Industry	1
Total	39

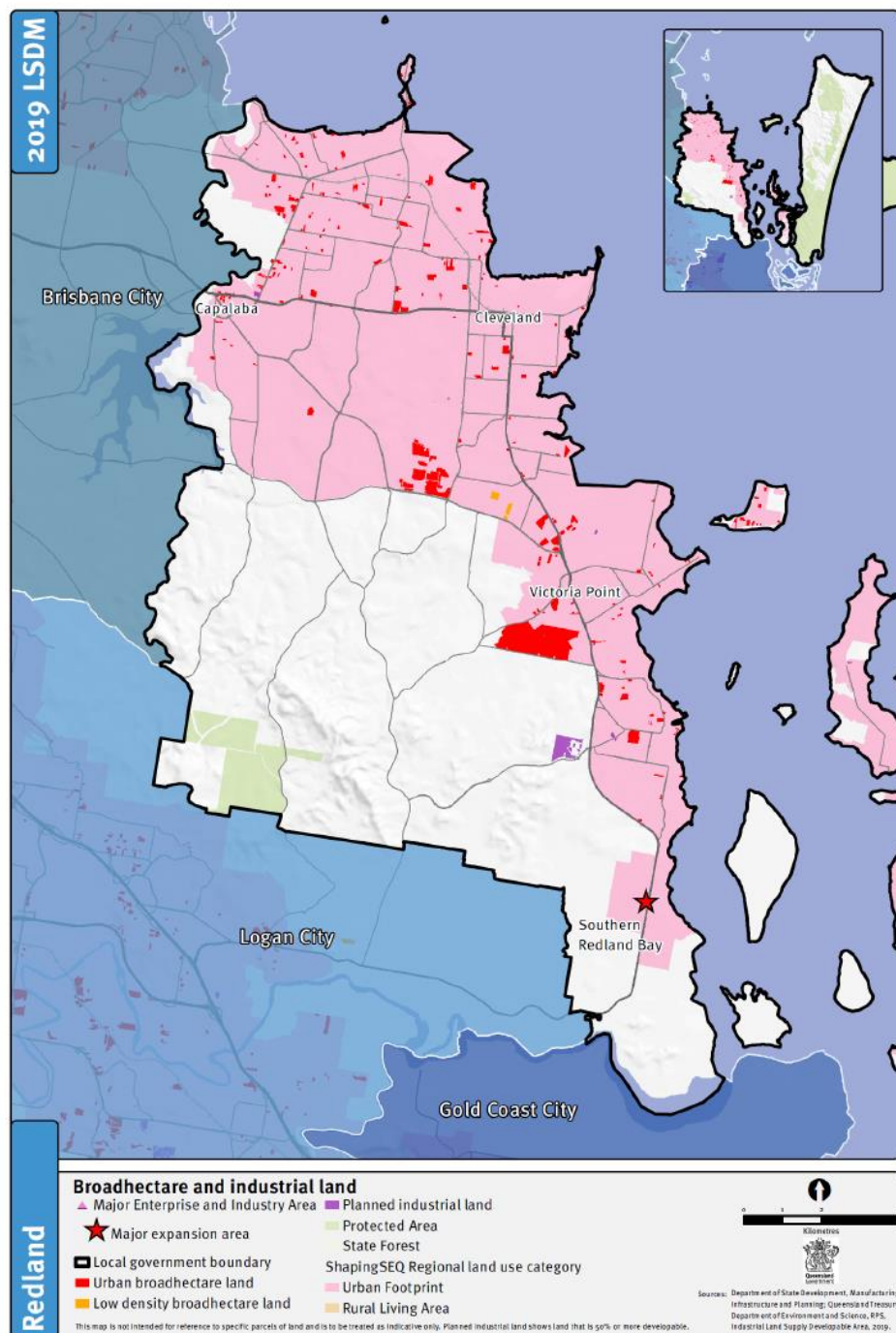
Source: DSDMIP LSDM (2019)

The remaining supply of industrial land within Redland City is insufficient to meet the targets identified in ShapingSEQ (2017) (significantly less than the minimum 15 years of supply sought by ShapingSEQ). Additionally, the remaining supply of industrial land is anticipated to accommodate approximately 440 employees, significantly below the 2041 industrial employment planning baseline of 1,840 employees.

Figure 5-2 illustrates the geographic location of planned industrial land within Redland City.

Section 5 Industrial Land Supply

Figure 5-2 Location of Planned Industrial Land Supply, Redland City, 2018



Source: DSDMIP Broadacre and Industrial Land Supply (2019)

This map indicates that the majority of remaining supply is within the Redland Bay Industrial Area, with some vacant land also identified within the Capalaba MIBA and the Redland City Marina.

Section 5 Industrial Land Supply

5.1.1 Redland Bay Industrial Area

The LSDM identified the majority of planned industrial land supply within the Redland Bay Industrial Area, within the Redland Business Park and along German Church Road.

5.1.1.1 Redlands Business Park

Redlands Business Park (RBP) represents a major pocket of remaining industrial land within Redland City. As illustrated in Figure 5-3, RBP is a commercial industry and trade centre bounded by German Church Road (to the south) and is accessible via Jardine Drive, Daintree Drive and Lennox Street. RBP is zoned Medium Impact Industry under the Redland Planning Scheme. It is also adjacent to Redland Bay Waste Transfer Station and RecycleWorld Redland Bay.

Figure 5-3 Redlands Business Park



REDLANDS BUSINESS PARK DIRECTORY
Source: Redlands Business Park (2020)

The RBP has attracted a range of low to medium impact population serving industrial businesses, including car and automotive services, construction services businesses, gyms and coffee roasters. Currently, there are 39 businesses at RBP, comprising:

- | | | |
|--------------------------------|---------------------------|---------------------------------|
| ▪ Abrasive Media Supplies; | ▪ Five Fit; | ▪ Redlands Exercise Physiology; |
| ▪ Ae Shopfitters; | ▪ Gyprock Trade; | ▪ Redlands Pool Services; |
| ▪ Aus-rack; | ▪ Kdc Industries; | ▪ Reece; |
| ▪ Aussie Water Coolers; | ▪ Krazy Krevicer; | ▪ Refinished; |
| ▪ Aust. Agricultural Services; | ▪ Marine Care; | ▪ Return It; |
| ▪ Avant Technik Pty Ltd; | ▪ Modern Colour Spraying; | ▪ Scurry Plumbing; |
| ▪ Bayside Coolrooms; | ▪ Ozrica Foods; | ▪ Security Ops; |

Section 5 Industrial Land Supply

- | | | |
|------------------|------------------------------------|-----------------------------------|
| ▪ Blue Bus; | ▪ Personalised Freight Solutions; | ▪ Sherwood Ent.; |
| ▪ Cetnaj; | ▪ Pre Loved Shack; | ▪ Shoreline Outdoor Power Centre; |
| ▪ Coffee Mio; | ▪ Pure Oil; | ▪ Solenergy; |
| ▪ Crossfit 4165; | ▪ Redland Bay Garage; | ▪ The Park Social; |
| ▪ Dhc Coffee; | ▪ Redland Bay Roof Trusses; | ▪ Ultimate Cabinets; and |
| ▪ E-conception; | ▪ Redlands City Glass & Aluminium; | ▪ Vemag. |

5.1.1.2 German Church Road, Redland Bay

Another smaller pocket of industrial land is located further east of RBP on German Church Road and is zoned for Low Impact Industry under the Redland Planning Scheme. Current uses within the low industry precinct include:

- C3 Church Redland Bay (north of German Church Road);
- Cage Youth Foundation Ltd (north of German Church Road); and
- Redlands Nursery (south of German Church Road).

5.1.2 Capalaba MIBA

The LSDM identified a small parcel of vacant land within the Capalaba MIBA precinct. This precinct is largely characterised by large format retail showrooms and smaller retail tenants. Additionally, this precinct also accommodates repair and maintenance and motor vehicle and motor vehicle parts retailing tenancies.

5.1.3 Redland City Marina

Lastly, another small pocket of land designated for industrial uses is adjacent to Redland City Marina. Located at 100 Beveridge Street, Thornlands, Redland City Marina is primarily a maintenance marina that has the infrastructure to support all requirements for regular maintenance and emergency repairs for boats. The pocket of land zoned is waterfront and marine industry zoned under the Redland planning scheme. Marina and slipping facilities at the site include:

- | | |
|-------------------------------|------------------|
| ▪ 30 Tonne Hydraulic Sealift; | ▪ Paint Sheds; |
| ▪ Slipway; | ▪ Antifouling; |
| ▪ Hardstand; | ▪ Chandlery; and |
| ▪ Refit/Maintenance Sheds; | ▪ Onsite Trades. |

5.2 Implications

The above analysis highlights that the remaining supply of vacant planned industrial zoned land is insufficient to meet the minimum 15 years of supply sought by ShapingSEQ (2017). The majority of remaining supply is located within a single location, offering little choice to prospective tenants wishing to locate within Redland City. The STPFGA represents an ideal location to provide additional employment lands, particularly given its connectivity to both the Gateway Motorway and the Pacific Motorway.

Section 6 Competitor MIBA Precincts

Section 6 Competitor MIBA Precincts

This section provides a description of a number of established MIBA precincts within proximity to Redland City which would be considered competitive locations, including details on the mix of activity and vacant land parcels within each precinct.

Numerous MIBA have been developed throughout Brisbane and the broader SEQ region. Such precincts provide a broader range of uses (including commercial office, sport and recreation, etc.) compared to more traditional industrial estates which have a predominantly industrial focus. The evolution of MIBA has allowed the inclusion of non-industrial uses to co-locate with industrial uses to create a dedicated employment node. Such uses may include commercial office, service industry uses (i.e. repair and maintenance uses), retail (generally food retailing catering to workers), sport and recreation (e.g. indoor sports centres, dance studios, gymnasiums etc.) etc. The creation of mixed business and industrial precincts allow industrial businesses to locate their commercial requirements with their industrial requirements. Whilst the development of MIBA has seen the introduction of a mix of uses, industrial uses have remained the core focus of the precinct.

Within Redland City, there are two designated mixed-use areas in Cleveland and Capalaba, with both areas largely dominated by retail uses (particularly large format retail showrooms). These areas also include a mix of industrial uses (mostly repair and maintenance uses), commercial office (generally small commercial offices attached to industrial units), recreation uses (including gymnasium, dance studios etc.), and places of worship (e.g. churches). Beyond these areas, the Principal (Cleveland and Capalaba) and Major (Victoria Point) Activity Centres also cater for a mix of non-industrial uses including commercial office, retail, recreation and entertainment uses and should continue to be the main locations for such uses. The Cleveland and Capalaba Principal Activity Centres should accommodate the main concentration of commercial office space within Redland City.

In identifying MIBA precincts which would be considered competitive locations, the following criteria were considered:

- Location either within Redland City, eastern Brisbane or northern Logan;
- Proximity to Gateway Motorway;
- Established precinct MIBA precincts within Redland City, eastern Brisbane or northern Logan;
- Mix of industrial and commercial office activity (i.e. the assessment did not consider precincts accommodating medium and high impact industry uses or predominantly occupied by industrial tenants such as Yatala); and
- High quality-built form.

Based on the above listed criteria, the following MIBAs were considered to be competitive locations to the STPGA for MIBA uses:

- Brisbane Technology Park (BTP) Eight Mile Plains;
- Southgate Corporate Park;
- Metroplex on Gateway;
- Trade Coast Central;
- Queensport Industrial Area; and
- Garden City Office Park.

Additionally, this report has considered following emerging MIBA precincts within SEQ:

- Metroplex at Westgate;
- Brisbane Technology Park (BTP) Northshore; and
- Brisbane Technology Park (BTP) Westlink Green.

Section 6 Competitor MIBA Precincts

The new MIBA precincts were considered given there is limited scope to establish new precincts within eastern Brisbane, with Brisbane LGA approaching build out.

Precincts investigated further represent likely alternative locations for prospective businesses that might consider Redland City as a viable alternative.

6.1.1 BTP Eight Mile Plains

BTP Eight Mile Plains is located approximately fifteen kilometres southeast of the Brisbane CBD in Eight Mile Plains with access via Miles Platting Road and Logan Road. BTP Eight Mile Plains was developed in the mid-1990 as a Queensland Government initiative to support new and existing technology and research companies. In the initial years, the BTP Eight Mile Plains had some difficulties in tenancing, underpinned by the Park's focus on catering for innovative technology and research companies. BTP Eight Mile Plains now houses over 200 companies employing over 10,000 people. This park has access to the Gateway Motorway (via Miles Platting Road), the Pacific Motorway (via Logan Road) and the Logan Motorway. The Garden City Office Park adjoins BTP Eight Mile Plains to the north which offers approximately 15,000 sqm of commercial office.

In 2001 Graystone were appointed as the development manager and tenancing requirements were relaxed to allow more traditional business park operators to also locate within the precinct. BTP Eight Mile Plains now comprises a mix of businesses including industrial, research and design, commercial office, and cafes etc. Major tenants included Transurban, Max Solutions, Cook Medical and A2K Technologies. An onsite conference centre is also provided within the park. Quest operates 90 brand new apartment style hotel rooms within the business park and the Park also offers high speed fibre optic connectivity.

BTP Eight Mile Plains is proximate to Westfield Garden City and various retail precincts located along Logan Road. The business park also benefits from its co-locations with public transport including Garden City bus interchange and Fruit Grove train station.

The success of the BTP Eight Mile Plains has resulted in the development of two additional parks. The first of which was BTP Westlink Green (located north of the Darra train station) which is being developed over five stages to include over 20,000 sqm of commercial office, laboratory and technical space, retail and conference amenities. BTP North Shore Hamilton is also being developed as part of a sub-precinct of the overall North Shore Hamilton development.

Aerial imagery of BTP Eight Mile Plains is available in Figure 6-1. Note, this MIBA precinct does not have a strong industrial land use focus.

Section 6 Competitor MIBA Precincts

Figure 6-1 BTP Eight Mile Plains



Source: BTP Eight Mile Plains (2020)

6.1.2 Southgate Corporate Park

Southgate Corporate Park is a mixed-use development located along Southgate Avenue and Corporate Drive in Cannon Hill. The developed contains a mixture of light industrial warehouse and commercial office uses supported by retail services and facilities including a tavern, fast food and cafes. Southgate Corporate Park is located within walking distance to the Cannon Hill train station and in proximity to the Cannon Hill bus interchange offering easy access for tenants and their employees. In addition, Southgate Corporate Park offers high speed fibre optic connectivity.

Southgate Corporate Park is located approximately 6 kilometres from Brisbane CBD and has direct connectivity to Wynnum Road offering easy access to the Gateway Motorway (approximately 2.5 kilometres west of the site). Residential uses are located to the west and south of the site, with the East Village development (comprising a mix of residential, retail and commercial) adjoining the site to the east. The Cannon Hill District Centre (which includes the East Village development, Cannon Hill Kmart Plaza and the Cannon Hill Shopping Centre) is also located within proximity to the Southgate Corporate Park. Major tenants include Canon, Honeywell, Orica, Holden, 4BC Radio, Bayer and the National Archives of Australia. Southgate Corporate Park provides a mix of business activity within easy access and proximity to the Gateway Motorway and Brisbane CBD for tenants requiring such connectivity.

6.1.3 Metroplex on Gateway

Metroplex on Gateway is business and industrial park located approximately 800 metres west of the Gateway Motorway along Metroplex Avenue. s Metroplex encompasses a diverse mix of industrial, commercial, retail and health businesses and services including cafes, childcare, gym, doctors etc. Major tenants include Fisher and Paykel/Haier Showroom, Bam Wine Logistics and Footlocker. Metroplex on Gateway offers high speed fibre optic connectivity.

Metroplex on Gateway is serviced by a private shuttle bus offering free service for estate tenants throughout the day with connectivity to public transport including the Cannon Hill Bus interchange and Murarrie train station. Metroplex on Gateway is in proximity to Cannon Hill Shopping Centre, Southgate Corporate Park and the Morningside Shopping Area. Metroplex provides easy and convenient access to the Gateway Motorway and Port of Brisbane through its direct connectivity with Lytton Road.

Section 6 Competitor MIBA Precincts

6.1.4 TradeCoast Central

Trade Coast Central is located on Schneider Road approximately 8 kilometres east of Brisbane CBD, the precinct is situated on the former Brisbane Airport site adjacent to the Gateway Motorway. Trade Coast Central offers a diverse range of lots sizes (generally ranging from 1ha to 20ha lots) for industrial tenants as well as commercial office units. Major tenants including Schindler, TNT, Reece, Oztrail, Harcourts, Rentokil, Titan Caravans, Volgren etc. A childcare centre, café and subway are also provided within the precinct. The TradeCoast Central Heritage Park incorporates three recognised heritage sites including Allison Engine Testing Sounds and the Heritage Park and Interpretive Centre that is open free to the public along Schneider Road. Committed to environmental sustainability is stated as a key feature of the TradeCoast Central precinct and was incorporated into master planned development. TradeCoast Central provides good access to the Brisbane Airport and Port of Brisbane through its connectivity with the Gateway Motorway via Kingsford Smith Drive. This development incorporates high speed fibre optic offering business higher capacity internet and telephone services. The internal road network has also been designed to cater for heavy vehicles including B-Double truck access.

6.1.5 Queensport Industrial Area

The Queensport industrial area is located in Murarrie approximately a kilometre east of Metroplex on Gateway. The industrial area adjoins the Gateway Motorway with connectivity to the Port of Brisbane via Lytton Road. Queensport provides a mix of uses including industrial, commercial offices and retail uses for workers such as cafes and takeaway food. Major tenants situated within Queensport include TEFCO Trailers, UPS Brisbane and Qualtex Australasia. It is understood that the Queensport Industrial Area offers high speed internet connectivity.

6.1.6 Garden City Office Park

The Garden City Office Park is located in Eight Mile Plains approximately 15 kilometres south of Brisbane CBD. The office park is situated less than a kilometre north of Brisbane Technology Park Eight Mile Plains. Garden City Office Park has been home to various companies since the early 2000's. The park offers 22 two storey standalone office buildings. Major tenants situated within Garden City Office Park include Metro South Health, Quill Group and St Barbara Limited.

The park is in proximity to the converging Pacific, Gateway and Logan Motorway. Garden City Office Park is serviced by various nearby shopping centres including Westfield Garden City. The office park is serviced well by public transport including various bus routes to Garden City Bus interchange and Fruit Grove train station. Garden City Office Park is serviced by high speed internet connectivity.

6.1.7 Metroplex at Westgate

Metroplex at Westgate is situated at 1001 Boundary Road, Wacol and is positioned as "Brisbane's Western Business District". Upon completion, Metroplex at Westgate will be comprised of four business precincts (Metroplex at Westgate East, West, South and The ETRO) and cover an area of approximately 90 hectares. It is also situated in close proximity to three major arterial roads (the Ipswich, Logan and Centenary Motorways).

The focus of the four sub-precincts within Metroplex at Westgate are as follows:

- Metroplex East – MIBA;
- Metroplex West – large format warehousing and industry;
- The Metroplex South – large format warehousing and industry, plus service centre; and
- ETRO – MIBA.

Figure 6-2 illustrates the four sub-precincts within Metroplex at Westgate. Note, this MIBA precinct has a strong industrial land use focus.

Section 6 Competitor MIBA Precincts

Figure 6-2 Metroplex at Westgate Masterplan



Source: GPT Metroplex Pty Ltd (2020)

6.1.8 BTP Northshore Hamilton

BTP North Shore Hamilton is being developed as part of a sub-precinct of the overall North Shore Hamilton development. BTP North Shore Hamilton is to include a mix of commercial office, technical, laboratory, retail and storage space with access to the CityCat ferry terminal.

BTP Northshore Hamilton was positioned as a commercial real estate precinct within Queensland's largest waterfront urban renewal project that is conveniently located between the airport and the CBD. Upon completion, the precinct will be a thriving mixed-use development with prestigious residential dwellings, green spaces, recreation areas and a vibrant mix of retail and hospitality options.

Figure 6-3 details the BTP Northshore Hamilton Masterplan. Note, this competitor MIBA precinct does not have a strong industrial land use focus.

Section 6 Competitor MIBA Precincts

Figure 6-3 BTP Northshore Hamilton Masterplan



Source: BTP (2020)

6.1.9 BTP Westlink Green

BTP Westlink Green is to be developed over five stages to include over 20,000 sqm of commercial office, laboratory and technical space, retail and conference amenities. Currently positioned as “Queensland’s Newest Business and Technology Precinct”, BTP Westlink Green is a masterplanned commercial real estate precinct that is situated at 10 Station Avenue, Darra.

Upon completion, the precinct will be comprised of six office buildings and a multistorey carpark centred around the historic Powerhouse (where coworking and hot desks will be located). Meeting rooms will also be available at BTP Hub. As for transport connectivity, BTP Westlink Green is adjacent to Darra Railway Station and is in proximity to the Centenary and Ipswich Motorways.

Figure 6-4 illustrates the masterplan for BTP Westlink Green. Note, this MIBA precinct does not have a strong industrial land use focus.

Section 6 Competitor MIBA Precincts

Figure 6-4 BTP Westlink Green Masterplan



Source: BTP Westlink (2020)

6.2 Vacant Land Analysis

Vacant land at the competitor MIBA precincts was identified by a review of aerial photography. There were relatively few vacant land parcels at the competitor MIBA precincts, with no vacant land identified at Queensport industrial area or in BTP Eight Mile Plains. Metroplex at Westgate accounted for the majority of vacant land parcels within MIBA precincts under assessment.

Table 6-1 below summarises the quantum of vacant land at competitor MIBA precincts to Redland City.

Table 6-1 Vacant Land at Competitor MIBA Precincts, 2020

MIBA Precinct	MIBA Precinct Size (ha)	Vacant Land (ha)
BTP Eight Mile Plains	25	0
Southgate Corporate Park	12	2
Metroplex on Gateway	59	2
TradeCoast Central	116	7
Queensport	20	0
Garden City Office Park	55	1
Metroplex at Westgate	90	54
BTP Northshore	14	2
BTP Westlink Green	2	0.5

Source: CDM Smith Research (2020)

Section 6 Competitor MIBA Precincts

6.3 Characteristics of Relevant SEQ MIBA Precincts and Relevance to STPFGA

The MIBA precincts discussed above benefit from several key attributes such as:

- Location on or proximity to major arterial roads;
- Proximity and convenient access (typically within 3km) to the Gateway Motorway connecting the broader national highway network;
- Proximity to the major industrial nodes including the Port of Brisbane and Brisbane Airport;
- Proximity and access to a large residential population base;
- Access and connectivity to public transport; and
- Key anchor tenants of national/international reputation.

Seven of the nine comparable MIBA precincts are within three kilometres of the Gateway Motorway, with five of the nine precincts also less than 15 kilometres from Brisbane Airport. Fibre optic connectivity is offered at each MIBA precinct, with public transport connections also available at every MIBA precinct.

Table 6-2 below provides a summary of the key attributes of each of the comparable SEQ MIBA precincts.

Table 6-2 Key Attributes of comparable MIBA Precincts, 2020

MIBA Precinct	Proximity to SEQ Freight Network (km)				Fibre Connectivity	Public Transport Connectivity
	Gateway Motorway	Acacia Ridge Terminal	Port of Brisbane	Brisbane Airport		
BTP Eight Mile Plains	1.0	7.4	27.3	25.5	✓	✓
Southgate Corporate Park	3.0	21.3	17.2	12.9	✓	✓
Metroplex on Gateway	1.3	22.7	14.	11.1	✓	✓
Trade Coast Central	2.7	21.7	16.9	7.7	✓	✓
Queensport	0.5	23.4	13.6	10.4	✓	✓
Garden City Office Park	1.0	7.9	27.1	23.6	✓	✓
Metroplex at Westgate	19.5	11.6	38.5	32.9	✓	✓
BTP Northshore	3.0	20.1	19.7	8.6	✓	✓
BTP Westlink Green	17.8	10.0	40.7	29.8	✓	✓

Source: CDM Smith Research (2020)

Section 7 Property Market Analysis

Section 7 Property Market Analysis

The purpose of this section of the report is to undertake an analysis of the sales performance of enterprise and business park lands within Redland City and a select number of proximate or similar sites. The analysis has considered the following property market indicators:

- Volume of sales;
- Value of sales;
- Median allotment size; and
- Median sales price per sqm.

In undertaking the MIBA and industrial land property market assessment within Redland City, the following precincts were considered:

- Redlands Business Park;
- Capalaba MIBA;
- Cleveland MIBA;
- Cleveland Industrial Area; and
- Capalaba Industrial Area.

Whilst it is recognised that a small amount of industrial zoned land within Redland City exists outside these precincts, the precincts listed above are considered to represent much of the current and future supply.

The property market analysis for industrial and MIBA precincts within Redland City considered both improved property and vacant land sales.

The following precincts were considered locationally proximate or similar in nature to Redland City:

- Brisbane Technology Park (BTP) Eight Mile Plains;
- Southgate Corporate Park;
- Metroplex on Gateway;
- Trade Coast Central;
- Queensport Industrial Area;
- Garden City Office Park;
- Metroplex at Westgate;
- Brisbane Technology Park (BTP) Northshore; and
- Brisbane Technology Park (BTP) Westlink Green⁵.

These precincts were considered to determine whether industrial and MIBA property within Redland City offered a competitive advantage in terms of sales price per square metre or allotment sizes. The assessment of comparable precincts considered *improved property* sales for Metroplex on Gateway, Queensport, Southgate Corporate Park, BTP Eight Mile Plains and Garden City Office Park. There were insufficient vacant land sales within these precincts over the past ten years to undertake meaningful analysis⁶, hence, the vacant land assessment has focused on Trade Coast Central, Metroplex on Westgate and BTP Northshore.

⁵ . BTP Westlink Green recorded insufficient improved property or vacant land sales over the last ten years for any insightful analysis, hence it was excluded from this analysis

⁶ There were less than ten vacant land sales recorded in each of the precincts over the past ten years.

Section 7 Property Market Analysis

7.1 Volume of Sales

7.1.1 Redland City

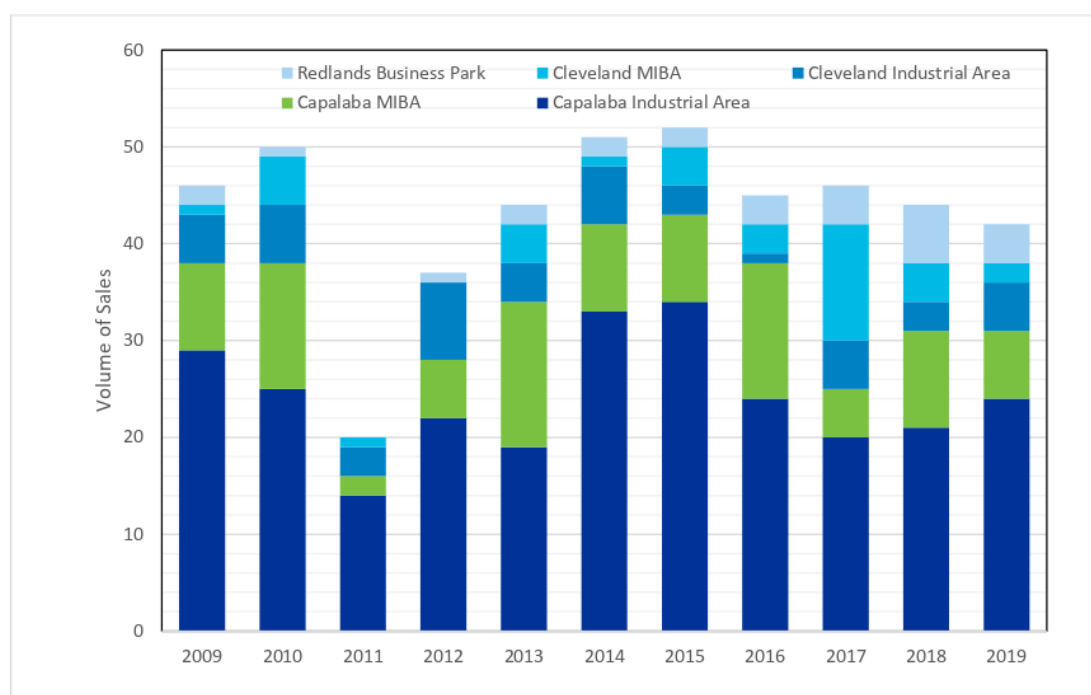
7.1.1.1 Improved Property Sales

Over the last ten years, most improved property sales within MIBA and industrial zoned land precincts in Redland City were within the Capalaba Industrial Area and Capalaba MIBA, averaging 24 and 9 sales per annum, respectively.

The number of improved property sales peaked in 2015 at 52 improved property sales across the five precincts. The volume of improved property sales has averaged 43 sales per annum over the ten-year period, with the lowest volume of sales recorded in 2011.

Figure 7-1 below summarises the volume of improved property sales within MIBA and industrial zoned land precincts in Redland City between 2009 and 2019.

Figure 7-1 Volume of Improved Property Sales, MIBA and Industrial Zoned Land, Redland City, 2009-2019



Source: Pricefinder (2020)

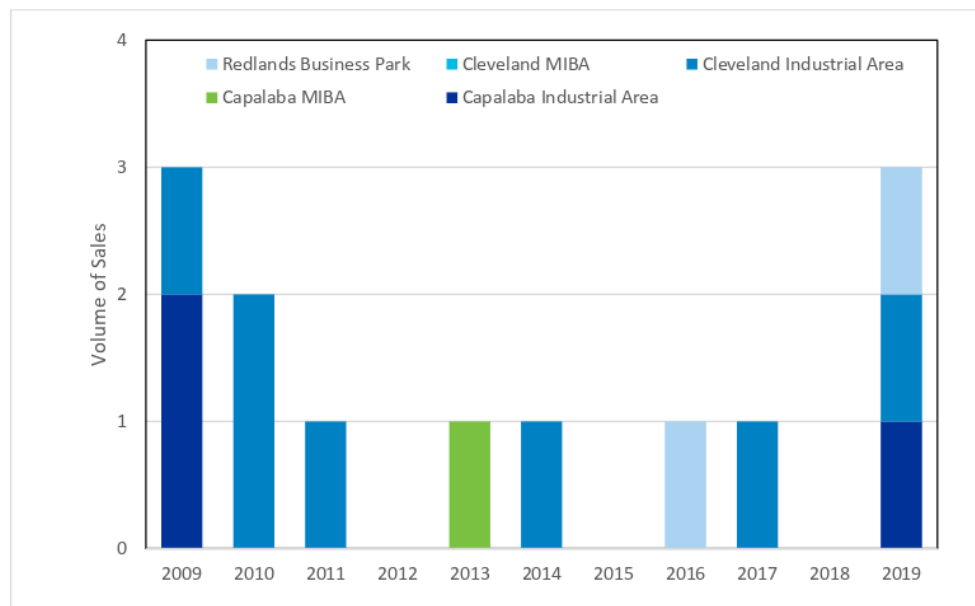
7.1.1.2 Vacant Land

Over the last ten years, there were an average of three vacant land sales per annum within the MIBA and industrial zoned land precinct in Redland City. Most vacant land sales were recorded within the Cleveland and Capalaba Industrial Areas. The volume of vacant land sales over the last five years was relatively low across the all precincts, indicating a shortage in available vacant industrial land.

Figure 7-2 below summarises the volume of volume of vacant sales within MIBA and industrial zoned land precincts in Redland City between 2009 and 2019.

Section 7 Property Market Analysis

Figure 7-2 Volume of Vacant Land Sales, MIBA and Industrial Zoned Land, Redland City, 2009-2019



Source: Pricefinder (2020)

7.1.2 Comparator MIBA Precincts

7.1.2.1 Improved property

Between 2009 and 2019, proximate and similar sites to Redland City recorded an average of 20 sales per annum, with each precinct recording the following average annual sales volumes:

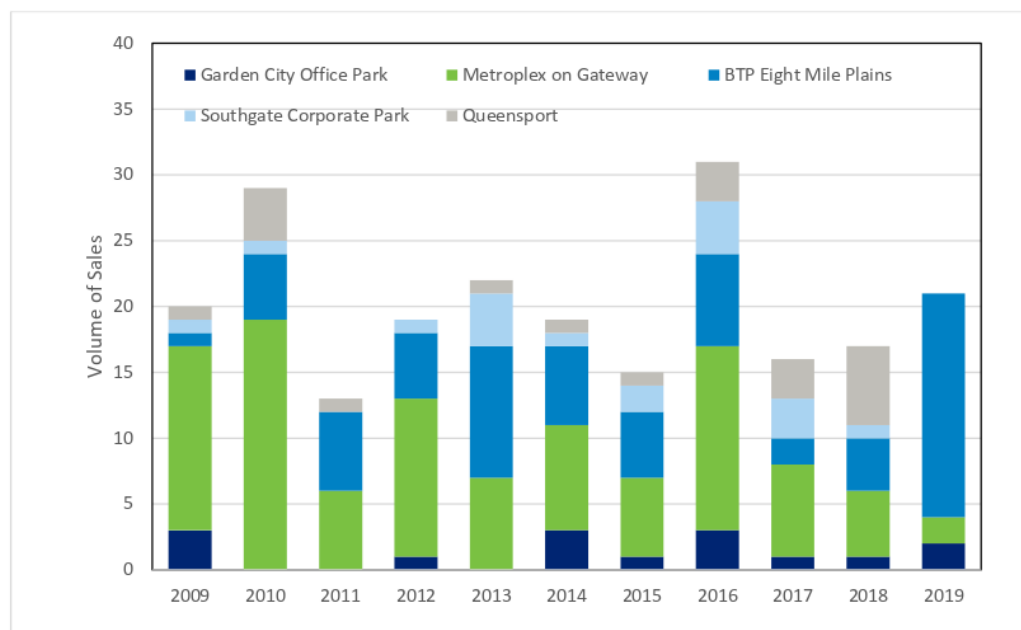
- Metroplex on Gateway: Nine improved property sales per annum;
- BTP Eight Mile Plains: Six improved property sales per annum;
- Southgate Corporate Park: Two improved property sales per annum;
- Queensport: Two improved property sale per annum; and
- Garden City Office Park: one improved property per annum.

Total sales volumes across the five precincts peaked in 2016 at 31 sales, with higher than average sales volumes recorded across all precincts in this year.

Figure 7-3 below summarises the volume of improved property sales within proximate and similar sites between 2009 and 2019.

Section 7 Property Market Analysis

Figure 7-3 Volume of Improved Property Sales, MIBA and Industrial Zoned Land, Proximate and Similar Sites, 2009-2019



Source: Pricefinder (2020)

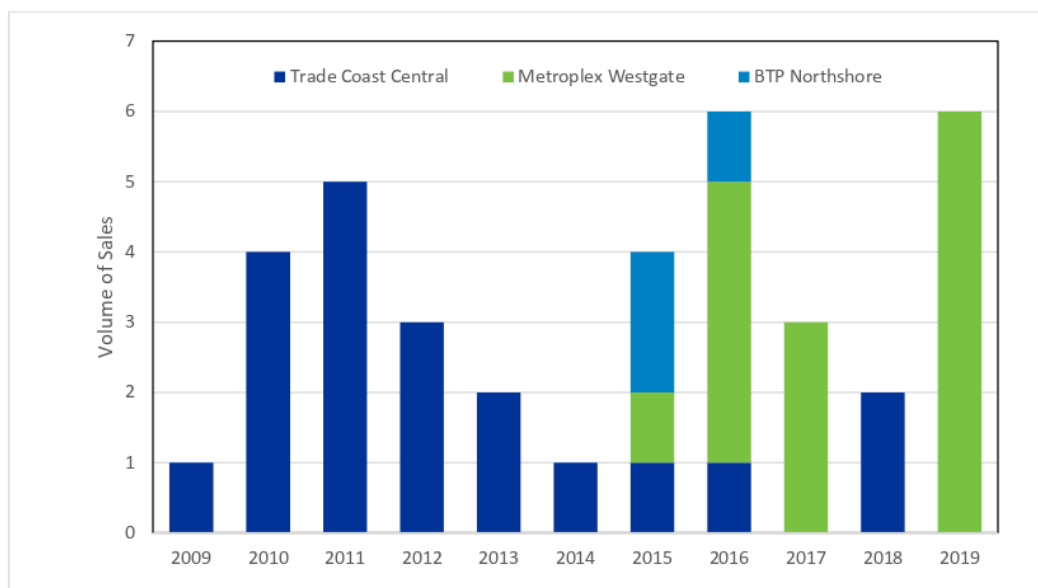
7.1.2.2 Vacant Land

Trade Coast Central, Metroplex on Westgate and BTP Northshore were identified as the only proximate and similar precinct which recorded sufficient vacant land sales in the past years for analysis. There was an average of two vacant land sales per annum within Trade Coast Central and one vacant land sales per annum within Metroplex on Westgate. The volume of vacant land sales has decreased significantly since peaking in 2011 at five sales.

Figure 7-4 below summarises the volume of vacant land sales within proximate and similar sites between 2009 and 2019.

Section 7 Property Market Analysis

Figure 7-4 Volume of Vacant Land Sales, MIBA and Industrial Zoned Land, Proximate and Similar Sites, 2009-2019



Source: Pricefinder (2020)

7.2 Value of Sales

7.2.1 Redland City

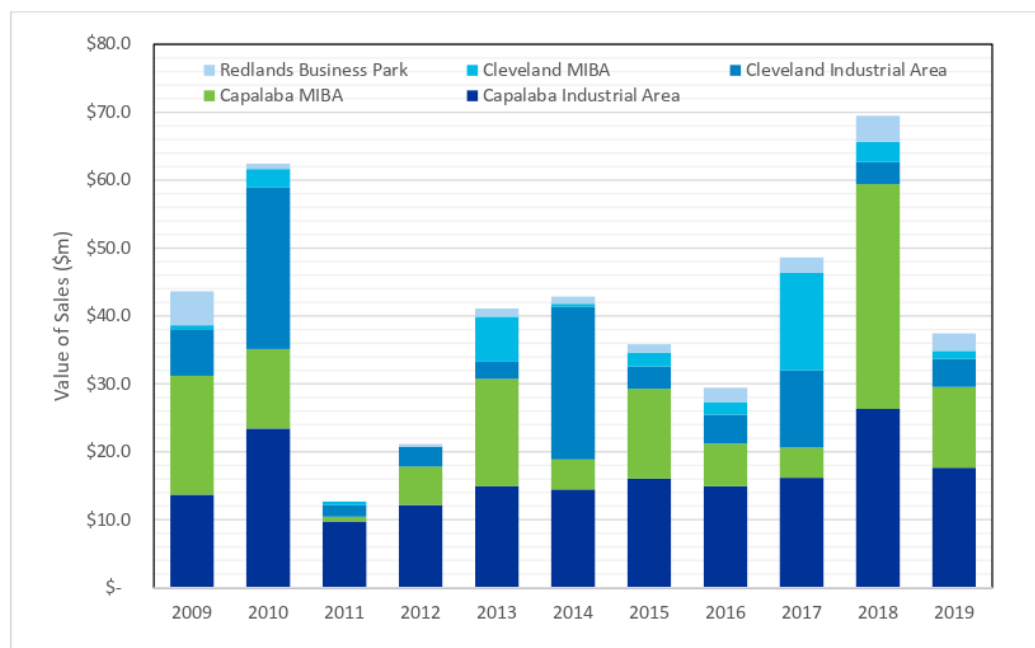
7.2.1.1 Improved Property

Over the past ten years, the average value of improved property sales was \$40.4 million per annum, with most of the sales value within the Capalaba Industrial Area and Capalaba MIBA. The total value of sales was highest in 2018 at \$69.5 million across the five precincts. The value of sales within the Capalaba Industrial Area and Capalaba MIBA highest in 2018 at \$26.3 million and \$33.1 million, respectively.

Figure 7-5 below summarises the value of improved property sales within MIBA and industrial zoned land precincts in Redland City between 2009 and 2019.

Section 7 Property Market Analysis

Figure 7-5 Value of Improved Property Sales (\$m), MIBA and Industrial Zoned Land, Redland City, 2009-2019



Source: Pricfinder (2020)

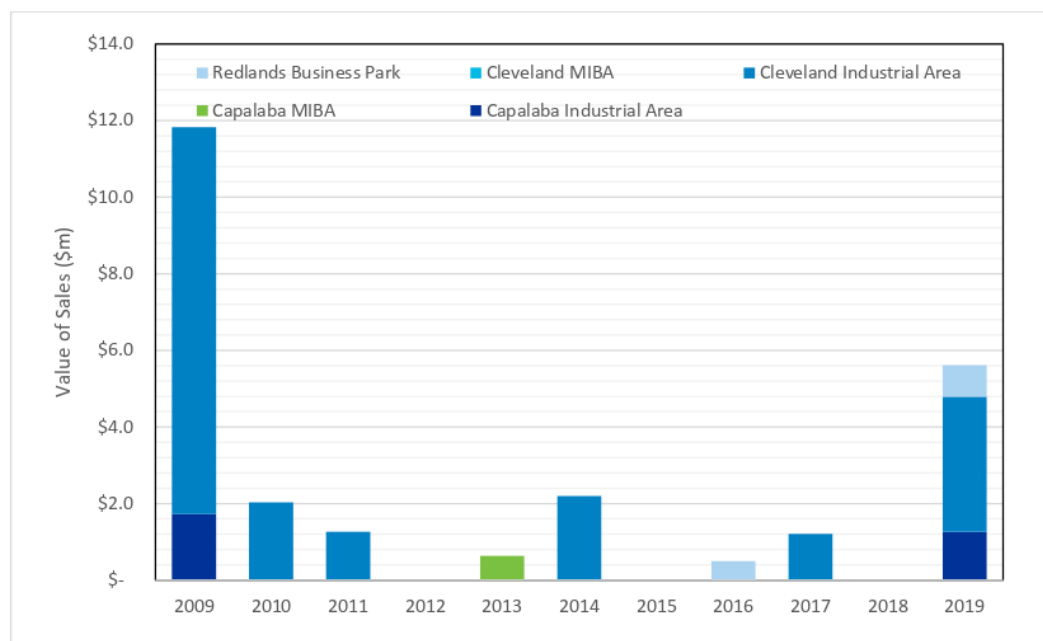
7.2.1.2 Vacant Land

Between 2009 and 2019, the average value of vacant land sales within MIBA and industrial zoned land precincts in Redland City was \$2.3 million per annum. The total value of vacant land sales was highest in 2009 at \$11.8 million. The total value of sales in 2019 was at \$5.6 million, significantly higher than the ten-year average.

Figure 7-6 below summarises the value of vacant land sales within MIBA and industrial zoned land precincts in Redland City between 2009 and 2019.

Section 7 Property Market Analysis

Figure 7-6 Value of Vacant Land Property Sales (\$m), MIBA and Industrial Zoned Land, Redland City, 2009-2019



Source: PricewaterhouseCoopers (2020)

7.2.2 Comparator MIBA Precincts

7.2.2.1 Improved Property

Over the last ten years, the value of improved property sales within proximate and similar precincts averaged \$65.3 million per annum, comprising:

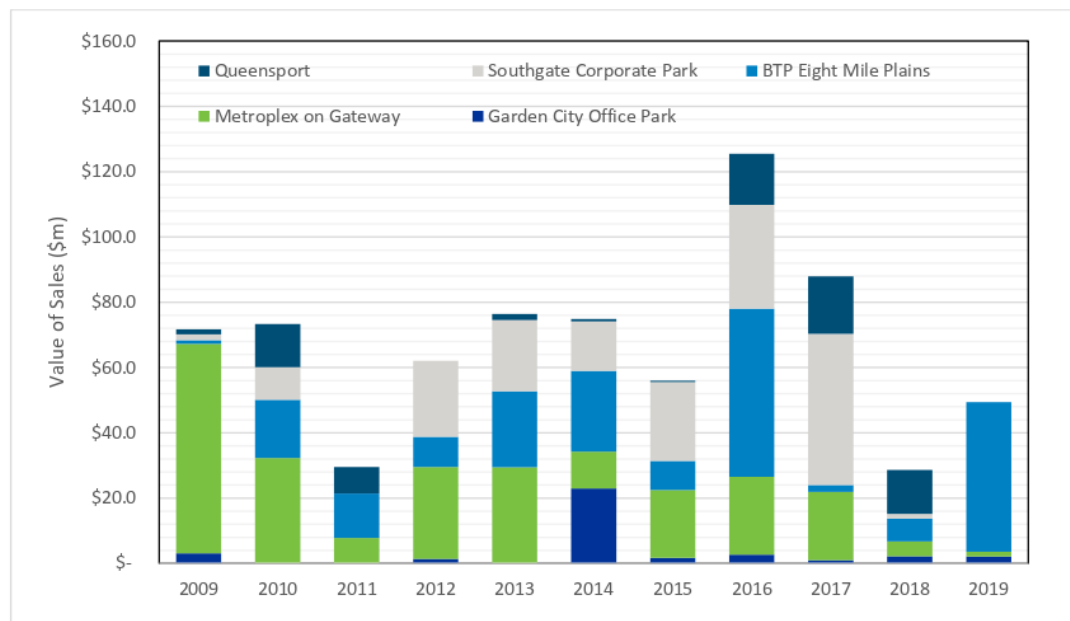
- Metroplex on Gateway: \$22.2 million per annum;
- BTP Eight Mile Plains: \$18.6 million per annum;
- Southgate Corporate Park: \$15.9 million per annum;
- Queensport: \$7.2 million per annum; and
- Garden City Office Park: \$3.4 million per annum.

The total value of sales across these five precincts peaked in 2016 at \$125.5 million, representing the peak year for sales values in BTP Eight Mile Plains (\$51.5 million).

Figure 7-7 below summarises the value of improved property sales within proximate and similar precincts between 2009 and 2019.

Section 7 Property Market Analysis

Figure 7-7 Value of Improved Property Sales (\$m), Proximate and Similar Sites, 2009-2019

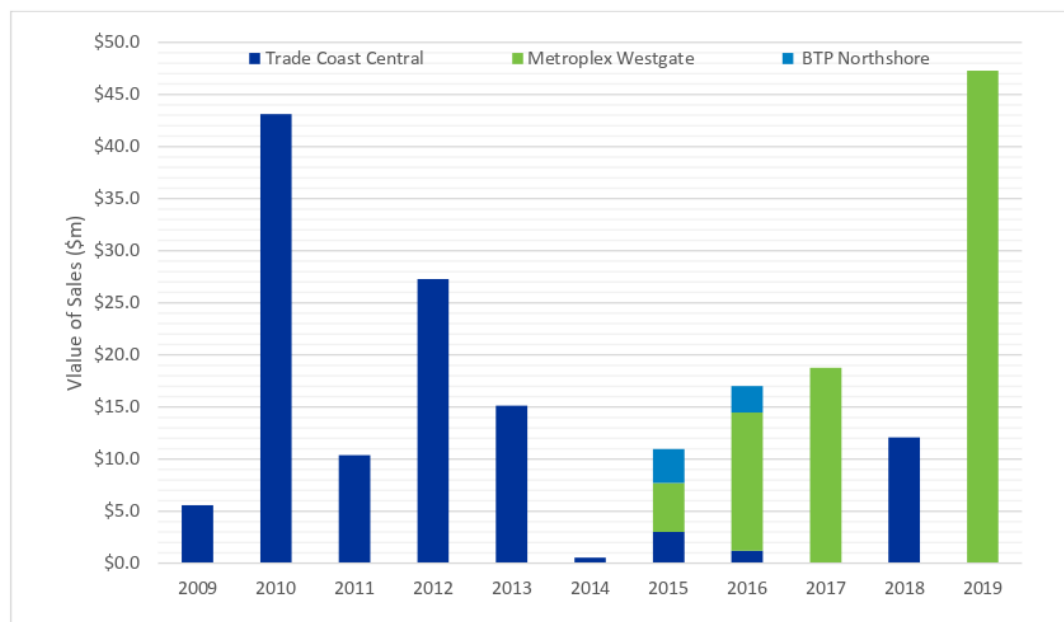


Source: Pricefinder (2020)

7.2.2.2 Vacant Land

Between 2009 and 2019, the value of vacant land sales within Trade Coast Central averaged \$10.8 million per annum, peaking in 2010 at \$43.1 million. The value of vacant land sales within Metroplex on Westgate and BTP Northshore has averaged \$17.5 million and \$3.7 million per annum since 2016 (as shown in Figure 7-8 below).

Figure 7-8 Value of Vacant Land (\$m), Proximate and Similar Sites, 2009-2019



Source: Pricefinder (2020)

Section 7 Property Market Analysis

7.3 Median Allotment Size

7.3.1 Redland City

7.3.1.1 Improved property

The median allotment size for improved property sales within enterprise and business land precincts in Redland City was lowest within the Cleveland MIBA (176 sqm) and highest at Redlands Business Park (369 sqm). Typically, improved properties in MIBA and industrial areas are of a smaller size than vacant lots. This is largely due to improved properties being more likely to have strata titles or being a part of a subdivision for further development.

The median allotment size within the Capalaba Industrial Area and the Capalaba MIBA were relatively stable over the past ten years compared to the other precincts which had more volatility.

Table 7-1 below summarises the median allotment size for improved property within MIBA and industrial zoned land precincts in Redland City between 2009 and 2019.

Table 7-1 Median Allotment Size (sqm), Improved Property, MIBA and Industrial Zoned Land, Redland City, 2009 to 2019

	Capalaba Industrial Area	Capalaba MIBA	Cleveland Industrial Area	Cleveland MIBA	Redlands Business Park
2009	116	233	313	374	6,480
2010	142	204	307	156	452
2011	204	-	336	368	-
2012	129	73	95	-	206
2013	186	207	1,147	1,330	1,650
2014	145	244	239	152	285
2015	138	244	2,888	582	964
2016	220	212	2,326	-	280
2017	179	347	1,337	169	-
2018	196	256	2,146	171	261
2019	179	181	216	176	-
Median, 2009-2019	179	222	336	176	369

Source: Pricfinder (2020)

7.3.1.2 Vacant Land

The median allotment size for vacant land allotments sold within MIBA and industrial zoned land precincts in Redland City was highest within the Cleveland Industrial Area and lowest within the Capalaba Industrial Area, although allotment size is based on very few sales record. The largest vacant industrial land allotment sale occurred in 2009 within the Cleveland Industrial Area for a property which was approximately 50,450 sqm in size. This lot was located at 21-31 Weippin Street, Cleveland and was an anomalous transaction.

Table 7-2 below summarises the median allotment size for vacant land within MIBA and industrial zoned land precincts in Redland City between 2009 and 2019.

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Table 7-2 Median Allotment Size (sqm), Vacant Land, MIBA and Industrial Zoned Land, Redland City, 2009 to 2019

	Capalaba Industrial Area	Capalaba MIBA	Cleveland Industrial Area	Redlands Business Park
2009	1,605	-	50,450	-
2010	-	-	2,679	-
2011	-	-	5,431	-
2012	-	-	-	-
2013	-	1,440	-	-
2014	-	-	7,013	-
2015	-	-	-	-
2016	-	-	-	1,250
2017	-	-	3,190	-
2018	-	-	-	-
2019	2,294	-	1,993	1,925
Median, 2009-2019	1,950	1,440	4,311	1,588

Note: Cleveland MIBA recorded insufficient sales over the last ten years for any meaningful assessment.

Source: Pricfinder (2020)

7.3.2 Comparator MIBA Precincts

7.3.2.1 Improved Property

The median allotment size for improved property at proximate and similar sites varied considerably, with the ten-year medians as follows:

- Metroplex on Gateway: Median allotment size of 376 sqm;
- BTP Eight Mile Plain: Median allotment size of 1,684 sqm;
- Southgate Corporate Park: Median allotment size of 2,054 sqm;
- Queensport: Median allotment size of 2,909 sqm; and
- Garden City Office Park: Median allotment size of 557 sqm.

It is noted that the median allotment sizes for improved property at proximate and similar sites was typically higher than improved property sales within Redland City.

Table 7-3 below summarises the median allotment size for improved property at proximate and similar sites over the past ten years.

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Table 7-3 Median Allotment Size (sqm), Improved Property, Proximate and Similar Sites, 2009 to 2019

	Metroplex on Gateway	BTP Eight Mile Plains	Southgate Corporate Park	Queensport	Garden City Office Park
2009	3,120	3,233	670	761	1,324
2010	388	2,920	4,825	2,909	
2011	392	2,968	-	13,026	-
2012	543	367	5,246	-	350
2013	1,084	390	472	1,109	-
2014	290	1,684	9,646	5,237	2,098
2015	355	2,264	6,878	818	439
2016	376	2,429	2,028	6,053	260
2017	371	347	2,054	4,193	350
2018	319	1,168	472	671	1,397
2019	175	495	-	-	675
Median, 2009-2019	376	1,684	2,054	2,909	557

Source: Pricfinder (2020)

7.3.2.2 Vacant Land

The median allotment size for vacant land at Trade Coast Central was 16,080 sqm and Metroplex at Westgate was 12,070 sqm significantly higher than for any vacant land within MIBA and industrial zoned land precincts in Redland City. The median allotment size sold at Trade Coast Central and Metroplex at Westgate was highest in 2010 (39,155 sqm) and 2017 (15,235 sqm).

Table 7-4 below summarises the median allotment size for vacant land at proximate and similar sites over the past ten years.

Table 7-4 Median Allotment Size (sqm), Vacant Land, Proximate and Similar Sites, 2009 to 2019

	Trade Coast Central	Metroplex at Westgate	BTP Northshore
2009	16,080	-	-
2010	39,155	-	-
2011	5,914	-	-
2012	38,860	-	-
2013	28,185	-	-
2014	2,410	-	-
2015	11,640	13,770	3,352
2016	4,667	10,095	2,750
2017	-	15,235	-
2018	21,810		-
2019	-	12,070	-
Median, 2009-2019	16,080	12,070	3,051

Source: Pricfinder (2020)

Section 7 Property Market Analysis

7.3.3 Comparison of Redland City and Comparator MIBA Precincts

7.3.3.1 Improved Property

Between 2009 and 2019, the median allotment size for improved property was less than 400 sqm for all five MIBA and industrial land precincts within Redland City.

Conversely, improved property sales at proximate and similar sites were on significantly larger allotments, with Queensport, Southgate Corporate Park and BTP Eight Mile Plains the only precincts to have a median allotment size of more than 1,500 sqm over the past ten years. Median allotment size for improved property was higher in proximate and similar sites compared to precincts within Redland City.

Table 7-5 below summarises the median allotment size for improved property sales in the major MIBA and industrial zoned land precincts in Redland City, proximate and similar sites in the 2009 to 2019 period.

Table 7-5 Median Allotment Size (sqm), Improved Property, MIBA and Industrial Zoned Land in Redland City, Proximate and Similar Sites, 2009 to 2019

MIBA / Industrial Area	Median Allotment Size (sqm)
Queensport	2,909
Southgate Corporate Park	2,054
BTP Eight Mile Plains	1,684
Garden City Office Park	557
Metroplex on Gateway	376
Redlands Business Park	369
Cleveland Industrial Area	336
Capalaba MIBA	222
Capalaba Industrial Area	179
Cleveland MIBA	176

Source: Pricfinder (2020)

7.3.3.2 Vacant Land

The median allotment size for vacant land at Trade Coast Central and Westgate Metroplex was significantly larger than within any of the MIBA and industrial zoned land precincts in Redland City (refer to Table 7-6 below).

Table 7-6 Median Allotment Size (sqm), Vacant Land, MIBA and Industrial Zoned Land in Redland City, Proximate and Similar Sites, 2009 to 2019

MIBA / Industrial Area	Median Allotment Size (sqm)
Trade Coast Central	16,080
Metroplex at Westgate	12,070
BTP Northshore	3,051
Cleveland Industrial Area	3,041
Redlands Business Park	1,588
Capalaba MIBA	1,440
Capalaba Industrial Area	1,407

Note: There were insufficient sales in Cleveland MIBA between over the last ten years for meaningful comparison.

Source: Pricfinder (2020)

Section 7 Property Market Analysis

7.4 Median Sale Price Per Square Metre

7.4.1 Redland City

7.4.1.1 Improved Property

Over the last ten years, the median sales price for improved property within MIBA and industrial zoned land precincts within Redland City was as follows:

- Capalaba Industrial Area: \$1,988 per square metre;
- Capalaba MIBA: \$1,646 per square metre;
- Cleveland Industrial Area: \$1,700 per square metre;
- Cleveland MIBA: \$2,340 per square metre; and
- Redlands Business Park: \$1,784 per square metre.

Table 7-7 below summarises the median sales price per square metre for improved property within MIBA and industrial zoned land precincts within Redland City over the last ten years.

Table 7-7 Median Sales Price per Square Metre (\$ per sqm), Improved Property, MIBA and Industrial Zoned Land, Redland City, 2009 to 2019

	Capalaba Industrial Area	Capalaba MIBA	Cleveland Industrial Area	Cleveland MIBA	Redlands Business Park
2009	\$2,034	\$815	\$1,706	\$1,578	\$385
2010	\$2,130	\$1,643	\$1,700	\$2,340	\$1,764
2011	\$1,988	-	\$2,122	\$1,495	-
2012	\$2,171	\$575	\$3,673	-	\$1,965
2013	\$1,968	\$550	\$1,378	\$760	\$374
2014	\$2,244	\$1,649	\$2,104	\$3,003	\$1,811
2015	\$1,382	\$1,660	\$589	\$1,479	\$1,200
2016	\$2,014	\$1,761	\$451	-	\$1,804
2017	\$1,161	\$2,190	\$860	\$3,263	-
2018	\$1,852	\$1,476	\$722	\$2,661	\$1,879
2019	\$1,888	\$1,669	\$2,912	\$3,341	
Median, 2009-2019	\$1,988	\$1,646	\$1,700	\$2,340	\$1,784

Source: PricewaterhouseCoopers (2020)

7.4.1.2 Vacant Land

In the 2009 to 2019 period, the median sales price of vacant MIBA and industrial zoned land within Redland City was highest within the Capalaba Industrial Area (averaging \$761 per square metre) and lowest within the Cleveland Industrial Area (averaging \$384 per square metre).

Table 7-8 below summarises the median sales price per square metre for vacant MIBA and industrial zoned land within Redland City between 2009 and 2019.

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Table 7-8 Median Sales Price per Square Metre (\$ per sqm), Vacant Land, MIBA and Industrial Zoned Land, Redland City, 2009 to 2019

	Capalaba Industrial Area	Capalaba MIBA	Cleveland Industrial Area	Redlands Business Park
2009	\$538	-	\$200	-
2010	\$912	\$1,450	\$384	-
2011	-	-	\$233	-
2012	\$1,009	\$38	-	-
2013	\$761	\$440	-	-
2014	\$302	-	\$314	-
2015	-	-	-	-
2016	-	-	-	\$396
2017	-	-	-	-
2018	-	-	-	-
2019	-	-	\$1,769	\$426
Median, 2009-2019	\$761	\$440	\$362	\$411

Note: Cleveland MIBA recorded insufficient sales over the last ten years for any meaningful assessment.

Source: Pricerfinder (2020)

7.4.2 Comparator MIBA Precincts

7.4.2.1 Improved Property Sales

In the past ten years, the median sales price per square metre for improved property at proximate similar sites was as follows:

- BTP Eight Mile Plains: Median sales price of \$3,021 per square metre;
- Metroplex on Gateway: Median sales price of \$2,697 per square metre;
- Southgate Corporate Park: Median sales price of \$2,376 per square metre;
- Queensport: Median sales price of \$1,073 per square metre; and
- Garden City Office Park: Median sales price of \$2,829 per square metre.

Table 7-9 below summarises the median sales price per square metre for improved property at proximate and similar sites over the last ten years.

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Table 7-9 Median Sales Price per Square Metre (\$ per sqm), Improved Property, Proximate and Similar Sites, 2009 to 2019

	Metroplex on Gateway	BTP Eight Mile Plains	Southgate Corporate Park	Queensport	Garden City Office Park
2009	\$798	\$357	\$2,627	\$1,971	\$332
2010	\$2,883	\$1,393	\$2,073	\$1,600	-
2011	\$3,162	\$983	-	\$619	-
2012	\$2,171	\$4,207	\$4,441	-	\$3,971
2013	\$3,367	\$2,800	\$2,376	\$1,623	-
2014	\$2,535	\$4,057	\$1,576	\$143	\$944
2015	\$2,697	\$674	\$1,751	\$504	\$3,847
2016	\$2,662	\$3,821	\$2,010	\$818	\$2,885
2017	\$2,358	\$3,021	\$4,622	\$1,073	\$2,829
2018	\$2,947	\$5,144	\$3,072	\$2,009	\$1,557
2019	\$4,080	\$4,994	-	-	\$2,144
Median, 2009-2019	\$2,697	\$3,021	\$2,376	\$1,073	\$2,829

Source: Pricfinder (2020)

7.4.2.2 Vacant Land

In the past ten years, the median sales price per square metre for vacant land at Trade Coast Central was \$269 per square metre, with noticeable peaks in 2009 at \$347 per square metre and in 2011 at \$309 per square metre. Over the same time period, the median sale price per square metre for Metroplex at Westgate and BTP Northshore was \$325 and \$808 per square metre.

Table 7-10 below summarises the median sales price per square metre for vacant land at proximate and similar sites between 2009 and 2019.

Table 7-10 Median Sales Price per Square Metre (\$ per sqm), Vacant Land, Proximate and Similar Sites, 2009 to 2019

	Trade Coast Central	Metroplex at Westgate	BTP Northshore
2009	\$347	-	-
2010	\$325	-	-
2011	\$309	-	-
2012	\$269	-	-
2013	\$264	-	-
2014	\$230	-	-
2015	\$259	\$341	\$697
2016	\$260	\$304	\$920
2017	-	\$319	-
2018	\$279	-	-
2019	-	\$771	-
Median, 2009-2016	\$269	\$325	\$808

Source: Pricfinder (2020)

Section 7 Property Market Analysis

7.4.3 Comparison of Redland City and Comparator MIBA Precincts

7.4.3.1 Improved Property

Over the last ten years, Cleveland MIBA achieved the highest median sales price in Redland City of \$2,340 per square metre, like the ten-year median for Southgate Corporate Park (\$2,376 per square metre). The ten-year median price was significantly higher in BTP Eight Mile Plains (\$3,021 per square metre), Garden City Office Park (\$2,829 per square metre) and Metroplex on Gateway (\$2,697 per square metre). Capalaba MIBA recorded a significantly lower median sales price per square metre than all other major MIBA and industrial zoned land precincts within Redland City.

Table 7-11 below summarises the median allotment sales price per square metre for the major MIBA and industrial zoned land precincts in Redland City, proximate and similar sites over the last ten years.

Table 7-11 Median Sales Price per Square Metre (\$ per sqm), Improved Property, MIBA and Industrial Zoned Land in Redland City, Proximate and Similar Sites, 2009 to 2019

MIBA / Industrial Area	Median Sale Price (\$ per sqm)
BTP Eight Mile Plains	\$3,021
Garden City Office Park	\$2,829
Metroplex on Gateway	\$2,697
Southgate Corporate Park	\$2,376
Cleveland MIBA	\$2,340
Capalaba Industrial Area	\$1,988
Redlands Business Park	\$1,784
Cleveland Industrial Area	\$1,700
Capalaba MIBA	\$1,646
Queensport	\$1,073

Source: Pricfinder (2020)

7.4.3.2 Vacant Land

The median sales price per square metre for vacant land was highest in BTP Northshore although this was based on limited sales record. The median sale price per square metre in Trade Coast Central and Metroplex at Westgate was lower than for any of the MIBA and industrial precincts within Redland City. The median sales price for MIBA and industrial zoned land in Redland City was highest within Capalaba Industrial Area compared to the major precincts in Redland City.

Table 7-12 below summarises the median allotment sales price per square metre for the major MIBA and industrial zoned land precincts in Redland City and at proximate and similar sites over the last ten years.

Section 7 Property Market Analysis

Table 7-12 Median Sales Price per Square Metre (\$ per sqm), Vacant Land, MIBA and Industrial Zoned Land in Redland City, Proximate and Similar Sites, 2009 to 2019

MIBA / Industrial Area	Median Size Price (\$ per sqm)
BTP Northshore	\$808
Capalaba Industrial Area	\$761
Capalaba MIBA	\$440
Redlands Business Park	\$411
Cleveland Industrial Area	\$362
Metroplex at Westgate	\$325
Trade Coast Central	\$269

Note: Cleveland MIBA recorded insufficient sales over the last ten years for any meaningful assessment.

Source: Pricerfinder (2020)

7.5 Property Market Summary

Over the last ten years, the majority of sales activity within Redland City was concentrated within Capalaba Industrial Area and Capalaba MIBA. Additionally, there have been no more than three vacant land sales per annum across any of the precincts analysed, which suggests relatively few opportunities to purchase vacant MIBA or industrial zoned land within Redland City, as opposed to low levels of demand for industrial land allotments within Redland City.

The median allotment size of improved property within Redland City was less than 400 sqm across the major MIBA and industrial zone areas, suggesting this would limit the mix of activity which could ultimately locate within these tenancies. The provision of larger industrial allotments in Redland City may serve to attract new businesses or provides opportunities for existing businesses within the region to expand. Improved property sales within Redlands Business Park were on larger allotments, with a median of just under 400 sqm. The median sales price for improved property within the Capalaba Industrial Area was lower than all other MIBA and industrial zoned land precincts within Redland City.

Analysis of proximate and similar sites comparable to Redland City indicates that sales activity was concentrated within Metroplex on Gateway, Garden City Office Park and BTP Eight Mile Plains over the past ten years. The proximate and similar sites offered compact but larger allotments than all five MIBA and industrial zoned land precincts in Redland City, with the median allotment size typically between 400 sqm and 2,900 sqm.

Between 2009 and 2019, the median sales price per square metre for improved property in BTP Eight Mile Plains (\$3,021 per square metre). Garden City Office Park (\$2,829 per square metre) was higher than that for Metroplex on Gateway (\$2,697 per square metre) and Southgate Corporate Park (\$2,376 per square metre). The median price per square metre achieved by the Cleveland MIBA (\$2,340 per square metre) was highest in any of the MIBA and industrial land precincts identified in Redland City.

Vacant land allotments within Trade Coast Central and Westgate at Metroplex were typically more competitively priced on a per square metre basis than vacant land allotments within the MIBA and industrial land precincts in Redland City, with the price differential partially explained by significantly larger allotment sizes at Trade Coast Central and Westgate at Metroplex.

Section 8 Industrial and Commercial Office Demand

Section 8 Industrial and Commercial Office Demand

This section of the report provides an analysis of industrial and commercial office employment for Redland City and likely land demand, based on an assessment at the two-digit ANZSIC level. Incremental employment and land demand estimates are presented at five-year intervals, with 2019 as the base year.

For conciseness, the body of the report presents employment and land demand projections for each of the defined broad categories, with two-digit ANZSIC projections presented in Appendix B.

The industrial and commercial office demand projections presented in this section relied on Queensland Government Statistician's Office (QGSO) estimates of employment by industry at the single digit ANZSIC level, augmented to the two digit ANZSIC level, based on the 2016 Census distribution of employment within each one digit ANZSIC sector. In the preparation of these estimates, it was identified that the construction services sector was a key driver of future industrial land demand in Redland City Council. The addendum in Section 13 of this report provides revised industrial employment projections and associated land demand for Redland City, focussing on construction services employment growth.

8.1 Industrial and Commercial Office Sectors

Industrial activity can be classified into four broad categories, these being:

- Large footprint and general industry;
- Service industry;
- Warehousing & storage; and
- Transport uses.

Table 8-1 below outlines the two-digit ANZSIC sectors which are contained within each of the four broad categories.

Section 8 Industrial and Commercial Office Demand

Table 8-1 Two Digit ANZSIC Sectors which Typically Require Industrial Land

Broad Category	Two Digit ANZSIC Sectors
Large Footprint and General Industry	<ul style="list-style-type: none"> • Beverage and Tobacco Product Manufacturing • Food Product Manufacturing • Wood Product Manufacturing; • Pulp, Paper and Converted Paper Product Manufacturing • Petroleum and Coal Product Manufacturing • Basic Chemical and Chemical Product Manufacturing • Polymer Product and Rubber Product Manufacturing • Non-Metallic Mineral Product Manufacturing • Primary Metal and Metal Product Manufacturing • Machinery and Equipment Manufacturing • Fabricated Metal Product Manufacturing • Transport Equipment Manufacturing • Furniture and Other Manufacturing
Service Industry	<ul style="list-style-type: none"> • Textile, Leather, Clothing and Footwear Manufacturing • Printing (including Reproduction of Recorded Media) • Publishing (except Internet and Music Publishing) • Construction Services • Repair and Maintenance
Warehousing & Storage	<ul style="list-style-type: none"> • Basic Material Wholesaling • Machinery and Equipment Wholesaling • Motor Vehicle and Motor Vehicle Parts Wholesaling • Grocery, Liquor and Tobacco Product Wholesaling • Other Goods Wholesaling • Warehousing and Storage Services
Transport Uses	<ul style="list-style-type: none"> • Motor Vehicle and Motor Vehicle Parts Retailing • Road Transport • Rail Transport • Transport Support Services • Postal and Courier Pick-up and Delivery Services

Source: CDM Smith Analysis (2020)

At the single digit ANZSIC level, the sectors most likely to require commercial office floor space are as follows:

- Financial & insurance services;
- Professional, scientific & technical services;
- Health care & social assistance;
- Rental, hiring & real estate services;
- Public administration & safety;
- Information media & telecommunications; and
- Administrative & support services.

Table 8-2 below outlines the two-digit ANZSIC sectors which typically require commercial office floor space.

Section 8 Industrial and Commercial Office Demand

Table 8-2 Two Digit ANZSIC Sectors which Typically Require Commercial Space

One Digit ANZSIC Sectors	Two Digit ANZSIC Sectors
Financial & Insurance Services	<ul style="list-style-type: none"> Finance Insurance & Superannuation Funds Auxiliary Finance & Insurance Services Finance & Insurance Services, nfd
Professional, Scientific & Technical Services	<ul style="list-style-type: none"> Professional, Scientific & Technical Services (except Computer Systems Design & Related Services) Professional, Scientific & Technical Services, nfd Computer Systems Design & Related Services
Health Care & Social Assistance	<ul style="list-style-type: none"> Medical & Other Health Care Services
Rental, Hiring & Real Estate Services	<ul style="list-style-type: none"> Property Operators & Real Estate Services
Public Administration & Safety	<ul style="list-style-type: none"> Public Administration
Information Media & Telecommunications	<ul style="list-style-type: none"> Internet Publishing & Broadcasting Internet Service Providers, Web Search Portals & Data Processing Services
Administrative & Support Services	<ul style="list-style-type: none"> Administrative services

Source: CDM Smith Analysis (2020)

Based on our understanding of other enterprise and business parks located along the Brisbane Urban Corridor, it is anticipated that the STPFGA would predominantly accommodate industrial activity within the warehousing and storage and transport uses categories, however would capture only a proportion of future commercial office demand, with some commercial office businesses having a preference to locate on centres zoned land.

8.2 Projected Employment in Industrial and Commercial Sectors

8.2.1 Industrial Employment

Industrial sector employment within Redland City is projected to increase by a total of 3,602 persons between 2020-21 and 2040-41, based on 2019 estimates. The employment growth is anticipated to be highest within the service industry sector (additional 2,235 persons by 2041), with the construction service sub-sector the key driver of growth (additional 1,996 persons by 2041).

Table 8-3 below summarises the projected incremental employment in industrial sectors in Redland City between 2021 and 2041.

Section 8 Industrial and Commercial Office Demand

Table 8-3 Projected Employment in Industrial Sectors, 2018-19 to 2040-41

	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Total Employment</i>						
Large Footprint and General Industry	3,462	3,517	3,665	3,867	4,101	4,373
Service Industry	5,817	6,473	7,178	7,597	7,852	8,052
Warehousing and Storage	1,424	1,447	1,495	1,548	1,601	1,659
Transport Uses	1,577	1,613	1,671	1,723	1,760	1,799
Total	12,281	13,050	14,009	14,735	15,315	15,883
<i>Incremental Employment</i>						
Large Footprint and General Industry	-	55	203	405	639	911
Service Industry	-	656	1,361	1,780	2,035	2,235
Warehousing and Storage	-	23	71	124	177	235
Transport Uses	-	35	93	145	182	221
Total	-	769	1,728	2,454	3,034	3,602

Note: Incremental estimates are on 2018-19 levels

Source: CDM Smith Analysis (2020)

The construction services sector comprises a broad range of activities, including plumbers, electricians, concreters and cabinetmakers. It is our understanding that a number of these businesses are sole traders and as such often operate from home, rather than from an industrial premise.

To estimate the number of persons employed in sole trader businesses within the construction services sector, the analysis has relied on data from the ABS Counts of Australian Businesses publication (Cat. No. 8165.0) for Redland City.

In June 2019, an estimated 55% of employed persons within the construction sector in Redland City were sole traders. For the purposes of this assessment, it was assumed that the proportion of sole traders within the construction services sector is consistent with the broader construction sector and remains constant throughout the projection period.

It is estimated that there will be significant growth in employment within the services industry. The increase in employment is expected to be approximately 3,602 employees between 2018-19 and 2040-41, this consists of 3,379 employees in employing businesses and 224 sole traders.

Table 8-4 below summarises the projected incremental industrial employment in sole trader and employing businesses in Redland City between 2021 and 2041.

Section 8 Industrial and Commercial Office Demand

Table 8-4 Projected Incremental Employment in Industrial Sectors for Sole Trader and Employing Businesses, Redland City, 2021-2041

	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Total Employment</i>					
Large Footprint and General Industry	55	203	405	639	911
Service Industry	590	1,225	1,602	1,832	2,012
Warehousing and Storage	23	71	124	177	235
Transport Uses	35	93	145	182	221
Total	703	1,592	2,276	2,830	3,379
<i>Sole Trader</i>					
Large Footprint and General Industry	-	-	-	-	-
Service Industry	66	136	178	204	224
Warehousing and Storage	-	-	-	-	-
Transport Uses	-	-	-	-	-
Total	66	136	178	204	224

Note: Incremental estimates are on 2018-19 levels

Source: CDM Smith Analysis (2020)

8.2.2 Commercial Employment

Commercial office sector employment within Redland City is projected to increase from an additional 319 persons on current levels in 2021 to an additional 4,519 persons on current levels by 2041.

Employment growth is anticipated to be highest within the professional, scientific and technical services and health care and social assistance services sectors.

Table 8-5 below summarises the projected incremental employment in commercial office sectors in Redland City between 2021 and 2041.

Section 8 Industrial and Commercial Office Demand

Table 8-5 Projected Incremental Employment in Commercial Office Sectors, 2021-2041

	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Total Employment</i>						
Financial and Insurance Services	956	944	902	898	953	1,039
Professional, Scientific and Technical Services	2,012	2,143	2,488	2,864	3,248	3,711
Health Care and Social Assistance	2,080	2,168	2,424	2,672	2,886	3,082
Rental, Hiring and Real Estate Services	728	775	900	1,036	1,174	1,342
Public Administration and Safety	1,444	1,484	1,619	1,765	1,914	2,068
Information Media and Telecommunications	41	41	43	46	48	50
Administrative and Support Services	677	702	810	925	1,036	1,164
Total	7,938	8,257	9,187	10,206	11,259	12,457
<i>Incremental Employment</i>						
Financial and Insurance Services	-	-12	-54	-58	-3	83
Professional, Scientific and Technical Services	-	131	476	852	1,235	1,698
Health Care and Social Assistance	-	88	344	592	806	1,003
Rental, Hiring and Real Estate Services	-	47	172	308	447	614
Public Administration and Safety	-	40	175	321	470	624
Information Media and Telecommunications	-	0	3	5	7	10
Administrative and Support Services	-	25	133	248	359	487
Total	-	319	1,249	2,268	3,321	4,519

Note: Incremental estimates are on 2018-19 levels

Source: CDM Smith Analysis (2020)

The floor space requirements of businesses requiring commercial office space differ depending on whether the business is a sole trader or employs staff. To estimate the number of persons employed in sole trader businesses and businesses employing staff, the analysis has relied on data from the ABS Counts of Australian Businesses publication (Cat. No. 8165.0) for Redland City.

For the purposes of this assessment, it was assumed that the proportion of employment contained within sole trader businesses and employing businesses in 2019 remains constant throughout the projection period.

Table 8-6 below summarises the proportion of employment contained within sole trader businesses and employing businesses in 2019.

Section 8 Industrial and Commercial Office Demand

Table 8-6 Proportion of Employment in Sole Trader Businesses and Employing Businesses, Redland City, June 2019

Commercial Office Sector	% in employing businesses	% in sole trader
Financial and Insurance Services	70.0%	30.0%
Professional, Scientific and Technical Services	90.0%	10.0%
Health Care and Social Assistance	95.0%	5.0%
Rental, Hiring and Real Estate Services	70.0%	30.0%
Public Administration and Safety	85.0%	15.0%
Information Media and Telecommunications	80.0%	20.0%
Administrative and Support Services	95.0%	5.0%

Source: ABS Counts of Australian Businesses Cat. 8165.0 (2019)

Based on the information presented above in Table 8-6, the split of incremental employment in employing businesses and sole traders by commercial office sector is presented Table 8-7. The employment growth estimated between 2019 and 2041 in commercial sectors is expected to be larger in employing businesses compared to sole traders recording total incremental employment growth between 2018-19 and 2040-41 of 3,970 workers and 549 workers respectively. The largest incremental increase in employment, for both employing businesses and sole traders is anticipated to be the professional, scientific and technical services sector.

Table 8-7 Projected Incremental Employment in Commercial Office Sectors for Sole Trade Businesses and Employing Businesses, Redland City, 2021-2041

	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Employing Businesses</i>					
Financial and Insurance Services	-9	-38	-41	-2	58
Professional, Scientific and Technical Services	117	428	767	1,112	1,529
Health Care and Social Assistance	84	327	562	766	953
Rental, Hiring and Real Estate Services	33	120	216	313	430
Public Administration and Safety	34	149	273	399	530
Information Media and Telecommunications	0	2	4	6	8
Administrative and Support Services	24	126	235	341	462
Total	284	1,115	2,016	2,934	3,970
<i>Sole Traders</i>					
Financial and Insurance Services	-4	-16	-17	-1	25
Professional, Scientific and Technical Services	13	48	85	124	170
Health Care and Social Assistance	4	17	30	40	50
Rental, Hiring and Real Estate Services	14	52	92	134	184
Public Administration and Safety	6	26	48	70	94
Information Media and Telecommunications	0	1	1	1	2
Administrative and Support Services	1	7	12	18	24
Total	35	134	251	387	549

Note: Incremental estimates are on 2018-19 levels

Source: CDM Smith Analysis (2020)

Section 8 Industrial and Commercial Office Demand

8.3 Projected Industrial and Commercial Land Demand

8.3.1 Industrial Land Demand

To convert industrial sector employment projections into industrial land demand, the assessment relies on employment density ratios by industry sector. For this analysis, the employment density ratios are expected to remain constant throughout the projection period.

Table 8-8 below outlines the assumed employment density ratios applied in the industrial land demand analysis.

Table 8-8 Assumed Employment Density Ratios (employed persons per hectare)

Industrial Sector	Employment Density (persons / ha)
<i>Large Footprint & General Industry</i>	
Beverage & Tobacco Product Manufacturing	40
Food Product Manufacturing	40
Wood Product Manufacturing	35
Pulp, Paper & Converted Paper Product Manufacturing	40
Petroleum & Coal Product Manufacturing	35
Basic Chemical & Chemical Product Manufacturing	35
Polymer Product & Rubber Product Manufacturing	30
Non-Metallic Mineral Product Manufacturing	20
Primary Metal and Metal Product Manufacturing	25
Machinery and Equipment Manufacturing	45
Fabricated Metal Product Manufacturing	35
Transport Equipment Manufacturing	45
Furniture & Other Manufacturing	35
<i>Service Industry</i>	
Textile, Leather, Clothing & Footwear Manufacturing	45
Printing (including the Reproduction of Recorded Media)	40
Publishing (except Internet and Music Publishing)	40
Construction Services	30
Repair & Maintenance	35
<i>Warehousing & Storage</i>	
Basic Material Wholesaling	20
Machinery & Equipment Wholesaling	20
Motor Vehicle & Motor Vehicle Parts Wholesaling	20
Grocery, Liquor & Tobacco Product Wholesaling	25
Other Goods Wholesaling	25
Warehousing & Storage Services	20
<i>Transport Uses</i>	
Motor Vehicle & Motor Vehicle Parts Retailing	30
Road Transport	25

Section 8 Industrial and Commercial Office Demand

Industrial Sector	Employment Density (persons / ha)
Rail Transport	10
Transport Support Services	30
Postal & Courier Pick-up and Delivery Services	35

Source: CDM Smith Analysis (2020)

Net incremental industrial land demand within Redland City is projected to increase from 24.6 hectares in 2021 to 113.6 hectares by 2041 based on 2019 estimates, with land demand highest for the service industry sector.

Table 8-9 below summarises the incremental net industrial land demand within Redland City by industrial sector between 2021 and 2041.

Table 8-9 Net Incremental Industrial Land Demand (hectares), Redland City, 2020-21 to 2040-41

	2020-21	2025-26	2030-31	2035-36	2040-41
Large Footprint and General Industry	1.5	5.4	10.8	17.1	24.4
Service Industry	20.7	42.8	55.7	63.5	69.6
Warehousing and Storage	1.1	3.4	5.9	8.4	11.2
Transport Uses	1.3	3.5	5.5	6.9	8.5
Total	24.6	55.1	78.0	96.0	113.6

Note: Incremental estimates are on 2018-19 levels

Source: CDM Smith Analysis (2020)

8.3.2 Commercial Office Floor Space Demand

In converting commercial office employment projections to floor space demand, the following assumptions have been made:

- Employing businesses: Assumed employment density of 15 sqm per worker; and
- Sole traders: Only 50% of sole traders require commercial office space, as the remaining 50% are home-based businesses. The sole trader businesses that require commercial office space require a 25 sqm tenancy.

Based on the above assumptions, incremental commercial office floor space is projected to increase from 4,260 sqm in 2021 (on current levels) to 59,545 sqm by 2041 (on current levels) for employing businesses. Sole traders however will require an estimated 6,862 sqm by 2041 on current levels.

Table 8-10 below outlines incremental commercial office floor space demand by sector, including a breakdown by employing businesses and sole trader businesses.

Section 8 Industrial and Commercial Office Demand

Table 8-10 Incremental Commercial Office Floor Space Demand (sqm), Redland City, 2020-21 to 2040-41

	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Employing Businesses</i>					
Financial and Insurance Services	-128	-569	-611	-33	870
Professional, Scientific and Technical Services	1,762	6,422	11,498	16,674	22,930
Health Care and Social Assistance	1,260	4,908	8,437	11,492	14,288
Rental, Hiring and Real Estate Services	496	1,806	3,234	4,690	6,449
Public Administration and Safety	511	2,236	4,093	5,987	7,956
Information Media and Telecommunications	5	31	63	89	116
Administrative and Support Services	355	1,891	3,532	5,118	6,935
Total	4,260	16,726	30,246	44,016	59,545
<i>Sole Traders</i>					
Financial and Insurance Services	-46	-203	-218	-12	311
Professional, Scientific and Technical Services	163	595	1,065	1,544	2,123
Health Care and Social Assistance	55	215	370	504	627
Rental, Hiring and Real Estate Services	177	645	1,155	1,675	2,303
Public Administration and Safety	75	329	602	880	1,170
Information Media and Telecommunications	1	6	13	19	24
Administrative and Support Services	16	83	155	224	304
Total	441	1,670	3,142	4,834	6,862

Note: Incremental estimates are on 2018-19 levels

Source: CDM Smith Analysis (2020)

Section 9 Land Requirements to Accommodate Employment Uses in STPFGA

Section 9 Land Requirements to Accommodate Employment Uses in STPFGA

The purpose of this section of the report is to provide an overview of the land requirements to accommodate employment generating or other uses, with a focus on land requirements for industrial, MIBA and intensive horticulture uses.

9.1 Industrial and MIBA

9.1.1 Supply Demand Balance

As outlined in Table 5-1, there was an estimated 39 hectares of remaining zoned and vacant industrial land within Redland City as of 2018-19, primarily contained within the Redlands Business Park. Net incremental demand for industrial land is projected to increase from 24.6 hectares in 2021 to 113.6 hectares in 2041.

The supply demand balance, as outlined in Table 9-1, indicates that a shortage of industrial land in Redland City is likely to manifest from 2025-26, with the estimated shortfall in industrial land provision to increase to 74.6 hectares by 2041.

Table 9-1 Supply Demand Balance (ha), Redland City, 2018-19 to 2040-41

	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
Supply	39.0	39.0	39.0	39.0	39.0	39.0
Demand	-	24.6	55.1	78.0	96.0	113.6
Supply-Demand Balance	39.0	14.4	-16.1	-39.0	-57.0	-74.6

Source: CDM Smith estimates (2020)

9.1.2 Land Requirements

Table 9-1 indicates that by 2041, there will be need for an additional 74.6 hectares of zoned industrial allotments within Redland City. Based on our experience with industrial land assessments, this means that approximately 150 hectares of raw land will need to be identified to accommodate 75 hectares of allotments (i.e. approximately double the required allotment land). The identification of 150 hectares of raw land should ensure sufficient land is available to accommodate 74.6 hectares of allotments after allowing for site constraints (e.g. slope, waterways and other environmental constraints), access roads, infrastructure and buffering from adjacent uses.

In the longer term an opportunity exists for the STPFGA site to accommodate both industrial uses and a MIBA precinct, such as Metroplex on Gateway or Brisbane Technology Park. It is suggested that the development of a MIBA precinct with the STPFGA occurs over the longer term (~15 years), to allow redevelopment activity within the Capalaba and Cleveland PRACs to occur unhindered. It is also recognised that significant capacity exists within Metroplex at Westgate to accommodate growth in demand for MIBA land in SEQ in the short to medium term.

Our experience has previously informed us that an allowance of 50 hectares of allotments (translating to the identification of approximately 100 hectares of raw land) for MIBA uses allows for enough scale to assist in ensuring the development of the precinct is financially feasible to a prospective developer.

It is envisaged that in the medium to long term, the industrial and MIBA precincts would accommodate a range of low to medium impact industry uses, comprising a mix of population serving uses and uses associated with the intensive

Section 9 Land Requirements to Accommodate Employment Uses in STPFGA

horticulture sector, such as niche manufacturing and education and research facilities to support research activity at the Redlands Research Facility⁷.

9.2 Intensive Horticulture

The land requirements for intensive horticulture uses are less clear, given the relative newness of the sector to the SEQ economy. Section 5 of the report identified that the average size of intensive horticulture operations globally ranged between 0.1 hectares (United States) and 3.7 hectares (Netherlands). Further advice from stakeholder consultation identified that a prospective intensive horticulture user required an allotment of 3-5 hectares to accommodate a mixed-use development, which also included education and tourism uses.

In Redland City Council's assessment of the sub-precincts within the STPFGA, Precinct 3 was identified as an area with high scenic amenity when viewed from southern vantage points such as Sirromet Winery. To protect the amenity values associated with this land, it is suggested that uses within this precinct be limited to intensive horticulture and uses that directly complement intensive horticultural production on site, such as tourism and education.

To ensure both intensive horticultural activity and industrial and MIBA uses can occur within the STPFGA, it is suggested that industrial uses be only of a low to medium impact nature, and not have significant offsite impacts (e.g. odour, noise and dust).

In the short to medium term, intensive horticulture activity in Precinct 3 is likely to be constrained to some extent by the presence of operational poultry farms. However, the longer-term viability of this activity is unclear, with these uses typically relocating to other parts of SEQ with lower levels of encroachment (e.g. Scenic Rim Regional Council).

⁷ It is understood that multiple universities have a range of research projects, mostly concentrated within the Redlands Research Facility. The STPFGA represents a potential opportunity to accommodate a research centre for one of the universities to support research and testing activity at the Redlands Research Facility.

Section 10 Indicative Feasibility Assessment

Section 10 Indicative Feasibility Assessment

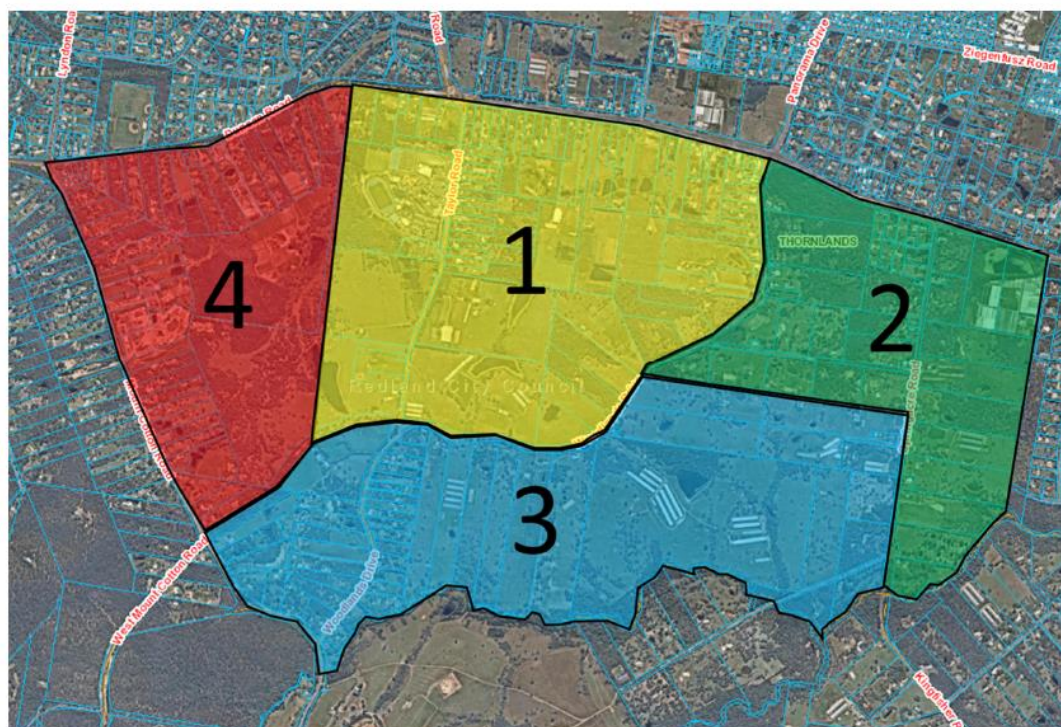
The purpose of this section is to provide a high-level feasibility assessment of establishing employment generating uses within the STPFGA, namely 75 hectares of allotments to accommodate industrial uses and 50 hectares of allotments to accommodate MIBA uses.

10.1 Site Identification

Previous planning reports undertaken by Redland City Council have divided the STPFGA into four key precincts as detailed in Figure 10-1 below. The four precincts are:

- Precinct 1: Northern Precinct (yellow);
- Precinct 2: Eastern Precinct (green);
- Precinct 3: Southern precinct (blue); and
- Precinct 4: Western Precinct (red).

Figure 10-1 Four Key Precincts within the STPFGA

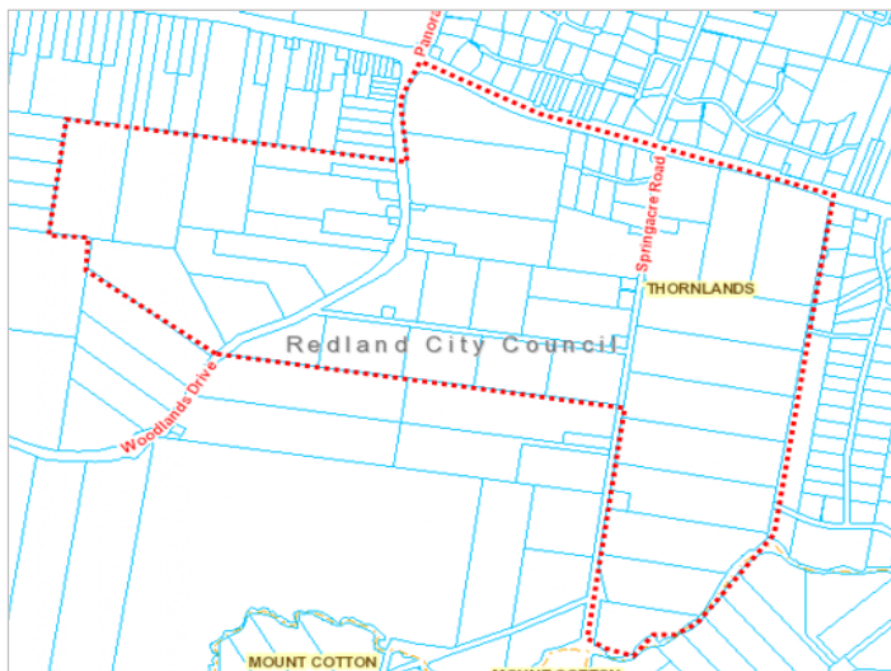


Source: Southern Thornlands Potential Future Growth Area Assessment (2018)

A potential site for additional employment lands within Redland City was identified within the STPFGA in Precinct 1 and Precinct 2 (two thirds of the investigation area fall in Precinct Two). The area identified lies south of Boundary Road and mainly east of Woodlands Drive in Southern Thornlands. This area is identified in Figure 10-2.

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Figure 10-2 Investigation Area



Source: Redland City Regional Plan (2017)

The land parcel identified was 224.5 hectares in size, which was determined to be sufficient to accommodate 75 hectares of industrial allotments and 50 hectares of MIBA allotments, given the land was relatively unconstrained⁸. As noted in the Southern Thornlands PFPA planning report, lots within the 'north eastern corner of Precinct 3 (identified as a 'potential high scenic amenity area' in Figure 23) may also be able to accommodate more intense forms of urban development, provided that the adverse impacts on scenic amenity can be reduced to an acceptable or tolerable level'. This area would form a logical extension of the investigation area if sufficient unconstrained land was not available to deliver the quantum of industrial and MIBA land envisioned. For the purposes of this assessment, this area has not been considered.

One of the key drivers of choosing Precinct 2 as a potential location for further employment land is due to the frontage of the precinct to Boundary Road. This frontage provides a high level of commercial exposure and public transport servicing which would enable industry to be visible and accessible. The area identified is also relatively flat, and comparatively easier to service with trunk wastewater infrastructure than other locations within the STPPFA. Finally, this area has a higher proportion of larger lots compared to the other precincts which indicates less fragmented ownership in Precinct 2, potentially meaning an easier acquisition process should a developer choose to purchase the land.

The south eastern part of Precinct 1 was not selected for employment generating uses, as whilst this precinct offered large and relatively flat allotments, the land was constrained by existing approvals for rural residential subdivisions. Additionally, Redland City Council had identified that 79-125 Taylor Road, Sheldon was under consideration for sport and recreation uses, given the allotment's size (~20 hectares) and synergies with Sheldon College.

⁸ The need to identify 250 hectares of raw land for industrial and MIBA uses (based on demand for 125 hectares of allotments) represents an upper end estimate.

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10.2 Development Staging

For the purpose of the cost benefit analysis (CBA) it was assumed that the area identified for employment uses in Figure 10-2 above would be purchased in its entirety by a single developer. The land would then be developed to provide 75 hectares of industrial allotments, which are envisaged to primarily service local demand, with a further 50 hectares of allotments to be developed into a MIBA precinct in the medium term (from Year 9). The industrial and MIBA precincts are anticipated to accommodate both traditional industrial uses of a low to medium impact nature, in addition to sectors supporting the expansion of horticulture activity within Redland City more generally.

This section of the report provides the reporting of the cost benefit analysis (CBA). CBA applies a discounted cash flow approach to cost and benefit streams to estimate a net present value of the project, in addition to other performance indicators, such as benefit cost ratio and internal rate of return.

10.3 Project Costs

The costs identified for the development of the investigation area for employment generating uses were:

- Land acquisition costs;
- Trunk infrastructure costs;
- Internal and external site works;
- Selling costs; and
- Financing Costs.

10.3.1 Land Acquisition Costs

In order to determine the indicative land acquisition costs, consideration was given to historical sales prices for rural land both within the STPFGA and Redland City (excluding the Islands) more broadly.

Historic property market data indicated that the median price per square metre has experienced a number of peaks in 2013, 2017 and 2019 where the median price per square metre was higher than usual. However, historical rural land sales show a consistent increase in the median price per square metre for rural land within the Redland City, but excluding the Islands in the LGA. Despite this consistent growth, rural land within the STPFGA sells for more than the rural land within the whole Redland City, with the exception of 2010 and 2018.

The historic rural land sales price per square metre for the STPFGA and for Redland City (excluding the Islands) between 2009 and 2019 are detailed in Table 10-1 below.

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Table 10-1 Historic Sales Data – Rural Land in the STPFGA and Redland City, 2009 to 2019

	STPFGA			Redland City		
	Number of sales	Total Value (\$m)	\$ per sqm	Number of sales	Total Value (\$m)	\$ per sqm
2009	7	\$6.48	\$43.33	1	\$31.20	\$33.54
2010	20	\$21.92	\$28.35	35	\$36.36	\$33.38
2011	13	\$13.75	\$39.10	31	\$31.75	\$34.93
2012	15	\$9.93	\$35.27	25	\$18.74	\$32.12
2013	14	\$9.48	\$80.29	44	\$34.09	\$33.40
2014	16	\$11.97	\$43.47	37	\$33.04	\$33.41
2015	13	\$11.30	\$35.70	45	\$43.51	\$34.88
2016	9	\$7.93	\$35.19	35	\$34.00	\$33.88
2017	5	\$5.14	\$96.86	38	\$47.77	\$37.78
2018	11	\$14.33	\$38.51	47	\$56.66	\$59.30
2019	11	\$12.09	\$155.16	41	\$42.42	\$47.83

Source: PriceFinder (2020)

The higher median price for rural land within the STPFGA is likely due to the mix of lot sizes compared to those available in the broader Redland City. Of all rural properties sold between 2009 and 2019 the average land size was approximately 2.6 hectares in the STPFGA and 4.5 hectares in Redland City. Therefore, it appears there was a premium on smaller rural land allotments within the STPFGA over the past decade.

Sales information for rural land within the STPFGA has also provided an indicative cost per square metre based on the size of the block. Rurally zoned land which is less than one hectare in size was the most expensive per square metre (median of \$138 per sqm) over the past decade, followed by properties which were greater than one hectare but less than two hectares (median of \$50 per sqm). This supports the trend that within the STPFGA and Redland City the smaller rural land was more popular over the past decade, however it is noted that the built form on smaller rural land allotments (typically rural residential housing) is likely to be influencing the sales price on a per square metre basis.

Table 10-2 details the price per square metre for rural land sales within the STPFGA over the past decade.

Table 10-2 Median price per square metre – Rural land in the STPFGA, 2009 to 2019

	\$ per sqm
<1 hectare	\$138.80
Greater than 1, less than 2 hectares	\$50.00
Greater than 2, less than 3 hectares	\$33.10
Greater than 3, less than 4 hectares	\$29.18
Greater than 4, less than 5 hectares	\$22.16
Greater than 5, less than 10 hectares	\$17.91
Greater than 10 hectares	\$17.00

Source: PriceFinder (2020)

This information was used to obtain an indicative acquisition cost for the rural land within the defined investigation area, as detailed in Figure 10-2. There are 61 rurally zoned properties, approximately 40.0% of which are less than one hectare in size and almost a third are between 5 and 10 hectares in size. The total number of properties within each land size category are detailed in Table 10-3 below.

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Table 10-3 Number of Properties in the Investigation Area

	Number of Properties
<1 hectare	24
Greater than 1, less than 2 hectares	1
Greater than 2, less than 3 hectares	2
Greater than 3, less than 4 hectares	6
Greater than 4, less than 5 hectares	8
Greater than 5, less than 10 hectares	19
Greater than 10 hectares	1
Total Number of Properties	61
Total Land Area (Ha)	224.5

Source: Redland City Regional Plan

Through the application of the historical price per square metre, by lot size within the STPGA, to the properties within the investigation area, an indicative acquisition cost can be estimated. This method calculated a total land acquisition cost of approximately \$58.75 million which is primarily driven by the properties within the 5 to 10-hectare size range. A breakdown of the potential acquisition cost for each land category is detailed in Table 10-4.

Table 10-4 Indicative Acquisition Cost

	Indicative acquisition cost (\$m)
<1 hectare	\$15.41
Greater than 1, less than 2 hectares	\$0.90
Greater than 2, less than 3 hectares	\$1.86
Greater than 3, less than 4 hectares	\$6.13
Greater than 4, less than 5 hectares	\$7.40
Greater than 5, less than 10 hectares	\$25.05
Greater than 10 hectares	\$1.99
Total Land Acquisition Cost	\$58.75

Source: Redland City Regional Plan

In addition to the land acquisition costs, there would also transfer duty payable on the purchase of the properties. In Queensland, the duty rate payable on a property sale in excess of \$1 million is \$38,025 plus \$5.75 for each \$100, or part of \$100, over \$1 million. Therefore, it follows that the total transfer duty payable on the land acquisition cost of \$58.75 million is estimated to be approximately \$3.36 million.

10.3.2 Trunk Infrastructure Costs

Redland Water provided indicative trunk water and sewer infrastructure costs to service the site identified in Figure 10-2, based on an employment capacity of 5,000 equivalent persons⁹. It is understood that the costs provided are high level and include a 30% contingency.

⁹ This represents an employment density of 40 persons per hectare across all industrial allotments within the industrial and MIBA precincts.

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Redland Water's high-level estimates indicated that trunk water and sewer infrastructure to the site is estimated \$31.03 million. A detailed breakdown of the trunk infrastructure costs provide by Redland Water are detailed in Table 10-5. Note that the charges detailed in Table 10-5 do not make an allowance for stormwater trunk infrastructure.

Table 10-5 Total Trunk Infrastructure Charges Estimates

Item	Unit	Rate	Cost (\$m)
Pump Station	25 kL	\$194,042.03	\$0.19
Mechanical, Electrical, Pipework & Valves	100 kW	\$1,165,252.39	\$1.17
Rising Main	2,159 m	\$888.45	\$1.92
Gravity Trunk	4,000 m	\$1,459.76	\$5.84
Cleveland WWTP Upgrade	5,000 EP	\$2,500.00	\$12.50
Water Main	2,209 m	\$1,020.07	\$2.25
Items Sub-total			\$23.87
Contingencies			\$7.16
Total			\$31.03

Source: Redland Water, 2020

Our assessment also considered the infrastructure charges for industrial activity within the STPFGA, based on the Redland Adopted Infrastructure Charges Resolution (No. 3.1), 2020. It was assumed that ultimately the uses within the investigation area are likely to be evenly split between low impact industry and medium impact industry uses.

The Redland Adopted Infrastructure Charges Resolution stipulates that for areas of site cover (regardless of the industry type) the trunk infrastructure charges are \$52.00 per demand unit of gross floor area. In addition to trunk infrastructure there is also a stormwater trunk infrastructure charge of \$10.50 (regardless of industry type) payable on each demand unit of sqm of impervious area.

In order to apply these rates to the investigation area, an assumption must be made as to the proportion of site cover on the allotments (by industry type). The analysis has made the following assumptions:

- Low impact industry uses: Average site cover of 60%; and
- Medium impact industry uses: Average site cover of 40%.

This analysis identified an indicative infrastructure charge cost of \$39.31 million, higher than the trunk infrastructure costs identified by Redland Water. Therefore, our analysis has conservatively adopted the higher trunk infrastructure costs to be payable by the developer.

Table 10-6 details the assumptions made and the application of the trunk infrastructure and stormwater changes to the investigation area.

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Table 10-6 Details of Assumptions Made and Total Charges

Assumptions and Rates	
Total sqm	1,250,000
Proportion Light industry	50%
Proportion Medium impact	50%
Site Cover Light Industry	60.0%
Site Cover Medium Impact	40.0%
Stormwater Area Light Industry	40.0%
Stormwater Area Medium Impact	60.0%
Prescribed under Planning Regulation (\$ per sqm)	
Trunk infrastructure networks other than stormwater	\$52.40
Stormwater trunk infrastructure network	\$10.50
Land subject to trunk infrastructure (sqm)	
Light Industry	375,000
Medium Impact	250,000
Total	625,000
Land subject to stormwater trunk (sqm)	
Light Industry	250,000
Medium Impact	375,000
Total	625,000
Trunk Infrastructure Cost (\$m)	\$32.75
Stormwater Infrastructure Cost (\$m)	\$6.56
Total infrastructure Charge (\$m)	\$39.31

Source: Redland Adopted Infrastructure Charges Resolution (No. 3.1) and CDM Smith Analysis (2020)

10.3.3 Internal and External Site Works

The internal and external site works incurred in developing the land for industrial and MIBA purposes was derived from previous projects which are similar in nature, located throughout SEQ. This assessment has identified that internal and external site works typically cost in the order of \$60 - \$80 per square metre of industrial allotments.

Our assessment has assumed that internal and external site works cost approximately \$75 per square metre and are incurred in full at the time of site establishment. The internal and external site works costs include an allowance to bring trunk electricity and ICT infrastructure to the estate.

This is likely to represent a conservative assumption as property developers would tend to stage their development, as opposed to completing all internal and external site works in the year prior to the sale of allotments.

Our assessment has assumed the following internal and external site work costs:

- Industrial allotments: \$56.25 million (in Year 0); and
- MIBA allotments: \$37.50 million (in Year 9).

Based on this information a total price per square metre for the internal and external works of the development was calculated at \$75 per sqm. The total industrial area will be approximately 750,000 sqm. Therefore, by applying the total price per square metre to the size of the development the total internal and external site works cost of \$56.3 million.

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The same price per square metre was applied to the internal and external works of the MIBA precinct which will be approximately 500,000 sqm in size. This yields a total cost of \$37.5 million, which is anticipated to occur in Year 9 of the project.

10.3.4 Selling Costs

The assessment has assumed that selling costs represent 7.5% of the estimate sales price for the industrial and MIBA allotments over the life of the project.

Based on this assumption, total selling costs over the life of the project are estimated at \$32.8 million. These costs have been apportioned based on the assumed lot take-up and development over the twenty-year time horizon.

10.3.5 Financing Costs

In determining indicative financing costs for a prospective developer, the analysis has made the following assumptions:

- Loan to value ratio (LVR) of 70%;
- Interest rate of 7.5%¹⁰; and
- Repayment term of ten years, with monthly payment terms.

Based on the above assumptions, total financing costs incurred with each part of the development area as follows:

- Industrial: Total financing cost of \$157.21 million; and
- MIBA: Total financing cost of \$38.70 million.

Table 10-7 details the total financing costs associated with the development of industrial land and the MIBA precinct.

Table 10-7 Total Financing Cost Associated with the Industrial Development and the MIBA Precinct

	Industrial	MIBA
LVR	70%	70%
Amount not borrowed (\$m)	\$47.30	\$11.64
Amount borrowed (\$m)	\$110.37	\$27.17
Interest Rate	7.50%	7.50%
Term (months)	120	120
Repayment (\$m)	\$1.31	\$0.32
Total Paid (\$m)	\$157.21	\$38.70
Interest to be paid (\$m)	\$46.84	\$11.53

Source: CDM Smith Analysis (2020)

10.4 Project Benefits

The project benefits identified for the potential development of the investigation area were:

- Sale of industrial allotments; and
- Sale of MIBA allotments.

¹⁰ Currently, the base lending rate is approximately 4%, with the premium on commercial loans typically in the order of 2.5% to 3.5%. Based on this assumption, the appropriate interest rate is approximately 6.5% to 7.5%. Our assessment has conservatively assumed the appropriate rate for financing is 7.5%.

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The take up of allotments is a key driver of the sales value achieved for industrial and MIBA allotments within the precinct.

10.4.1 Assumed Take Up of Allotments

The assumed take-up of the industrial and MIBA land was estimated through the analysis of similar projects throughout SEQ in addition to the supply and ongoing demand of similar land over the course of twenty years.

The industrial land in the investigation area is anticipated to serve the Redland City market and capture most of the demand for vacant industrial land in the City. The take up of industrial land is assumed to be five hectares per annum in Years 2 to 15 of the project.

The MIBA precinct is expected to service the broader SEQ market. Currently there is significant MIBA land still available in the region. The total area of the existing MIBA precincts vacant land is not expected to meet the demand in the medium to long term, and therefore it is expected that development of such a precinct in the STPFGA would not occur until Year 9, with take-up of allotments to occur between Year 10 and Year 20, increasing from two hectares per annum to seven hectares per annum.

The industrial land demand calculated in Section 9 details there will need for an additional 74.6 hectares of zoned industrial allotments within Redland City by 2041. As this is a feasibility assessment, there is no certain start date for the potential development of the investigation area. However, for the 74.6 hectares deficit of industrial land to be satisfied by 2041, at these assumed take-up rates, development of the industrial land in the investigation area would need to begin in 2025.

Table 10-8 details the take-up of industrial and MIBA allotments in hectares per year of the development.

Table 10-8 Assumed Take-up of Land by Year (ha), Industrial Allotments and MIBA Allotments, Year 1 to Year 20

	Year									
	1	2	3	4	5	6	7	8	9	10
Industrial (hectares)	3	5	5	5	5	5	5	5	5	5
MIBA (hectares)	-	-	-	-	-	-	-	-	-	2
	Year									
	11	12	13	14	15	16	17	18	19	20
Industrial (hectares)	5	5	5	5	5	2	-	-	-	-
MIBA (hectares)	3	3	3	3	5	5	5	7	7	7

Source: CDM Smith Analysis (2020)

10.4.2 Sale of Industrial Allotments

The project benefits associated with the sale of industrial allotments in the investigation area were calculated by applying an average sale price to the assumed take-up rate outlined in Table 10-9.

Based on historic sales data, vacant industrial land sales within the Cleveland Industrial Area (similar in nature to the potential STPFGA use) were achieving prices typically in the order of \$200 - \$350 per sqm over the past decade, with a median sales price of \$362 per sqm. For the purpose of this CBA, it was assumed that industrial allotments within the STPFGA would achieve a sales price of approximately \$350 per sqm.

Over the life of the project, this represents a total sales price of \$262.50 million for the industrial allotments.

The sales transactions used to inform this assumption are detailed in Table 10-9.

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Table 10-9 Vacant Land Sales in Cleveland Industrial Area, 2009 to 2019

Street Display	Locality	Sale Price (\$m)	Area	\$ per sqm	Sale Year
21/23-31 Weipinn St	Cleveland	\$3.53	1,993	\$1,769	2019
0 Enterprise St	Cleveland	\$0.88	2,168	\$406	2010
13-17 Enterprise St	Cleveland	\$1.21	3,190	\$379	2017
9-17 Enterprise St	Cleveland	\$1.16	3,190	\$362	2010
21 to 27 Enterprise St	Cleveland	\$1.27	5,431	\$233	2011
36 Enterprise St	Cleveland	\$2.20	7,013	\$314	2014
25 to 31 Weipinn St	Cleveland	\$10.10	50,450	\$200	2009
Median	-	\$1.27	3,190	\$362	-

Source: PriceFinder (2020)

10.4.3 Sale of MIBA Allotments

The project benefits associated with the sale of MIBA allotments in the STPGA were calculated by applying an average sale price to the assumed take-up rate outlined in Section 10.4.1.

Over the past decade, the sale of vacant MIBA land in SEQ has ranged between \$271 to \$426 per sqm across various lot sizes, with a median sale price of \$325 per sqm achieved over the past decade. Typically, the median sales price per square metre is highest for properties which are less than half a hectare within an established precinct.

Based on this information, this CBA has adopted a \$325 per sqm price for land within the MIBA precinct. Over the life of the project, this represents a total sales price of \$175.0 million for MIBA allotments.

The sales transactions data used to inform this assumption are detailed in Table 10-10.

Table 10-10 Vacant Land Sales in Industrial Areas and MIBA Precincts in SEQ, by lot size, 2009 to 2019

Lot size	Median Sale Price	Median \$ per sqm
Less than 0.5 Hectares	\$863,500	\$426
Between 0.5 and 1 Hectares	\$2,090,000	\$309
Between 1 and 2 Hectares	\$5,571,720	\$325
Between 2 and 4 Hectares	\$9,000,000	\$271
Over 4 Hectares	\$14,010,920	\$308
Overall Median	\$4,235,000	\$325

Source: PriceFinder (2020)

10.5 Assumptions

10.5.1 Project Life

It is assumed that the development and establishment of industrial allotments will occur in Year 0, with the development and establishment of MIBA allotments to occur in Year 9. The assumed project life of the development (both industrial allotments and the MIBA precinct) is twenty years.

10.5.2 Discount Rates

Present values of project costs and benefits are calculated using a discount rate which equates future with present values. Since all costs and benefits are articulated in real dollars, the discount rates used in this analysis are real (as opposed to nominal) discount rates.

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A range of discount rates are used by government assessment agencies for the purposes of project evaluation as summarised in Table 10-11 below. This analysis has presented the results of the cost benefit analysis for discount rates of 4%, 6%, 7% and 10%, which are consistent with the range of discount rates used by Infrastructure Australia.

Given that the project is for a commercial and public improvement, a 4% real discount rate is considered most appropriate for the assessment.

Table 10-11 Alternative Discount Rates Adopted by Australian and State Government Agencies

Agency	Real Discount Rate	Notes
NSW	7%	Sensitivity range of 4% to 10%
Infrastructure Australia	4% & 7%	-
Victoria	7%	For roads
Productivity Commission	8%	-
Office of Best Practice Regulation (Commonwealth)	7%	Sensitivity range of 3% to 11%

Note: Queensland Treasury does not identify a test discount rate. In the past, the Queensland Government adopted a test discount rate of 6% but today Queensland based CBAs adopt Infrastructure Australia test rates.

10.6 Costs and Benefits Schedule

Table 10-12 outlines the costs and benefits of the potential development of the investigation area, based on the cost and benefit assumptions outlined in Sections 10.3 and 10.4 of this report.

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Table 10-12 Cost Benefit Schedule, Year 1 to Year 20 (\$m)

	Year																					
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Costs (\$m)																						
Purchase of existing land use	\$58.7																					
Transfer duty payable	\$3.4																					
Trunk Infrastructure Costs (all upfront)	\$39.3																					
Internal and External Site Works	\$56.3									\$37.5												
Selling Costs		\$0.8	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.8	\$2.1	\$2.1	\$2.1	\$2.1	\$2.6	\$1.8	\$1.3	\$1.8	\$1.8	\$1.8	
Financing Costs	\$7.3	\$7.4	\$6.8	\$6.1	\$5.4	\$4.6	\$3.8	\$2.8	\$1.8	\$2.5	\$1.8	\$1.7	\$1.5	\$1.3	\$1.1	\$0.9	\$0.7	\$0.5	\$0.2	\$0.0	\$0.0	
Subtotal	\$163.9	\$7.1	\$7.1	\$6.6	\$5.9	\$5.3	\$4.5	\$3.7	\$2.9	\$41.0	\$3.4	\$3.5	\$3.4	\$3.2	\$3.1	\$3.4	\$2.4	\$1.7	\$2.0	\$1.8	\$1.8	
Benefits (\$m)																						
Sale of Industrial Allotments	\$0.0	\$10.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$7.0	\$0.0	\$0.0	\$0.0	\$0.0	
Sale of MIBA Allotments	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$7.0	\$10.5	\$10.5	\$10.5	\$10.5	\$17.5	\$17.5	\$17.5	\$24.5	\$24.5	\$24.5	
Subtotal	\$0.0	\$10.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$17.5	\$24.5	\$28.0	\$28.0	\$28.0	\$28.0	\$35.0	\$24.5	\$17.5	\$24.5	\$24.5	\$24.5	
Net Benefit	-\$163.9	\$3.4	\$10.4	\$10.9	\$11.6	\$12.2	\$13.0	\$13.8	\$14.6	-\$23.5	\$21.1	\$24.5	\$24.6	\$24.8	\$24.9	\$31.6	\$22.1	\$15.8	\$22.5	\$22.7	\$22.7	

Source: CDM Smith Analysis (2020)

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10.7 Results

Results of the cost benefit analysis are reported for the main case and four alternative scenarios. The main case adopts all assumptions and estimates outlined in previous sections of the report. The cost benefit analysis of the main case uses the costs and benefits schedule outlined in Table 10-12 above.

The alternative scenarios assume:

- Scenario 1: 10% increase in project costs;
- Scenario 2: 10% reduction in revenue;
- Scenario 3: A 10.0% increase in costs and a 10.0% decrease in benefits; and
- Scenario 4: An increase in financing interest rates to 9.5%.

Cost benefit analysis results reported include:

- Present value (PV) of project costs: the discounted value of the project cost stream;
- Present value of (PV) of project benefits: the discounted value of the project benefit stream;
- Net present value (NPV): the difference between the present value of benefits and present value of costs (a positive NPV indicates that the project is economically positive at the given discount rate);
- Benefit Cost Ratio (BCR): the relationship between the relative costs and benefits of a project;
- Internal Rate of Return (IRR): the measure used to estimate the profitability of a capital investment, excluding any external factors such as inflation or financial risks;
- Simple Development Margin (SDM): measures the potential margin of the development, excluding any external factors; and
- Simple Development Profit (SDP): measures the potential profit of the development, excluding any external factors.

The calculation of the simple development margin and simple development profit provides a clear and concise analysis for a project and is typically applied for projects with a short time horizon (typically over two to three years). The development of the STPFGA is likely to occur over a longer time horizon, hence the presentation of both the simple development margin and the internal rate of return (which is based on discounted cash flow analysis).

10.7.1 Summary of Results

Under the real value of the costs and benefits detailed in the preceding sections the simple development margin is approximately 52.8%, with an estimated simple development profit of \$151.15 million. Under the 4.0% discount rate the project records a positive NPV, and BCR above one. However, at the 7% and 10% discount rate, the project has a negative NPV and a BCR of below one. Overall, the project provides an internal rate of return of 5.6%.

Table 10-13 presents a summary of assessment conducted for the main case under the discount rates of 4%, 7% and 10% over the course of the project.

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Table 10-13 Summary of Main Case Cost Benefit Analysis Results (\$m)

	Real Value	Real Discount Rate		
		4%	7%	10%
Costs (\$m)				
Land Acquisition Costs				
Purchase of existing land use	\$58.75	\$58.75	\$58.75	\$58.75
Transfer duty payable	\$3.36	\$3.36	\$3.36	\$3.36
Trunk Infrastructure Costs (all upfront)	\$39.31	\$39.31	\$39.31	\$39.31
Internal and External Site Works	\$93.75	\$92.31	\$91.30	\$90.34
Selling Costs	\$32.81	\$21.38	\$16.13	\$12.55
Financing Costs	\$58.37	\$48.76	\$43.46	\$39.28
Subtotal	\$286.35	\$254.15	\$237.65	\$225.40
Benefits (\$m)				
Sale of Industrial Allotments	\$262.50	\$191.58	\$155.22	\$128.27
Sale of MIBA Allotments	\$175.00	\$93.43	\$59.80	\$39.05
Subtotal	\$437.50	\$285.00	\$215.02	\$167.31
Net Project Cost	\$151.15	\$30.86	-\$22.63	-\$58.09
NPV	-	\$30.86	-\$22.63	-\$58.09
BCR	-	1.12	0.90	0.74
IRR	-	5.6%		
SDM	52.8%	-	-	-
SDP	\$151.15	-	-	-

Source: CDM Smith Analysis (2020)

10.7.2 Sensitivity and Scenario Testing

To provide a robust assessment of the project, four alternative scenarios have been considered, as outlined below:

- Scenario 1: 10.0% increase in all project costs;
- Scenario 2: 10.0% decrease in all project benefits;
- Scenario 3: Combined 10.0% increase in costs and a 10.0% decrease in benefits; and
- Scenario 4: Interest rate on developer finance increased to 10%.

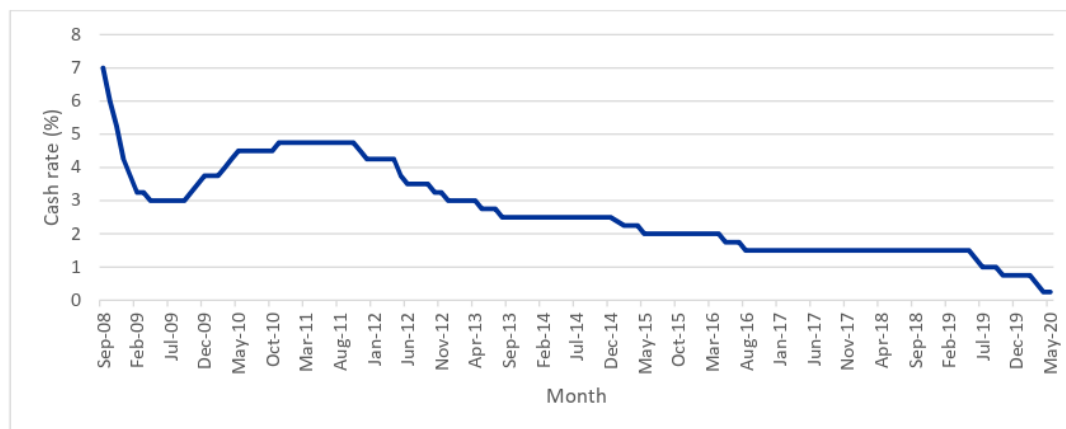
A key factor influencing the outcome of the development feasibility assessment is the cost of capital, hence the inclusion of Scenario 4. It is recognised that the development of the STPFGA is likely to take time, given the land assembly required by a prospective developer.

The cash rate has consistently remained below 4% since mid-2012, with a low interest rate environment considered likely in the short to medium term, particularly with the global coronavirus outbreak in 2020. The interest rate on developer finance at 10% represents an upper term estimate of the cost of capital.

Figure 10-3 outlines the RBA cash rate between September 2008 and May 2020.

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Figure 10-3 RBA Cash Rate, September 2008 to May 2020



Source: Reserve Bank of Australia (2020)

10.7.2.1 Scenario 1: 10% Increase in Costs

Under this scenario an additional 10.0% was added to each cost associated with the delivery of this project. With the increase of costs, the SDM and the SDP real values have decreased. Additionally, the development has a BCR of greater than one and a positive NPV at a 4.0% real discount rate, with an internal rate of return of 4.3%.

Table 10-14 presents a summary of assessment conducted for Scenario 1 under the discount rates of 4%, 7% and 10% over the course of the project.

Table 10-14 Summary of Scenario 1 Cost Benefit Analysis Results (\$m)

	Real	Real Discount Rate		
		4%	7%	10%
Costs (\$m)	\$314.99	\$279.56	\$261.41	\$247.94
Benefits (\$m)	\$437.50	\$285.00	\$215.02	\$167.31
Net Benefit (\$m)	\$122.51	\$5.44	-\$46.39	-\$80.63
NPV	-	\$5.44	-\$46.39	-\$80.63
BCR	-	1.02	0.82	0.67
IRR	-	4.3%		
SDM	38.9%	-	-	-
SDP	\$122.51	-	-	-

Source: CDM Smith Analysis (2020)

10.7.2.2 Scenario 2: 10% Decrease in Revenue

Scenario 2 involves a decrease in the revenue detailed in Section 10.2 of 10.0% over the project timeline. This scenario yields similar results to Scenario 1, in which the SDM and the SDP real values have decreased, and the development only maintains a positive NPV and a BCR of above one at the 4.0% discount rate, with an internal rate of return of 4.1%.

Table 10-15 presents a summary of assessment conducted for Scenario 2 under the discount rates of 4%, 7% and 10% over the course of the project.

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Table 10-15 Summary of Scenario 2 Cost Benefit Analysis Results (\$m)

	Real	Real Discount Rate		
		4%	7%	10%
Costs (\$m)	\$286.35	\$254.15	\$237.65	\$225.40
Benefits (\$m)	\$393.75	\$256.50	\$193.52	\$150.58
Net Benefit (\$m)	\$107.40	\$2.36	-\$44.13	-\$74.82
NPV	-	\$2.36	-\$44.13	-\$74.82
BCR	-	1.01	0.81	0.67
IRR	-	4.1%		
SDM	37.5%	-	-	-
SDP	\$107.40	-	-	-

Source: CDM Smith Analysis (2020)

10.7.2.3 Scenario 3: 10.0% Increase in Costs and a 10% Decrease in Benefits

Scenario 3 is the combination of Scenario 1 and Scenario 2, in that there is both a 10.0% increase in costs and a 10.0% decrease in benefits. Under this scenario the project is not considered feasible at the 4.0%, 7.0% and the 10.0% real discount rate. The SDM is now significantly lower than was previously calculated and the SDP under this scenario is also lower than demonstrated in the main case. The internal rate of return under this scenario drops to 2.9%, with the BCR less than one for all discount rates analysed.

Table 10-16 presents a summary of assessment conducted for Scenario 3 under the discount rates of 4%, 7% and 10% over the course of the project.

Table 10-16 Summary of Scenario 3 Cost Benefit Analysis Results (\$m)

	Real	Real Discount Rate		
		4%	7%	10%
Costs (\$m)	\$314.99	\$279.56	\$261.41	\$247.94
Benefits (\$m)	\$393.75	\$256.50	\$193.52	\$150.58
Net Benefit (\$m)	\$78.76	-\$23.06	-\$67.90	-\$97.36
NPV	-	-\$23.06	-\$67.90	-\$97.36
BCR	-	0.92	0.74	0.61
IRR	-	2.9%		
SDM	25.0%	-	-	-
SDP	\$78.76	-	-	-

Source: CDM Smith Analysis (2020)

10.7.2.4 Scenario 4: An increase in financing interest rates to 10%

The fourth scenario simulates a high-interest scenario where a potential investor is not able to secure the necessary funds at the desired interest rate. A financing rate of 10% has been adopted to gain a clear understanding of the feasibility of this project in a high interest environment. Under this scenario, the SDM is 41.8%, with a SDP of \$128.95 million. The project provides a BCR above one under a real discount rate of 4%, with an internal rate of return of 4.6%.

Table 10-17 presents a summary of assessment conducted for Scenario 4 under the discount rates of 4%, 7% and 10% over the course of the project.

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Table 10-17 Summary of Scenario 4 Cost Benefit Analysis Results (\$m)

	Real	Real Discount Rate		
		4%	7%	10%
Costs (\$m)	\$308.55	\$272.69	\$254.17	\$240.33
Benefits (\$m)	\$437.50	\$285.00	\$215.02	\$167.31
Net Benefit (\$m)	\$128.95	\$12.32	-\$39.15	-\$73.02
NPV	-	\$12.32	-\$39.15	-\$73.02
BCR	-	1.05	0.85	0.70
IRR	-	4.6%		
SDM	41.8%	-	-	-
SDP	\$128.95	-	-	-

Source: CDM Smith Analysis (2020)

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The assessment has identified the following employment generating uses are considered suitable for the STPFGA:

- Industrial land allotments to accommodate a range of low to medium impact industry activity – 75 hectares of allotments;
- MIBA allotments in the medium term, so as not to compromise commercial office take up in the Capalaba and Cleveland principal activity centres in the short term – 50 hectares of allotments; and
- Intensive horticulture uses within Precinct 3, recognising Redland City Council is developing an emerging strength within this sector through the range of research and development activity already underway at the Redlands Research Facility.

It is envisaged that the industrial and MIBA allotments are likely to be taken up by a mix of traditional industrial uses of a low to medium impact nature. With the emergence of the intensive horticulture sector in Redland City, it is also envisaged that the designation of this land could attract affiliated industrial sectors to support intensive horticulture activity, particularly within the manufacturing sector (e.g. specialist component manufacturing and food product manufacturing). It is also understood that several universities have a range of projects based in Redland City, mostly concentrated around the Redlands Research Facility. The MIBA precinct could also ultimately accommodate a small-scale training and education facility, although this is likely to represent at best a medium to long term opportunity.

This high-level feasibility assessment has identified that it would be feasible for a single developer to develop land within the STPFGA to accommodate industrial and MIBA uses in a low interest rate environment, based on conservative assumptions, including a 20-year project life. However, in a higher interest rate environment, the returns on the development may be perceived as insufficient relative to other opportunities. To encourage land assembly to occur within the STPFGA in the short to medium term, the planning intent for the STPFGA needs to clearly articulate that the precinct is for industrial and MIBA uses, with intensive horticulture a desired use within the southern part of the STPFGA, to provide certainty to a prospective developer.

Precinct 3 of the STPFGA would be best suited to intensive horticultural purposes due to the limited land fragmentation, existing uses and availability of open space. Intensive horticultural production within the STPFGA is anticipated to be centred around the production of hydroponic fruits and vegetables, such as strawberries and leafy greens, capitalising on the existing regional strength in the production of these goods.

It is imperative to ensure that the land use intents do not constrain development within the STPFGA, particularly within new and emerging sectors supporting the intensive horticulture sector or bespoke manufacturers. It is recommended that the planning scheme provisions are reviewed to facilitate a broad range of industrial activity within the STPFGA, rather than immediately classifying the use as a high impact industry based on the activity type, particularly if offsite impacts are minimal or can be mitigated or the scale of the business activity significantly reduces offsite impacts. This approach would potentially mean more industrial uses are likely to be a code assessable, rather than impact assessable development, reducing the barriers for investment. Other approaches Council should consider include amending the tables of assessment or establishing specific use codes to streamline assessment processes for uses that are considered compatible with the underlying zone intent.

Approaches have been made to Redlands Investment Corporation in relation to a 'smart farm' with ancillary uses, including research and development, education facilities, tourism activities and a retail shop. Based on our assessment, this use is likely best positioned within Precinct 3 of the STPFGA. Council will need to consider the appropriateness of mixed-use developments within the intensive horticulture space and whether this would be supportable given the scenic amenity constraint within the precinct.

The above suggestions for land use within the STPFGA will assist Redland City to combat low employment retention rates and will generate further interest in the area. If used appropriately, the STPFGA will expand the City's industrial profile, providing new opportunities for a broader range of industrial activities and employment in Redland City. The STPFGA will also expand the agricultural profile, providing a diverse range of opportunities to service nearby

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metropolitan areas. Due to these benefits the STPFGA has the potential to form an integral part of Redland City's ongoing growth.

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Section 12 References

Following the completion of the Southern Thornlands Potential Future Growth Area (STPFGA) Economic Feasibility Assessment, Council had CDM Smith undertake a detailed review of industrial land demand estimates for the City. These revised estimates consider an alternative scenario to the employment projections by industry sector prepared by the Queensland Treasury to inform the South East Queensland Regional Plan (ShapingSEQ). This information is contained in Section 13 (Addendum).

Section 13 Addendum: Revised Industrial Land Demand Estimates

Section 13 Addendum: Revised Industrial Land Demand Estimates

Industrial land demand estimates prepared for the Southern Thornlands Economic Feasibility Assessment relied on Queensland Government Statistician's Office (QGSO) estimates of employment by industry at the single digit ANZSIC level, augmented to the two digit ANZSIC level, based on the 2016 Census distribution of employment within each one digit ANZSIC sector. In the preparation of these estimates, it was identified that the construction services sector was a key driver of future industrial land demand in Redland City Council, accounting for 63.2 hectares or 55.6% of industrial land demand in the 2018-19 to 2040-41 period.

The purpose of this addendum is to undertake a detailed review and revise (if required) industrial employment projections and associated land demand for Redland City, focusing on construction services employment growth. These projections have been compared to the ShapingSEQ industrial employment planning baseline, which provides possible future employment growth based on available information. The employment baseline figures of ShapingSEQ provide the minimum for the purposes of local government land use and infrastructure planning.

As requested by Redland City Council, revised incremental industrial demand estimates have been presented utilising 2020-21 as a base year and compares the outcomes of this analysis to what was undertaken as part of the Southern Thornlands Economic Feasibility Assessment.

Consideration has also been given to existing and future planned industrial land supply across Redland City that can accommodate this demand, including vacant industrial land identified in the Land Supply and Development Monitoring report (State Government), within the proposed MIBA precinct and the transport precinct within the Southern Thornlands Potential Future Growth Area. High level comment has also been provided on the appropriateness of centres zoned land to accommodate the demand for service industry uses.

ShapingSEQ Employment Planning Baselines

ShapingSEQ discusses employment planning baselines, which are to be used in local land use and infrastructure planning as a minimum level of provision and State and regional providers for infrastructure planning and service delivery. Employment within these sectors is recognised as a minimum level of provision as there are parts of other industry sectors that utilise industrial land. It is important to note that the SEQ Regional Plan employment baseline for industrial employment does not include any construction sector employment (including construction services sector employment). On the other hand, the industrial employment forecast for Redland City presented in the Southern Thornlands Economic Feasibility Assessment identifies the construction services sector as a key driver of industrial employment. Additionally, non-industrial uses are also contained within industrial areas to provide services to workers within an industrial precinct, such as cafes and takeaway food and indoor sport and recreational facilities.

Employment projections prepared by the Queensland Government Statistician's Office (QGSO) have been used to determine the employment planning baselines, with the following single digit ANZSIC categories classified as industrial land uses:

- Manufacturing;
- Wholesale trade; and
- Transport, postal and warehousing.

Section 13 Addendum: Revised Industrial Land Demand Estimates

Based on the land use definition, industrial employment within Redland City is anticipated to increase from 7,172 employees in 2020-21 to 8,234 employees in 2035-36. Assuming an average employment density of 30 employees per hectare¹¹, this translates to the need for an additional 35.4 hectares of industrial allotments in Redland City between 2020-21 and 2035-36. This estimate represents the future industrial land demand that is required to meet the SEQ Regional Plan minimum industrial baseline of 15 years supply that is zoned for industrial purposes and able to be serviced. .

In the preparation of industrial land demand estimates to inform the Southern Thornlands Economic Feasibility Assessment, the employment sectors included in the definition of industrial activity was expanded from those used in the SEQ Regional Plan to capture activity within the construction and repair and maintenance sectors, uses that typically locate on industrial land. It is our view that this broader definition of industry more fully captures industrial land demand within a given region. This approach is also recognised in the Land Supply and Development Monitoring technical notes as providing a more refined assessment of industrial employment demand. Our assessment did not make allowance for non-industrial uses locating on industrial land, hence represent conservative demand estimates.

Table 13-1 summarises the industrial land use definition as considered in our assessment at the single digit and two digit ANZSIC level.

Table 13-1 Industrial Land Use Definition at One and Two Digit ANZSIC Sectors

One Digit Sector	Two Digit ANZSIC Sectors
Manufacturing	<ul style="list-style-type: none"> • Beverage and Tobacco Product Manufacturing • Food Product Manufacturing • Wood Product Manufacturing • Pulp, Paper and Converted Paper Product Manufacturing • Petroleum and Coal Product Manufacturing • Basic Chemical and Chemical Product Manufacturing • Polymer Product and Rubber Product Manufacturing • Non-Metallic Mineral Product Manufacturing • Primary Metal and Metal Product Manufacturing • Machinery and Equipment Manufacturing • Fabricated Metal Product Manufacturing • Transport Equipment Manufacturing • Furniture and Other Manufacturing • Textile, Leather, Clothing and Footwear Manufacturing • Printing (including the Reproduction of Recorded Media) • Publishing (except internet and music publishing)
Construction	<ul style="list-style-type: none"> • Construction Services
Other Services	<ul style="list-style-type: none"> • Repair and Maintenance
Transport, Postal and Warehousing	<ul style="list-style-type: none"> • Warehousing and Storage Services • Road Transport • Rail Transport • Transport Support Services • Postal and Courier Pick-up and Delivery Services

¹¹ The average employment density applied in this calculation is based on the projected composition of industrial activity within Redland City, and employment density ratios at the two digit ANZSIC level compiled from comprehensive surveys of over 450 industrial businesses throughout the SEQ region.

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One Digit Sector	Two Digit ANZSIC Sectors
Wholesale Trade	<ul style="list-style-type: none"> Basic Material Wholesaling Machinery and Equipment Wholesaling Motor Vehicle and Motor Vehicle Parts Wholesaling Grocery, Liquor and Tobacco Product Wholesaling Other Goods Wholesaling

Revised Industrial Land Demand Estimates – Redland City

As already mentioned, a preliminary review by Council identified issues with the employment projections based on employment data published by economy id in relation to the scale of growth anticipated within the construction trade services sector, which represents that part of the construction industry that typically occupies industrial land.

Revised industrial land demand estimates for Redland City have been prepared based on adjusted construction employment estimates presented in Table 8 of this addendum. Our assessment accepts the QGSO estimates of projected employment and industrial land demand for all other industrial sectors, as presented in the Economic Feasibility Assessment for Southern Thornlands Potential Future Growth Area (June 2020) and summarised below in Table 13-2.

Table 13-2 Projected Employment Accommodated on Industrial Land and Industrial Land Demand in Redland City (excluding construction services), 2015-16 to 2040-41

	2015-16	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
Projected Industrial Employment	7,630	7,821	7,955	8,265	8,632	9,007	9,428
Projected Industrial Land Demand	248.5	254.8	259.3	269.2	280.8	292.3	305.2

However, it is recognised that the timeline in which these employment projections and consequent industrial land demand are achieved may occur over a longer timeframe than indicated by the QGSO estimates, particularly given the influence of COVID-19 subsequent to the preparation of the QGSO employment projections.

Additionally, the job losses incurred as a result of COVID-19 are likely to create latent capacity for job growth in the future and thus a reduced demand for industrial land demand in the short to medium term.

Projected Employment in Construction – QGSO Estimates

QGSO estimates indicate that construction employment in Redland City is projected to increase from 5,298 persons in 2010-11 to 9,960 persons in 2040-41, representing average annual growth of 2.1% per annum. Employment growth in the construction sector is anticipated to exceed the total annual rate of employment growth in Redland City, with total employment increasing from 44,781 persons in 2010-11 to 69,193 persons in 2040-41, or by 1.5% per annum.

In South East Queensland, employment growth in the construction sector in the 2010-11 to 2040-41 period is anticipated to occur at the same rate as total employment growth (both recording overall employment growth of 1.7% per annum).

Table 13-3 summarises the projected employment in construction employment and total employment in Redland City and South East Queensland between 2010-11 and 2040-41.

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Table 13-3 Projected Construction and Total Employment, Redland City Council and SEQ, 2010-11 to 2040-41

Employment Sector	2010-11	2015-16	2020-21	2025-26	2030-31	2035-36	2040-41	Ave. Ann. Growth, 2010-11 to 2040-41
Redland City Council								
Construction	5,298	5,782	7,861	8,863	9,416	9,733	9,960	2.1%
Total Employment	44,781	47,284	52,177	56,736	61,164	65,168	69,193	1.5%
Construction as % of Total Employment	11.8%	12.2%	15.1%	15.6%	15.4%	14.9%	14.4%	-
SEQ								
Construction	145,389	135,204	177,386	199,890	215,420	228,531	241,124	1.7%
Total Employment	1,580,881	1,649,081	1,815,896	1,992,047	2,186,574	2,387,190	2,600,502	1.7%
Construction as % of Total Employment	9.2%	8.2%	9.8%	10.0%	9.9%	9.6%	9.3%	-

Source: QGSO

Of particular interest in the rate of construction employment growth in the 2015-16 to 2020-21 period for both areas, where growth is anticipated to be significantly higher than all other five year time periods analysed. It is understood that construction employment projections prepared by QGSO were informed by a list of significant investment projects that were completed, under construction or committed at the time of compilation.

It is possible that these projections assumed that all projects would proceed and create additional employment, whereas in reality some projects may have since been deferred or to be delivered over a longer timeframe. Additionally, these projects may have a higher reliance on the existing construction workforce than assumed by the QGSO employment projections, through the utilisation of overtime, rather than employing additional staff.

In Redland City, employment growth in the construction sector in the 2015-16 to 2020-21 period is anticipated to be 6.3% per annum, as compared to overall employment growth for the same period of 2.0% per annum. Construction sector employment growth in South East Queensland is also anticipated to be significantly higher than overall employment growth in the 2015-16 to 2020-21 period, with average annual growth of 5.6% and 1.9%, respectively.

Table 13-4 summarises the projected average annual employment growth within the construction and all sectors for each five year period from 2010-11 to 2040-41, based on the QGSO employment projections.

Table 13-4 Average Annual Growth in Construction Employment, Redland City Council and SEQ, 2010-11 to 2040-41

Employment Sector	2011-16	2016-21	2021-26	2026-31	2031-36	2036-41	2011-41
Redland City Council							
Construction	1.8%	6.3%	2.4%	1.2%	0.7%	0.5%	2.1%
Total Employment	1.1%	2.0%	1.7%	1.5%	1.3%	1.2%	1.5%
SEQ							
Construction	-1.4%	5.6%	2.4%	1.5%	1.2%	1.1%	1.7%
Total Employment	0.8%	1.9%	1.9%	1.9%	1.8%	1.7%	1.7%

Source: QGSO

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The QGSO employment projections assume a relatively high rate of employment growth in the construction sector across South East Queensland in the 2015-16 to 2020-21 period, with the rate of employment growth particularly high in Ipswich, Logan, Sunshine Coast, Somerset and Redland local government areas.

Table 13-5 summarises the projected growth in construction employment for selected local government areas in South East Queensland for each five year period between 2010-11 and 2040-41.

Table 13-5 Projected Construction Employment, Selected SEQ Councils, 2010-11 to 2040-41

	Logan	Redland	Ipswich	Somerset	Sunshine Coast	SEQ
Construction Employment						
2010-11	12,437	5,298	5,070	672	12,236	145,389
2015-16	13,155	5,782	4,634	592	11,944	135,204
2020-21	18,059	7,861	6,498	807	16,272	177,386
2025-26	20,842	8,863	7,656	937	18,653	199,890
2030-31	22,811	9,416	8,611	1,030	20,340	215,420
2035-36	24,729	9,733	9,468	1,113	21,776	228,531
2040-41	26,617	9,960	10,355	1,185	23,096	241,124
Ave. Ann. Employment Growth						
2011-2016	1.1%	1.8%	-1.8%	-2.5%	-0.5%	-1.4%
2016-2021	6.5%	6.3%	7.0%	6.4%	6.4%	5.6%
2021-2026	2.9%	2.4%	3.3%	3.0%	2.8%	2.4%
2026-2031	1.8%	1.2%	2.4%	1.9%	1.7%	1.5%
2031-2036	1.6%	0.7%	1.9%	1.6%	1.4%	1.2%
2036-2041	1.5%	0.5%	1.8%	1.3%	1.2%	1.1%

Source: QGSO

Recent Trends in Construction Employment

The Australian Bureau of Statistics (ABS) publishes labour force data at the statistical area 4 (SA4) and above. Redland City Council falls within the Brisbane – East SA4. For comparative purposes, data has also been presented for the Greater Brisbane Greater Capital City Statistical Area (GCCSA) and Queensland. Our assessment has also considered construction employment estimates published by economy id for Redland City for the 2015-16 to 2018-19 period.

In the year ended May 2016 to year ended May 2020, employment growth in the construction sector has exceeded total employment growth in all areas analysed, with construction employment growth in the Brisbane – East SA4 (3.1% per annum) and Greater Brisbane GCCSA (3.4% per annum) significantly lower than in Queensland (4.3% per annum).

Table 13-6 summarises trends in employment in the construction sector and all sectors in the Brisbane – East SA4, Greater Brisbane GCCSA and Queensland between the year ended May 2016 and the year ended May 2020.

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Table 13-6 Employment Trends ('000 persons), Brisbane – East SA4, Greater Brisbane GCCSA and QLD, Year Ended May 2016 to Year Ended May 2020

	May 2016	May 2017	May 2018	May 2019	May 2020	Ave. Ann. Growth, 2016-20
Brisbane – East SA4						
Construction	13.7	14.6	19.3	18.1	15.5	3.1%
All Sectors	122.2	117.1	122.7	128.7	129.0	1.4%
Greater Brisbane GCCSA						
Construction	102.3	108.9	115.6	114.4	117.1	3.4%
All Sectors	1,179.1	1,196.2	1,231.3	1,256.4	1,272.4	1.9%
Queensland						
Construction	206.3	221.2	239.1	235.6	244.2	4.3%
All Sectors	2,352.1	2,365.6	2,434.1	2,493.8	2,527.4	1.8%

Source: ABS Labour Market data, extracted from Department of Education, Skills and Employment Labour Market Information Portal

According to economyid, employment growth in the construction sector post 2016 Census has lagged employment growth within the Redland City economy more broadly, as summarised in Table 13-7.

Table 13-7 Estimated Employment, Redland City, 2015-16 to 2018-19

	2015-16	2016-17	2017-18	2018-19	Ave. Ann. Growth, 2015-16 to 2018-19
Construction	5,863	6,142	6,556	5,952	0.5%
All Sectors	47,540	47,280	48,787	48,804	0.9%

Source: economyid estimates

The data captured in both series is unlikely to fully capture employment impacts on the construction sector associated with COVID-19. Employment estimates prepared by economy.id (COVID-19 Economic Impacts) suggest construction employment in Redland City has fallen by 205 persons (or 3.45%) in the June Quarter 2020 relative to the June Quarter 2019.

Adjusted Construction Employment Estimates

The information presented in the analysis above highlights that employment growth in the construction sector in Redland City is likely to occur at a slower rate than anticipated by the QGSO employment projections, even in the absence of COVID-19, with limited growth recorded since 2015-16.

In preparing our revised estimates of construction sector employment for Redland City, the following assumptions have been made:

- **Construction employment growth in the 2015-16 to 2018-19 period:** Our assessment has accepted the QGSO 2015-16 employment estimate for the construction sector of 5,782 persons, to provide a consistent base year across both datasets and recognising that the QGSO employment estimate is similar to the economyid estimate. Construction sector employment in 2018-19 has been assumed to be consistent with economyid estimates (5,952 persons);
- **Construction employment growth in the 2018-19 to 2020-21 period:** Construction employment growth within this period is anticipated to be subdued, given the impacts of COVID-19 on employment. As noted above, construction sector employment in Redland City was estimated to have fallen by 205 persons (or 3.45%) in the June Quarter 2020 relative to the June Quarter 2019, which likely represents the timeframe in which the

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quantum of jobs lost in the sector was most significant (due to restrictions). Our assessment has assumed employment remains stable between 2018-19 and 2020-21, which assumes employment levels in the first half of 2020-21 recover to 2018-19 levels;

- **Construction employment growth in the 2020-21 period to 2025-26 period:** It is anticipated that the rate of employment growth in this period would increase relative to the 2019-20 to 2020-21 period, based on the assumption that a vaccine is developed and that COVID-19 restrictions on business operations are removed in their entirety. As outlined above, our moderated assessment has assumed construction employment growth of 0.6% per annum in the 2015-16 to 2020-21 period. The QGSO employment estimates indicates that employment growth in the 2020-21 to 2025-26 is anticipated to be 2.4% per annum for Redland City, consistent with the SEQ average. Our moderated assessment has assumed construction sector employment growth in Redland City would be lower at 1.0% per annum in this period, consistent with the rate recorded in the 2010-11 to 2015-16 period, as identified by economyid; and
- **Construction employment growth in the 2025-26 to 2040-41 period:** The QGSO employment projections assume the rate of employment growth in construction employment in Redland City in the 2025-26 to 2040-41 period is lower relative to the 2015-16 to 2025-26 period, with the rate of construction employment growth highest in the 2025-26 to 2030-31 period at 1.2% per annum. We would accept the QGSO rates of employment growth in the construction sector in the 2025-26 to 2040-41 period, with the rate of construction employment growth typically similar to the projected rate of population growth in this period.

Table 13-8 summarises the assumed average annual rate of employment growth for the construction sector in each five year time period between 2015-16 and 2040-41.

Table 13-8 Assumed Average Annual Rate of Employment Growth in Construction Sector, Redland City Council, 2015-16 to 2040-41

Assumed Average Annual Rate of Employment Growth in Construction Sector	2015-16 to 2020-21	2020-21 to 2025-26	2025-26 to 2030-31	2030-31 to 2035-36	2035-36 to 2040-41
QGSO	6.3%	2.4%	1.2%	0.7%	0.5%
Revised Estimates	0.6%	1.0%	1.2%	0.7%	0.5%

Source: QGSO, CDM Smith estimates

Based on the above assumptions, employment in the construction sector in Redland City is projected to increase from 5,782 persons in 2015-16 to 7,002 persons in 2040-41, representing average annual growth of 0.8% per annum. The employment projections for the construction sector are 24.3% lower than QGSO estimates for Redland City in 2020-21, increasing to 29.4% lower for Redland City from 2025-26 onwards¹².

Table 13-9 presents the adjusted construction employment estimates against the QGSO employment estimates for the construction sector between 2015-16 and 2040-41.

Table 13-9 Comparison of Projected Employment Growth in Construction Sector, 2015-16 to 2040-41

Construction Employment Estimates	2015-16	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
QGSO	5,782	6,881	7,861	8,863	9,416	9,733	9,960
Revised Estimates	5,782	5,952	5,952	6,256	6,646	6,870	7,030
Difference	0.0%	-13.5%	-24.3%	-29.4%	-29.4%	-29.4%	-29.4%

Source: QGSO, CDM Smith estimates

¹² The difference between the QGSO and revised estimates remains constant in the 2025-26 period onwards as we accept the QGSO growth in the construction sector from 2025-26 onwards.

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Proportion of Construction Employment in Construction Services Sector

The construction sector comprises of the following two digit ANZSIC sub-sectors:

- Building construction;
- Heavy and civil engineering construction; and
- Construction services.

Of these sub-sectors, only construction services employment is typically accommodated on industrial land.

All three sub-sectors are likely to have been impacted by COVID-19, particularly the building construction sub-sector, which captures both new residential and non-residential building construction. Activity within this sector is likely to have stalled to some extent, with development plans temporarily put on hold. The heavy and civil engineering construction sub-sector is driven by local, state and federal government funding commitments for road infrastructure upgrades and maintenance and is considered likely to be less impacted by COVID-19, assuming that a vaccine is developed and activity can return to business as usual within the next 12 to 18 months. The construction services sector is influenced by both population growth (i.e. both new residential and new non-residential development required in response to population growth) and the maintenance and refurbishment of existing structures (i.e. for both residential and non-residential buildings).

Our assessment has assumed that growth in the construction services sector overall occurs at a similar rate to the construction sector as a whole.

Economyid estimates that the construction services sector accounted for an average of 75.1% of construction sector employment over the past four years, as summarised in Table 8.

Table 13-10 Proportion of Construction Employment within Construction Services Sector, 2015-16 to 2018-19

	2015-16	2016-17	2017-18	2018-19
Building Construction	22.4%	20.9%	21.5%	23.2%
Heavy and Civil Engineering Construction	2.5%	2.3%	3.0%	3.8%
Construction Services	75.0%	76.8%	75.5%	72.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: ABS Census of Population and Housing 2011 and 2016

The assessment has assumed that construction services sector employment in Redland City is consistent with economyid estimates in 2018-19 and represents 72.9% of construction sector employment in the 2020-21 to 2040-41 period.

Based on these assumptions, employment within the construction services sector in Redland City is projected to increase from 4,339 workers in 2020-21 to 5,125 workers in 2040-41. This change represents an 20.6% decrease in the number of construction service workers at 2041 compared to the original construction employment estimates.

Table 13-11 Comparison of Construction Services Sector Employment Estimates, 2015-16 to 2040-41

Construction Sector Employment Estimates	2015-16	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
Based on QGSO	3,747	4,460	5,095	5,744	6,103	6,308	6,455
Revised Estimates	3,747	4,339	4,339	4,560	4,845	5,008	5,125
Difference	0.0%	-2.7%	-14.8%	-20.6%	-20.6%	-20.6%	-20.6%

Source: QGSO, CDM Smith estimates

Therefore, the revised total industrial employment estimates for Redland City have been adjusted downwards by 1,330 workers between 2015-16 and 2040-41. The total industrial workforce in Redland City is now anticipated to be approximately 12,160 workers in 2020-21 increasing to 14,553 workers by 2040-41, as detailed in Table 13-12.

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Between 2015-16 and 2018-19, industrial employment increased by approximately 782 persons, which based on an average employment density of 30 employees per hectare suggests industrial land take-up in the order of 26 hectares. However, the Land Supply and Development Monitoring Report (LSDM) indicates industrial land take-up in Redland City was significantly lower in the 2011 to 2019 period of six hectares, indicating significant latent capacity existed within the footprint of existing industrial businesses in Redland City.

Table 13-12 Comparison of Total Employment in Industrial Sectors Estimates, 2015-16 to 2040-41

	2015-16	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Total Employment in Industrial Sectors</i>							
Based on QGSO	11,378	12,281	13,050	14,009	14,735	15,315	15,883
Revised Estimates	11,378	12,160	12,294	12,825	13,477	14,015	14,553
Difference	0.0%	-1.0%	-5.8%	-8.4%	-8.5%	-8.5%	-8.4%

Source: QGSO, CDM Smith estimates

Proportion of Construction Employment in Employing Businesses

Our original assessment recognised that not all construction services sector employment was ultimately accommodated on industrial land and assumed that all sole traders did not require premises on industrial land. To inform our assessment of the incidence of employment within sole traders, consideration was given to the latest edition of the ABS Counts of Australian Businesses publication (ABS 8165.0).

The ABS Counts of Australian Businesses publication provides an overview of the number of employing and non-employing (i.e. sole trader) businesses registered within a defined geographic area by employment size ranges. The Counts of Australian Businesses data must be interpreted with some caution at the LGA level as businesses can operate in more than one geographical location, but are assigned to only one geographical location (e.g. a business may have operations in both Redland City and Logan City, but is assigned to Redland City due to the ABN being registered to an address within Redland City). This means that the Counts of Australian Businesses data cannot be directly compared to overall employment estimates within a given sector in Redland City, as it may capture business activity and employment activity which ultimately occurs outside the Redland City Council boundary.

Over the past five years the estimated proportion of employing businesses in the Redland City construction industry has remained steady at approximately 90.0% of total employment in the construction industry, as detailed in Table 13-13.

Therefore, our assessment has assumed that 90% of employment within the construction services sector is accommodated on industrial land, with the remaining 10% of employment within the construction services sector (sole traders) having no requirement for industrial land demand.

Table 13-13 Proportion of Sole Traders and Employing Businesses in the Construction Sector, 2015-16 to 2040-41

	2015	2016	2017	2018	2019
Sole Trader	10.0%	10.0%	10.0%	10.0%	10.0%
Employing Business	90.0%	90.0%	90.0%	90.0%	90.0%

Note: Estimates are rounded to the nearest 5%

Source: ABS Counts of Australia Businesses Cat. 8165.0

The incidence of construction services sector employment requiring industrial land demand at first glance appears high, particularly given that construction service sector activity is often delivered on a site to site basis. However, activity generated by the construction services sector generates demand for off-site storage, which is delivered within an industrial estate or informally on rural residential land.

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Based on this assumption, industrial sector employment accommodated on industrial land is projected to increase from 11,860 workers in 2020-21 to 14,040 workers by 2040-41. Table 13-14 details the total employment projections in employing businesses and sole traders by industry uses in Redland City.

Table 13-14 Revised Employment Estimates by Industry Sector - Sole Traders and Employing Businesses, Redland City, 2015-16 to 2040-41

	2015-16	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Total Employment in Employing Businesses</i>							
Large Footprint and General Industry	3,383	3,462	3,517	3,665	3,867	4,101	4,373
Service Industry	4,700	5,262	5,283	5,538	5,855	6,051	6,209
Warehousing and Storage	1,391	1,424	1,447	1,495	1,548	1,601	1,659
Transport Uses	1,529	1,577	1,613	1,671	1,723	1,760	1,799
Total	11,003	11,726	11,860	12,369	12,992	13,514	14,040
<i>Total Sole Trader Employment</i>							
Large Footprint and General Industry	-	-	-	-	-	-	-
Service Industry	375	434	434	456	484	501	512
Warehousing and Storage	-	-	-	-	-	-	-
Transport Uses	-	-	-	-	-	-	-
Total	375	434	434	456	484	501	512

Source: CDM Smith Analysis (2020)

Revised Industrial Land Demand Estimates

Our original assessment identified need for an additional 113.6 hectares of industrial land allotments within Redland City between 2018-19 and 2040-41. As requested by Redland City Council, our original estimates and our revised estimates have been presented assuming a base year of 2020-21¹³. This results in the original net incremental industrial land demand estimates reducing to 89.0 hectares between 2020-21 and 2040-41. This significant decline in demand is attributable to the high rate of growth anticipated in the construction sector between 2015-16 and 2020-21 under the QGSO employment projections.

With the revision of industrial land demand estimates for Redland City to account for adjustments to the construction services sector, net incremental industrial land demand estimates are anticipated to decline as follows:

- Net incremental industrial land demand of 74.0 hectares between 2018-19 and 2040-41, representing a 34.9% decline from previous estimates; and
- Net incremental industrial land demand of 69.5 hectares between 2020-21 and 2040-41, representing a 21.9% decline from previous estimates.

Table 13-15 Comparison of Net Industrial Land Demand Estimates – Original Estimates and Revised Estimates, 2018-19 to 2040-41

	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Net Industrial Land Demand</i>						
Original Estimates	388.6	413.2	443.7	466.6	484.6	502.2
Revised Estimates	385.0	389.5	406.1	426.1	442.6	459.0

¹³ However, we note that the remaining land supply estimate relates to 2019.

Section 13 Addendum: Revised Industrial Land Demand Estimates

	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
Difference	-0.9%	-5.7%	-8.5%	-8.7%	-8.7%	-8.6%
<i>Net Incremental Industrial Land Demand (on 2020-21 levels)</i>						
Original Estimates	-	-	30.5	53.4	71.5	89.0
Revised Estimates	-	-	16.6	36.6	53.1	69.5
Difference	-	-	-45.6%	-31.4%	-25.7%	-21.9%

Source: CDM Smith estimates

In converting employment estimates to net industrial land demand estimates, our assessment relied on SEQ wide benchmark levels of employment density at the two digit ANZSIC level, which were obtained through comprehensive surveys of over 450 industrial businesses throughout the SEQ region. Should Redland City Council wish to determine Redland specific employment densities, a detailed premise inventory would need to be undertaken, which would identify the nature of activity within zoned industrial land in Redland City (which includes both industrial and non-industrial activity, such as large format retailing on Redland Bay Road). Consideration would also need to be given to industrial activity which is located on non-industrial zoned land (such as Golden Cockerel). The collation of this data on a lot by lot basis, combined with surveying each industrial business to identify employment levels, would allow for the calculation of a Redland specific employment density.

The Land Supply and Development Monitor report briefly provides an overview of remaining industrial land supply and planned employment capacity on this land. Discussions with the State Government have indicated that the remaining supply relies on GIS analysis, whereas the planned capacity is derived from each Council's Local Government Infrastructure Plan (LGIP).

Our review of this data has highlighted that employment densities vary significantly across South East Queensland and are particularly low in Redland City relative to other SEQ Councils. The 2019 data suggests that the remaining supply of 39 hectares of industrial land would provide employment for only an additional 437 persons at build out. Additionally we note a number of Councils are anticipated to achieve employment densities of over 100 employees per hectare which we think is an unrealistic outcome.

Table 13-16 summarises the employment densities assumed in the Land Supply and Development Monitoring report as of 2018 and 2019 for each local government area in South East Queensland.

Table 13-16 LSDM Estimates of Employment Density by Local Government Area, 2018 and 2019

Local Government Area	Remaining Supply (ha)		Planned Capacity (ha)		Assumed Employment Density (emp / ha)	
	2018	2019	2018	2019	2018	2019
Redland	22	39	437	437	19.9	11.2
Moreton Bay	648	907	12,603	12,603	19.4	13.9
Logan	457	172	42,471	42,471	92.9	246.9
Brisbane	774	511	74,492	74,492	96.2	145.8
Gold Coast	304	497	28,043	28,043	92.2	56.4
Ipswich	6,978	4,165	171,247	171,247	24.5	41.1
Lockyer Valley	637	488	2,814	2,184	4.4	4.5
Noosa	17	12	2,906	2,906	170.9	242.2
Scenic Rim	1,359	923	2,412	2,412	1.8	2.6

Section 13 Addendum: Revised Industrial Land Demand Estimates

Local Government Area	Remaining Supply (ha)		Planned Capacity (ha)		Assumed Employment Density (emp / ha)	
Somerset	82	63	944	944	11.5	15.0
Sunshine Coast	223	279	6,495	6,495	29.1	23.3
Toowoomba (urban extent)	942	1,045	48,250	48,250	51.2	46.2
SEQ	12,442	9,100	392,484	392,484	31.5	43.1

Source: Land Supply and Development Monitoring Report

Remaining Industrial Land Supply

As detailed in the Economic Feasibility Assessment for Southern Thornlands Potential Future Growth Area (June 2020), the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) publishes information relating to the availability of industrial land and the take-up of industrial land within each LGA in SEQ.

Take-up of available industrial land has historically been slow within Redland City, with approximately six hectares of developed industrial land taken-up in Redland City between 2011 and 2019 according to the draft LSDM report. The take-up occurred on land zoned for low and medium impact industry. As previously identified, low industrial land take-up is likely reflective of latent capacity within existing industrial land users in Redland City in the 2011 to 2019 period.

As at 2019, there was approximately 44 hectares of planned industrial land in Redland City. The majority of remaining industrial land supply within Redland City was identified within the Redland Bay Industrial Area, with some vacant land also identified within the Capalaba MIBA, Mixed Use zone, North Stradbroke Island (Minjerrabah) and the Southern Moreton Bay Islands, as detailed in Table 13-17.

Table 13-17 Planned Industrial Land Supply, Redland City, 2018

Industrial Land Category	Area (hectares)
Low Impact Industry	14
Medium Impact Industry	30
Total	44

Source: Planning Group, Queensland Treasury draft LSDM (2020)

Revised Supply Demand Balance

As outlined in Table 13-17, there was an estimated 44 hectares of remaining zoned and vacant industrial land within Redland City as of 2019-20, primarily contained within the Redlands Business Park. As noted above this figure is subject to change with additional supply in finalising the LSDM report.

Our assessment has assumed that the remaining industrial land supply in Redland City in 2020-21 remains at 44 hectares in the absence of additional supply additions. Based on the above assumption, there is anticipated to be a shortfall in industrial land supply of 9.1 hectares from 2035-36, increasing to 25.5 hectares by 2040-41.

These revised industrial land demand estimates suggest that the remaining supply of vacant industrial zoned land within Redland City could be insufficient to meet the minimum 15 years of land supply as identified within ShapingSEQ.

Section 13 Addendum: Revised Industrial Land Demand Estimates

Table 13-18 Revised Supply-Demand Balance – Redland City, 2020-21 to 2040-41

	2020-21	2025-26	2030-31	2035-36	2040-41
Supply	44.0	44.0	44.0	44.0	44.0
Demand	-	16.6	36.6	53.1	69.5
Supply-Demand Balance	44.0	27.4	7.4	-9.1	-25.5

Allocation of Future Industrial Land Demand within Redland City

In our original assessment, it was assumed that the shortfall in industrial land provision would be accommodated entirely within the Southern Thornlands Potential Future Growth Area. However, advice from Council has been that locating population serving industrial employment outside the PFGA should be considered on sites adjacent to the Capalaba MIBA and Redland Business Park. Consideration should also be given to the potential to accommodate part of the demand for service industry uses (that form part of the industrial demand) within centres zones where such uses are compatible with a centre location, and the proposed mixed industry and business area (MIBA) and transport precinct within Southern Thornlands as alternatives to accommodate future industrial land demand over and above existing provision.

Appropriateness of Accommodating Service Industry Uses in Centre Zones

In the preparation of industrial land demand estimates in our original report, the assessment was undertaken for the following sub-categories:

- Large Footprint and General Industry;
- Service Industry;
- Warehousing & Storage; and
- Transport Uses.

Under the Planning Regulation 2017, service industry uses :

“means the use of premises for an industrial activity that:

- a) does not result in off-site air, noise or odour emissions; and
- b) is suitable for location with other non-industrial uses.

Examples of service industries-include audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs and tailor.

Under the Redland City Plan, service industry uses are code assessable (at most) and supported uses in centre zones.

The following two digit ANZSIC sectors are contained within our definition of service industry:

- Textile, Leather, Clothing and Footwear Manufacturing;
- Printing (including Reproduction of Recorded Media);
- Publishing (except Internet and Music Publishing);
- Construction Services; and
- Repair and Maintenance.

A portion of activity within the textile, leather, clothing and footwear manufacturing and repair and maintenance sub-sectors has the potential to be accommodated within centres zones. Advice from Council has indicated that there is approximately 7.5 hectares of centres zoned land that is either vacant or underutilised (mostly accommodating remnant housing).

Section 13 Addendum: Revised Industrial Land Demand Estimates

It is not anticipated that all vacant centres zoned land would accommodate service industry uses, rather it is intended to accommodate a mix of uses which include retail and commercial uses. Demand within the textile, leather, clothing and footwear manufacturing and repair and maintenance sub-sectors represents only approximately 5% of industrial land demand between 2020-21 and 2040-41.

While service industry uses have the potential to be accommodated within centre zoned land, non-industrial uses also have the potential to be accommodated within industrial areas, such as cafes and indoor sport and recreation facilities. Our industrial land demand estimates for Redland City Council have made no allowance for the provision of non-industrial uses within industrial areas.

Therefore we are of the view that whilst a small portion of industrial uses can potentially be accommodated within centres, mixed use or specialised centres zoned land in Redland City, non-industrial uses can also be accommodated in industrial zones and on balance, the industrial demand profile should not be revised downwards.

Transport Precinct within Southern Thornlands

It is understood that land uses proposed within the Southern Thornlands Potential Future Growth Area include a transport precinct, which would have the capacity to accommodate the following uses:

- Road transport;
- Warehousing and storage services; and
- Transport support services.

Our revised industrial land demand estimates indicate additional allotment demand over and above existing demand for these uses is anticipated to be approximately 7.1 hectares by 2040-41, which would suggest an indicative raw land requirement of approximately 14 hectares to 2040-41.

Table 13-19 summarises the projected incremental demand for transport uses within Redland City Council between 2020-21 and 2040-41.

Table 13-19 Incremental Industrial Land Demand (hectares) – Transport Precinct, 2018-19 to 2040-41

	2018-19	2020-21	2025-26	2030-31	2035-36	2040-41
<i>Incremental Industrial Land Demand (on 2020-21 levels)</i>						
Road transport	-	-	1.6	3.1	4.4	5.7
Warehousing and storage services	-	-	0.2	0.4	0.6	0.8
Transport support services	-	-	0.2	0.3	0.5	0.6
Total	-	-	2.0	3.9	5.5	7.1

Source: CDM Smith Analysis (2020)

MIBA Precinct within Southern Thornlands

Our assessment for the Southern Thornlands Potential Future Growth Area highlighted the potential for a MIBA precinct to be established over the longer term, to ensure redevelopment activity within the Capalaba and Cleveland Principal Regional Activity Centres (PRACs) to occur unhindered. It is also recognised that significant capacity exists within Metroplex at Westgate to accommodate growth in demand for MIBA land in SEQ in the short to medium term.

In Section 9.1.2 of the Economic Feasibility Assessment for Southern Thornlands Potential Future Growth Area, it is suggested that the development of a MIBA precinct within the Southern Thornlands Potential Future Growth Area (STPFGA) occurs over the longer term (~15 years). Therefore, our assessment has assumed that the MIBA precinct would not be established prior to 2035-36.

Section 13 Addendum: Revised Industrial Land Demand Estimates

Between 2035-36 and 2040-41, industrial land demand within Redland City Council is estimated to increase by 16.4 hectares. Of this demand, an estimated 1.6 hectares is anticipated to be accommodated within the transport precinct¹⁴.

The MIBA precinct is likely to be considered suitable to only a proportion of low to medium impact industrial uses, such as small scale manufacturing. If it is assumed that half of industrial demand in Redland City between 2035-36 and 2040-41 can be accommodated within the MIBA precinct (excluding that accommodated within the transport precinct, this translates to 7.4 hectares of net industrial land demand that could be potentially accommodated within the MIBA precinct.

Summary

Based on the employment projections utilised in ShapingSEQ and an average employment density of 30 employees per hectare in Redland City, a minimum of 35.4 hectares of industrial allotments is required to meet industrial land demand over the next 15 years. Based on the LDSM estimated remaining supply of 44 hectares, this would suggest that Redland City has sufficient zoned industrial land to meet the minimum requirement of 15 years of remaining supply.

This addendum has presented industrial land demand estimates for Redland City Council at the two digit ANZSIC level, recognising that employment within the construction and other services sectors is also typically accommodated on industrial land. The construction employment estimates deviate from QGSO estimates, recognising that employment growth in the construction sector has been much more subdued in Redland City than indicated by these estimates.

Whilst it is recognised that some industrial uses have the potential to be accommodated in centres zones, we also recognise that our industrial land demand estimates make no allowance for the accommodation of non-industrial uses within industrial zones.

Therefore we are of the view that whilst a small portion of industrial uses can potentially be accommodated within centre zones, non-industrial uses can also be accommodated in industrial zones and on balance, the industrial demand profile should not be revised downwards to reflect this.

The transport precinct within Southern Thornlands can accommodate approximately 7.1 hectares of the 26.2 hectare shortfall by 2040-41, with the MIBA precinct potentially accommodating up to 7.4 hectares of the 26.2 hectare shortfall by 2040-41.

This suggests a need still exists to accommodate approximately 11.6 hectares of industrial allotments within Redland City Council to 2040-41. It is suggested that raw land of approximately 20-25 hectares is identified to accommodate this future industrial land demand within Redland City to 2040-41.

¹⁴ Industrial land demand within the transport precinct is anticipated to increase from 5.5 hectares in 2035-36 to 7.1 hectares in 2040-41, representing an increase of 1.6 hectares.

Section 14 Appendix A: Working Population Industry Share – Redland City

**Section 14 Appendix A: Working Population Industry Share –
Redland City**

Section 14 Appendix A: Working Population Industry Share – Redland City

Table 14-1 Working Population Industry Share, Redland City, SEQ and Queensland, 2016

Industry Sector	Redland City	SEQ	Queensland
Agriculture, Forestry and Fishing, nfd	0%	0%	0%
Agriculture	1%	0%	2%
Aquaculture	0%	0%	0%
Forestry and Logging	0%	0%	0%
Fishing, Hunting and Trapping	0%	0%	0%
Agriculture, Forestry and Fishing Support Services	0%	0%	0%
Total	1%	1%	3%
Mining, nfd	0%	0%	0%
Coal Mining	0%	0%	1%
Oil and Gas Extraction	0%	0%	0%
Metal Ore Mining	0%	0%	0%
Non-Metallic Mineral Mining and Quarrying	0%	0%	0%
Exploration and Other Mining Support Services	0%	0%	0%
<i>Total</i>	<i>1%</i>	<i>1%</i>	<i>2%</i>
Manufacturing, nfd	1%	0%	0%
Food Product Manufacturing	3%	1%	2%
Beverage and Tobacco Product Manufacturing	0%	0%	0%
Textile, Leather, Clothing and Footwear Manufacturing	0%	0%	0%
Wood Product Manufacturing	0%	0%	0%
Pulp, Paper and Converted Paper Product Manufacturing	0%	0%	0%
Printing (including the Reproduction of Recorded Media)	0%	0%	0%
Petroleum and Coal Product Manufacturing	0%	0%	0%

Section 14 Appendix A: Working Population Industry Share – Redland City

Industry Sector	Redland City	SEQ	Queensland
Basic Chemical and Chemical Product Manufacturing	0%	0%	0%
Polymer Product and Rubber Product Manufacturing	0%	0%	0%
Non-Metallic Mineral Product Manufacturing	0%	0%	0%
Primary Metal and Metal Product Manufacturing	0%	0%	1%
Fabricated Metal Product Manufacturing	0%	0%	0%
Transport Equipment Manufacturing	0%	0%	1%
Machinery and Equipment Manufacturing	1%	0%	0%
Furniture and Other Manufacturing	0%	0%	0%
<i>Total</i>	6%	3%	6%
Electricity, Gas, Water and Waste Services, nfd	0%	0%	0%
Electricity Supply	0%	0%	1%
Gas Supply	0%	0%	0%
Water Supply, Sewerage and Drainage Services	0%	0%	0%
Waste Collection, Treatment and Disposal Services	1%	0%	0%
<i>Total</i>	1%	0%	1%
Construction, nfd	0%	0%	0%
Building Construction	3%	1%	2%
Heavy and Civil Engineering Construction	0%	0%	1%
Construction Services	6%	3%	5%
<i>Total</i>	10%	4%	9%
Wholesale Trade, nfd	0%	0%	0%
Basic Material Wholesaling	1%	0%	1%

Section 14 Appendix A: Working Population Industry Share – Redland City

Industry Sector	Redland City	SEQ	Queensland
Machinery and Equipment Wholesaling	0%	0%	1%
Motor Vehicle and Motor Vehicle Parts Wholesaling	0%	0%	0%
Grocery, Liquor and Tobacco Product Wholesaling	0%	0%	0%
Other Goods Wholesaling	0%	0%	0%
Commission-Based Wholesaling	0%	0%	0%
<i>Total</i>	<i>2%</i>	<i>1%</i>	<i>3%</i>
Retail Trade, nfd	0%	0%	0%
Motor Vehicle and Motor Vehicle Parts Retailing	1%	0%	1%
Fuel Retailing	0%	0%	0%
Food Retailing	5%	1%	3%
Other Store-Based Retailing	7%	2%	5%
Non-Store Retailing and Retail Commission-Based Buying and/or Selling	0%	0%	0%
<i>Total</i>	<i>14%</i>	<i>5%</i>	<i>10%</i>
Accommodation and Food Services, nfd	0%	0%	0%
Accommodation	0%	1%	1%
Food and Beverage Services	8%	3%	6%
<i>Total</i>	<i>8%</i>	<i>3%</i>	<i>7%</i>
Transport, Postal and Warehousing, nfd	0%	0%	0%
Road Transport	1%	1%	2%
Rail Transport	0%	0%	0%
Water Transport	0%	0%	0%
Air and Space Transport	0%	0%	1%

Section 14 Appendix A: Working Population Industry Share – Redland City

Industry Sector	Redland City	SEQ	Queensland
Other Transport	0%	0%	0%
Postal and Courier Pick-up and Delivery Services	1%	0%	1%
Transport Support Services	0%	0%	1%
Warehousing and Storage Services	0%	0%	0%
<i>Total</i>	3%	2%	5%
Information Media and Telecommunications, nfd	0%	0%	0%
Publishing (except Internet and Music Publishing)	0%	0%	0%
Motion Picture and Sound Recording Activities	0%	0%	0%
Broadcasting (except Internet)	0%	0%	0%
Internet Publishing and Broadcasting	0%	0%	0%
Telecommunications Services	0%	0%	0%
Internet Service Providers, Web Search Portals and Data Processing Services	0%	0%	0%
Library and Other Information Services	0%	0%	0%
<i>Total</i>	1%	1%	1%
Financial and Insurance Services, nfd	0%	0%	0%
Finance	1%	1%	1%
Insurance and Superannuation Funds	0%	0%	1%
Auxiliary Finance and Insurance Services	1%	0%	1%
<i>Total</i>	2%	1%	3%
Rental, Hiring and Real Estate Services, nfd	0%	0%	0%
Rental and Hiring Services (except Real Estate)	0%	0%	0%
Property Operators and Real Estate Services	2%	1%	2%

Section 14 Appendix A: Working Population Industry Share – Redland City

Industry Sector	Redland City	SEQ	Queensland
<i>Total</i>	2%	1%	2%
Professional, Scientific and Technical Services, nfd	0%	0%	0%
Professional, Scientific and Technical Services (except Computer System Design and Related Services)	4%	3%	5%
Computer System Design and Related Services	1%	1%	1%
<i>Total</i>	5%	3%	6%
Administrative and Support Services, nfd	0%	0%	0%
Administrative Services	1%	1%	2%
Building Cleaning, Pest Control and Other Support Services	2%	1%	2%
<i>Total</i>	4%	2%	4%
Public Administration and Safety, nfd	0%	0%	0%
Public Administration	3%	2%	4%
Defence	0%	0%	1%
Public Order, Safety and Regulatory Services	1%	1%	2%
<i>Total</i>	4%	3%	7%
Education and Training, nfd	0%	0%	0%
Preschool and School Education	9%	3%	6%
Tertiary Education	0%	1%	2%
Adult, Community and Other Education	1%	0%	1%
<i>Total</i>	10%	4%	9%
Health Care and Social Assistance, nfd	0%	0%	0%

Section 14 Appendix A: Working Population Industry Share – Redland City

Industry Sector	Redland City	SEQ	Queensland
Hospitals	4%	2%	4%
Medical and Other Health Care Services	4%	2%	4%
Residential Care Services	4%	1%	2%
Social Assistance Services	3%	1%	3%
<i>Total</i>	<i>15%</i>	<i>6%</i>	<i>13%</i>
Arts and Recreation Services, nfd	0%	0%	0%
Heritage Activities	0%	0%	0%
Creative and Performing Arts Activities	0%	0%	0%
Sports and Recreation Activities	1%	0%	1%
Gambling Activities	0%	0%	0%
<i>Total</i>	<i>1%</i>	<i>1%</i>	<i>2%</i>
Other Services, nfd	0%	0%	0%
Repair and Maintenance	2%	1%	2%
Personal and Other Services	3%	1%	2%
Private Households Employing Staff and Undifferentiated Goods and Service-Producing Activities of Households for Own Use	0%	0%	0%
<i>Total</i>	<i>5%</i>	<i>2%</i>	<i>4%</i>
Inadequately described	3.5%	1.5%	3.1%
Not stated	1.1%	0.5%	1.1%
Total	100.0%	100.0%	100.0%

Note: nfd – not further defined

Source: ABS (2016) Census of Population and Housing

Section 15 Appendix B: Projected Industrial Demand by Two Digit ANZSIC Sector

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Section 15 Appendix B: Projected Industrial Demand by Two Digit ANZSIC Sector

Table 15-1 Projected Incremental Industrial Employment and Incremental Land Demand, 2020-21 to 2040-41

Industry Sector	Incremental Employment					Incremental Land Demand (ha)				
	2020-21	2025-26	2030-31	2035-36	2040-41	2020-21	2025-26	2030-31	2035-36	2040-41
Large Footprint and General Industry										
Beverage and Tobacco Product Manufacturing	3	10	20	32	46	0.1	0.3	0.5	0.8	1.1
Food Product Manufacturing	27	99	198	312	445	0.7	2.5	4.9	7.8	11.1
Wood Product Manufacturing	3	10	19	31	44	0.1	0.3	0.6	0.9	1.2
Pulp, Paper and Converted Paper Product Manufacturing	1	4	9	14	20	0.0	0.1	0.2	0.3	0.5
Petroleum and Coal Product Manufacturing	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
Basic Chemical and Chemical Product Manufacturing	1	4	7	11	16	0.0	0.1	0.2	0.3	0.5
Polymer Product and Rubber Product Manufacturing	1	4	7	12	17	0.0	0.1	0.2	0.4	0.6
Non-Metallic Mineral Product Manufacturing	1	5	10	15	21	0.1	0.2	0.5	0.8	1.1
Primary Metal and Metal Product Manufacturing	3	10	21	33	47	0.1	0.4	0.8	1.3	1.9
Machinery and Equipment Manufacturing	5	18	36	58	82	0.1	0.4	0.8	1.3	1.8
Fabricated Metal Product Manufacturing	4	13	27	43	61	0.1	0.4	0.8	1.2	1.7
Transport Equipment Manufacturing	3	13	25	40	57	0.1	0.3	0.6	0.9	1.3
Furniture and Other Manufacturing	3	12	25	39	56	0.1	0.4	0.7	1.1	1.6
Service Industry										
Textile, Leather, Clothing and Footwear Manufacturing	2	8	16	25	36	0.0	0.2	0.4	0.6	0.8
Printing (including the Reproduction of Recorded Media)	2	6	12	18	26	0.0	0.1	0.3	0.5	0.7
Publishing (except Internet and Music Publishing)	2	11	23	32	42	0.0	0.3	0.6	0.8	1.0
Construction Services	635	1,285	1,643	1,848	1,996	20.1	40.7	52.0	58.5	63.2
Repair and Maintenance	15	52	87	111	136	0.4	1.5	2.5	3.2	3.9
Warehousing and Storage										
Basic Material Wholesaling	8	26	46	66	89	0.4	1.3	2.3	3.3	4.4

Section 15 Appendix B: Projected Industrial Demand by Two Digit ANZSIC Sector

Industry Sector	Incremental Employment					Incremental Land Demand (ha)				
	2020-21	2025-26	2030-31	2035-36	2040-41	2020-21	2025-26	2030-31	2035-36	2040-41
Machinery and Equipment Wholesaling	5	15	27	38	51	0.2	0.8	1.3	1.9	2.6
Motor Vehicle and Motor Vehicle Parts Wholesaling	2	6	11	16	21	0.1	0.3	0.5	0.8	1.1
Grocery, Liquor and Tobacco Product Wholesaling	2	6	11	16	22	0.1	0.3	0.5	0.7	0.9
Other Goods Wholesaling	3	10	18	25	34	0.1	0.4	0.7	1.0	1.4
Warehousing and Storage Services	3	7	11	15	19	0.1	0.4	0.6	0.7	0.9
Transport Uses										
Motor Vehicle and Motor Vehicle Parts Retailing	-2	-5	-11	-22	-33	-0.1	-0.2	-0.4	-0.7	-1.1
Road Transport	24	65	103	134	167	1.0	2.6	4.1	5.4	6.7
Rail Transport	1	1	2	3	4	0.1	0.1	0.2	0.3	0.4
Transport Support Services	3	8	13	17	22	0.1	0.3	0.4	0.6	0.7
Postal and Courier Pick-up and Delivery Services	9	24	38	49	61	0.3	0.7	1.1	1.4	1.8
Total	769	1,728	2,454	3,034	3,602	24.6	55.1	78.0	96.0	113.6

Note: Incremental estimates are on 2018-19 levels

Source: CDM Smith Estimates

Section 16 Appendix C: Total Exports by Industry Sub-sector, Redland City

Section 16 Appendix C: Total Exports by Industry Sub-sector, Redland City

Section 16 Appendix C: Total Exports by Industry Sub-sector, Redland City

Table 16-1 Total Exports by Industry Sector, Redland City, 2015-16 to 2018-19

Industry	2018-19			2017-18			2016-17			2015-16		
	Domestic	International	Total	Domestic	International	Total	Domestic	International	Total	Domestic	International	Total
Agriculture, Forestry and Fishing	\$19.3	\$14.0	\$33.4	\$26.8	\$19.4	\$46.1	\$26.8	\$22.6	\$49.4	\$27.6	\$20.8	\$48.4
Mining	\$57.5	\$3.9	\$61.4	\$73.3	\$3.4	\$76.8	\$65.2	\$4.0	\$69.3	\$40.0	\$3.3	\$43.3
Manufacturing	\$226.3	\$299.8	\$526.1	\$201.2	\$301.6	\$502.7	\$179.0	\$316.5	\$495.5	\$192.9	\$318.3	\$511.2
Electricity, Gas, Water and Waste Services	\$35.1	\$0.8	\$35.9	\$31.2	\$0.8	\$32.0	\$29.1	\$0.7	\$29.9	\$34.4	\$0.8	\$35.2
Construction	\$0.0	\$6.7	\$6.7	\$0.0	\$7.0	\$7.0	\$0.0	\$6.5	\$6.5	\$0.0	\$6.3	\$6.3
Wholesale Trade	\$34.9	\$30.3	\$65.2	\$37.2	\$32.5	\$69.7	\$33.7	\$33.3	\$66.9	\$26.9	\$35.4	\$62.3
Retail Trade	\$92.7	\$22.1	\$114.8	\$97.9	\$21.3	\$119.2	\$108.2	\$21.8	\$130.0	\$115.6	\$22.1	\$137.7
Accommodation and Food Services	\$13.4	\$35.6	\$49.0	\$11.9	\$32.2	\$44.1	\$12.8	\$35.1	\$47.8	\$12.2	\$34.6	\$46.8
Transport, Postal and Warehousing	\$72.8	\$40.6	\$113.4	\$97.9	\$43.1	\$141.0	\$102.8	\$40.8	\$143.6	\$90.2	\$37.4	\$127.7
Information Media and Telecommunications	\$14.9	\$10.1	\$25.0	\$21.7	\$11.3	\$33.0	\$13.1	\$11.1	\$24.2	\$6.0	\$9.8	\$15.7
Financial and Insurance Services	\$29.1	\$15.0	\$44.1	\$20.1	\$12.5	\$32.6	\$42.7	\$10.2	\$52.9	\$27.6	\$8.3	\$35.9
Rental, Hiring and Real Estate Services	\$7.0	\$19.5	\$26.5	\$6.1	\$17.2	\$23.3	\$3.2	\$17.3	\$20.5	\$6.7	\$14.4	\$21.2
Professional, Scientific and Technical Services	\$78.8	\$10.3	\$89.1	\$46.7	\$9.3	\$56.0	\$39.8	\$8.6	\$48.4	\$106.6	\$9.4	\$116.0
Administrative and Support Services	\$97.4	\$1.4	\$98.9	\$87.7	\$1.3	\$89.0	\$73.7	\$1.3	\$74.9	\$61.6	\$0.9	\$62.5
Public Administration and Safety	\$14.0	\$0.1	\$14.1	\$12.9	\$0.2	\$13.1	\$13.4	\$0.2	\$13.5	\$13.5	\$0.2	\$13.6
Education and Training	\$30.2	\$15.8	\$45.9	\$37.0	\$14.7	\$51.8	\$46.5	\$14.9	\$61.4	\$47.1	\$14.0	\$61.1
Health Care and Social Assistance	\$98.4	\$2.9	\$101.3	\$126.3	\$2.8	\$129.2	\$131.7	\$2.9	\$134.6	\$106.5	\$2.6	\$109.1
Arts and Recreation Services	\$4.4	\$4.9	\$9.3	\$5.1	\$4.1	\$9.2	\$8.6	\$4.3	\$12.9	\$5.9	\$4.5	\$10.4
Other Services	\$108.4	\$2.5	\$110.9	\$101.1	\$2.3	\$103.5	\$98.7	\$2.3	\$101.0	\$100.3	\$2.2	\$102.5
Total industries	\$1,034.6	\$536.3	\$1,570.8	\$1,042.2	\$537.0	\$1,579.2	\$1,029.0	\$554.4	\$1,583.4	\$1,021.7	\$545.3	\$1,567.0

Source: NIEIR (2019) Economy ID

Attachment 5 – Amendments to the Strategic Framework

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) liveable communities and housing;
 - (ii) economic growth;
 - (iii) environment and heritage;
 - (iv) safety and resilience to hazards; and
 - (v) infrastructure;
 - (c) the strategic outcomes proposed for development in the planning scheme area for each theme.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

3.2.1 Context

The City Plan supports the community's vision of a well-designed, vibrant city renowned for its natural, scenic and cultural values, its robust local economy and its active, resilient and connected community.

This strategic framework has a planning horizon of 2041, by which time the city's population will have grown to around 188,000. To meet this growth, around 20,000 new dwellings will have been built in the city and more than 24,000 new jobs created, mainly in the city's existing centres.

Growth and change provides the opportunity to improve liveability for people at all life stages and backgrounds, when balanced with protection of the significant natural and cultural assets valued by the Redlands and South East Queensland communities.

3.2.2 Liveable communities and housing

Growth between now and 2041 will occur in a way that contains urban development within the designated urban area. This will create an urban form in which people move around easily and can live near jobs and services. It will help support lifestyles that are healthy, more affordable, meet people's needs and offer varied opportunities for community involvement.

Containing the settlement pattern within the designated area will help minimise the extent to which people, development and infrastructure are exposed to natural hazards, including storm tide inundation, flooding and bushfire. It will also reduce pressure on the natural environment and it will make best use of the city's significant investment in infrastructure, supporting the long term financial sustainability of the city.

Redlands will offer housing diversity and affordability for residents through a choice of housing product and location. This will particularly address the housing requirements of an ageing demographic profile and young first home owners.

The suburbs of Alexandra Hills, Birkdale, Thorneside, Ormiston, Victoria Point, Redland Bay, Mount Cotton and Wellington Point will continue to accommodate mainly detached housing with a low density character. To provide for ageing in place, some new housing types will be needed so people can stay in the same neighbourhood as family composition changes. New housing types will also ensure affordable options are available.

Parts of Redlands will experience change, as development takes up opportunities for increased residential densities around key centres and public transport nodes, leveraging off investment in public transportation and community infrastructure. Areas are designated for such change through their zoning. Some areas are not designated for increased densities although they may be well served by infrastructure – this is because the planning scheme seeks to balance development with the protection of existing character, environmental values or other features of particular locations.

The city's principal and major centres at Cleveland, Capalaba and Victoria Point, as well as Toondah Harbour and Weinam Creek, will play an important role in providing housing and lifestyle choices. They are to be transformed as vibrant mixed use centres with day and night time activity. District centres at Birkdale, Alexandra Hills and Redland Bay, and areas zoned as low-medium or medium density residential around Thorneside and Wellington Point rail stations, will also support enhanced housing and lifestyle choices.

Editor's note—Toondah Harbour and Weinam Creek are designated priority development areas and are not subject to this planning scheme.

These opportunities will help create communities in which people do not have to rely as much on cars, and can enjoy neighbourhoods which are designed for walking and cycling. It will provide vibrant urban lifestyle options where people can live close to where they work, shop and dine while having access to open space and recreational opportunities.

Newly developing communities (sometimes called greenfield areas) will also help to expand housing choice. Areas zoned for new development include Kinross Road, South East Thornlands and Victoria Point. Within these areas, development occurs in a way that ensures natural values are protected, efficient use is made of land and infrastructure, and walkable, well connected residential communities with good access to public transportation, services and recreation facilities are created.

On North Stradbroke (Minjerrabah) Island the communities of Dunwich, Amity and Point Lookout will experience further development of housing, local services and facilities within the zoned urban areas. Tourism visitation to North Stradbroke Island will be greatly enhanced with the completion of the Toondah Harbour development, and other economic opportunities will also begin to emerge.

Editor's note—Parts of North Stradbroke Island (Minjerrabah) are subject to State lead planning investigations as part of an Indigenous land use agreement between the Queensland State Government and the Quandamooka people. Future planning and development policy for these parts of North Stradbroke Island will be influenced by the outcomes of these investigations and may require future amendments to City Plan.

The Southern Moreton Bay Island communities of Russell, Macleay, Lamb and Karragarra islands, together with Coochiemudlo Island, will remain dependent on the mainland for higher level goods and services. However, opportunities exist for island-based activities which support diversification of the local economy and employment growth, but which remain focussed on meeting the needs of island residents and visitors.

3.2.3 Economic growth

Redlands is poised to grow its economy. The planning scheme is a key instrument to engender confidence for the first home buyer, through to investors in major development and infrastructure projects. This is achieved through its strong policy framework, regulatory efficiency and focus on key drivers of good development in line with the city's vision.

Centres are the primary places where people will work and do business. Centres have a hierarchy of functions so that both the private and public sectors can invest with confidence. Centres are expected to accommodate a mix of uses, including, community services, employment, retail, cultural and arts, education and health facilities so they evolve to be much more than shopping centres. Residential and tourist accommodation is also expected in principal, major and district centres. All centres are designed to be readily accessible by public and active transport including walking and cycling and as well-designed places for casual and structured community interaction.

The highest level of day and night time activity and greatest mix of uses are encouraged at Cleveland and Capalaba, as the city's principal centres. These centres are the focus of public transport services

within Redlands. Victoria Point (a major centre) also supports mixed use development which is activated at night. The city's district and local centres are important hubs of economic and community life within their catchment areas, both on the mainland and on the islands.

As well, Redlands has a specialised centre based on the Cleveland hospital and other major health care providers, where specialist and general health services, health based education and training and related activities will cluster.

Other precincts provide opportunities for industry and employment generating activities that cannot be accommodated in centres. These include the Cleveland and Capalaba industrial parks, the Redlands Business Park and industry zoned land at Redland Bay, marine industry areas at Beveridge Road in Thornlands and on North Stradbroke Island, and low impact and service industry areas in Capalaba and along Shore Street, Cleveland and on Macleay Island. Land within these areas is to be used efficiently to accommodate economic activity and employment growth.

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

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

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

Each of the city's important economic hubs will be managed for its intended economic function and will be protected from encroaching sensitive land uses which may compromise or reduce its productivity. Tourism and primary industries will continue to play a significant economic role in the future of Redlands. Tourism will celebrate regionally and internationally significant natural features like Moreton Bay and North Stradbroke Island, the high scenic amenity of rural and bushland landscapes, and native fauna species including the koala.

Tourism infrastructure will be focussed on providing a range of short stay accommodation options on the islands, in rural areas and in centres, and providing places for outdoor recreation and events. However, new tourist facilities will need to ensure they do not significantly detract from the important natural qualities, character and amenity that underpin Redlands' attractiveness.

In rural areas, niche horticulture, livestock breeding and poultry farming enterprises will continue, while activities that have a nexus with, and add value to, rural activities will be supported, including farm- and nature-based tourism and recreation.

Key extractive resource areas and their haul routes will be protected from development that may reduce their current or future use and productivity.

Home-based businesses provide further micro-employment opportunities throughout the city.

3.2.4 Environment and heritage

Redlands' character and identity is in large part shaped by its natural setting, extending north and east from the Mount Cotton escarpment to the coastal plains, foreshores, waters and islands of southern Moreton Bay.

Highly scenic natural and productive rural landscapes support resilient fauna and flora communities. Throughout the city, recreation and wildlife corridors connect people, places, habitat areas, waterways, wetlands and foreshore areas. Development will be carefully managed to protect significant habitats, wildlife corridors, ecological functions and scenic landscapes. While occurring as intended under the relevant zone, development is to be undertaken in a manner that avoids or minimises and mitigates (and in some cases offsets) impacts.

Both within and outside urban areas, development will be managed to reduce risk to deterioration of water quality and natural hydrological regimes in waterways, wetlands and supply catchments, and to support healthy marine ecosystems in southern Moreton Bay.

The connection between the Redlands' community and its history is displayed through its valued heritage places. As well as containing a number of places of State heritage significance, Redlands has many sites of local significance for the community. Those of non-indigenous significance are

identified in the planning scheme to better manage the impact of future development on their heritage values.

The unique cultural, spiritual and historic associations of the traditional owners of land and waters in the Redlands is acknowledged and respected.

3.2.5 Safety and resilience to hazards

Bushfire, flooding, landslide and coastal erosion and inundation are natural hazards which, if unmanaged, can affect the future safety of the Redlands community, and its public and private assets. The level of risk is expected to be heightened through the impacts of climate change.

As well as natural hazards, people and the natural environment can be at risk from hazardous commercial and industrial activities and from air, water and land pollution. Industries and major sporting facilities can also be the source of significant noise, lighting and other nuisance.

Development will be managed to protect community health and safety, and avoid unacceptable risk or impacts.

3.2.6 Infrastructure

The provision of safe, efficient and effective infrastructure underpins the social, economic and environmental prosperity of the Redlands.

The efficient and effective provision of infrastructure will be a critical outcome of new development. Increasing infrastructure demands across multiple growth fronts is financially unsustainable for government. Likewise, the private sector and households are reluctant to carry the true costs of providing the services communities need. A planned settlement pattern is necessary to minimise private and public sector costs and to optimise community accessibility to services.

Infrastructure corridors and sites also need to be protected from encroaching sensitive or conflicting uses which may affect their ongoing safe and efficient operation.

3.2.7 Southern Thornlands Potential Future Growth Area

Preliminary planning investigations and community input have assisted with identifying future land uses within the area bounded by Boundary Road, Mount Cotton Road, Eprapah Creek and properties adjoining Springacre Road, within the suburbs of Sheldon and Thornlands until 2041 and beyond. The preferred mix of future land uses are intended to be accommodated within a number of indicative precincts with specific roles and functions. These precincts are shown in Figure 3.2.1 and described below.

- **Mixed Industry Business Area (MIBA) Precinct:** this precinct is intended to accommodate a broad range of commercial and industrial employment opportunities including professional services, higher order industrial uses (e.g. creative industry and advanced manufacturing), education, training and research facilities, information technology and communication services, office services and service trades. The MIBA precinct is not intended to have a strong industrial land use focus, however certain low impact industrial activities will be supported where adverse amenity impacts (namely noise, odour and dust) can be reduced to an acceptable level. A limited range of ancillary convenience uses (e.g. shops and food and drink outlets) could be established to service the precinct. Development within the MIBA will be reflective of the unique natural setting in which it is located, providing a high quality built form and landscaping elements.
- **Rural Precinct:** this precinct will retain its existing role and function, supporting uses that are consistent with the intent of the Rural zone.
- **Education, Training and Recreation Precinct:** this precinct is intended to accommodate tertiary education and training facilities, recreation facilities and ancillary accommodation and services.

- **Transport Uses Precinct:** this precinct is intended to accommodate transport related uses including transport depots and parking stations, which benefit from direct access to the State Road network.
- **Storage and Larger Scale Home Based Enterprise Precinct:** this precinct is intended to accommodate a mixture of uses ranging from vehicle storage facilities, (i.e. a parking station), small scale tourist parks or larger scale home based businesses that exceed the nominal thresholds contained in the Redland City Plan home-based business code.
- **Rural Residential Precinct:** this precinct is intended to facilitate rural residential development by enabling reconfiguration of lots down to a minimum size of one hectare, where newly created lots achieve a frontage to depth ratio not exceeding 1:4 and no additional driveway access points are proposed.

Further detailed planning investigations will be required before the suitability of this area for development can be confirmed. This will include a consideration of the following at a minimum: physical constraints and values, including koala habitat, ecological functions, natural hazards, scenic quality and infrastructure requirements and costs and alternative growth strategies. Urban residential land uses are inconsistent with the preferred future land use intents for the area.

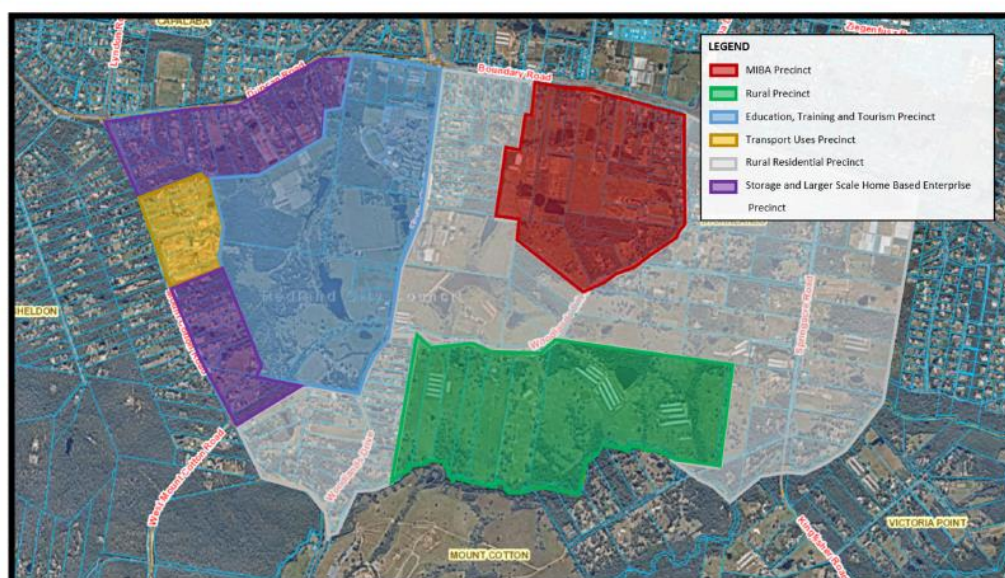


Figure 3.2.1—Southern Thornlands future land use intents

3.3 Theme: liveable communities and housing

3.3.1 Strategic outcomes

3.3.1.1 General

- (1) Redlands is a bayside, sub-tropical city made up of a diverse range of mainland and island communities structured around a hierarchy of activity centres, and framed by the scenic natural landscapes of Moreton Bay, major waterways and habitat corridors and the rural and natural hinterland.

- (2) New development is responsive to the sub-tropical climate by providing natural shade, cooling and lighting, indoor and outdoor living spaces, and public places and streets that are comfortable and safe for pedestrians and cyclists.
- (3) Affordable housing is available throughout the city for a diverse and changing community, including people of all ages and abilities: including families, single people, single-parent households, people with special needs and the aged. This is achieved by providing housing types in accordance with the intentions of the relevant zone.
- (4) Housing and residential areas are designed to support home-based businesses which are compatible with the prevailing level of residential amenity.
- (5) Urban areas are served by an extensive network of treed streetscapes, community spaces, vegetated corridors, parkland and sporting facilities. These support community health and well being, active lifestyles, community interaction, and a wide range of recreational activities.
- (6) A network of public transport, roads and walking and cycling paths provide a convenient level of access to places of employment, education, recreation and other community services.
- (7) Development facilitates access to Moreton Bay and other natural areas through a highly connected network of open space, walking paths and cycling routes.
- (8) Development maintains waterway corridors and habitat areas as green breaks within the urban area.
- (9) The pattern of urban development:
 - (a) maximises accessibility to jobs and services;
 - (b) supports the viability of public transport services;
 - (c) maximises the utilisation of and investment in infrastructure networks;
 - (d) avoids further expansion into areas of natural hazard;
 - (e) protects values of national, state or local environmental significance;
 - (f) avoids encroachment on natural economic resources like agricultural land, water and key extractive resources;
 - (g) protects and provides certainty for primary industries and those investing in the rural economy; and
 - (h) maintains the scenic and recreational values of the Redlands' natural, rural and coastal landscapes.

3.3.1.2 Housing choices in the medium density and low-medium density residential zones

- (1) Localities that are the focus for growth and change through a mix of lot sizes and housing forms are included in the medium density and low-medium density residential zones.
- (2) Medium rise development generally occurs close to the principal centres, with lower rise housing in other parts of the low-medium density and medium density residential zones.
- (3) Development creates an attractive streetscape and a sensitive transition between older and new forms of housing.
- (4) Siting and design of development minimises or mitigates impacts on natural site attributes including habitat, natural drainage lines and topography.
- (5) New development is well connected to the surrounding area, providing a high level of permeability by walking and cycling and accessibility to public transport services.
- (6) New development is provided with public spaces and facilities which cater for increasing recreational demands.

3.3.1.3 Housing in the low density and character residential zones

- (1) The character of the city's low density residential zoned areas remains largely unchanged, and consists predominantly of detached housing.
- (2) Existing lot sizes are retained on Southern Moreton Bay Island communities.
- (3) Lot sizes in the large lot (LDR1), park residential (LDR2) and Kinross Road (LDR4) precincts are consistent with the very low density to semi-rural bushland character of these areas.
- (4) Other parts of the low density residential zone contain housing on a mix of lot sizes suited to detached housing.
- (5) Housing in the large lot (LDR1), park residential (LDR2) and Kinross Road (LDR4) precincts is exclusively in the form of detached housing on larger lots within a bushland setting. Development does not detract from the retention of native vegetation and habitat values in these areas.

- (6) Although within the designated urban area, land in the park residential (LDR2) precinct provides a transition between suburban and rural areas of the Redlands. This land is not provided with the full range or same standard of urban services, such as wastewater networks, public transport and roads.
- (7) Housing in the Point Lookout (LDR3) precinct is designed to maintain the distinctive character of the locality.

3.3.1.4 Newly developing communities

- (1) New communities are established at Kinross Road, Thornlands, South-East Thornlands, Victoria Point and the area around Double Jump Road which is included in the emerging community zone.
- (2) In these areas, land is used efficiently and development provides a mix of lot sizes and housing forms, including detached housing on a mix of lot sizes and attached housing within well-structured and walkable neighbourhoods.
- (3) Neighbourhoods are designed to integrate with surrounding transport and open space networks to form connected, convenient and safe systems.
- (4) Development facilitates the retention or enhancement of significant waterway and habitat corridors and other areas of environmental significance.
- (5) Development makes provision for local services and social infrastructure to meet community needs, including public open space and recreational facilities, schools and child care facilities and neighbourhood centres.
- (6) Provision is made for public transport services from an early stage of the development of these areas.
- (7) Development does not proceed until odour impact from nearby poultry farms has been reduced to levels that are consistent with a reasonable level of residential amenity.
- (8) Unless included within the priority infrastructure area, development does not proceed until all local and trunk infrastructure requirements (both state and local) can be met by the development proponents, and an agreed funding mechanism established.
- (9) The Southern Redland Bay area has been identified as a possible option for longer term, future urban growth. Substantial investigations will be required of physical constraints and values, including koala habitat, ecological functions, natural hazards, mosquito risk, scenic quality and infrastructure requirements and costs and alternative growth strategies before the suitability of this area for development can be determined.
- (10) The area bounded by Taylor Road, Woodlands Drive and Springacre Road within the Thornlands area has been identified as a possible option for longer term, future urban growth. Substantial investigations will be required of physical constraints and values, including koala habitat, ecological functions, natural hazards, scenic quality and infrastructure requirements and costs and alternative growth strategies before the suitability of this area for development can be determined.
- (11) Future development on North Stradbroke Island should recognise and reflect indigenous land use values and the economic and social needs of the indigenous community.

3.4 Theme: economic development

3.4.1 Strategic outcomes

3.4.1.1 Centres hierarchy

- (1) Redlands' settlement pattern is structured around a hierarchy of multi-purpose activity centres which provide:
 - (a) community meeting places;
 - (b) hubs of community services and facilities;
 - (c) shopping areas;
 - (d) locations for education and employment;
 - (e) settings for leisure and entertainment activities;
 - (f) housing and visitor accommodation; and
 - (g) access to public transport services.
- (2) The form, size and mix of uses are appropriate to the function and scale of the centres.

- (3) Centres are designed to:
 - (a) create safe and attractive environments that support community interaction in streets and public spaces;
 - (b) strengthen sub tropical character and create attractive and engaging streetscapes through building scale, building elements, awnings and extensive street planting;
 - (c) provide easy access to and within centres by public transport, walking and cycling;
 - (d) prioritise pedestrians over cars;
 - (e) reinforce active street frontages along primary streets and pedestrian connections; and
 - (f) establish an appropriate transition of built heights from surrounding residential neighbourhoods.
- (4) A hierarchy of centres is maintained. Development does not expand the centre function beyond its designated level. The hierarchy consists of:
 - (a) principal centres at Cleveland and Capalaba;
 - (b) a major centre at Victoria Point;
 - (c) district centres at Birkdale, Alexandra Hills and Redland Bay;
 - (d) local centres located throughout the urban area; and
 - (e) neighbourhood centres also located throughout the urban area.

3.4.1.2 Principal centre zone

- (1) The principal centres at Cleveland and Capalaba serve catchments in the order of 50,000 people, and:
 - (a) contain the highest-order and largest concentrations of shopping, offices, community services and facilities, and cultural, and entertainment activities;
 - (b) contain tertiary and other specialist education and training facilities;
 - (c) accommodate day and night time activities;
 - (d) contain the highest buildings in the city;
 - (e) contain the high density housing;
 - (f) remain highly accessible by public transport, walking and cycling; and
 - (g) include major transport interchanges at central locations.
- (2) The principal centres are revitalised through streetscape and urban design treatments which express a distinctive bayside and sub-tropical character.

Cleveland

- (3) Cleveland continues to act as the administrative centre of the Redlands. It is the preferred location for major local or state government offices and the highest order community, cultural and entertainment facilities.
- (4) Cleveland strengthens its retail functions and accommodates an increasing variety of cultural, education and entertainment activities, including those that support a night time economy including cinemas and restaurants.
- (5) Cleveland is reinvigorated through a large amount of new residential development providing a range of accommodation for both residents and visitors, with a particular focus on the rail station.
- (6) Cleveland's location and connections to Raby Bay Harbour and Toondah Harbour, make it the major gateway to the bay and island communities, and reinforces its key role in the city.
- (7) Cleveland is focussed around active, pedestrian-friendly streets, particularly along Bloomfield and Middle Streets. Public spaces on Bloomfield Street (including a new town square) form the heart of the centre.
- (8) Built form reinforces Cleveland's important role in the city, and generally increases in height towards the rail station and Raby Bay harbour.
- (9) Development creates pedestrian-focussed, safe and attractive environments at street level.

Capalaba

- (10) Development within the Capalaba principal centre builds on its role as the primary retail centre for the city, whilst diversifying the range of land uses to include further commercial, community entertainment and residential development.
- (11) The busway station is integrated into the centre's built form and has strong pedestrian connections to other parts of the centre.

- (12) Development at Capalaba Park and Capalaba Central establishes activation along street frontages and creates an east-west pedestrian spine linking these shopping centres to each other and nearby parkland.
- (13) A core for Capalaba is established around town space created on Redland Bay Road, creating the focal point of the east west pedestrian spine.
- (14) Built form reinforces Capalaba's important role in the city, with greatest height in the centre core and decreasing towards the edges of the centre.
- (15) Development provides for greater permeability for pedestrians and creates pedestrian-focussed, safe and attractive environments at street level, particularly around the core public space and east west pedestrian spine.

3.4.1.3 Major centre zone

- (1) Victoria Point primarily serves the communities of Victoria Point, Redland Bay, Thomlands and the Southern Moreton Bay Islands.
- (2) The major centre is subordinate to, and does not compromise the principal centres.
- (3) Victoria Point evolves to contain a greater mix of uses including in-centre residential development.
- (4) Development provides for greater permeability for pedestrians and creates pedestrian-focussed, safe and attractive environments at street level.

3.4.1.4 District centre zone

- (1) District centres at Birkdale, Alexandra Hills and Redland Bay provide for the weekly shopping needs of catchments which are in the order of 15,000 people, and may include full line supermarkets, speciality stores, offices, dining, entertainment and community services.
- (2) District centres are subordinate to and do not compromise the major and principal centres.

3.4.1.5 Local centre zone

- (1) Local centres at Wellington Point, Mount Cotton, and Colburn Avenue, Victoria Point provide services and convenience shopping needs for the surrounding suburbs. The catchments for Mount Cotton and Colburn Avenue, Victoria Point are in the order of 5,000 people. The catchment for Wellington Point is in the order of 10,000 people.
- (2) The establishment of full-line supermarkets does not occur in local centres on the mainland.
- (3) Local centres on North Stradbroke and the Southern Moreton Bay Islands include the Dunwich, Point Lookout, Russell Island, Macleay Island and Lamb Island centres. These centres provide services and convenience shopping needs for the island community and tourists.
- (4) Local centres are subordinate to and do not compromise higher order centres.

3.4.1.6 Neighbourhood centre zone

- (1) Neighbourhood centres provide a range of convenience retail to meet the day-to-day needs of residents in the immediate walkable neighbourhood.
- (2) Neighbourhood centres are subordinate to and do not compromise higher order centres.

3.4.1.7 Specialised centre zone – Redlands Health and Wellness precinct

- (1) A specialised centre based on the Cleveland Hospital and other major health care services is developed as a regional hub for specialist medical and general health services, medical research and education and industry activities associated with the scientific or medical fields.
- (2) Development increases the depth and range of health care services and associated activities, and does not compromise ongoing hospital operations.
- (3) Infrastructure and movement networks are provided and enhance the functioning of the precinct.

3.4.1.8 Out-of-centre development

- (1) Development of office, showroom or shopping uses do not occur outside of designated centres or the mixed use zone.
- (2) Large format retailing (showrooms, hardware and trade supplies, bulky goods or category based retailing) occurs in centres or in the mixed use zone.

- (3) Small scale cafes and restaurants may establish in the medium density residential zone and the tourist accommodation zone. Shops providing services to tourists may also establish in the tourist accommodation zone.
- (4) Non-residential uses only occur in residential zones where they are for a community purpose, are stand-alone and small scale, do not significantly detract from residential amenity and do not compromise the role of any centre.
- (5) On the Southern Moreton Bay Islands, flexibility is provided to establish a limited range of additional small scale non residential uses which provide services to the local community or tourists, provided they do not significantly detract from residential amenity or the role of any centre.

3.4.1.9 Industry and mixed use zones

- (1) The primary industry and mixed use areas include:
 - (a) mixed use zoned areas providing the focus for large format, showroom based retailing, along Shore Street, Cleveland and Redland Bay Road, Capalaba and, in the future, in the emerging community zoned area fronting Redland Bay Road, Victoria Point;
 - (b) Cleveland industrial park accommodating a mix of manufacturing, processing, distribution, transport and storage uses;
 - (c) Capalaba industrial enterprise park accommodating a mix of low impact and service industries;
 - (d) Redlands business park at Redland Bay accommodating a mix of manufacturing, processing, distribution, transport and storage uses serving the southern parts of the city, and
 - (e) the marine enterprise precincts at Beveridge Road, Thornlands and on North Stradbroke Island, accommodating boat construction, sales and general marine services including boat repair, servicing and dry dock storage facilities.
- (2) Land within these and other smaller scale industry zoned areas is used efficiently. Development assists in consolidating the use of vacant and underutilised land.
- (3) Development within industry zoned areas is limited to industrial activity and uses which directly support those industries or workers. Large format retailing (showrooms, bulky goods, big box or category based) does not occur in these areas.
- (4) Mixed use zoned land accommodates a mix of service and low impact activities together with large format, showroom based retailing. It does not accommodate supermarkets, discount department stores or department stores. Shopping or office uses are limited to small scale supporting or convenience services.
- (5) Mixed use and industry zoned land is protected from the encroachment of sensitive and incompatible activities that may adversely affect the operation of uses expected in these zones.
- (6) Development within mixed use and industry zoned land minimises impacts on the environment and nearby sensitive land uses.
- (7) Development establishes a high quality appearance, especially along major road frontages.

3.4.1.10 Rural zone

- (1) Redlands has a strong and diverse rural economy with a mix of agricultural and horticultural uses, animal husbandry, and value-adding and complementary activities associated with rural production. A wide range of activities, including composting operations, biodigesters, cropping (including forestry and horticulture), intensive horticulture and wholesale nurseries, aquaculture and intensive animal industries (including poultry farms and niche livestock) may occur on rural zoned land.
- (2) Industry uses occurring in non urban areas are those which are directly related to farming activities or natural resources, or which require separation from urban areas.
- (3) Development which facilitates outdoor recreation or tourism (including accommodation, dining, "farm-door" sales and function venues) occurs provided that it does not significantly disturb the landscape character or rural amenity, and is not likely to be impacted upon by extractive resource areas, existing or approved poultry farms and other incompatible uses.
- (4) Tourist- and recreation-related development generally has a limited building footprint and does not involve significant modification of the natural landform. Short-stay accommodation may occur in the form of bed and breakfasts, farm stay facilities, eco-tourist cabins and camping, as well as larger scale accommodation facilities.

- (5) The siting of tourism, recreation, and rural industries does not negatively impact on the productivity of adjoining land.
- (6) Home-based businesses occur at a scale that is consistent with the amenity and character of the surrounding area.
- (7) In order to protect the landscape character, rural and semi rural amenity, biodiversity values and opportunities for primary production, further fragmentation of rural land is avoided. All rural land is protected from fragmentation, regardless of whether it is identified as agricultural land class A or B.
- (8) Intensive animal industries, intensive horticulture and other larger scale and higher impacting activities are protected from encroachment by sensitive land uses.
- (9) Intensive animal industries, intensive horticulture and other larger scale and higher impacting activities are not located where they would adversely impact on urban areas and minimise impacts on tourist and recreation facilities established on rural land.
- (10) Development does not significantly impact on the amenity of small rural lifestyle lots which are used primarily for residential purposes.
- (11) Intensive animal industries are generally limited to the poultry industry, smaller scale niche livestock facilities or aquaculture.
- (12) Development avoids or mitigates impacts on the natural environment, and maintains a connected network of habitat areas and ecological corridors.
- ~~(13) Land west of Taylor Road proximate to Sheldon College could accommodate tertiary education and training facilities, recreation facilities and ancillary accommodation and services.~~

3.4.1.11 Mineral and extractive resources

- (1) The Redlands' mineral resources, regionally significant extractive resource areas (designated as key resource areas) and the identified locally significant extractive resources, and their associated buffer areas and haulage routes, are protected from encroachment by sensitive land uses that might prevent or constrain current or future operations. These resources include:
 - (a) Hillview Road, Mount Cotton – Key Resource Area 71;
 - (b) West Mount Cotton Road, Sheldon – Key Resource Area 72;
 - (c) Mount Cotton Road, Sheldon;
 - (d) German Church Road, Redland Bay; and
 - (e) the sand resources of North Stradbroke Island.
- (2) Extractive resource operations mentioned in (1) are managed to minimise off site impacts associated with water quality, noise, dust, blasting, vibration, safety or other cause.
- (3) Extractive resource operations mentioned in (1) are managed to minimise impacts on scenic amenity and the natural environment.
- (4) Elsewhere, extractive resource operations only occur where compatible with the intentions of the relevant zone and overlays applying to the site, and do not significantly impact scenic amenity, the natural environment or the safety and amenity of the surrounding area.

3.4.1.12 Tourism

- (1) The islands of Moreton Bay (North Stradbroke and Southern Moreton Bay Islands) have a strong and sustainable tourism economy, with a range of tourist accommodation and facilities. These include resorts as well as low key tourism accommodation like camping, eco-tourist cabins and farm stays.
- (2) Tourist- and recreation-related development on the islands generally has a limited building footprint and does not involve significant modification of the natural landform.
- (3) The islands' centres accommodate visitor services, entertainment and accommodation facilities beyond that which would normally be associated with a local or neighbourhood centre.
- (5) Development (whether on the islands or on the mainland) is compatible with the local setting, and does not detract from the natural habitat, landscape character, scenic amenity and indigenous cultural values which enhance the Redlands' attractiveness as a tourist destination.
- (6) Development supports the establishment of the Moreton Bay Cycleway linking a range of tourist attractions along the coast, as well as linked recreation trails (walking, cycling or bridle) through the non urban parts of the mainland.

3.4.1.13 Birkdale special enterprise area

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

3.5 Theme: environment and heritage

3.5.1 Strategic outcomes

3.5.1.1 The natural environment

- (1) The Redlands' natural areas facilitate the conservation of biodiversity and habitat for wildlife (including the koala), and the protection of ecological processes and functions. Areas of national, state and local significance are identified in the environmental significance and waterway corridors and wetlands overlays.
- (2) Viable and resilient wildlife corridors link habitat areas and facilitate the movement and migration of native fauna throughout the Redlands and beyond. Corridors connect terrestrial and aquatic environments (including waterways, wetlands and along the foreshore) and significant habitat. Ecological corridors are primarily protected by the environmental significance and waterway corridors and wetlands overlays as well as the conservation, environmental management and recreation and open space zones. However, other land may also perform corridor functions that are to be protected.
- (3) Development occurs as intended under the relevant zone, but is undertaken in a manner that avoids or minimises and mitigates impacts on matters of national, state or local significance. Where development results in a significant residual impact on important habitat, the loss may need to be offset.
- (4) The Redlands' natural areas provide a range of outdoor recreational opportunities promoting healthy lifestyles, and continue to contribute to the character and lifestyle enjoyed by residents and visitors.
- (5) Development avoids or minimises impacts on natural coastal values and functions.
- (6) Coastal-dependent development including marine industry and ferry terminals are consolidated in existing locations.
- (7) Development does not impede public access to and along Moreton Bay and its foreshores.
- (8) The environmental values of the city's waterways are protected or enhanced, and stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands and Moreton Bay.
- (9) Development minimises disturbances to natural topography and natural drainage paths, and does not adversely impact on the natural environment as a result of altered water flows.

3.5.1.2 Landscape and scenic amenity

- (1) The Redlands' landscapes and landforms provide a high level of scenic amenity, contribute to local character and identity and are of cultural significance. Important features to be protected, include:
 - (a) the coastal landscapes of Moreton Bay: coastal foreshores, headlands, estuaries and wetlands including Eighteen Mile Swamp on North Stradbroke Island, Wellington Point, Cleveland Point, Victoria Point, Point O'Halloran (Victoria Point), Melaleuca Wetlands (Coochiemudlo Island), Geoff Skinner Reserve (Wellington Point), Black Swamp (Cleveland) and the natural wetlands of the Southern Moreton Bay Islands;
 - (b) the green backdrop to Moreton Bay provided by bushland on the islands;
 - (c) the bushland landscapes of Venmans National Park and surrounds that form part of the Koala Coast and provide an inter-urban break between Redland City and Logan City;
 - (d) the scenic outlook from vantage points along Mount Cotton Road and Woodlands Drive looking across Eprapah Creek and east to Moreton Bay across a rural landscape; and

- (e) natural waterways that break up the urban form like Hilliards Creek, Erapah Creek, Coolnwynpin Creek and Moogurrapum Creek together with Tingalpa Creek that contributes to an inter-urban break between Redland City and Brisbane City.
- (2) Development on the islands and in non urban parts of the Redlands is designed to minimise significant visual changes to its natural and productive rural landscape setting.

3.5.1.3 Cultural heritage

- (1) Places of local heritage significance are protected and used in a way that is compatible with their values.
- (2) Development does not obscure or detract from the heritage value of places of local heritage significance.
- (3) The unique cultural, spiritual and historic associations of the traditional owners of land and waters in the Redlands are acknowledged and valued. Development does not diminish places or values of cultural significance to the traditional owners.

Editor's note—State heritage places are regulated under the *Queensland Heritage Act 1992*. Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003*. In addition, the management and conservation of natural and cultural resources on North Stradbroke/Minjerribah Island is undertaken as a shared responsibility in accordance with the Indigenous Land Use Agreement (ILUA). The responsibilities of the Quandamooka people as traditional owners and the public responsibilities of Redland City Council co-exist through formal and informal agreements and aim to achieve open communication, responsible decision-making and respectful governance. Applicants ought to undertake appropriate consultation with the relevant parties.

3.6 Theme: safety and resilience to hazards

3.6.1 Strategic outcomes

3.6.1.1 All hazards

- (1) Development does not materially increase the extent or severity of natural hazards or their impacts.
- (2) Exposure of people and property to hazards is avoided or the risks are mitigated to an acceptable or tolerable level.
- (3) Activities involving the manufacture or bulk storage of hazardous material are not located in hazard areas.
- (4) The establishment of community activities and infrastructure and services that require continuous operation during natural hazard events in hazard areas is avoided wherever possible.
- (5) Development does not reduce the functions of landforms or vegetation in providing protection against natural hazards.
- (6) The cost to the public of measures to mitigate the risks of natural hazards is minimised.

3.6.1.2 Storm tide and flooding inundation hazard

- (1) In urban areas (other than the emerging community zone), development mitigates the impacts of the storm tide or flood hazard so that risk is minimised.
- (2) In other areas, development avoids intensifying the use of land within areas affected by the defined storm tide or flood events.
- (3) Development in drainage constrained areas on the Southern Moreton Bay Islands avoids or minimises the impacts of overland flow paths and seepage from high water tables.

3.6.1.3 Erosion prone land

- (1) Development does not occur within erosion prone areas unless it is coastal-dependent development, is temporary, readily relocatable or able to be abandoned, cannot be feasibly located elsewhere or does not extend closer to the erosion hazard than existing buildings and infrastructure on or adjacent to the site.
- (2) The number of lots within an erosion prone area is not increased.
- (3) Where development occurs, it mitigates the coastal erosion risk through private erosion control works.

3.6.1.4 Bushfire and landslide hazard

- (1) The establishment or intensification of development involving the accommodation or congregation of vulnerable sectors of the community is avoided in areas of bushfire hazard.
- (2) Development within or near bushfire and landslide hazard areas incorporates appropriate siting, design and management practices to reduce risk to an acceptable level.

3.6.1.5 Safety and emissions

- (1) Development that is likely to generate off-site adverse impacts is adequately separated from sensitive land uses and natural receiving environments, and is protected from encroachment by sensitive land uses. Such development may include:
 - (a) wastewater treatment and disposal facilities;
 - (b) solid waste management sites;
 - (c) industrial development;
 - (d) extractive industry;
 - (e) poultry farming and other intensive animal industries;
 - (f) some intensive horticultural activities; and
 - (g) motor sport facilities.
- (2) Development with the potential to cause harm or nuisance as a result of air, noise or odour emissions is appropriately located, designed and managed to minimise impacts upon sensitive land uses and natural receiving environments.
- (3) Development that has the potential to cause land or water contamination is located, designed and managed to minimise environmental and community health risks.
- (4) Development involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances is located, designed and managed to minimise the health and safety risks to communities.

3.7 Theme: infrastructure**3.7.1 Strategic outcomes****3.7.1.1 Infrastructure generally**

- (1) Transport, parkland, community facilities, potable water, wastewater, stormwater, waste management, energy and telecommunications infrastructure is provided to meet the needs of the Redlands community.
- (2) Urban growth occurs at a time and in locations that facilitate the orderly and cost effective delivery of the full range of infrastructure and services required by the community. Urban development does not extend beyond the land zoned for urban purposes.
- (3) Development is undertaken in a way that minimises user demands on, and optimises available capacity and established investment in, infrastructure networks.
- (4) Infrastructure networks are designed to minimise adverse impacts on public health and safety, the visual character and amenity of the community, and the natural environment.
- (5) Whole of life costs, including both establishment and ongoing operation and maintenance costs, are minimised.
- (6) Development does not occur outside the priority infrastructure area (PIA) unless the full spectrum of urban infrastructure can be provided in an efficient and timely manner, without reducing the standard or delaying the provision of infrastructure to areas within the PIA.
- (7) Development supplies non-trunk infrastructure networks that connect to external networks in a manner that maintains the overall safety and efficiency of the Redlands infrastructure networks.
- (8) Infrastructure corridors and sites for transport, water supply and water cycle management, waste, energy and telecommunications are protected from development and hazards that would undermine their safe, efficient and unencumbered operation or expansion. Key infrastructure corridors and sites include:
 - (a) transport corridors (or potential transport corridors) including the Northern Arterial, Capalaba Bypass and Kinross Road to South Street routes;
 - (b) North Stradbroke Island aquifer;
 - (c) Leslie Harrison Dam;

- (d) water reservoirs at Alexandra Hills, Mount Cotton, Redland Bay, Dunwich, Amity and Point Lookout;
 - (e) water treatment plants at Capalaba, and North Stradbroke Island;
 - (f) trunk water supply and sewer network including the eastern pipeline interconnector that links the Redlands to the regional water network;
 - (g) wastewater treatment plants at Capalaba, Cleveland, Thorneside, Victoria Point, Mount Cotton, Dunwich and Point Lookout;
 - (h) electrical substations and transmission corridors; and
 - (i) Redwaste's waste management facilities.
- (9) Infrastructure corridors and sites are co-located wherever practicable to minimise impacts on landscapes, the natural environment and communities.

3.7.1.2 Total water cycle management

- (1) Water resources are managed as a total water cycle system. Water supply, drainage, stormwater and wastewater infrastructure systems are integrated.
- (2) Water consumption demand is managed through the use of appropriate technologies.
- (3) Development is designed to be water-sensitive by:
 - (a) minimising water losses during distribution;
 - (b) maximising opportunities for water capture and re-use;
 - (c) minimising alteration of natural flows and maintaining the natural hydrologic behaviour of catchments; and
 - (d) maintaining water quality and the health of natural waterways.
- (4) The flood management functions of open space are maintained.
- (5) The quality and capacity of water in water supply catchments are protected.
- (6) Potable water supplies and wastewater are fit for purpose.
- (7) Where they exist, on-site wastewater systems maintain human health and safety, the amenity of the immediate locality and minimise adverse impacts on water quality and the natural environment.
- (8) Stormwater infrastructure provides multiple functions including the collection, storage, treatment and discharge of surface water, managing the impacts of flooding on aquatic ecosystems and built environments, the provision of accessible and functional open space and urban amenity, and the maintenance or enhancement of ecological processes.
- (9) Development minimises and manages the disturbance to acid sulfate soils so that the release of acid and metal contaminants does not occur.

3.7.1.3 Integrated transport network

Editor's note—In addition to the planning scheme measures, the Redland Transport Plan contains strategies aimed at delivering integrated road, rail, bus and ferry transport networks and services to facilitate seamless travel by a variety of transportation modes

- (1) The Redlands has a sustainable and integrated transport network that provides for the safe, efficient and convenient movement of people and goods, connecting communities to activity centres and other employment areas.
- (2) The settlement pattern facilitates improved accessibility to public transport and reduced car dependency.
- (3) Major employment and trip generators are located in accessible locations along existing or planned transport networks to support efficient freight movements to the regional transport network and promote use of public transport.
- (4) Development facilitates improvements to public transport services and facilities, including the extension of the eastern busway to Capalaba, the establishment of bus priority measures between Capalaba, Cleveland, Victoria Point and the mainland ferry terminals, as well as more localised bus infrastructure and bus priority measures.
- (5) Within centres and residential areas, development prioritises accessibility by public transport, walking and cycling over the private vehicle.
- (6) The Redlands has a safe, attractive and direct active transport network that promotes walking and cycling as a viable transport option. Development is designed to provide a high level of accessibility, safety, convenience and comfort for pedestrians and cyclists, including appropriate end of trip facilities.

- (7) Development facilitates planned extensions to the principal cycle network, including the coastal Moreton Bay Cycleway.
- (8) Opportunities to upgrade ferry infrastructure are maximised, including the provision of modal interchanges, car parking and a network of walking and cycling paths and end of trip facilities.
- (9) The Redlands strategic road network is designed and managed as an efficient multi-modal movement network that integrates private vehicle and freight movement with more efficient and sustainable public transport and walking and cycling networks.
- (10) Strategic road networks safely and efficiently connect the principal centres and major industrial areas with broader regional transport corridors.
- (11) Development occurs at a level that is commensurate with the capacity of the strategic road network, and provides access in a manner that protects the safety and efficiency of the network.
- (12) Development does not prejudice any planned upgrading of the strategic road network, including the ability to incorporate public transport and walking and cycling networks.
- (13) The Redlands local road network is designed and managed as a low speed and highly permeable network that supports accessibility to local destinations and promotes walking and cycling.
- (14) Transport networks are delivered to support newly developing communities and establish a high level of connectivity to surrounding areas.
- (15) The location and design of transport infrastructure minimises impacts on residential amenity, the natural environment and scenic values.
- (16) Transport noise impacts are managed by the siting and design of development. The need for acoustic screening is minimised, and where they are used acoustic walls are designed to mitigate visual impacts.

3.7.1.4 Energy and telecommunications

- (1) Communities, businesses and visitors to the Redlands have access to a reliable and safe energy supply.
- (2) Energy generation and distribution infrastructure is separated from sensitive land uses and receiving environments in order to minimise adverse impacts.
- (3) Development is encouraged to incorporate energy efficient design and renewable energy technology.
- (4) Development of stand-alone renewable energy generation infrastructure occurs in locations where impacts on the amenity of residential areas, ecological values or scenic values can be minimised and successfully mitigated.
- (5) The community is provided with high quality telecommunication infrastructure including high speed internet access to promote social connections, working from home and access to a range of on-line services.
- (6) Electricity and telecommunications infrastructure is designed and located to minimise impacts on the surrounding area.

3.7.1.5 Waste management

- (1) Waste management infrastructure is provided and managed to maintain the health, wellbeing and amenity of the community and the natural environment, and to minimise visual impacts.
- (2) The generation of energy from waste management infrastructure is maximised in the Redlands.
- (3) Waste management measures during the construction of development maximises opportunities for reuse, recycling and energy recovery.
- (4) Development provides for the safe and efficient storage and collection of waste and recyclable materials, commensurate with the type and amount of waste generated.

3.7.1.6 Social infrastructure

Editor's note—Social infrastructure refers to the community facilities, services and networks which help individuals, families, groups and communities meet their social needs, maximise their potential for development, and enhance community wellbeing.

- (1) Residents and visitors in the Redlands have access to a network of well located social infrastructure that meets community needs and promotes a rich and active community life.
- (2) Community services and facilities and a range of civic spaces are concentrated in the Redlands' centres, so that centres become hubs for community life and interaction.
- (3) Social infrastructure is provided in a timely, cost effective and efficient manner.

- (4) Social infrastructure is designed to be multi-purpose, flexible and adaptable to respond to the changing and emerging needs of the community.
- (5) Newly developing areas are provided with appropriate social infrastructure from the initial stages of development.
- (6) A network of open space provides the setting for a diverse range of recreation activities and experiences to support active and healthy lifestyles, provide opportunities for community interaction and enhance the quality of the urban environment.
- (7) Development facilitates an open space network that is interconnected and highly accessible from surrounding communities by walking and cycling.
- (8) Social infrastructure, including sporting and other facilities associated with a high level of activity, are located and designed to minimise impacts on the amenity of the surrounding areas.

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

15.1 PROPOSED PARK NAMING - 44-56 RANDALL ROAD, BIRKDALE (LOT 2 ON SP313794)

Objective Reference: A5339783

Authorising Officer: Dr Nicole Davis, General Manager Infrastructure & Operations

Responsible Officer: Bradley Salton, Group Manager City Assets

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

Attachments: Nil

PURPOSE

To consider the naming of the property located at 44-56 Randall Road, Birkdale 4159 (Lot 2 on SP313794), formally part of 521 Old Cleveland Road East, as “Jack Rosa Urban Habitat” as requested by the Divisional Councillor.

BACKGROUND

This subject land was first purchased as a Deed of Grant under the Alienation of Crown Lands when auctioned in 1893. It was purchased by Egerton Thynne O’Brien who was the only private owner of the land. Following Mr O’Brien’s death, the land was sold in 1942 to the then Cleveland Shire Council.

In 1949 Redland Shire Council took over the ownership following amalgamation, however the ownership was not updated on the deed until 1972.

On 10 December 2014, Council determined that the property at 521 Old Cleveland Road East, Birkdale was surplus land and resolved to transfer the property to Redland Investment Corporation Pty Ltd (RIC) with the property finally being transferred in January 2016.

RIC’s proposal was to develop 512 Old Cleveland Road East, Birkdale, for a multiple dwelling development with the conservation area to the south of the block, spanning 16,644 sq m to be retained. As part of the environmental management plan for the project, RIC agreed to rehabilitate the conservation area, removing declared pests, exotic plants and long grass/weeds to provide improved koala habitat. Ownership of a newly created lot (lot 2 on SP313794) was to be transferred back to Council following the reconfiguration of the original lot.

In August 2019, after speaking with many residents in the Birkdale area, Councillor Huges was quick to identify Mr Jack Rosa as a prominent resident who offered years of significant contribution to our city. Councillor Huges met with Mr Rosa’s daughter, who currently resides in Division 8, to discuss the many great things her father did for the community.

The request to name the conservation land after Mr Jack Rosa was formally received from Councillor Huges in September 2019.

The land, subject to this park naming request, was transferred back to Redland City Council in February 2021 after the lot reconfiguration, with a new property address of 44-56 Randall Road, Birkdale (Lot 2 SP313794).

History of Jack Rosa

Jack Rosa was born in Taurasi, Italy and was the eldest of eight children.

During his years in Italy he became a policeman and fought in World War 2, earning the Italian War Merit Cross on the Adriatic front line.

Mr Rosa immigrated to Australia in 1952. After working for a short time in the immigration camps, Jack relocated to Brisbane where he worked at a local abattoir. Jack's wife, Virginia (known as Gina) whom he married by proxy in 1954, moved to Australia to be together.

Mr Rosa purchased a farm based on 17 acres on Bailey Road, Birkdale where they grew and sold various mixed crops, including grapes, tomatoes and cucumbers. Mr Rosa maintained that he would give back to his new country that gave him so much, and began to dedicate himself to charity work.

Mr Rosa was heavily involved with the Capalaba Lions Club and later went on to be President of the club. Mr Rosa also joined Meals on Wheels and was the instigator for building one large kitchen to improve conditions. After eight years of rallying, he was finally given the approval to build the Meals on Wheels kitchen himself in Capalaba.

Mr Rosa was also a strong advocate and one of the first members to highlight the need for an Ambulance, Police and Fire services in Capalaba and advocate for the building of a Girl Guide hut and the Capalaba Bowls Club. He was also involved in; the Redlands District Committee of the Ageing (RDCOTA), serving as Treasurer for the Committee for 14 years, the Handicapped Association, the Community Assistance for Italians (Coasit), the St Anthony's Catholic Parish at Alexandra Hills, and one of the first members of the Redlands Sporting Club.

Mr Rosa has also been recognised many times by Redland City Council for serving the community, and many other associations.

In 1972, Mr Rosa was one of the area's first farmers to sell his farm to developers. He remained living in a residential block on Randall Road, Birkdale.

In 1988 Mr Rosa received a Centenary Medal from the Prime Minister for service to his community and in August 2018, Mr Rosa received his 50 year medallion for his services to Capalaba Lions Club. Mr Rosa also received a congratulatory letter of service from the Mayor of Redland City Council.

Mr Rosa's legacy is considerable with a long history of community service and land ownership in the immediate area to the new Randall Road property. Mr Rosa passed away at the age of 94 on December 24, 2018, leaving behind many significant contributions to our city that are greatly acknowledged and appreciated.

ISSUES

The naming request has been reviewed and is consistent with Naming of Infrastructure Assets Administrative Directive AST-001-A and Park Naming Guideline AST-001-003-G. Under the Park Naming Guideline, land that is conservation can be named or renamed after deceased person/s that the community highly recognises.

The supporting documentation supplied outlining the Rosa family history and association with the property has merit for the property to be named in their honour.

STRATEGIC IMPLICATIONS

Legislative Requirements

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

Risk Management

There are no known physical risks in naming the land at 44-56 Randall Road, Birkdale, as Jack Rosa Urban Habitat, however the naming of community infrastructure can raise the risk of another party not being supportive of, or not recognising the approved name. It is also recognised that other community members could want to propose an alternative name for this property, however no other names have been sought or proposed to Council.

Financial

The estimated cost for the design, construction and installation of an appropriate park naming sign is approximately \$1,500. This cost can be accommodated in the Infrastructure and Operations FY 2020/21 OPEX budget.

People

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

Environmental

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

Social

The naming of the land to Jack Rosa Urban Habitat will give Council and the community the opportunity to acknowledge and honour Mr Rosa's contribution to the community of Redlands, and his association with the property, and the historical and agricultural character of the Redlands community.

Human Rights

There are no human rights implications associated with this report.

Alignment with Council's Policy and Plans

This naming request is in accordance with Naming of Infrastructure Assets Administrative Directive AST-001-A which provides through approved guidelines and procedures that proposed names for Council infrastructure assets are appropriate and relevant, and the proposals from the community are considered in the context of historical, geographical or cultural association.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillor Division 8	Ongoing since September 2019	Councillor Division 8 requested the naming of this property after meeting with Mr Rosa's daughter.
Strategic Planning City Planning & Assessment Group	April 2021	No objection to the suggested naming of this property after Jack Rosa
City Operations Parks & Conservation	April 2021	No objection to the suggested naming of this property after Jack Rosa
Environment & Regulation Environment and Education	April 2021	No objection to the suggested naming of this property after Jack Rosa Broader clarification around naming conventions to be furthered through Park Naming Policy and guideline review.
Environment & Regulation Property Services	April 2021	No objection to the suggested naming of this property after Jack Rosa
Library Services – historical information	April 2021	No objection to the suggested naming of this property after Jack Rosa

No external consultation has been undertaken with regard to this property naming application. However, a communications plan will be developed in order to inform the community of the decision and the reasons for the naming.

OPTIONS**Option One**

That Council resolves as follows:

1. To name the property located at 44-56 Randall Road, Birkdale 4159 (Lot 2 SP313794) as Jack Rosa Urban Habitat.
2. To acknowledge the historical association of Mr Jack Rosa with 44-56 Randall Road, Birkdale by naming the property after him.
3. To advise the Rosa family of Council's decisions.
4. To install signage to reflect the approved name.

Option Two

That Council resolves as follows:

1. To not support the request to name the property located at 44-56 Randall Road, Birkdale (Lot 2 SP313794) as Jack Rosa Urban Habitat.
2. To advise the Rosa family of Council's decision.

Option Three

That Council resolves as follows:

1. To seek an alternate name for the property located at 44-56 Randall Road, Birkdale (Lot 2 SP313794).
2. To advise the Rosa family of Council's decision.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To name the property located at 44-56 Randall Road, Birkdale 4159 (Lot 2 SP313794) as Jack Rosa Urban Habitat.
2. To acknowledge the historical association of Mr Jack Rosa with 44-56 Randall Road, Birkdale by naming the property after him.
3. To advise the Rosa family of Council's decisions.
4. To install signage to reflect the approved name.

15.2 OUTCOMES OF ECONOMIC NEEDS ASSESSMENT - SHORT STAY FACILITY FOR SELF-CONTAINED RECREATIONAL VEHICLES AND CARAVANS ON REDLANDS COAST

Objective Reference: A5328391

Authorising Officer: Dr Nicole Davis, General Manager Infrastructure & Operations

Responsible Officer: Bradley Salton, Group Manager City Assets

Report Author: Frances Hudson, Service Manager Civic & Open Space
Julian Bunting, Senior Advisor Civic & Open Space

Attachments:

1. Executive Summary Economic Needs Assessment [↓](#)
2. Site Assessment and ranking [↓](#)
3. Unsuitable sites [↓](#)
4. High level cost estimates [↓](#)
5. Fact sheet [↓](#)

PURPOSE

To advise Redland City Council (Council) of the key findings of an Economic Needs Assessment: Short stay facility of self-contained RVs and caravans ("short stay facility") and propose the next steps for Council to undertake.

BACKGROUND

On 18 November 2020 at the General Meeting, Council considered a report in relation to the opportunities for short stay facilities and resolved (2020/348) in part the following:

2. *That a report be brought back to Council with further details including the preferred operational model and indicative costs of minor infrastructure for the preferred sites.*
3. *To endorse the undertaking of an economic needs assessment for short stay, non-commercial camping of self-contained RVs and caravans in Redlands Coast within four (4) months, subject to budget approval.*
4. *To communicate the current opportunities and limitations for not-for-profit and community based organisations to provide for short stay basic camping ground options in Redlands Coast for self-contained RVs and caravans.*

In late December 2020 external consultants were engaged to prepare an Economic Needs Assessment. Attachment 1 includes the executive summary of the *Economic Needs Assessment: Short stay facility of self-contained RVs and caravans: Redland City Council* report ("Economic Needs Assessment"). The Economic Needs Assessment is part of the due diligence and best practice recommended by the Queensland Government's draft *Guide to managing caravanning, camping and RVs 2018* and will assist Council in progressing the options for a short stay facility. In this context a short stay is generally considered up to a maximum of three (3) to five (5) nights.

ISSUES

Economic needs assessment – key findings

Economic need and demand

The Economic Needs Assessment estimates that there is a need and demand for a short stay facility accommodating between 20-25 self-contained RVs and caravans. This need and demand could be met by one or a number of sites across the mainland, including temporary (smaller scale sites: 10-15 spaces) or permanent (larger scale sites: 20+ spaces) sites. Two major factors play an important role in generating this demand.

Firstly, the Visitor Economy Guide expects a growth of 13 million additional visitors and an additional 48 million extra overnight stays for the Brisbane Tourism Region to 2031. Secondly, caravan and RV clubs such as Australian Caravan Clubs, Caravan Clubs of Queensland and the CMCA (Campervan Motorhome Club of Australia) undertake monthly chapter meetings or rallies, represent an overall demand for 400 meeting trips each year for South East Queensland. A new low cost/affordable short stay facility has the ability to attract a share of this growth in visitor numbers and demand from caravan and RV club monthly meetings.

The ability to attract the 'drive market' and convert a day trip to an overnight stay within the Redlands Coast depends on a range of factors such as ensuring that there are activities for and infrastructure to support the drive market. This includes *connectivity to a bay experience, curated itineraries and experiences to Minjerribah, connectivity and accessibility to shops, dining and amenities that are within walking distance of RV users and ensuring that a short stay is not a perceived suburban experience.*

The Economic Needs Assessment also notes the opportunities for micro scale facilities (5 spaces per site) on large rural or environmental lots (e.g. on sites greater than 5ha). Rural locations that provide a different offering (remote or quiet location) could effectively operate as an overflow type facility complementing an established permanent short stay facility for self-contained travellers in an urban setting.

Preferred operational model

The Economic Needs Assessment does not recommend that Council undertakes a direct management or operational role of a short stay facility for self-contained travellers. Rather, it proposes that Council should assume the role of advocate and facilitator, supporting site selection and the overall narrative that reinforces connectivity to the bay and optimising community and economic benefits.

In summary, the Economic Needs Assessment recommends:

- Council outsource to a not-for-profit or community organisation for operations and management of a short stay facility
- An all-year round rather than a seasonal facility
- A permanent facility instead of a temporary one
- An urban location to optimise connectivity to the bay and flow-on benefits to local businesses
- A 'branded' community or not-for-profit organised and/or run camping facility offering a level of confidence for self-contained travellers in terms of the standard of visitor experience

Economic benefits and costs

The Economic Needs Assessment estimates the following economic benefits (per year) based on a 'low' scenario. A 'low' scenario is based on a functional site, attracting a lower occupancy rate, a smaller more constrained site that can accommodate fewer RVs, or a non-branded facility that does not present the reputation, marketing or promotional awareness of a CMCA or Showgrounds run facility.

- An extra 4,100 visitors
- An additional 2,200 visitor nights
- Additional visitor expenditure of \$130,000
- Site fees of \$33,000
- Total benefit of \$284,000
- Supporting three (3) full time equivalent (FTE) workers

The estimate above is based on a 'low' scenario and provides a conservative estimate. However, a 'high' scenario could generate greater economic benefits for Redland Coast. A 'high' scenario would involve a branded facility that can offer a particular standard, promote a bay experience, and attract a greater number of visitors and a higher occupancy rate.

Potential impacts on current commercial campgrounds

The potential impacts on the two largest caravan park facilities located on the mainland of Redland City have been examined. It is recognised that both caravan parks focus on residential operations but provide a limited number of casual stay sites for visitors and tourists. Both commercial operators provide a total of 25 sites for short stay visitors.

The Economic Needs Assessment concludes that there is an 'unmet' demand for self-contained travellers and a new short stay facility would have a net economic and community benefit for Redlands Coast *and would not unduly impact on the operation of existing commercial caravan park facilities.*

Preferred sites

External consultants undertook a site suitability assessment and ranking (multi-criteria analysis) for 20 sites across the Redlands Coast mainland. These sites were identified by tourism and other stakeholders, industry operators and previous Council investigations. They include a mix of Council owned properties (freehold), land managed by Council (state reserves/road reserves) and privately owned land (freehold). The potential sites were assessed against a range of criteria under three main themes; economic benefit, traveller experience, and operational structure and design. The later includes up front capital costs, supporting infrastructure and compatibility with surrounding land uses.

Based on this criteria each site received a total score (between 1 – lowest and 5 – highest) resulting in an overall ranking. A full description of each criteria used to assess potential sites and the overall score and rank for each site is included at Attachment 2. Noting that some privately owned sites (freehold land) achieved the highest scores and ranking, a permanent short stay facility is not necessarily the highest and best use for these privately owned sites. Since private landholders have not been consulted on the outcome of this site suitability assessment, due to privacy concerns, these sites have not been identified. However, the following top five Council owned or managed sites have merit and are potentially suitable for a short stay facility.

Rank	Site	Score	Temporary/ Permanent
1	Island St, Cleveland (existing overflow parking area adjoining Cleveland Bowls Club)	3.24	Temporary
2	Redland Showgrounds - 44 Smith Street, Cleveland	3.24	Permanent
3	Raby Bay Boulevard Park (William Street boat ramp)	3.18	Temporary
4	Indigiscapes Nursery – 377-385 Redlands Bay Road, Capalaba	3.00	Permanent
5	594-596 Main Road, Wellington Point	2.94	Temporary

The purpose of this exercise is not to recommend a specific site but to acknowledge that some sites have attributes and locational advantages that provide greater economic benefits, enhanced visitor experience, and improved outcomes for operational structure and design (supporting infrastructure / compatibility with surrounding land uses). The site of 362-388 Old Cleveland Road East, Birkdale is currently subject to community consultation and visioning to assist in determining the site's future. Any consideration of this site for a short stay facility would be subject to the outcomes of this process. Note that the site did not score high in the economic needs assessment based on in current attributes and locational advantages. It is recognised that other privately owned sites not identified by the Economic Needs Assessment are potentially suitable for a short stay facility. Equally, some sites owned or managed by not-for-profit organisations that did not score strongly may be suitable if private sector or alternative sources of funding could provide supporting infrastructure (secured fence/gate access, dump point, power and water) meeting the needs of self-contained travellers.

Unsuitable sites

Due to their insufficient land size or competing land uses and activities, a number of Council owned or managed sites are unsuitable. Although some sites score highly on visitor experience due to their foreshore or iconic location and connectivity to the bay, they perform poorly in relation to impacts on existing land uses and established activities. Attachment 3 outlines examples of Council owned or managed sites that cannot be progressed over the short term, or are unsuitable for short stay facilities due to these reasons.

Indicative cost of minor infrastructure

A range of minor infrastructure is required to establish a short stay facility. This may include a wastewater dump point, tap, concrete slab and one power outlet for the on-site caretaker, perimeter fence, driveway and gate access. High level estimates of infrastructure costs for some of the above sites range from \$150,000 to \$190,000 for sites where there is no current infrastructure (refer to Attachment 4). Costs will be less for sites where there is existing infrastructure such as a dump point connected to the sewer. The cost estimates are indicative only and include a large contingency of 40% which is appropriate for the high level nature and conceptual stage of any capital works project. The up-front capital cost also include project construction on-costs representing the cost to Council to deliver this minor infrastructure.

Communicating current opportunities and limitations for not-for-profit/community organisations

As a parallel process and in response to Council's resolution a fact sheet (refer Attachment 5) has been prepared to assist social enterprises, not-for-profit and community organisations to better understand the requirements for establishing a short stay facility (also known as a low cost/affordable basic campground).

Timing - delivery of a short stay facility

The Economic Needs Assessment did not assess the time required to deliver a short stay facility at each individual site, however a number of factors that affect the timing and delivery of a short stay

facility on Council owned or controlled land can be noted. Based on the preferred operational model, progressing a site on public land requires an Expression of Interest (EOI) process to short list or recommend a preferred candidate. An EOI process undertaken in accordance with section 228 of the *Local Government Regulation 2012* is expected to take a minimum of six to eight weeks.

If development approval is required for the purpose of a tourist park, this may take an additional time, indicatively three months for a code assessable development application and longer for an impact assessable application. However, it is noted that depending on the zone and the level of assessment under the City Plan, a development approval may not be required (accepted development). An approval under Council's Subordinate *Local Law No. 1.8 (Operation of Accommodation Parks)* 2015 is also required to ensure health and safety, protection of the environment and ongoing maintenance and management of the facility.

Depending on the site and existing services, the provision of minor infrastructure to support the short stay facility will require a minimum of three months to construct and deliver. Whilst some of these processes can occur concurrently it is unlikely that a site on Council owned land could be delivered and operational in less than six months. This time frame is expected to increase if a land management plan is required for a state reserve where Council is the trustee.

Notwithstanding, a short stay facility on a privately owned site could be delivered sooner. This depends on a range of factors such as the level of assessment for the development application (code or impact assessable), supporting infrastructure (dump point, power and water) available to the site and willingness of a not-for-profit/community organisation to establish and manage a short stay facility.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements associated with the Economic Needs Assessment. However, should Council seek to facilitate a short stay facility on a preferred site identified further statutory approvals may be required. These approvals may include:

- Development approval under the City Plan - *Planning Act 2017*.
- *Local Law 1 Administration 2015* and Subordinate Local Law 1.8 *Operation of Accommodation Parks 2015 – Local Government Act 2009*.
- Land Management Plan required for secondary use on a Council trustee state reserve – *Land Act 1994*.

Risk Management

The Economic Needs Assessment has reduced the risk to Council by demonstrating that the provision of a new short stay facility:

- Is supported by a demonstrated need and demand for a 20-25 site facility
- Would not be responding to an unsubstantiated need
- Would not unduly impact on the operation of existing commercial caravan parks on the mainland
- Is expected to deliver economic benefits to Redlands Coast

Risk would be further reduced by Council undertaking an EOI seeking to outsource the operations and management of a short stay facility to a not-for-profit or community organisation with Council

adopting a facilitator or advocacy role. Should Council decide to pursue a preferred site (Council owned land, state reserves or road reserves) it is recommended that further community consultation be undertaken if not already required through the statutory approvals process.

Financial

Preliminary cost estimates suggest that delivering minor infrastructure required to support a short stay facility will cost in the order of \$150,000 to \$190,000 assuming there is no existing infrastructure. Currently there is no capital works budget approved for the financial year 2020-2021 or identified in the ten year Capex Program. However, there could be an opportunity to negotiate cost sharing of this initial upfront capital costs with not-for-profit industry operators that provide holiday park or short stay facilities and this partnership could be proposed as part of an EOI. Should budget be required, this could be requested and considered at budget review.

The EOI process can be undertaken by re-prioritising existing organisational capacity. As a broad estimate, managing this process is likely to take one officer approximately one and a half to two days a week for 12 weeks which includes managing the EOI process, assessment of the responses and a further report to Council recommending preferred candidates. Under the operational model recommended by the Economic Needs Assessment the ongoing operational costs of running and managing the facility will be the responsibility of a third party organisation such as a no-for-profit industry organisation or community group.

People

There are no implications on human resources policies.

Environmental

There are no known environmental implications associated with this report.

Social

There are no known social implications associated with this report.

Human Rights

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

Alignment with Council's Policy and Plans

- Redland City Plan 2018
- Corporate Plan 2018 - 2023
- Tourism Strategy and Action Plan 2015 – 2020

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Mayor and Councillors	2 March 2021	Consulted as part of the Economic Needs Assessment
Service Manager Strategic Economic Development	January – April 2021	Assisted review of Economic Needs Assessment
Service Manager Tourism and Events, Communication	January – March 2021	Assisted review of Economic Needs Assessment and provided advice in relation to the RV fact sheet (Attachment 5)

Consulted	Consultation Date	Comments/Actions
Acting Principal Strategic Planner - City Planning and Assessment	27 January 2021	Provided advice in relation to the RV fact sheet (Attachment 5)
Service Manager Planning Assessment	4 February 2021	Provided advice in relation to the RV fact sheet (Attachment 5)
Service Manager Health and Environment Unit	26 February 2021	Provided advice in relation to the RV fact sheet (Attachment 5)
Service Manager Communications and Community Engagement	29 January 2021	Provided advice in relation to the RV fact sheet (Attachment 5)
Service Manager Marketing Digital and Design	23 March 2021	Provided advice in relation to the RV fact sheet (Attachment 5)
Service Manager Legal Services	22 April 2021	Provided advice on content of the report.

OPTIONS

Option One

That Council resolves as follows:

1. To note the contents of the report including the executive summary of the Economic Needs Assessment at Attachment 1.
2. To endorse Council's role as facilitator or advocate for the establishment of a short stay facility for self-contained recreational vehicles and caravans.
3. To invite Expressions of Interest in accordance with s.228 of the *Local Government Regulation 2012* from community or not-for-profit organisations to operate and manage a short stay facility for self-contained Recreational Vehicles and caravans for Council owned or managed land identified as preferred sites within the report.
4. That a report be brought back to Council outlining the outcomes of the Expression of Interest process.
5. To continue to support and work with existing commercial campground and caravan park operators.

Option Two

That Council resolves as follows:

1. To note the contents of the report including the executive summary of the Economic Needs Assessment at Attachment 1.
2. To endorse Council's role as facilitator or advocate for the establishment of a short stay facility on privately owned land.
3. To continue to support and work with existing commercial campgrounds and caravan park operators.

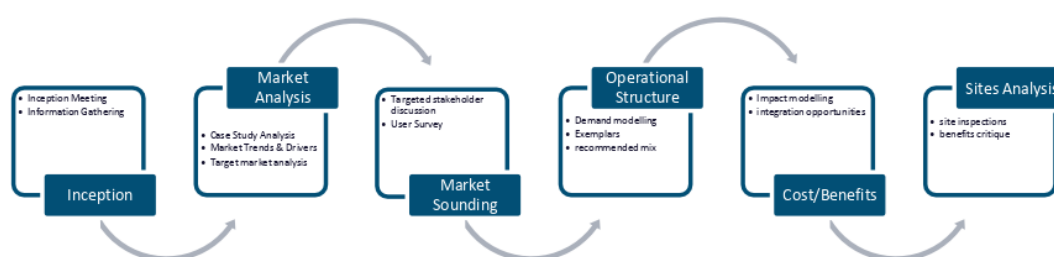
OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To note the contents of the report including the executive summary of the Economic Needs Assessment at Attachment 1.
2. To endorse Council's role as facilitator or advocate for the establishment of a short stay facility for self-contained recreational vehicles and caravans.
3. To invite Expressions of Interest in accordance with s.228 of the *Local Government Regulation 2012* from community or not-for-profit organisations to operate and manage a short stay facility for self-contained recreational vehicles and caravans for Council owned or managed land identified as preferred sites within the report.
4. That a report be brought back to Council outlining the outcomes of the Expressions of Interest process.
5. To continue to support and work with existing commercial campground and caravan park operators.

Executive Summary

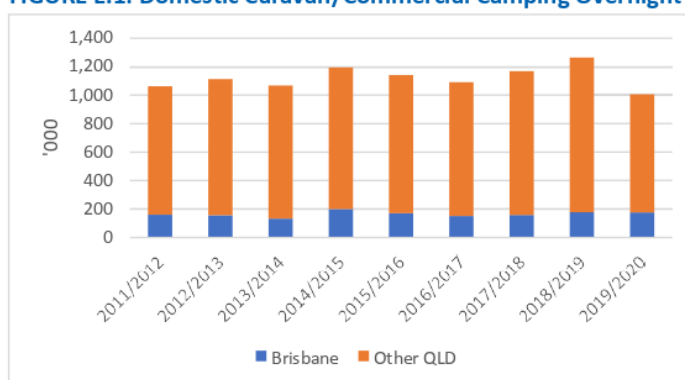
- This Needs Assessment Report has been prepared by Urban Economics on behalf of the Redland City Council in exploring the demand for and potential economic impacts and benefits of a short stay facility of self-contained RVs and caravans on the Redlands Mainland.
- In exploring need for short stay self-contained campground facilities, this Needs Assessment Report explores the underlying demand and supply drivers influencing the sector in attempting to assess why such an opportunity has not been taken up and explored by a commercial operator and to quantitatively assess the realistic target markets and their demand parameters, with the following outlining the key study phases:



- The caravan and camping sector has been subject to the competing interests of a declining availability of commercial parks and sites relative to rapid growth in the number of registered RVs, a diversification of the nature and mix of markets undertaking a camping or RV overnight trip and the competing interests of commercial caravan park operators and the self-contained traveller market.
- The Campervan and Motorhome Club of Australia (CMCA) defines a self-contained vehicle as "*a vehicle specifically built for the purpose that along with built in sink, on-board cooking and sleeping facilities, carries a supply of fresh water and can retain all grey and black waste water.*" Camplify, in promoting free camping opportunities on its sharing website states that to utilise free camping sites nationally, a vehicle needs to be certified as self-contained, requiring an on-site toilet and waste storage.
- The Redlands Coast is rather uniquely placed particularly within the southern Brisbane Metropolitan area, by providing a range of infrastructure that supports the requirements of self-contained vehicle travellers, with connection to both local natural assets and amenities as well as to the broader Greater Brisbane area. Metropolitan locations like SEQld are largely lagging behind their regional cousins and more remote communities, with RV travellers more likely to bypass metropolitan locations in preference of more RV friendly towns that offer budget or free camp options with a willingness expressed by these travellers to direct and spend money in the towns and communities that welcome and support them.

- There is a dearth of sites across the Greater Brisbane area that particularly cater to the needs of this market segment and their capacity to contribute to overnight visitor stays within the Brisbane Tourism Region and particularly within the southern metropolitan area. This contrasts significantly with the growth of the self-contained RV/drive market and the expectations and requirements of this market segment. The Brisbane Tourism Region or Greater Brisbane is likely to continue to be bypassed by the RV traveller market, including those households across the Greater Brisbane area that currently own an RV and or are members of local caravan or motorhome clubs.
- For the 2018/19 period some 16% of all domestic caravan/camping trips within Queensland were spent in the Brisbane Tourism Region, with a peak of approximately 20% in 2014/15, as illustrated below:

FIGURE E.1: Domestic Caravan/Commercial Camping Overnight Trips



Source: TRA

- A survey of self-contained RV owners was undertaken. Significantly 85% of respondents considered that a low cost/budget camping ground or facility was important or very important to them in selecting a camp location.
- There is a general preference for access to camping facilities that offer an affordable stay experience, but importantly a “known” experience – the offering by local Showgrounds typically means that RV travellers can camp in a recognised and easy to find location, usually close to other amenities and the township proper, and a well-managed stay environment. It is noted that a number of stakeholders and representatives highlighted that there may be an opportunity to cater to unmet needs at the Cleveland Showgrounds, perhaps in part reflective of this effective “brand recognition” in the minds of the self-contained traveller.

- The following Word Clouds have separately identified the preferred low cost locations of choice across Queensland for CMCA member respondents in comparison to Caravan Clubs and other RV respondents, with CMCA members likely to highlight CMCA parks and a variety of showgrounds as their top choices (LHS) whilst the remaining respondents identified a number of facilities around the broader South East Queensland region and a preference for showgrounds (RHS).

Tully CMCA Ingham CMCA grounds Gin rest area Bundaberg CMCA Park Ingham CMCA Park
 Childers Ingham CMCA RV Campground Pine Rivers Queensland Redcliffe showgrounds
 CMCA Bundaberg Fletcher Creek Charleville dont know Calliope River Nanango
 Calliope Bluewater Julia Creek know free Roma Creek Kenilworth Showgrounds
 CMCA Park RV stopover Ingham Bundaberg CMCA Rest Area N
 camp Chinchilla Maryborough Town Park Texas
 Showgrounds Boonah Bundaberg Toowoomba
 Showground Free Camp CMCA Ingham
 CMCA RV Park Caravan Park RV Park Kenilworth area yet
 Show Grounds Unsurah Beach Townsville Babinda Lowood National Parks
 RV stop Gin Gin QLD yet Home Hill Canungra Showgrounds Bundaberg CMCA RV
 Balgal Beach RIVER Theresa Creek Dam Marribba Gin Gin rest Emerald Apple Tree Creek
 Council Ingham CMCA Bundaberg Barcalidine

Roma Gun Club Cotton Tree Sunshine coast Pine Rivers Inskip Point Stradbroke Island
 Darlington Park Blackbutt Showgrounds area Lowood national park
 Chinchilla Beach Anywhere camping Calliope River Park Calliope
 Kenilworth Country Showgrounds Lawnton
 Canungra Woodford Showgrounds Creek Noosa
 showground point caravan park Kilkivan free camp
 gold coast Gin Gin Scenic Rim River Camp Ground Maleny Showgrounds
 Noosa North Shore Main Beach town

“By providing low cost camping to the motorhome/caravan travellers, we then have more funds available to spend in the local businesses and communities. Communities that have provided these low cost facilities, have benefited greatly from the travelling public, & in particular the Grey Nomad fraternity. In the past, councils, under pressure from caravan park owners, have closed these facilities resulting in the travelling nomads bypassing these towns resulting in a huge loss of revenue”. (survey respondent)

- The Redlands Coast is strategically positioned to cater for what is essentially a missing piece in the Brisbane Tourism Region visitor economy – the drive market and converting the daytripper drive market to an overnight stay within the Redlands area. Ensuring that there are activities for and infrastructure to support the drive market including curated itineraries and experiences will be critical, and in converting a daytrip to an overnight stay or attracting visitors that may otherwise bypass the area in search of their accommodation experiences.

“A free camp in the Redland would encourage visitors to not bypass the Brisbane area as we do now because there are no free camp sites around and not many caravan parks either. We would rather spend our money in the area than waste 50 plus dollars a night for an unpowered site in a crowded caravan park.” (survey respondent).

- The top modal responses in recommended activities to do and see during an overnight stay in the Redlands include (percentages as a share of total respondents with multiple responses allowed):

A visit to Stradbroke Island	16%
Bay Islands visit/cruise	14%
Shopping	8%
Dining out/enjoying food/seafood	7%
Cleveland	5%
Fishing	5%

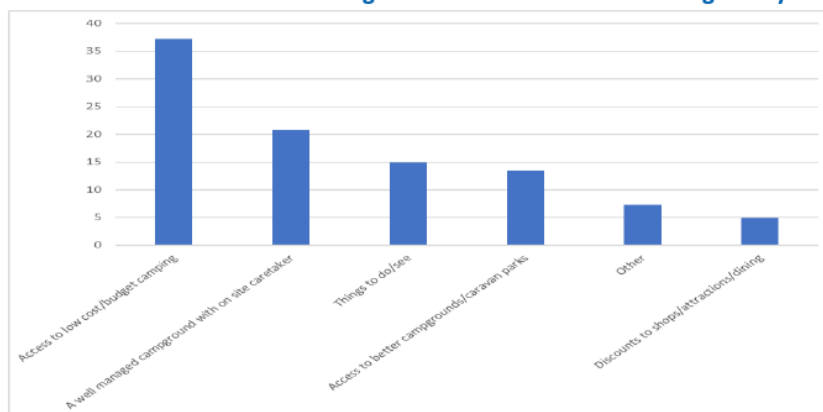
“Obviously a day trip to Straddie. A wander around Wello. A luscious lunch at Sirromet”. (local survey respondent)

- Based on the RV self-contained traveller mantra to leave only footprints, there were a number of respondents who wanted to reinforce the point that they would buy and support local, keep a clean campsite and local environment.

“Look after the site and surrounding grounds. Shop locally. Leave no trace”. (survey respondent)

- In encouraging an overnight stay, access to a low cost/budget camping facility was the modal response (37% of responses), with 21% of responses highlighting access to a well managed campground with on-site caretaker as a critical consideration (multiple responses allowed).

FIGURE E.2: What would encourage visitors to consider an overnight stay in the Redlands?



Source: e-survey of RV Travellers

- In examining demand for a low-cost budget campground for self-contained travellers, Urban Economics has estimated:
 - ❖ A demand for at least 7-10 site nights across commercial and low-cost facilities based on growth in visitor nights and caravan/camping generated demand for the BTR and the capacity for the Redlands to attract a share of this demand;
 - ❖ Assume that 50% of these are supported by camping grounds/low-cost facilities;
 - ❖ A minimum of 60 nights or 120 nights per annum generated by a curated experience targeted to meetings/chapter groups, equivalent to an annualised demand for 6 to 7 sites.

This would represent an averaged nightly demand for approximately 10 to 12 sites, and at an average 50% occupancy rate, a demand for a 20 to 25 site facility.

- Notably, 88% of respondents to the survey indicated that they would be likely or very likely to utilise a low-cost camping facility in the Redlands if available.
- In reviewing RV Strategies across a range of local authorities, there was a general theme that it is not the local authority's remit to provide, operate and manage self-contained camping facilities, but to provide the mechanisms to foster the economic and social benefits that may be enjoyed for the local area, and manage potential impacts and to support local businesses.
- Without a major "hook" attraction or destination attraction on the Redlands Coast that is different to Minjerribah/North Stradbroke Island, it will continue to be challenging to attract a commercial operator to establish major commercial accommodation facilities including a commercial caravan park/holiday park facility. Similarly, local farms/operations have been more reluctant to set up and operate under the Hicamp Australia model to attract self-contained travellers, again potentially a factor of limited understanding of the local demand and capacity for Redlands to act as a destination.
- However, some level of "branded" community organised/run or managed camping facility would offer a level of confidence for RV travellers in the nature of the camping/overnight experience, in much the same way as a Big 4 brand would appeal to family caravan park markets, for example, and whilst it would not necessarily be the "hook" to attract visitors, it would act as an attractor of sorts for the self-contained visitor market.
- A low-cost campground for self-contained travellers is recommended to be:
 - A permanent, year-round facility located within an urban context
 - Sufficient to support some 20-25 sites
 - Managed and operated by a not-for-profit organisation/community group
 - Managed by an on-site caretaker/manager

v

- A recommended RV Strategy to reflect Council's role is highlighted below:

TABLE E.3: Towards an RV Strategy for the Redlands

Objective	Strategies	Actions
To establish a basic campground to cater to unmet demand for self-contained traveller facilities within the southern Brisbane area.	Council to adopt a facilitator role and outsource to a not-for-profit or community organisation for operations and management	<ul style="list-style-type: none"> • Work in with a not-for-profit or community organisation to operate/manage the facility. • Provision within the capital costs for on-site management/caretakers' site to be occupied by volunteer on a temporary/rotating basis in return for general maintenance, site support, happy hour set up, taking of site fees etc • Wifi provision/hotspot. • Provision within capital costs for restricted/secured entry to promote a sense of amenity and security. • Provision within capital costs for "shelter-shed" for gatherings. • Provision within capital costs for dump point and water access.
To optimise flow-on economic benefits for the Redlands area and local businesses, supporting existing commercial operations.	<p>Support a permanent facility in an urban setting that offers connectivity to and for local businesses.</p> <p>Work with existing tourism operators to explore connectivity options.</p> <p>Continue to support and work with existing commercial campgrounds and caravan park operations.</p>	<ul style="list-style-type: none"> • Explore a means of connecting to the ferries, shops and train (to the Brisbane CBD) whether that be through proximity to bus stops, walking distance to key amenities or subsidising a "shuttle-bus" type system to connect visitors to facilities and amenities, particularly around weekend events. • Reflect the Redlands Coast branding and imagery. • Promote fishing and boating opportunities for overnight stay visitors. • Develop tailored itineraries for RV travellers around Bay, heritage, shopping and dining "trails" and experiences. • Work with ferry and day trip operators to curate Minjerribah Island experiences

- A Multi Criteria Analysis has been applied to explore and rate the suggested mix of sites from an economic and market perspective, based on the following criteria:

TABLE E.4: Criteria Measures

Economic Potential	RV Traveller Experience	Operational Structure & Design
a. Economic benefit to RCC b. Promotion of Redlands Coast and RCC as a tourist destination c. Contribution to local businesses and activities d. Potential to increase overnight visitors e. Potential to increase spend	a. Proximity to services and amenities b. Security of stay c. Peaceful/enjoyable environment d. Access to key driving routes/connectivity e. Access to tourist activities/things to do f. The Bay experience	a. Capacity to attract a community/not-for-profit operator b. Upfront capital investment c. Ongoing management & maintenance d. Local Resident/community amenity e. Deliverability including planning process/ease of connection to services f. Potential to impact on or by surrounding land uses

- The following TABLE summarises the results of the MCA for the permanent and temporary sites identified within the original scope of works and additional consultation-identified sites:

TABLE E.5 MCA Weighted Results

Sites Ranked in Order of MCA Result/Outcome	Total Score
Site A - privately owned	3.47
Island St Cleveland Bowls Club	3.35
Site B - privately owned	3.24
44 Smith Street, Cleveland Norm Price Park (Showgrounds)	3.24
Site C - privately owned	3.24
Raby Bay Boulevard Park, William St, Cleveland	3.18
Redland Showgrounds, Edgar Harley Pavillion	3.00
Site D - privately owned	3.00
Indigiscapes Nursery 377-385 Redland Bay Rd, Capalaba	3.00
594-596 Main Road, Wellington Point	2.94
Site E - privately owned	2.94
Wellington Point Recreation Reserve	2.88
Jack and Edna Finney Reserve, Thorneside	2.88
Greenacres Caravan Park additional land	2.76
John Fredrick Park, Capalaba (in park)	2.71
Site F - privately owned	2.71
Site G - privately owned	2.65
362-388 Old Cleveland Road East, Birkdale	2.65
Victoria Point Bushland Refuge (northern section)	2.41
William Taylor Memorial Park, Thorneside	2.29

- A low-cost camping facility for self-contained RV travellers would have a net economic benefit for the Redlands community and deliver a range of other community and environmental impacts but would not have a measurable impact on the performance and role of commercial caravan park facilities within the Redlands mainland area which are primarily focused on permanent residents.

TABLE E.6: Economic, Community and Environmental Benefits

Economic Benefits	Community Benefits	Environmental Benefits
At least 4,100 additional visitors and 2,200 additional visitor nights under a low growth scenario, or up to 10,400 additional visitors in a high growth scenario.	Volunteering contributions from the RV community equivalent to \$10,500p.a. as a part-time site caretaker.	"Take only memories, leave only footprints" mantra of the self-contained traveller market
At least \$130,000 in additional visitor expenditure under the low scenario and \$355,000 under a higher growth scenario.	Other volunteering contributions to the Redlands community with 15% CMCA members reporting undertaking volunteering activities during their travel (Colmar Brunton Report)	Increased awareness of the Redlands Coast natural amenity.
Supporting at least 3 FTE workers and up to 9 FTE workers under the high scenario.	Residential amenity and security through the provision of planned, managed camping facilities.	Maintenance and upgrade of park facilities.
Word of mouth promotion of the Redlands Coast by RV travellers.	Community pride in promoting the Redlands Coast as a destination.	Reduced pressure on foreshore and park free-camping.
"Branded" operation of the self-contained facility contributing to \$0.5million difference in total economic benefits p.a. based on projected occupancy rate differences.		
Capacity to translate a daytrip visit to an overnight stay increasing local spend.		
Construction sector flow-on effects of at least \$0.3million.		
Contribute to a critical mass of visitors to inject additional infrastructure and connectivity opportunities within the Redlands.		
Contribute to the diversity of overnight stay experiences and the overnight visitor economy for the BTR.		
Reduce escape visitors out of the BTR.		



Criteria Used to assess and rank potential sites including overall scores and site ranking

Economic Potential Relating to the capacity to boost economic opportunities within an for the Redlands	RV Traveller Experience Relating to the overall RV traveller experiences and expectations	Operational Structure & Design Capacity to support an urban, permanent model.
<p>Economic benefit to RCC How the site will contribute to attracting visitors and providing for an alternative overnight stay option in meeting Tourism strategies for the City.</p> <p>Promotion of Redlands Coast and RCC as a tourist destination How the site will contribute to promoting the Redlands Coast branding and activities within.</p> <p>Contribution to local businesses and activities What is the level of direct relationship to, for and with local businesses and activities?</p> <p>Potential to increase overnight visitors The potential of the site to appeal to self-contained RV target markets that are currently not staying overnight in the region.</p> <p>Potential to increase spend The potential to convert a daytrip through the region to an overnight or short stay of 1 -2 nights</p>	<p>Proximity to services & amenities Accessibility to shops, services, dining</p> <p>Security of stay Capacity to offer a secure and safe environment</p> <p>Peaceful/enjoyable environment Capacity for campers to enjoy a peaceful and quiet stay, limited annoyances e.g. late night revellers, sporting groups, early morning boating/fishing, biting insects etc</p> <p>Access to driving routes/connectivity Proximity to major arterial road networks to promote access and convenience</p> <p>Access to tourist activities/things to do Connectivity and accessibility to key Redland Coast experiences and activities</p> <p>The Bay experience How effective is the site in promoting a Bay experience for travellers?</p>	<p>Capacity to attract a community/not-for-profit operator Does the site meet community/not-for-profit operator requirements in size and location and an operator of ‘branded’ standing that will have a degree of recognition and reputation in the operational space?</p> <p>Upfront Capital investment Capacity to utilise surrounding infrastructure or utilities.</p> <p>Ongoing management & maintenance Ease of supporting good neighbour policies and leave no trace practices</p> <p>Local resident/community amenity Potential impacts/disruption for or by local residents</p> <p>Deliverability including planning process Ease of approval process and development application or if requires an LMP, Impact Assessable application or existing leases are in place. Similarly considers ease of connection to existing services (water, sewer etc)</p> <p>Potential to impact on/by surrounding land uses Related to the RV traveller experience, but other conflicting or competing land uses permanent or temporarily</p>

TABLE E.5 MCA Weighted Results

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Unsuitable or longer term sites – short stay facilitiesWellington Point Recreation Reserve

Wellington Point Recreation Reserve scores highly on visitor experience due to its foreshore location and connectivity to the bay but performs poorly in relation to impacts on park activities. For example, there is strong demand for the existing boat ramps including boat trailer parking. Council's marine engineers have advised that based on the Queensland Department of Transport and Main Roads (TMR) guidelines the current two boat ramps consisting of 6 lanes requires 135 car trailer units (CTU's). Wellington Point Recreation Reserve currently provides 75 CTU's resulting in an overall shortfall of 60 CTU's.

Removing even a small portion of these spaces for 24 hour use by self-contained RV's and caravans for 3-5 days and typically over the weekend would have a significant adverse impact on the availability of CTU's at this location. Additionally, due to the need for a three meter fire separation between sites the overall ratio of CTU's to RV sites is 2:1 i.e. a small area of 12 CTU's could only accommodate up to 6 RV's which is a poor outcome given the overall loss CTU's. Therefore, due to the significant undersupply of boat trailer parking spaces / CTU's Wellington Point Recreation Reserve should not be pursued or progressed as a short stay facility.

The Economic Needs Assessment also notes that whilst some of these boat trailer parking bays may be available for part of a day or an entire day during the week, *a short stay facility for RVs would require permanent use of the trailer parking bays for the entire day and over night, which increases the relative competition between the uses and users.*

Raby Bay Boulevard Park – William Street Boat Ramp

Based on advice from Council's Marine Engineer and TMR guidelines William Street is the premier boat ramp in the Redlands and currently has a shortfall 134 CTU's. The notable difference with Wellington Point Recreation Reserve is that Raby Bay Boulevard Park has open space and lawn area that could be utilized by a small albeit temporary short stay facility (15 sites) for approximately 1-3 years without impacting on the supply of current boat trailer parking spaces.

Redland Showgrounds

The Redland showgrounds provides a well-recognised and iconic stopover, requires minimal upfront capital investment and provides strong support for local events and festivals. However, the Redland Showgrounds is a highly contestable location that currently accommodates a range of sporting and user groups, and festivals and events taking up at least two thirds of the calendar year. A short stay facility at the Redland Showgrounds is dependent on existing sporting groups decanting to another sportsfield which may take up to 3-5 years. Therefore, this option should only be pursued over the longer term when current sports clubs relocate to another sports park within the Redlands Coast.

Insufficient land size

The following sites were raised by a number of stakeholders for consideration through the Economic Needs Assessment. However, these sites were discounted due to limited space (less than 1500m²), or constrained size and shape of the land being unsuitable for accessibility and maneuvering on site by RV's and 'big rigs' (large self-contained motorhomes).

- Road Reserve at the corner of Orana Street and School Road, Victoria Point - adjoining Point Halloran Conservation Area
- Churches of Christ - 2-6 McMillan Road, Alexandra Hills; and
- Council reserve - 234-236 Shore Street North, Cleveland.

Indicative cost of minor infrastructure

It is important to note that up front capital costs to provide minor infrastructure will vary from site to site and largely depend on the location and availability of services such as sewer, water and electricity and whether the site includes a dump point. For example, if the sewer main is located some distance from the site the costs associated with the provision of a new dump point may be significantly higher

Site	Temporary/ Permanent	Infrastructure costs (Indicative)
Island St, Cleveland (land adjoining Cleveland Bowls Club)	Temporary	\$189,000
Norm Price Park (Showgrounds - 44 Smith Street, Cleveland)	Permanent	\$152,000
Raby Bay Boulevard Park (William Street boat ramp)	Temporary	\$56,200



Fact Sheet

Opportunities for Non-Commercial Basic Camping Grounds

This fact sheet has been developed to help social enterprises, not-for-profit and community organisations to better understand the requirements for establishing low cost / affordable basic campgrounds.

Across Australia, a preference for domestic travel in self-contained recreational vehicles (RVs) and caravans has seen a growing demand for low cost basic campgrounds with limited facilities. Basic campgrounds are for self-contained vehicles and do not provide communal shower or toilet facilities. Basic camping grounds are in addition to commercial caravan parks or tourist parks that provide a full range of services.

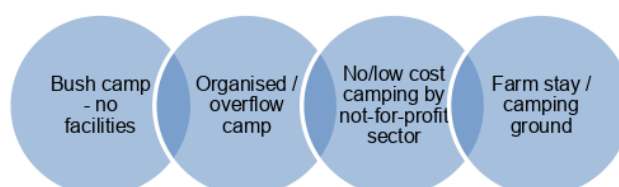
In recognition of the significance of tourism to the economic and social development of the Redlands Coast, and the growing 'drive tourism' market, Council has taken a fresh look at how we can attract visitors to Redlands Coast. In response, Council is seeking to provide social enterprises, not-for-profits and community organisations with more information about basic campgrounds.

Social and economic benefits that come from well managed basic campgrounds include supporting local businesses, showcasing local attractions and providing alternative shortterm accommodation for festivals, sporting fixtures and cultural events.

There is no 'one size fits all' approach to basic campgrounds, however they should be designed and managed to:

- enhance visitor experience
- maintain public health and safety
- ensure environmental values are not compromised; and
- protect the amenity of neighbours.

Examples



What is a low cost basic campground?

Low cost basic campgrounds provide minimal facilities, on-site management, and are usually free or involve a small fee for cost recovery. Low cost basic campgrounds include some or all of the following characteristics:

- a large site (generally 0.5ha – 1ha) with cleared areas for parking of RVs and caravans
- strictly self-contained RVs and caravans (with their own power, toilets and showers), no tents
- maximum stay of 3-5 nights
- an on-site caretaker or host who oversees the facility
- one site with access to power

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- wastewater dump point within 200m (depending on the length of stay)
- tap, fencing or bollards

In accordance with State Government guidelines basic campgrounds do not include permanent facilities, kiosks or communal facilities such as toilets or showers.

How do I establish a basic campground?

If your organisation or club has access to a site that meets the needs of self-contained travellers and has capacity to oversee or host the facility, you may be eligible to establish a low cost basic campground. You will need to consider the following matters:

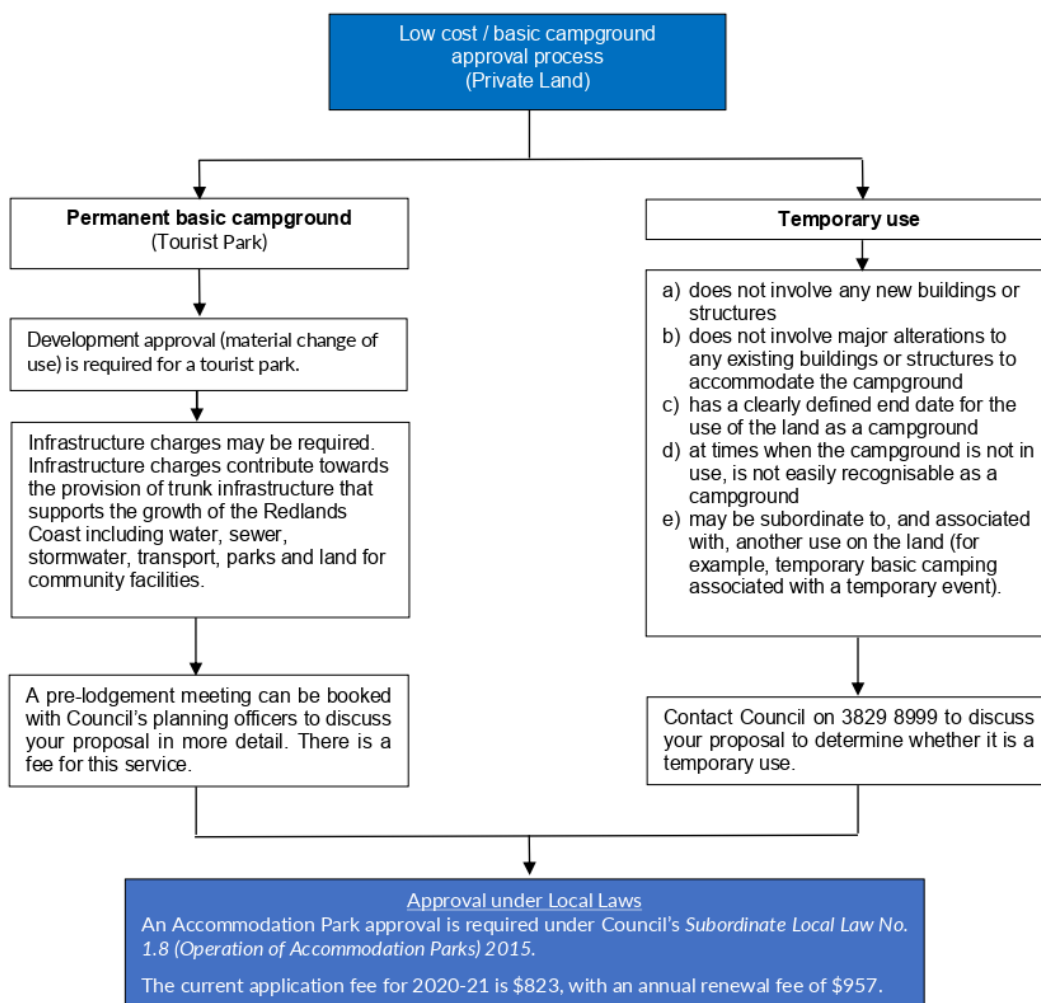
- public liability insurance
- the costs of providing basic infrastructure (such as a dump point, , tap or single power outlet)
- the visitor experience – a site may not be suitable if adjoining properties are noisy, busy or polluted.

What approvals are required?

1. Development approval, unless the campground is considered a 'temporary use'. This would depend on the specific details of the proposal, however a temporary campground is generally characterised by the factors outlined in the diagram below.

If the basic campground is not deemed 'temporary', a development approval may be required.

2. An approval under *Subordinate Local Law No. 1.8 (Operation of Accommodation Parks) 2015*.



Where is camping not supported?

Consistent with State Government guidelines (Draft Guide to Managing Caravanning, Camping and RVs, 2018), basic campgrounds are generally not supported:

- where camping would impact adversely on wildlife
- in places of special cultural or historic significance
- in 'endangered' or 'of concern' regional ecosystems
- on land that is too steep, contains fragile ground or vegetation cover, is exposed to pollution or has no capacity for on-site wastewater supply or satisfactory waste disposal
- on land frequently impacted by natural hazards.

Does Council provide any RV and Caravan friendly parking areas for day use?

While there are no Council-run basic campgrounds, drive tourists are invited to park for the day and explore the delights of our city. Suggested parking areas across Redlands Coast:

https://www.redland.qld.gov.au/info/20122/camping_and_motorised_caravan_facilities/173/motorised_caravan_parking

Where are public dump points located?

At various locations across Redlands Coast:

https://www.redland.qld.gov.au/info/20122/camping_and_motorised_caravan_facilities/174/motorised_caravan_dump_points



redland.qld.gov.au



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16 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION**16.1 NOTICE OF INTENTION TO REPEAL RESOLUTION 2021/105****Objective Reference: A5384775**

In accordance with s.262 *Local Government Regulation 2012*, Cr Julie Talty intends to move as follows:

MOTION

That Council resolves to repeal the resolution number 2021/105 (Item 17.1) of the General Meeting 21 April 2021.

Background

At the General Meeting of 21 April 2021 (Item 17.1 Cr Boglary Notice of Motion - Environmental Corridors Protection), Council resolved as follows:

1. *To undertake an urgent review regarding options to provide an enhanced level of statutory land use planning protection to environmental corridors located within the Regional landscape and Rural Production area as identified in the Wildlife Connections Plan 2018-2028.*
2. *To request officers undertake the following:*
 - a) *Prepare a report to Council outlining the findings of the review as well as recommended changes to City Plan by the end of June 2021.*
 - b) *Prepare a major amendment pursuant to Part 4 of the Minister's Guideline and Rules under the Planning Act 2016, if required, incorporating the proposed changes to City Plan as supported by Council by the end of August 2021.*
3. *Consult with each divisional councillor regarding changes to City Plan that may be recommended.*

17 NOTICES OF MOTION

In accordance with s.6.16 Council Meeting Standing Orders.

18 URGENT BUSINESS WITHOUT NOTICE

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

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

19 CONFIDENTIAL ITEMS

COUNCIL MOTION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

19.1 Sale of Land for Overdue Rates and Charges

This matter is considered to be confidential under Section 254J(3)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Overview

To Seek Council Resolution to Sell Identified Properties for Overdue Rates and Charges.

19.2 Lease RCC and Seqwater and Sublease Telecommunication Facilities

This matter is considered to be confidential under Section 254J(3)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Overview

To enter in to a trustee lease to then enable subleases to be negotiated for telecommunications facilities.

19.3 Delegated Authority - Cleaning and Maintenance of Stormwater Quality Improvement Devices

This matter is considered to be confidential under Section 254J(3)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Overview

To seek approval from Council to delegate authority to the Chief Executive Officer (CEO) to negotiate, make, vary and discharge the contract for the cleaning and maintenance of stormwater quality improvement devices (SQIDS).

19.4 Hydrogen Industry Development Fund (Round 2) Application

This matter is considered to be confidential under Section 254J(3)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Overview

To seek Council approval to apply for available external funding for a Renewable Hydrogen Integration Pilot Project.

20 MEETING CLOSURE