

**Redland**  
CITY COUNCIL

# **AGENDA**

## **GENERAL MEETING**

**Wednesday, 18 August 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**

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 July 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 OUTCOMES OF ECONOMIC NEEDS ASSESSMENT - SHORT STAY FACILITIES FOR SELF-CONTAINED RECREATIONAL VEHICLES AND CARAVANS ON THE REDLANDS COAST**

At the General Meeting 19 May 2021 (Item 15.2 refers), Council resolved 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 facilities 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.*

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

**7.2 UPDATE ON CITY PLAN MAJOR AMENDMENT (01/21): ENVIRONMENTAL SIGNIFICANCE OVERLAY**

At the General Meeting 19 May 2021 (Item 14.3 refers), Council resolved as follows:

1. *To note that in accordance with Council resolution 19.2 of the General Meeting 17 March 2021 a proposed major amendment to City Plan has been prepared to provide an enhanced level of statutory land use planning protection to environmental corridors in the Urban Footprint, as identified in the Wildlife Connections Plan 2018-2028.*
2. *To note that further work is being undertaken to support the proposed major amendment, including a communications plan and consideration of a range of non-statutory measures to support affected landowners prior to its public release.*
3. *That a further report be presented to Council by the end of September 2021 that outlines the further work undertaken, together with the proposed major amendment to City Plan for Council consideration.*

A report addressing this matter is listed at Item 14.5 of this Agenda.

**7.3 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.

**7.4 INVESTIGATIONS TO POTENTIALLY ACQUIRE ADDITIONAL LAND FOR SPORT AND RECREATION PURPOSES**

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

*That 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.

## **8 MAYORAL MINUTE**

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

## **9 PUBLIC PARTICIPATION**

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

## **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

### 12.1 2021-2026 STRATEGIC ROADMAP FOR OUR FUTURE REDLANDS: A CORPORATE PLAN TO 2026 AND BEYOND

**Objective Reference:** A5387720

**Authorising Officer:** Amanda Daly, Head of People, Culture & Organisational Performance

**Responsible Officer:** Mark Morris, Service Manager, Strategy and Transformation

**Report Author:** Jodi Poulsen, Acting Senior Adviser Corporate Strategy and Performance

**Attachments:**

1. Strategic Roadmap Key Initiatives [↓](#)
2. Strategic Roadmap Catalyst Projects [↓](#)

#### PURPOSE

To outline the proposed Strategic Roadmap for *Our Future Redlands: A Corporate Plan to 2026 and beyond* (the Corporate Plan). The Strategic Roadmap provides a high level overview of the delivery of the Key Initiatives and Catalyst Projects over the five year life of the plan.

#### BACKGROUND

Council adopted the Corporate Plan on 16 December 2020 for implementation from July 2021. Council is now required to deliver the Corporate Plan over the next 5 years. To remain financially sustainable and ensure Council balances corporate plan commitments with current service level commitments, there is a need to plan the scope and a high level cost of how Council will deliver the projects and key initiatives in the Corporate Plan and make informed prioritisation decisions that support a financially sustainable future.

#### ISSUES

The objectives of the Corporate Plan will be realised through a range of Catalyst Projects and Key Initiatives. The business has undertaken high level planning of these Catalyst Projects and Key Initiatives to guide investment decisions over the next five years.

The Catalyst Projects and Key Initiatives include a range of capital and operational funded programs, projects and activities as defined in the enterprise portfolio, along with a range of operational, 'business as usual activities'.

The Corporate Plan provides strategic guidance for cyclical development and delivery of the enterprise portfolio (1-3 Years) and Council's annual operational plans.

It is a requirement of the *Local Government Act 2009* (the Act), that Council must publish an Annual Report. Part of this statutory requirement is that the Annual Report reports against The Corporate Plan.

It is not intended that this Strategic Roadmap replace existing planning or reporting, or that it is used to address statutory reporting requirements. The attached Strategic Roadmap will be used as a communication tool within Council, to ELT, Council and to customers. The Strategic Roadmap will be used to communicate progress on the delivery of the Corporate Plan. It is proposed that excerpts from existing reporting can be used to provide a visual quarterly summary that includes updates to the Strategic Roadmap, as well as a snapshot from both the Corporate Scorecard and enterprise portfolio with summaries of the status of in progress Key Initiatives and Catalyst Projects.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The Act requires Council to prepare a five year corporate plan that outlines its strategic direction for each period of five financial years.

Section 165 of the *Local Government Regulation 2012* allows Council to amend the corporate plan at any time. Council has adopted the Corporate Plan to formally commence on 1 July 2021.

### **Risk Management**

Council has a corporate approach to risk management through its Enterprise Risk Management Framework that incorporates registers of strategic, operational and project risks. Achievement of the goals in the Corporate Plan will support the management and mitigation of those risks.

### **Financial**

The development of the Strategic Roadmap new *Our Future Redlands – A Corporate Plan to 2026 and Beyond*, has been produced within approved existing budget and resources allocated for this project.

This plan sets the strategic direction for Council over the next five years, which will drive the development of Council's annual Operational Plan and Budget. The process to develop the annual Operational Plan and Budget includes analysis and governance to ensure alignment to Council's strategic direction, Financial Strategy, and financial sustainability.

### **People**

Council employees were extensively consulted in the development of the Corporate plan including the vision, key strategic themes, goals, objectives and performance measures through workshops and invitation to provide feedback on drafts. Council employees have also been extensively consulted in the development of the Strategic Roadmap. Employees are required under the Act to perform their duties in a way that supports the achievement of the corporate plan.

### **Environmental**

The Corporate Plan contains extensive environmental priorities to ensure the ongoing management, protection and enhancement of the city's unique environmental assets.

### **Social**

The Corporate Plan contains extensive social priorities to ensure community and social inclusion, opportunity and engagement across all demographic sectors of the Redlands.

### **Human Rights**

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

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

The Corporate Plan was developed with consideration of Council's other key strategic planning documents including the Financial Strategy, Strategic Asset Management Plan, City Plan, and other long-term strategies. The Corporate Plan will set the tone for the development and implementation of a range of strategy, policy and planning instruments.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Senior Adviser Corporate Planning and Performance, Corporate Governance	February – May 2021	Ongoing communication to ensure alignment between Corporate Plan and Operational Plan, and the proposed Strategic Roadmap.
Executive Leadership Team	1 February 2021	Presented proposed approach to ELT for endorsement.
Senior Leadership Team	9 February 2021	Presented proposed approach to SLT for endorsement.
Senior Leadership Team	10 February 2021	Provided project mandates to all Group Managers for completion.
Service Manager Portfolio Management, Portfolio Management Office	15 March 2021	Review of Additional Operating Requests for Opex prioritisation towards the 2021-22 budget development that have been flagged to provide a contribution to the delivery of a Corporate Plan Catalyst Project or Key Initiative.
Portfolio Management Office	March-April 2021	Review and alignment of the Capital Investment Portfolio during portfolio definition to inform categorisation and balancing of the portfolio and enable visibility of capital investment initiatives which contribute to a Corporate Plan Catalyst Project or Key Initiative.
Senior Adviser Corporate Planning and Performance Corporate Governance and Senior Portfolio Delivery Adviser, Portfolio Management Office	24 March 2021	Review of progress of PMO prioritisation and Operational Plan development.
Executive Leadership Team	15 April 2021	Draft Operational Plan presented to ELT, with brief mention of progress of development of the Strategic Roadmap.
Senior Leadership Team	28 April 2021	Provided draft Strategic Roadmap to all Group Managers for agreement.
Senior Adviser Corporate Planning and Performance Corporate Governance and Senior Portfolio Delivery Adviser, Portfolio Management Office	11 May 2021	Review of progress of PMO prioritisation and Operational Plan development.
Executive Leadership Team	31 May 2021	Presented draft Strategic Roadmap to ELT for endorsement.

**OPTIONS****Option One**

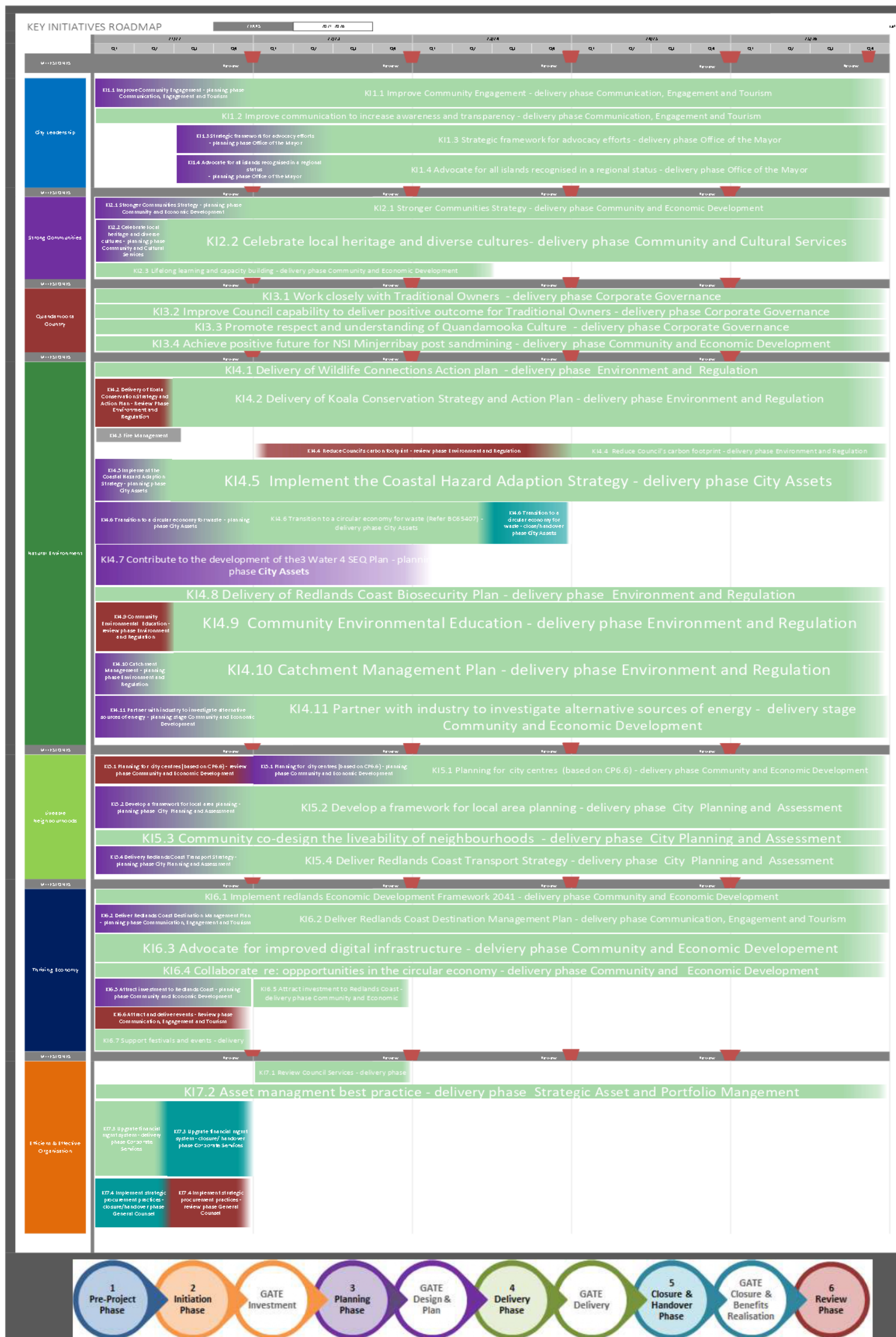
That Council notes the attached Strategic Roadmap for *Our Future Redlands: A Corporate Plan to 2026 and beyond*.

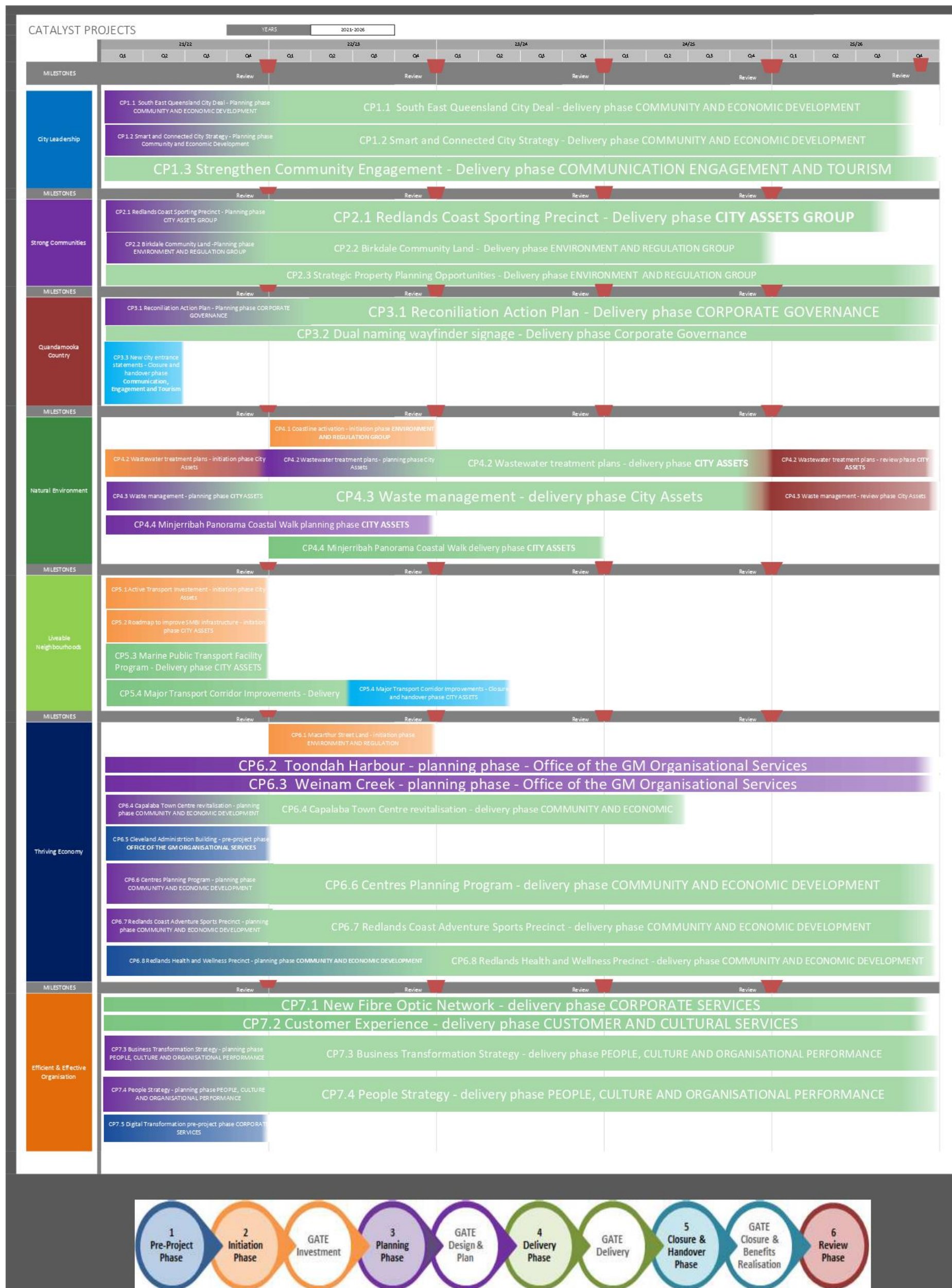
**Option Two**

That Council seeks further information in relation to the attached Strategic Roadmap for *Our Future Redlands: A Corporate Plan to 2026 and beyond*.

**OFFICER'S RECOMMENDATION**

That Council notes the attached Strategic Roadmap for *Our Future Redlands: A Corporate Plan to 2026 and beyond*.





## 13 REPORTS FROM ORGANISATIONAL SERVICES

### 13.1 JULY 2021 MONTHLY FINANCIAL REPORT

**Objective Reference:** A5564144

**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. July 2021 Monthly Financial Report [↓](#)

#### PURPOSE

To note the year to date financial results as at 31 July 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

##### *Opening balances for 2021-22 financial year*

The opening balances for the current financial year are still to be finalised and audited. As such, the financial position for the month of July may adjust over the coming months until Council receives Queensland Audit Office certification in September 2021.

#### STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of July 2021. As this is only the first month of the year, trends will start to emerge as the first quarter progresses.

- Operating surplus ratio
- Net financial liabilities
- Ability to pay our bills – current ratio
- Cash balance
- Cash balances – cash capacity in months
- Longer term financial stability – debt to asset ratio
- Interest coverage ratio

In line with Council's KPIs over the last few years and expected every July, the following ratios did not meet the target at the end of July 2021:

- Asset sustainability ratio
- Level of dependence on general rate revenue
- Ability to repay our debt – debt servicing ratio
- Operating performance

The asset sustainability ratio did not meet the target at the end of July 2021 and continues to be a stretch target for Council with renewal spends of \$944K and depreciation expense of \$4.90M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful 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.

The first quarter rates run for the 2021-22 financial year occurred in July 2021, resulting in an increase in Council's level of dependence on general rate revenue to 58.01% which is outside the target range of less than 40%. As the financial year progresses, receipt of grant revenue is expected to reduce this ratio to standard levels.

The percentage of operating income used to meet Council's current debt instalments amounted to 19.64% which is slightly outside the target range of less than or equal to 15%. The increase in this ratio is due to the debt service payment for Council's long term borrowings during July. It is expected this ratio will decrease in coming months with an increase of operating income.

The operating performance ratio is below target for the month of July 2021 but is expected to improve with the collection of rates in August 2021 and receipt of grant revenue.

### **Legislative Requirements**

The July 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 July 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 July 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 *Our Future Redlands – A Corporate Plan to 2026 and Beyond*:

Efficient and effective organisation objectives

- 7.1 Improve the efficiency and effectiveness of Council's service delivery to decrease costs, and enhance customer experience and community outcomes
- 7.4 Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management

**CONSULTATION**

Consulted	Date	Comment
Council departmental officers	Year to date 31 July 2021	Consulted on financial results and outcomes
Financial Services Group officers	Year to date 31 July 2021	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date 31 July 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 July 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 July 2021 as presented in the attached Monthly Financial Report.**



# Monthly Financial Report

July 2021



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### 1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 July 2021. The year to date annual budget referred to in this report reflects the 2021/2022 annual budget as adopted by Council on 24 June 2021.

The opening balances for the current year are still to be finalised and audited. As such, the financial position for the month of July may adjust over the coming months until Council receives Queensland Audit Office (QAO) certification in September 2021.

#### Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Original Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	43	22,386	24,215	1,829	8%	✓
Recurrent Revenue	310,554	46,018	46,397	379	1%	✓
Recurrent Expenditure	310,511	23,632	22,182	(1,450)	-6%	✓
Capital Works Expenditure	70,498	1,653	3,006	1,353	82%	✗
Closing Cash & Cash Equivalents	198,990	201,248	168,324	(32,924)	-16%	✗

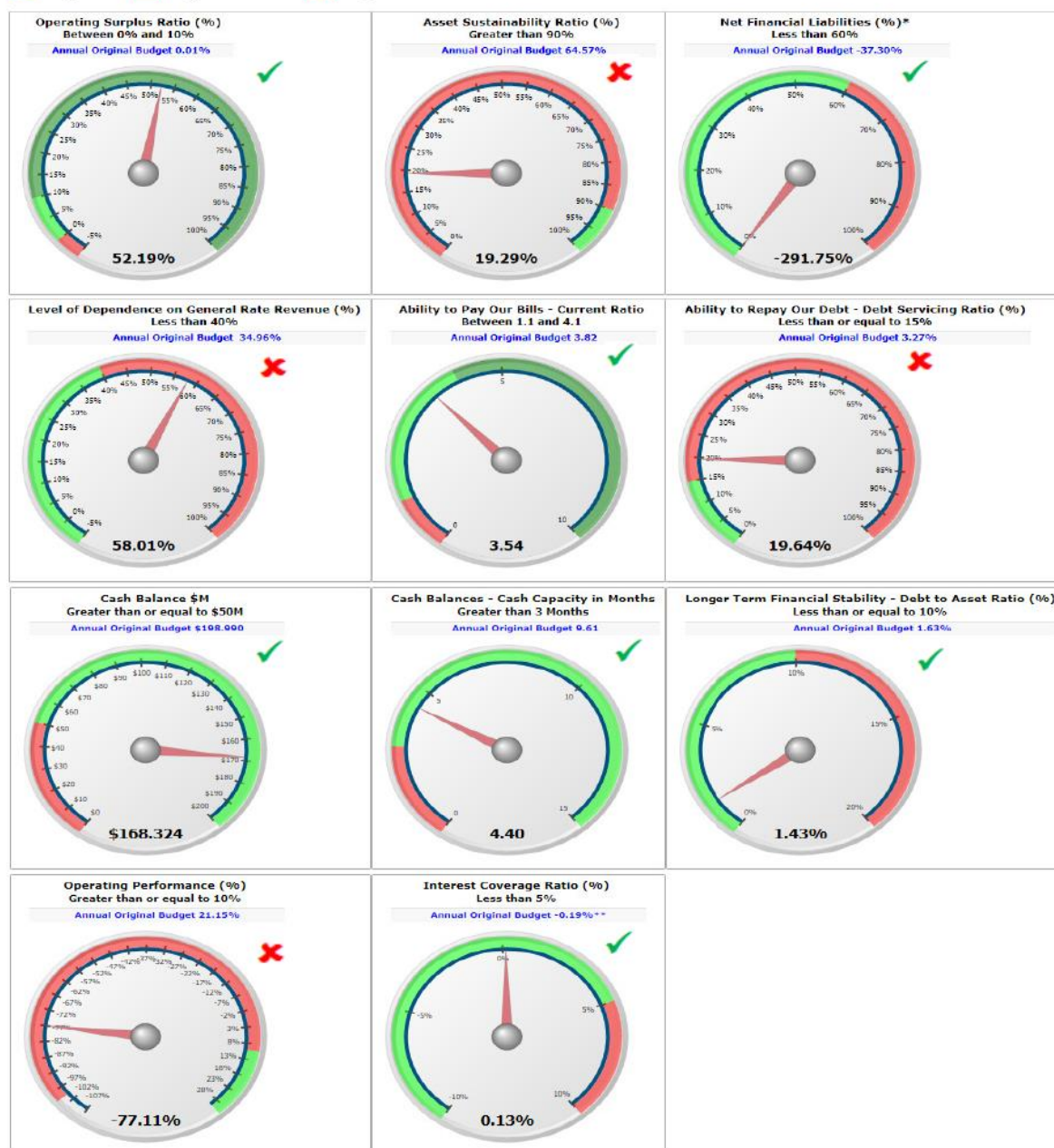
Council reported a year to date interim operating surplus of \$24.22M which is favourable to budget by \$1.83M due to less than budget recurrent expenditure resulting from a favourable variance in materials and services.

During the month, debt repayment of \$9.00M, being \$7.23M principal and \$1.77M interest has been made.

Council's cash balance is behind budget mainly due to higher than anticipated payments to suppliers. Constrained cash reserves represent 65% of the cash balance.

## 2. KEY PERFORMANCE INDICATORS

■ Target met 
 ■ Target exceeded 
 ■ Target not met



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

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

## Monthly Financial Report

## 3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME				
For the period ending 31 July 2021				
	Annual Original Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
<b>Recurrent revenue</b>				
Rates charges	111,574	27,525	27,672	147
Levies and utility charges	170,378	16,087	16,373	286
Less: Pensioner remissions and rebates	(3,486)	(780)	(832)	(52)
Fees	15,337	1,158	1,154	(4)
Rental income	1,067	96	57	(39)
Interest received	2,037	157	94	(63)
Sales revenue	3,682	307	398	91
Other income	469	25	40	15
Grants, subsidies and contributions	9,496	1,443	1,441	(2)
<b>Total recurrent revenue</b>	<b>310,554</b>	<b>46,018</b>	<b>46,397</b>	<b>379</b>
<b>Recurrent expenses</b>				
Employee benefits	97,172	8,291	8,354	63
Materials and services	145,459	9,711	8,404	(1,307)
Finance costs	2,007	148	132	(16)
Depreciation and amortisation	67,563	5,631	5,461	(170)
Other expenditure	522	20	21	1
Net internal costs	(2,213)	(169)	(190)	(21)
<b>Total recurrent expenses</b>	<b>310,511</b>	<b>23,632</b>	<b>22,182</b>	<b>(1,450)</b>
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>43</b>	<b>22,386</b>	<b>24,215</b>	<b>1,829</b>
<b>Capital revenue</b>				
Grants, subsidies and contributions	22,133	731	795	64
Non-cash contributions	2,461	198	-	(198)
<b>Total capital revenue</b>	<b>24,594</b>	<b>929</b>	<b>795</b>	<b>(134)</b>
<b>Capital expenses</b>				
(Gain) / loss on disposal of non-current assets	289	-	(66)	(66)
<b>Total capital expenses</b>	<b>289</b>	<b>-</b>	<b>(66)</b>	<b>(66)</b>
<b>TOTAL INCOME</b>	<b>335,148</b>	<b>46,947</b>	<b>47,192</b>	<b>245</b>
<b>TOTAL EXPENSES</b>	<b>310,799</b>	<b>23,632</b>	<b>22,116</b>	<b>(1,516)</b>
<b>NET RESULT</b>	<b>24,349</b>	<b>23,315</b>	<b>25,076</b>	<b>1,761</b>
<b>Other comprehensive income / (loss)</b>				
Items that will not be reclassified to a net result				
Revaluation of property, plant and equipment	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>24,349</b>	<b>23,315</b>	<b>25,076</b>	<b>1,761</b>

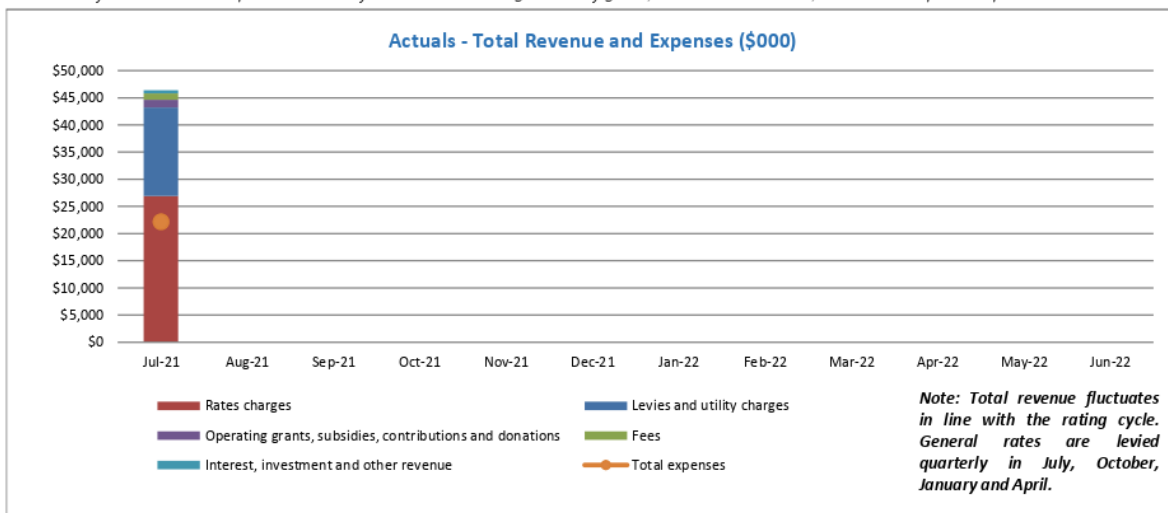
## Monthly Financial Report

## 3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS				
For the period ending 31 July 2021				
	Annual	YTD	YTD	YTD
	Original Budget \$'000	Budget \$'000	Actual \$'000	Variance \$'000
<b>Levies and utility charges</b>				
Refuse collection rate charge	30,931	2,542	2,567	25
SES separate charge	514	128	128	-
Environment separate charge	10,802	2,602	2,678	76
Separate charge landfill remediation	3,473	927	861	(66)
Wastewater charges	50,354	4,152	4,481	329
Water access charges	20,949	1,729	1,730	1
Water consumption charges	53,355	4,007	3,928	(79)
<b>Total levies and utility charges</b>	<b>170,378</b>	<b>16,087</b>	<b>16,373</b>	<b>286</b>
MATERIALS AND SERVICES ANALYSIS				
For the period ending 31 July 2021				
	Annual	YTD	YTD	YTD
	Original Budget \$'000	Budget \$'000	Actual \$'000	Variance \$'000
<b>Materials and services</b>				
Contractors	37,447	1,157	1,136	(21)
Consultants	2,775	82	58	(24)
Other Council outsourcing costs*	26,444	1,770	1,332	(438)
Purchase of materials	54,490	4,310	3,776	(534)
Office administration costs	7,194	1,052	847	(205)
Electricity charges	5,723	481	454	(27)
Plant operations	3,458	219	211	(8)
Information technology resources	3,685	310	318	8
General insurance	1,467	122	122	-
Community assistance**	1,716	124	75	(49)
Other material and service expenses	1,057	84	75	(9)
<b>Total materials and services</b>	<b>145,459</b>	<b>9,711</b>	<b>8,404</b>	<b>(1,307)</b>

\* 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.



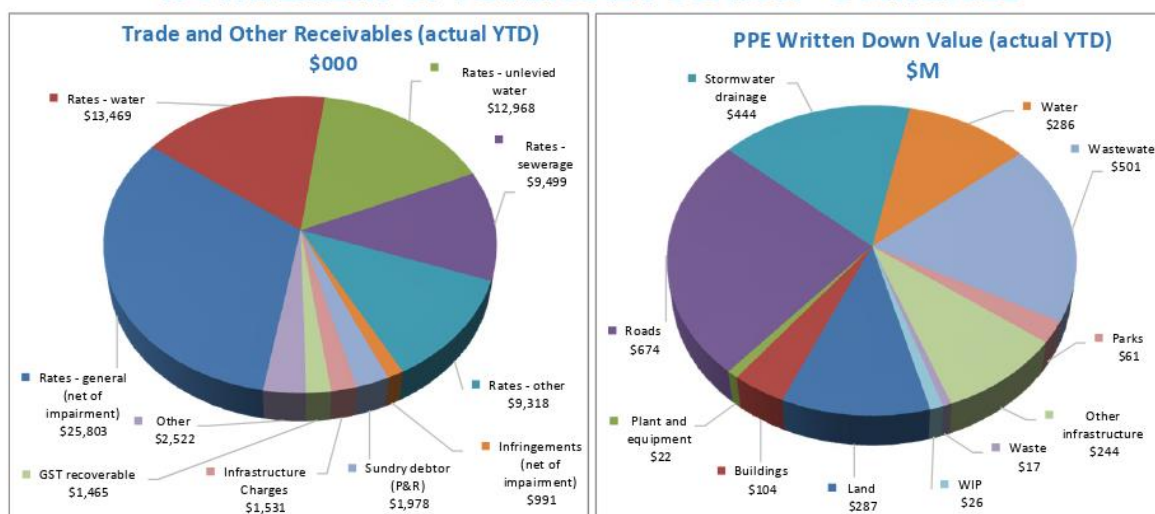
## Monthly Financial Report

## 4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 July 2021			
	Annual	YTD	YTD
	Original Budget \$'000	Budget \$'000	Actual \$'000
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	198,990	201,248	168,324
Short-term investment - CBA	-	10,000	10,000
Trade and other receivables	42,672	85,010	79,544
Inventories	916	877	885
Other current assets	1,810	4,967	4,799
<b>Total current assets</b>	<b>244,389</b>	<b>302,102</b>	<b>263,552</b>
<b>NON-CURRENT ASSETS</b>			
Investment property	1,225	1,225	1,225
Property, plant and equipment	2,619,909	2,664,311	2,665,662
Intangible assets	1,135	1,657	1,653
Right-of-use assets	4,723	5,940	5,940
Other financial assets	73	73	73
Investment in other entities	12,657	12,657	12,657
<b>Total non-current assets</b>	<b>2,639,722</b>	<b>2,685,863</b>	<b>2,687,210</b>
<b>TOTAL ASSETS</b>	<b>2,884,111</b>	<b>2,987,965</b>	<b>2,950,762</b>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	37,171	51,129	23,713
Borrowings - current	8,326	8,919	8,919
Lease liability - current	1,294	1,130	1,130
Provisions - current	15,270	17,113	17,281
Other current liabilities	1,911	35,197	23,398
<b>Total current liabilities</b>	<b>63,972</b>	<b>113,488</b>	<b>74,441</b>
<b>NON-CURRENT LIABILITIES</b>			
Borrowings - non-current	38,659	26,469	26,378
Lease liability - non-current	4,377	5,753	5,746
Provisions - non-current	21,539	21,446	21,626
<b>Total non-current liabilities</b>	<b>64,576</b>	<b>53,668</b>	<b>53,750</b>
<b>TOTAL LIABILITIES</b>	<b>128,547</b>	<b>167,156</b>	<b>128,191</b>
<b>NET COMMUNITY ASSETS</b>	<b>2,755,563</b>	<b>2,820,809</b>	<b>2,822,571</b>
<b>COMMUNITY EQUITY</b>			
Asset revaluation surplus	1,035,840	1,106,353	1,106,353
Retained surplus	1,619,513	1,610,973	1,606,463
Constrained cash reserves	100,210	103,483	109,755
<b>TOTAL COMMUNITY EQUITY</b>	<b>2,755,563</b>	<b>2,820,809</b>	<b>2,822,571</b>

## Monthly Financial Report

## 4. STATEMENT OF FINANCIAL POSITION - CONTINUED



### RIGHT-OF-USE ASSETS

For the period ending 31 July 2021

	Annual Original Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
<b>Right-of-use asset</b>			
Buildings	2,109	2,683	<b>2,685</b>
Land	2,435	2,892	<b>2,890</b>
Plant and Equipment	179	365	<b>365</b>
<b>Closing balance</b>	<b>4,723</b>	<b>5,940</b>	<b>5,940</b>

### PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT\*

For the period ending 31 July 2021

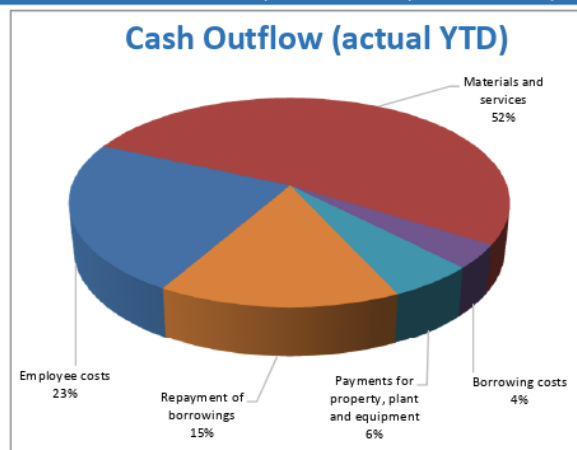
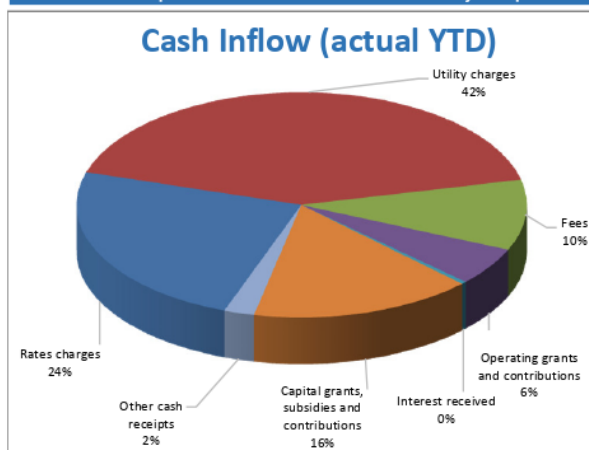
	Annual Original Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
<b>PPE movement</b>			
Opening balance (includes WIP from previous years)	2,614,439	2,667,979	<b>2,667,979</b>
Acquisitions and WIP in year movement	72,958	1,851	<b>3,006</b>
Depreciation in year	(65,977)	(5,498)	<b>(5,323)</b>
Disposals	(1,511)	(21)	<b>-</b>
<b>Closing balance</b>	<b>2,619,909</b>	<b>2,664,311</b>	<b>2,665,662</b>

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

## Monthly Financial Report

## 5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 July 2021			
	Annual Original Budget \$'000	YTD Budget \$'000	YTD Actual \$'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers	297,941	34,834	20,017
Payments to suppliers and employees	(246,606)	(12,545)	(36,435)
	51,334	22,289	(16,418)
Interest received	2,037	157	95
Rental income	1,067	96	57
Non-capital grants and contributions	14,109	1,359	1,408
Borrowing costs	(1,763)	(1,727)	(1,769)
Right-of-use assets interest expense	(131)	(11)	(11)
<b>Net cash inflow / (outflow) from operating activities</b>	<b>66,654</b>	<b>22,163</b>	<b>(16,638)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments for property, plant and equipment	(70,498)	(1,653)	(2,636)
Proceeds from sale of property, plant and equipment	1,222	21	66
Capital grants, subsidies and contributions	22,133	731	4,125
Other cash flows from investing activities*	3,500	-	3,500
<b>Net cash inflow / (outflow) from investing activities</b>	<b>(43,642)</b>	<b>(901)</b>	<b>5,055</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds of borrowings	10,324	-	-
Repayment of borrowings	(7,243)	(7,158)	(7,230)
Right-of-use lease payment	(1,145)	(96)	(103)
<b>Net cash inflow / (outflow) from financing activities</b>	<b>1,936</b>	<b>(7,254)</b>	<b>(7,333)</b>
<b>Net increase / (decrease) in cash held</b>	<b>24,947</b>	<b>14,008</b>	<b>(18,916)</b>
Cash and cash equivalents at the beginning of the year	174,043	187,240	187,240
<b>Cash and cash equivalents at the end of the financial year / period</b>	<b>198,990</b>	<b>201,248</b>	<b>168,324</b>



<b>Total Cash Funding (Actual YTD)</b>	<b>29,269</b>	<b>Total Cash Expenditure (Actual YTD)</b>	<b>48,184</b>
Total Cash Funding (Annual Original Budget)	352,333	Total Cash Expenditure (Annual Original Budget)	327,386
% of Budget Achieved YTD	8%	% of Budget Achieved YTD	15%

\* Loan drawn down by RIC from February to June 2021 has been repaid in July 2021.

## Monthly Financial Report

## 6. CAPITAL EXPENDITURE

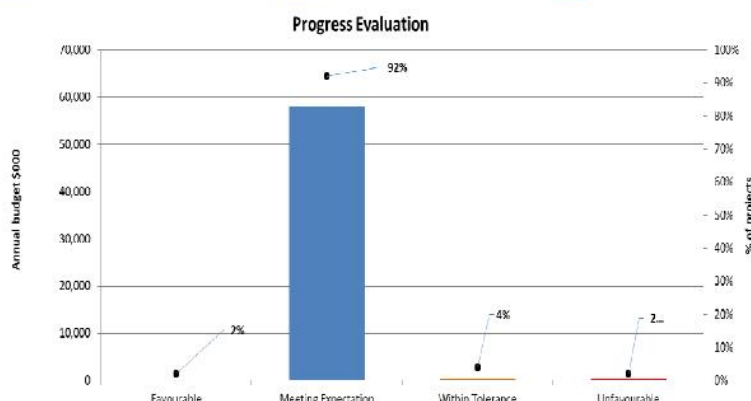


	Annual Original Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services*	62,822	1,632	2,395	763
Capitalised employee costs	7,676	21	611	590
<b>Total</b>	<b>70,498</b>	<b>1,653</b>	<b>3,006</b>	<b>1,353</b>

\* Excludes capital prepayments..

## 7. PROGRAM AND PROJECT UPDATE

<b>Favourable</b> (budget under/schedule on track)	<b>Meeting expectations</b> (budget and schedule on track)	<b>Within tolerance</b> (either budget and schedule not on track)	<b>Unfavourable</b> (budget and schedule not on track)
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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:

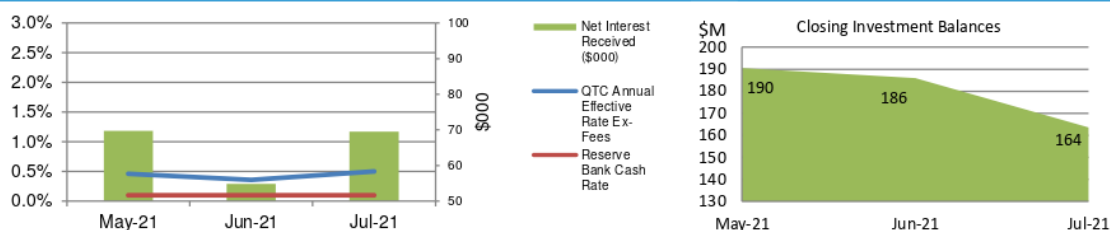
Project description	Progress
Seawall, Champion Lane, Wellington Point - This project will construct / install a seawall along the toe of the slope in front of the tidal scarps, to prevent further degradation of the toe of the slip and slope retreat.	Meeting Expectations
Seawall, Rocky Point, Russell Island - This project involves design and construction of a rock-armour seawall (approximately 50m) at Rocky Point Park.	Meeting Expectations

## Monthly Financial Report

## 8. INVESTMENT &amp; BORROWINGS REPORT

For the period ending 31 July 2021

## INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



## Total QTC Investment at End of Month was \$163.61M

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.

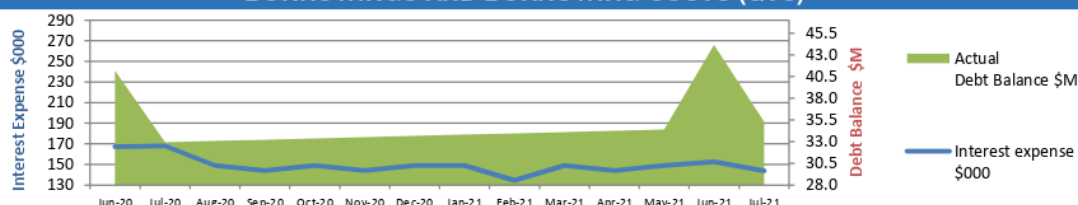
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

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 0.50%. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its Investment Policy (FIN-001-P) in June 2021 for the 2021/2022 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 \$9.00M, being \$7.23M principal and \$1.77M interest has been made *annually* for 2021/2022 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 2021. Interest will accrue monthly on a daily balance until next ADSP in July 2022 which is reflected in the increasing debt balance.

In June 2021 borrowings of \$9.61M were undertaken as part of Council's Capital Works Plan.

## Total Borrowings at End of Month were \$35.3M

Council adopted its Debt Policy (FIN-009-P) in June 2021 for the 2021/2022 financial year

## BORROWINGS

For the period ending 31 July 2021

	Annual Original Budget \$'000	YTD Budget \$'000	YTD Actual Balance \$'000
<b>Borrowings</b>			
Opening balance	(44,228)	(44,153)	(44,153)
Accrued interest on borrowings	(1,439)	(120)	(143)
Interest paid on borrowings	1,763	1,727	1,769
Principal repaid	7,243	7,158	7,230
Loan drawdown	(10,324)	-	-
<b>Closing balance</b>	<b>(46,985)</b>	<b>(35,388)</b>	<b>(35,297)</b>

## Monthly Financial Report

## 9. CONSTRAINED CASH RESERVES

Reserves as at 31 July 2021	Purpose of reserve	Opening Balance \$000	To Reserve \$000	From Reserve \$000	Closing Balance \$000
<b>Special Projects Reserve:</b>					
Waste Levy Reserve	To fund Waste Levy Program	-	1,308	(358)	950
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	4,265	-	(10)	4,255
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	3,716	236	(65)	3,887
		<b>7,981</b>	<b>1,544</b>	<b>(433)</b>	<b>9,092</b>
<b>Constrained Works Reserve:</b>					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	6,148	110	(20)	6,238
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	4,829	4	-	4,833
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,760	4	-	14,764
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,165	59	-	11,224
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	36,517	141	(1)	36,657
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	13,288	84	-	13,372
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,898	16	-	9,914
Tree Planting Reserve	Acquisition and planting of trees on footpaths	169	13	(1)	181
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	226	-	(1)	225
		<b>97,000</b>	<b>431</b>	<b>(23)</b>	<b>97,408</b>
<b>Separate Charge Reserve:</b>					
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	2,678	(477)	2,201
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	70	127	-	197
		<b>70</b>	<b>2,805</b>	<b>(477)</b>	<b>2,398</b>
<b>Special Charge Reserve - Canals:</b>					
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)
		<b>857</b>	<b>-</b>	<b>-</b>	<b>857</b>
<b>TOTALS</b>		<b>105,908</b>	<b>4,780</b>	<b>(933)</b>	<b>109,755</b>
		Closing cash and cash equivalents		<b>168,324</b>	
		Reserves as percentage of cash balance		<b>65%</b>	

\*No interest charged for these reserves in July 2021 due to low prevailing interest rate.

## Monthly Financial Report

## 10. CITY WATER STATEMENTS

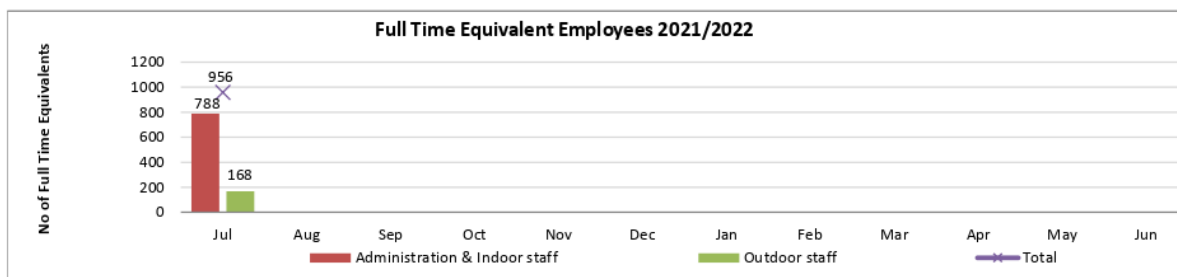
CITY WATER SUMMARY OPERATING STATEMENT For the period ending 31 July 2021				
	Annual Original Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	128,647	10,235	10,495	260
Total expenses	76,264	5,316	5,329	13
Earnings before interest, tax and depreciation (EBITD)	52,382	4,919	5,166	247
External interest expense	224	19	20	1
Internal interest expense	15,139	1,262	1,262	-
Depreciation	24,711	2,059	2,074	15
Operating surplus / (deficit)	12,309	1,579	1,810	231
CITY WATER CAPITAL FUNDING STATEMENT For the period ending 31 July 2021				
	Annual Original Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants and subsidies	2,956	246	63	(183)
Net transfer (to) / from constrained capital reserves	1,019	(246)	(63)	183
Non-cash contributions	5,747	198	-	(198)
Funding from utility revenue	(2,699)	1,148	514	(634)
Total sources of capital funding	7,023	1,346	514	(832)
Contributed assets	2,379	198	-	(198)
Capitalised expenditure	3,982	843	128	(715)
Loan redemption	662	305	386	81
Total application of capital funds	7,023	1,346	514	(832)

## 11. CITY WASTE STATEMENTS

CITY WASTE OPERATING STATEMENT For the period ending 31 July 2021				
	Annual Original Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	33,057	3,990	4,021	31
Total expenses	24,137	2,243	2,014	(229)
Earnings before interest, tax and depreciation (EBITD)	8,920	1,747	2,007	260
External interest expense	7	1	1	-
Depreciation	423	35	28	(7)
Operating surplus / (deficit)	8,490	1,711	1,978	267
CITY WASTE CAPITAL FUNDING STATEMENT For the period ending 31 July 2021				
	Annual Original Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Funding from utility revenue	755	163	258	95
Total sources of capital funding	755	163	258	95
Capitalised expenditure	600	44	143	99
Loan redemption	155	119	115	(4)
Total application of capital funds	755	163	258	95

## 12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

### Workforce Reporting



July 2021: Headcount	Employee Type			
Department Level	Casual	Full Time	Part Time	Total
Office of CEO and People and Culture	7	41	9	57
Organisational Services	4	200	23	227
Community and Customer Services	49	286	67	402
Infrastructure and Operations	8	346	17	371
<b>Total</b>	<b>68</b>	<b>873</b>	<b>116</b>	<b>1,057</b>

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department. 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	Jul-21	% Overdue	Jul-20	% Overdue	\$ Variance	% Variance	Rates & Charges Statistics	Jul-21	Jul-20
0 - 30	\$445	0.0%	\$585	0.0%	-\$140	0.0%		\$73,625,572	\$70,993,492
31 - 60	\$2,829,351	3.4%	\$3,943,515	4.7%	-\$1,114,164	-1.3%	Levied (Billed) Rates & Charges since 1 July 2021	\$10,693,344	\$12,988,652
61 - 90	\$0	0.0%	\$129	0.0%	-\$129	0.0%	Rate arrears b/fwd 1 July 2021	<b>\$84,318,916</b>	<b>\$83,982,144</b>
91 - 180	\$1,473,087	1.7%	\$1,518,547	1.8%	-\$45,460	-0.1%	<b>Total</b>	\$8,360,672	\$9,056,019
>180	\$4,057,789	4.8%	\$3,593,243	4.3%	\$464,546	0.5%	Balance of overdue rates & charges	<b>9.9%</b>	<b>10.8%</b>
<b>Total</b>	<b>\$8,360,672</b>	<b>9.9%</b>	<b>\$9,056,019</b>	<b>10.8%</b>	<b>-\$695,347</b>	<b>-0.9%</b>	<b>Percentage Overdue</b>		

## 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 is an indicator of 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 2020-2021 TO 2021-2022 CARRYOVER BUDGET REVIEW****Objective Reference:** A5550024**Authorising Officer:** Kailesh Naidu, Acting Chief Financial Officer**Responsible Officer:** Kailesh Naidu, Acting Chief Financial Officer**Report Author:** Michael D Wilson, Service Manager, Financial Planning  
Katharine Bremner, Budget and Systems Manager**Attachments:** 1. 2020-2021 to 2021-2022 Carryover Budget Review [↓](#)**PURPOSE**

To present to Council for adoption the carryover budget review for the 2021-22 financial year in accordance with section 170 of the *Local Government Regulation 2012*.

**BACKGROUND**

Council adopted its 2021-22 budget at the Special Budget Meeting on 24 June 2021. The Portfolio Management Office and the Financial Services Group have worked with the business to identify projects in train but not due for completion prior to the end of the financial year thus requiring to be carried over to the new financial year to enable their completion.

Other projects that have been incorporated as part of this carryover budget review include:

- Round two of the Local Roads and Community Infrastructure Program (LRCI) approved in February 2021. These projects were expected to be carried over and have an anticipated completion date of December 2021.
- Carryover of the contractor's budget in line with the prepayment made to the Department of Transport and Main Roads (DTMR) for the construction of the Southern Moreton Bay (SMBI) ferry terminals.
- Other projects where recognition of grant funding awarded subsequent to the finalisation of the 2021-22 annual budget, and projects where identified savings offset the total capital submission (net nil impact).

**ISSUES**

The scope of this carryover budget review is prior approved capital projects straddling the 2020-21 and 2021-22 financial years. LRCI projects approved in February 2021 and deliverable during the first half of 2021-22 have also been included.

Other budget adjustments included with the carryover budget review allow for the recognition of grant funding awarded subsequent to the finalisation of the 2021-22 annual budget and where savings fully offset the capital submission. Additionally, a carryover of the contractor's budget is recognised in line with the prepayment made to DTMR for the construction of the SMBI ferry terminals.

The attached statements present the unaudited opening balances which may subsequently change as the audited financial statement for 2020-21 are not yet finalised.

## STRATEGIC IMPLICATIONS

The proposed carryover budget review is in alignment with the *Local Government Act 2009* and the *Local Government Regulation 2012*. Section 170 of the *Local Government Regulation 2012* permits a local government to amend the budget for a financial year at any time before the end of the financial year.

### Risk Management

Council officers monitor the budget to actual expenditure on a regular basis and Council's financial performance and position is reported on a monthly basis. Council has already prioritised the carryover works as they commenced in the 2020-21 financial year and the deliverability of both operational and capital programs is under constant review by the Executive Leadership Team.

### Financial

This recommendation requires a change to the current years adopted budget and the accompanying attachment outlines the major movements surrounding this review. The projected financial statements forecast to 30 June 2022 illustrate Council's capital expenditure program increasing by \$32.2M and is inclusive of significant projects such as the Weinam Creek development, the Les Moore Park upgrade at Victoria Point, the Landside Facility at Southern Redland Bay and gravity main works at Boundary Road, Thornlands.

All key performance indicators meet or exceed the targets set with the exception of the Asset Sustainability Ratio which remains a stretch target but has improved since budget adoption with the increased focus on renewal projects.

### People

Specific impacts to people may result from the budget adjustments and will be worked through at a team, unit and group level in accordance with Council's policies and people strategy (when and if they arise).

### Environmental

Specific impacts to the environment may result from the budget adjustments and will be worked through at a team, unit and group level in accordance with Council's policies and guidelines (when and if they arise).

### Social

Specific impacts to the community may result from the budget adjustments and will be worked through at a team, unit and group level in accordance with Council's policies and guidelines (when and if they arise).

### Human Rights

There are no human rights implications from this report as the purpose is to provide a revised budget to Council.

### Alignment with Council's Policy and Plans

This report is aligned to Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*. In particular, the report underpins objective 7.4 Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Portfolio Management Office	June 2021	In consultation with project managers across Council, provision of submission detail for projects to be carried over
External Funding Manager	June 2021	Provision of grant funding and related deliverables
Business Partnering Unit	July 2021	Review of the submission detail with the relevant business areas
Executive Leadership Team	15 July 2021	Review of the carryover budget review submissions and financial statements
Councillors and Executive Leadership Team	29 July 2021	Workshop undertaken to review the carryover budget review submissions and financial statements

**OPTIONS****Option One**

That Council resolves as follows:

1. To adopt the Revised Budget for 2021-22 at the Redland City Council (RCC) level, which refers to the following (refer attachment for details):
  - a. RCC Statement of Financial Position – page 1
  - b. RCC Statement of Cash Flows – page 2
  - c. RCC Statement of Comprehensive Income – page 3
  - d. RCC Operating and Capital Funding Statement – page 5
2. To meet the requirements of the *Local Government Regulation 2012*, adopt the City Water and City Waste Operating and Capital Funding Statements (pages 11 and 12 respectively).

**Option Two**

That Council resolves to not adopt the revised budget for 2021-22 as presented in the Officer's Recommendation.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

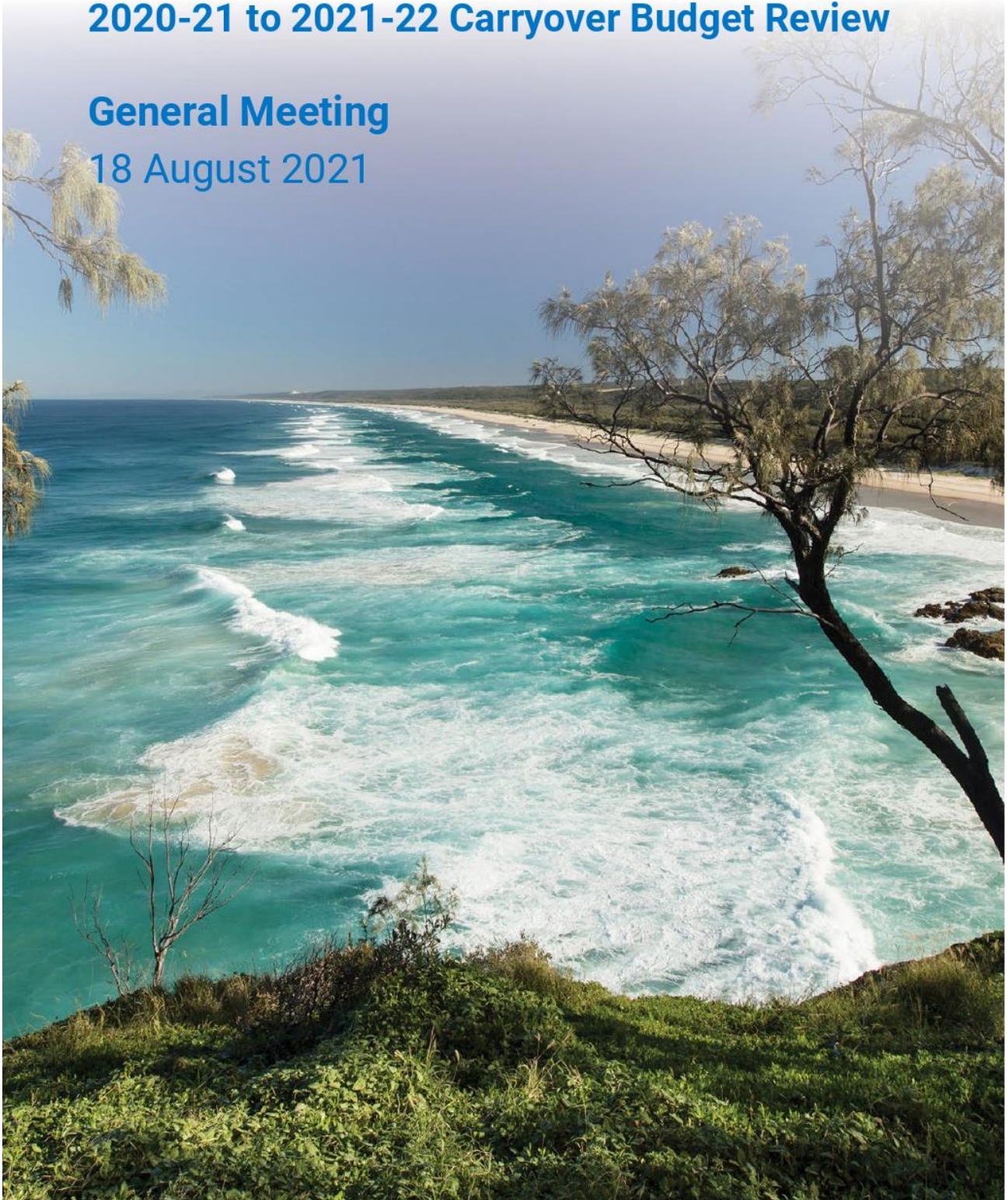
1. To adopt the Revised Budget for 2021-22 at the Redland City Council (RCC) level, which refers to the following (refer attachment for details):
  - a. RCC Statement of Financial Position – page 1
  - b. RCC Statement of Cash Flows – page 2
  - c. RCC Statement of Comprehensive Income – page 3
  - d. RCC Operating and Capital Funding Statement – page 5
2. To meet the requirements of the *Local Government Regulation 2012*, adopt the City Water and City Waste Operating and Capital Funding Statements (pages 11 and 12 respectively).



## 2020-21 to 2021-22 Carryover Budget Review

### General Meeting

18 August 2021



**REDLAND CITY COUNCIL**  
**Statement of Financial Position**  
Forecast as at 30 June 2022

	Original Budget 2021-22 \$000*	Anticipated Closing Balance 2020-21 \$000*+	Budgeted Movement 2021-22 \$000*	Carryover Budget Review Proposed Movements \$000*	Proposed Revised Budget 2021-22 \$000*
<b>CURRENT ASSETS</b>					
Cash and cash equivalents	198,990	197,240	24,947	(25,730)	196,457
Trade and other receivables	42,672	49,317	(3,416)	-	45,901
Inventories	916	864	160	-	1,024
Other current assets	1,810	4,967	-	-	4,967
<b>Total current assets</b>	<b>244,389</b>	<b>252,387</b>	<b>21,691</b>	<b>(25,730)</b>	<b>248,349</b>
<b>NON-CURRENT ASSETS</b>					
Investment property	1,225	1,225	-	-	1,225
Property, plant and equipment	2,619,909	2,604,805	5,470	32,234	2,642,510
Intangible assets	1,135	1,703	(543)	-	1,160
Right-of-use assets	4,723	5,825	(1,043)	-	4,782
Other financial assets	73	73	-	-	73
Investment in other entities	12,657	12,657	-	-	12,657
<b>Total non-current assets</b>	<b>2,639,722</b>	<b>2,626,288</b>	<b>3,884</b>	<b>32,234</b>	<b>2,662,406</b>
<b>TOTAL ASSETS</b>	<b>2,884,111</b>	<b>2,878,675</b>	<b>25,575</b>	<b>6,504</b>	<b>2,910,755</b>
<b>CURRENT LIABILITIES</b>					
Trade and other payables	37,171	45,567	451	-	46,018
Borrowings with QTC	8,326	8,919	-	-	8,919
Lease liability - current	1,294	1,294	-	-	1,294
Provisions	15,270	13,882	(1,627)	-	12,255
Other current liabilities	1,911	6,197	(439)	-	5,758
<b>Total current liabilities</b>	<b>63,972</b>	<b>75,860</b>	<b>(1,614)</b>	<b>-</b>	<b>74,245</b>
<b>NON-CURRENT LIABILITIES</b>					
Borrowings with QTC	38,659	35,233	2,757	-	37,990
Lease liability - non-current	4,377	5,512	(1,145)	-	4,367
Provisions	21,539	14,259	1,229	-	15,488
<b>Total non-current liabilities</b>	<b>64,576</b>	<b>55,005</b>	<b>2,841</b>	<b>-</b>	<b>57,846</b>
<b>TOTAL LIABILITIES</b>	<b>128,547</b>	<b>130,864</b>	<b>1,227</b>	<b>-</b>	<b>132,091</b>
<b>NET COMMUNITY ASSETS</b>	<b>2,755,563</b>	<b>2,747,811</b>	<b>24,349</b>	<b>6,504</b>	<b>2,778,664</b>
<b>COMMUNITY EQUITY</b>					
Asset revaluation surplus	1,035,840	1,043,184	-	-	1,043,184
Retained surplus	1,619,513	1,599,203	23,016	15,065	1,637,284
Constrained cash reserves	100,210	105,424	1,333	(8,560)	98,196
<b>TOTAL COMMUNITY EQUITY</b>	<b>2,755,563</b>	<b>2,747,811</b>	<b>24,349</b>	<b>6,504</b>	<b>2,778,664</b>

\* All amounts are rounded to the nearest thousand

+ Please note - this is a forecast based on the unaudited closing balance of 2020-21

## REDLAND CITY COUNCIL

## Statement of Cash Flows

Forecast for the year ending 30 June 2022

	Original Budgeted Cash Flow 2021-22 \$000*	Revised Adjusted Cash Opening Balance from 2020-21 \$000*+	Proposed Movement Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	297,941	297,941	76	298,017
Payments to suppliers and employees	(246,606)	(246,606)	(388)	(246,995)
	<b>51,334</b>	<b>51,334</b>	<b>(312)</b>	<b>51,022</b>
Interest received	2,037	2,037	-	2,037
Rental income	1,067	1,067	-	1,067
Non-capital grants and contributions	14,109	14,109	312	14,421
Borrowing costs	(1,763)	(1,763)	-	(1,763)
Right-of-use assets interest expense	(131)	(131)	-	(131)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>66,654</b>	<b>66,654</b>	<b>-</b>	<b>66,654</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Payments for property, plant and equipment	(70,498)	(70,498)	(32,234)	(102,732)
Payments for intangible assets	-	-	-	-
Proceeds from sale of property, plant and equipment	1,222	1,222	-	1,222
Capital grants, subsidies and contributions	22,133	22,133	6,504	28,638
Other cash flows from investing activities	3,500	3,500	-	3,500
<b>Net cash inflow/(outflow) from investing activities</b>	<b>(43,642)</b>	<b>(43,642)</b>	<b>(25,730)</b>	<b>(69,372)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds from borrowings	10,324	10,324	-	10,324
Repayment of borrowings	(7,243)	(7,243)	-	(7,243)
Right-of-use assets lease payments	(1,145)	(1,145)	-	(1,145)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>1,936</b>	<b>1,936</b>	<b>-</b>	<b>1,936</b>
<b>Net increase/(decrease) in cash and cash equivalents held</b>	<b>24,947</b>	<b>24,947</b>	<b>(25,730)</b>	<b>(782)</b>
Cash and cash equivalents at beginning of the financial year	174,043	197,240		197,240
<b>Cash and cash equivalents at end of the financial year</b>	<b>198,990</b>	<b>222,187</b>	<b>(25,730)</b>	<b>196,457</b>

\* All amounts are rounded to the nearest thousand

+ Please note - this is a forecast based on the unaudited closing balance of 2020-21

## REDLAND CITY COUNCIL

### Statement of Comprehensive Income

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review 2021-22 \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Recurrent revenue</b>			
Rates charges	111,574	76	111,650
Levies and utility charges	170,378	-	170,378
Less: pensioner remissions and rebates	(3,486)	-	(3,486)
Fees	15,337	-	15,337
Rental income	1,067	-	1,067
Interest received	2,037	-	2,037
Sales revenue	3,682	-	3,682
Other income	469	-	469
Grants, subsidies and contributions	9,496	312	9,808
<b>Total recurrent revenue</b>	<b>310,554</b>	<b>388</b>	<b>310,942</b>
<b>Capital revenue</b>			
Grants, subsidies and contributions	22,133	6,504	28,638
Non-cash contributions	2,461	-	2,461
<b>Total capital revenue</b>	<b>24,594</b>	<b>6,504</b>	<b>31,098</b>
<b>TOTAL INCOME</b>	<b>335,148</b>	<b>6,893</b>	<b>342,041</b>
<b>Recurrent expenses</b>			
Employee benefits	97,172	123	97,295
Materials and services	145,459	265	145,725
Finance costs	2,007	-	2,007
Depreciation and amortisation	67,563	-	67,563
Other expenditure	522	-	522
Net internal costs	(2,213)	-	(2,213)
<b>Total recurrent expenses</b>	<b>310,511</b>	<b>388</b>	<b>310,899</b>
<b>Capital expenses</b>			
Loss on disposal of non-current assets	289	-	289
<b>Total capital expenses</b>	<b>289</b>	<b>-</b>	<b>289</b>
<b>TOTAL EXPENSES</b>	<b>310,799</b>	<b>388</b>	<b>311,188</b>
<b>NET RESULT</b>	<b>24,349</b>	<b>6,504</b>	<b>30,853</b>
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to a net result</b>			
Revaluation of property, plant and equipment	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>24,349</b>	<b>6,504</b>	<b>30,853</b>

\* All amounts are rounded to the nearest thousand

## REDLAND CITY COUNCIL

## 2021-22 Key Performance Indicators

	Original Budget 2021-22	Revised as per Carryover Budget Review 2021-22
<b>Financial Stability and Sustainability Ratios</b>		
<b>Level of dependence on General Rate Revenue</b> (Excludes utility revenues) - Threshold set < 40%	<b>34.96%</b>	<b>34.94%</b>
<b>Ability to pay our bills - Current Ratio</b> Target between 1.1 and 4.1	<b>3.82</b>	<b>3.34</b>
<b>Ability to repay our debt - Debt Servicing Ratio (%)</b> Target less than or equal to 15%	<b>3.27%</b>	<b>3.31%</b>
<b>Cash Balance \$M</b> Target greater than or equal to \$50m	<b>198,990</b>	<b>196,457</b>
<b>Cash Balances - cash capacity in months</b> Target greater than 3 months	<b>9.61</b>	<b>9.47</b>
<b>Longer term financial stability - debt to asset ratio (%)</b> Target less than or equal to 10%	<b>1.63%</b>	<b>1.81%</b>
<b>Operating Performance</b> Target greater than or equal to 10%	<b>21.15%</b>	<b>21.12%</b>
<b>Operating Surplus Ratio</b> Target between 0% and 10%	<b>0.01%</b>	<b>0.01%</b>
<b>Net Financial Liabilities</b> Target less than 60%*	<b>-37.30%</b>	<b>-37.39%</b>
<b>Interest Coverage Ratio</b> Target less than 5%**	<b>-0.19%</b>	<b>-0.15%</b>
<b>Asset Sustainability Ratio</b> Target greater than 90%	<b>64.57%</b>	<b>83.16%</b>

\* 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)

## REDLAND CITY COUNCIL

## Operating Statement

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Revenue</b>			
Rates charges	111,574	76	111,650
Levies and utility charges	170,378	-	170,378
Less: Pensioner remissions and rebates	(3,486)	-	(3,486)
Fees	15,337	-	15,337
Operating grants and subsidies	8,729	312	9,041
Operating contributions and donations	767	-	767
Interest external	2,037	-	2,037
Other revenue	5,218	-	5,218
<b>Total revenue</b>	<b>310,554</b>	<b>388</b>	<b>310,942</b>
<b>Expenses</b>			
Employee benefits	97,172	123	97,295
Materials and services	145,459	265	145,725
Finance costs other	437	-	437
Other expenditure	522	-	522
Net internal costs	(2,213)	-	(2,213)
<b>Total expenses</b>	<b>241,378</b>	<b>388</b>	<b>241,766</b>
<b>Earnings before interest, tax and depreciation</b>	<b>69,176</b>	<b>-</b>	<b>69,176</b>
Interest expense - external	1,569	-	1,569
Interest expense - internal	-	-	-
Depreciation and amortisation	67,563	-	67,563
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>43</b>	<b>-</b>	<b>43</b>

## Capital Funding Statement

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Proposed sources of capital funding</b>			
Capital contributions and donations	14,257	-	14,257
Capital grants and subsidies	7,876	6,504	14,381
Proceeds on disposal of non-current assets	1,222	-	1,222
Capital transfers (to) / from reserves	3,541	8,560	12,101
Non-cash contributions	2,461	-	2,461
New loans	10,324	-	10,324
Funding from general revenue	41,990	17,170	59,159
<b>Total sources of capital funding</b>	<b>81,670</b>	<b>32,234</b>	<b>113,905</b>
<b>Proposed application of capital funds</b>			
Contributed assets	2,461	-	2,461
Capitalised goods and services	62,822	32,264	95,085
Capitalised employee costs	7,676	(29)	7,647
Loan redemption	8,712	-	8,712
<b>Total application of capital funds</b>	<b>81,670</b>	<b>32,234</b>	<b>113,905</b>
<b>Other budgeted items</b>			
Transfers to constrained operating reserves	(22,274)	-	(22,274)
Transfers from constrained operating reserves	17,400	-	17,400
Written down value (WDV) of assets disposed	1,511	-	1,511

\* All amounts are rounded to the nearest thousand

## CEO Groups

### Operating Statement

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Revenue</b>			
Rates charges	-	-	-
Levies and utility charges	-	-	-
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees	-	-	-
Operating grants and subsidies	-	-	-
Operating contributions and donations	-	-	-
Interest external	-	-	-
Other revenue	-	-	-
<b>Total revenue</b>	-	-	-
<b>Expenses</b>			
Employee benefits	5,799	-	5,799
Materials and services	1,491	-	1,491
Finance costs other	-	-	-
Other expenditure	-	-	-
Net internal costs	(7,300)	-	(7,300)
<b>Total expenses</b>	<b>(11)</b>	-	<b>(11)</b>
<b>Earnings before interest, tax and depreciation</b>	<b>11</b>	-	<b>11</b>
Interest expense - external	-	-	-
Interest expense - internal	-	-	-
Depreciation and amortisation	3	-	3
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>8</b>	-	<b>8</b>

### Capital Funding Statement

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Proposed sources of capital funding</b>			
Capital contributions and donations	-	-	-
Capital grants and subsidies	-	-	-
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) / from reserves	-	-	-
Non-cash contributions	-	-	-
New loans	-	-	-
Funding from general revenue	-	-	-
<b>Total sources of capital funding</b>	-	-	-
<b>Proposed application of capital funds</b>			
Contributed assets	-	-	-
Capitalised goods and services	-	-	-
Capitalised employee costs	-	-	-
Loan redemption	-	-	-
<b>Total application of capital funds</b>	-	-	-
<b>Other budgeted items</b>			
Transfers to constrained operating reserves	-	-	-
Transfers from constrained operating reserves	-	-	-
Written down value (WDV) of assets disposed	-	-	-

\* All amounts are rounded to the nearest thousand

## Organisational Services

### Operating Statement

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$'000*	Proposed Changes Carryover Budget Review \$'000*	Proposed Revised Budget 2021-22 \$'000*
<b>Revenue</b>			
Rates charges	111,574	76	111,650
Levies and utility charges	11,316	-	11,316
<i>Less: Pensioner remissions and rebates</i>	(3,006)	-	(3,006)
Fees	837	-	837
Operating grants and subsidies	5,848	20	5,868
Operating contributions and donations	-	-	-
Interest external	614	-	614
Other revenue	470	-	470
<b>Total revenue</b>	<b>127,653</b>	<b>96</b>	<b>127,750</b>
<b>Expenses</b>			
Employee benefits	26,545	-	26,545
Materials and services	14,521	(54)	14,468
Finance costs other	429	-	429
Other expenditure	280	-	280
Net internal costs	(18,917)	-	(18,917)
<b>Total expenses</b>	<b>22,859</b>	<b>(54)</b>	<b>22,806</b>
<b>Earnings before interest, tax and depreciation</b>	<b>104,794</b>	<b>150</b>	<b>104,944</b>
Interest expense - external	1,286	-	1,286
Interest expense - internal	(15,139)	-	(15,139)
Depreciation and amortisation	4,542	-	4,542
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>114,104</b>	<b>150</b>	<b>114,254</b>

### Capital Funding Statement

	Original Budget 2021-22 \$'000*	Proposed Changes Carryover Budget Review \$'000*	Proposed Revised Budget 2021-22 \$'000*
<b>Proposed sources of capital funding</b>			
Capital contributions and donations	-	-	-
Capital grants and subsidies	-	733	733
Proceeds on disposal of non-current assets	1,222	-	1,222
Capital transfers (to) / from reserves	4,420	135	4,555
Non-cash contributions	-	-	-
New loans	6,956	-	6,956
Funding from general revenue	3,166	3,777	6,943
<b>Total sources of capital funding</b>	<b>15,765</b>	<b>4,645</b>	<b>20,410</b>
<b>Proposed application of capital funds</b>			
Contributed assets	-	-	-
Capitalised goods and services	8,535	4,645	13,180
Capitalised employee costs	-	-	-
Loan redemption	7,230	-	7,230
<b>Total application of capital funds</b>	<b>15,765</b>	<b>4,645</b>	<b>20,410</b>
<b>Other budgeted items</b>			
Transfers to constrained operating reserves	(13,462)	-	(13,462)
Transfers from constrained operating reserves	514	-	514
Written down value (WDV) of assets disposed	1,222	-	1,222

\* All amounts are rounded to the nearest thousand

## Community & Customer Services

### Operating Statement

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Revenue</b>			
Rates charges	-	-	-
Levies and utility charges	-	-	-
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees	9,977	-	9,977
Operating grants and subsidies	912	292	1,203
Operating contributions and donations	24	-	24
Interest external	-	-	-
Other revenue	1,449	-	1,449
<b>Total revenue</b>	<b>12,361</b>	<b>292</b>	<b>12,653</b>
<b>Expenses</b>			
Employee benefits	32,812	123	32,935
Materials and services	8,076	319	8,394
Finance costs other	7	-	7
Other expenditure	235	-	235
Net internal costs	15,267	-	15,267
<b>Total expenses</b>	<b>56,396</b>	<b>442</b>	<b>56,838</b>
<b>Earnings before interest, tax and depreciation</b>	<b>(44,035)</b>	<b>(150)</b>	<b>(44,185)</b>
Interest expense - external	51	-	51
Interest expense - internal	-	-	-
Depreciation and amortisation	2,367	-	2,367
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>(46,453)</b>	<b>(150)</b>	<b>(46,603)</b>

### Capital Funding Statement

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Proposed sources of capital funding</b>			
Capital contributions and donations	8,845	-	8,845
Capital grants and subsidies	-	91	91
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) / from reserves	(8,845)	1,909	(6,936)
Non-cash contributions	-	-	-
New loans	-	-	-
Funding from general revenue	3,887	277	4,164
<b>Total sources of capital funding</b>	<b>3,887</b>	<b>2,277</b>	<b>6,164</b>
<b>Proposed application of capital funds</b>			
Contributed assets	-	-	-
Capitalised goods and services	3,275	2,277	5,551
Capitalised employee costs	-	-	-
Loan redemption	613	-	613
<b>Total application of capital funds</b>	<b>3,887</b>	<b>2,277</b>	<b>6,164</b>
<b>Other budgeted items</b>			
Transfers to constrained operating reserves	-	-	-
Transfers from constrained operating reserves	1,212	-	1,212
Written down value (WDV) of assets disposed	-	-	-

\* All amounts are rounded to the nearest thousand

## Infrastructure & Operations (incl City Water and City Waste)

### Operating Statement

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Revenue</b>			
Rates charges	-	-	-
Levies and utility charges	159,062	-	159,062
Less: Pensioner remissions and rebates	(480)	-	(480)
Fees	4,522	-	4,522
Operating grants and subsidies	1,969	-	1,969
Operating contributions and donations	743	-	743
Interest external	1,423	-	1,423
Other revenue	3,300	-	3,300
<b>Total revenue</b>	<b>170,540</b>	<b>-</b>	<b>170,540</b>
<b>Expenses</b>			
Employee benefits	32,016	-	32,016
Materials and services	121,372	-	121,372
Finance costs other	1	-	1
Other expenditure	7	-	7
Net internal costs	8,737	-	8,737
<b>Total expenses</b>	<b>162,133</b>	<b>-</b>	<b>162,133</b>
<b>Earnings before interest, tax and depreciation</b>	<b>8,407</b>	<b>-</b>	<b>8,407</b>
Interest expense - external	233	-	233
Interest expense - internal	15,139	-	15,139
Depreciation and amortisation	60,652	-	60,652
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>(67,617)</b>	<b>-</b>	<b>(67,617)</b>

### Capital Funding Statement

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Proposed sources of capital funding</b>			
Capital contributions and donations	5,412	-	5,412
Capital grants and subsidies	7,876	5,681	13,557
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) / from reserves	7,965	6,516	14,481
Non-cash contributions	2,461	-	2,461
New loans	3,368	-	3,368
Funding from general revenue	34,936	13,116	48,052
<b>Total sources of capital funding</b>	<b>62,018</b>	<b>25,313</b>	<b>87,331</b>
<b>Proposed application of capital funds</b>			
Contributed assets	2,461	-	2,461
Capitalised goods and services	51,012	25,342	76,354
Capitalised employee costs	7,676	(29)	7,647
Loan redemption	870	-	870
<b>Total application of capital funds</b>	<b>62,018</b>	<b>25,313</b>	<b>87,331</b>
<b>Other budgeted items</b>			
Transfers to constrained operating reserves	(8,811)	-	(8,811)
Transfers from constrained operating reserves	15,674	-	15,674
Written down value (WDV) of assets disposed	289	-	289

\* All amounts are rounded to the nearest thousand

## Infrastructure & Operations (excl City Water and City Waste)

### Operating Statement

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Revenue</b>			
Rates charges	-	-	-
Levies and utility charges	3,473	-	3,473
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees	3,320	-	3,320
Operating grants and subsidies	1,742	-	1,742
Operating contributions and donations	743	-	743
Interest external	43	-	43
Other revenue	421	-	421
<b>Total revenue</b>	<b>9,741</b>	<b>-</b>	<b>9,741</b>
<b>Expenses</b>			
Employee benefits	20,864	-	20,864
Materials and services	38,996	(200)	38,796
Finance costs other	0	-	0
Other expenditure	7	-	7
Net internal costs	2,605	-	2,605
<b>Total expenses</b>	<b>62,471</b>	<b>(200)</b>	<b>62,271</b>
<b>Earnings before interest, tax and depreciation</b>	<b>(52,730)</b>	<b>200</b>	<b>(52,530)</b>
Interest expense - external	2	-	2
Interest expense - internal	-	-	-
Depreciation and amortisation	35,518	-	35,518
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>(88,250)</b>	<b>200</b>	<b>(88,050)</b>

### Capital Funding Statement

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Proposed sources of capital funding</b>			
Capital contributions and donations	2,456	-	2,456
Capital grants and subsidies	7,876	5,681	13,557
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) / from reserves	6,946	6,516	13,462
Non-cash contributions	82	-	82
New loans	-	-	-
Funding from general revenue	36,881	2,750	39,631
<b>Total sources of capital funding</b>	<b>54,240</b>	<b>14,946</b>	<b>69,187</b>
<b>Proposed application of capital funds</b>			
Contributed assets	82	-	82
Capitalised goods and services	46,820	16,103	62,923
Capitalised employee costs	7,286	(1,157)	6,129
Loan redemption	53	-	53
<b>Total application of capital funds</b>	<b>54,240</b>	<b>14,946</b>	<b>69,187</b>
<b>Other budgeted items</b>			
Transfers to constrained operating reserves	(3,504)	-	(3,504)
Transfers from constrained operating reserves	10,366	-	10,366
Written down value (WDV) of assets disposed	289	-	289

\* All amounts are rounded to the nearest thousand

## City Water

### Operating Statement

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Revenue</b>			
Rates charges	-	-	-
Levies and utility charges	124,658	-	124,658
Less: Pensioner remissions and rebates	(480)	-	(480)
Fees	782	-	782
Operating grants and subsidies	-	-	-
Operating contributions and donations	-	-	-
Interest external	1,141	-	1,141
Other revenue	2,065	-	2,065
<b>Total revenue</b>	<b>128,167</b>	<b>-</b>	<b>128,167</b>
<b>Expenses</b>			
Employee benefits	9,688	-	9,688
Materials and services	62,793	200	62,993
Finance costs other	-	-	-
Other expenditure	-	-	-
Net internal costs	3,303	-	3,303
<b>Total expenses</b>	<b>75,785</b>	<b>200</b>	<b>75,985</b>
<b>Earnings before interest, tax and depreciation</b>	<b>52,382</b>	<b>(200)</b>	<b>52,182</b>
Interest expense - external	224	-	224
Interest expense - internal	15,139	-	15,139
Depreciation and amortisation	24,711	-	24,711
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>12,309</b>	<b>(200)</b>	<b>12,109</b>

### Capital Funding Statement

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Proposed sources of capital funding</b>			
Capital contributions and donations	2,956	-	2,956
Capital grants and subsidies	-	-	-
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) / from reserves	1,019	-	1,019
Non-cash contributions	2,379	-	2,379
New loans	3,368	-	3,368
Funding from general revenue	(2,699)	10,150	7,450
<b>Total sources of capital funding</b>	<b>7,023</b>	<b>10,150</b>	<b>17,173</b>
<b>Proposed application of capital funds</b>			
Contributed assets	2,379	-	2,379
Capitalised goods and services	3,592	9,022	12,614
Capitalised employee costs	390	1,128	1,518
Loan redemption	662	-	662
<b>Total application of capital funds</b>	<b>7,023</b>	<b>10,150</b>	<b>17,173</b>
<b>Other budgeted items</b>			
Transfers to constrained operating reserves	-	-	-
Transfers from constrained operating reserves	-	-	-
Written down value (WDV) of assets disposed	-	-	-

\* All amounts are rounded to the nearest thousand

## City Waste

### Operating Statement

Forecast for the year ending 30 June 2022

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Revenue</b>			
Rates charges	-	-	-
Levies and utility charges	30,931	-	30,931
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees	682	-	682
Operating grants and subsidies	227	-	227
Operating contributions and donations	-	-	-
Interest external	239	-	239
Other revenue	814	-	814
<b>Total revenue</b>	<b>32,893</b>	<b>-</b>	<b>32,893</b>
<b>Expenses</b>			
Employee benefits	1,943	-	1,943
Materials and services	20,203	-	20,203
Finance costs other	1	-	1
Other expenditure	-	-	-
Net internal costs	1,826	-	1,826
<b>Total expenses</b>	<b>23,973</b>	<b>-</b>	<b>23,973</b>
<b>Earnings before interest, tax and depreciation</b>	<b>8,920</b>	<b>-</b>	<b>8,920</b>
Interest expense - external	7	-	7
Interest expense - internal	-	-	-
Depreciation and amortisation	423	-	423
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>8,490</b>	<b>-</b>	<b>8,490</b>

### Capital Funding Statement

	Original Budget 2021-22 \$000*	Proposed Changes Carryover Budget Review \$000*	Proposed Revised Budget 2021-22 \$000*
<b>Proposed sources of capital funding</b>			
Capital contributions and donations	-	-	-
Capital grants and subsidies	-	-	-
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) / from reserves	-	-	-
Non-cash contributions	-	-	-
New loans	-	-	-
Funding from general revenue	755	250	1,005
<b>Total sources of capital funding</b>	<b>755</b>	<b>250</b>	<b>1,005</b>
<b>Proposed application of capital funds</b>			
Contributed assets	-	-	-
Capitalised goods and services	600	250	850
Capitalised employee costs	-	-	-
Loan redemption	155	-	155
<b>Total application of capital funds</b>	<b>755</b>	<b>250</b>	<b>1,005</b>
<b>Other budgeted items</b>			
Transfers to constrained operating reserves	(5,307)	-	(5,307)
Transfers from constrained operating reserves	5,307	-	5,307
Written down value (WDV) of assets disposed	-	-	-

\* All amounts are rounded to the nearest thousand

**13.3 FINAL OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT 2020-2021****Objective Reference:** A5538759**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Tony Beynon, Group Manager Corporate Governance**Report Author:** Lorraine Lee, Senior Adviser Corporate Planning and Performance**Attachments:** 1. Operational Plan Quarterly Performance Report June 2021 [↓](#)**PURPOSE**

To provide an update on the progress of the final Operational Plan Quarterly Performance Report for 2020-2021.

**BACKGROUND**

The *Local Government Act 2009* (the Act) requires Council to adopt an operational plan each year. The Operational Plan 2020-2021 forms an important part of Council's strategic planning process and sets out the work Council plans to deliver towards achievement of the Corporate Plan 2018-2023.

The *Local Government Regulation 2012* also requires the Chief Executive Officer to present a written assessment of Council's progress towards implementing the annual Operational Plan at meetings of Council, at least quarterly.

**ISSUES**

The Operational Plan 2020-2021 defined 68 significant activities that Council planned to undertake during the year. Table 1 details the status of planned activities undertaken.

The attached Operational Plan Quarterly Performance Report provides a status update and comment summarising overall progress for each of the 68 significant activities. The information in the report has been provided by the responsible departments for each significant activity.

Of the 68 significant activities, all 68 have been completed.

Status of significant activities in the Operational Plan 2020-2021	
Complete	68
Total	68

**Carried forward significant activity**

One significant activity was carried forward from the Operational Plan 2019-2020. This activity was completed in quarter four.

Significant activity carried forward from the Operational Plan 2019-2020	Status
5.1.7 – Implement actions outlined in the Cleveland Centre Traffic and Transport Action Plan 2019-2020.	Complete

**Summary**

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

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

Council's Operational Plan 2020-2021 is an important statutory document which sets out the significant activities that Council plans to deliver for the financial year. The significant activities directly contribute to outcomes specified in the Corporate Plan 2018-2023. Tracking progress against this plan provides a useful assessment of Council's performance in delivering against its plans.

The *Local Government Regulation 2012* (section 174) states that "the chief executive officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals not more than 3 months". Under the same section of the regulation, Council is allowed to amend the plan at any time before the end of the financial year.

### **Risk Management**

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

### **Financial**

The Operational Plan 2020-2021 was funded from the 2020-2021 Annual Budget.

### **People**

Significant activities listed in the Operational Plan 2020-2021 are managed by the responsible Council group. The status and comments for each significant activity in the attached report are provided by the relevant group. The report is compiled by the Governance Services Unit. Although delivery of the plan itself is dependent on staff resources and some significant activities relate to people issues, there are no direct impacts on people resulting from this report.

### **Environmental**

Some significant activities within the Operational Plan 2020-2021 directly contribute to Council's environmental commitments. However, this report does not have any direct environmental impacts.

### **Social**

Some significant activities within the Operational Plan 2020-2021 directly contribute to Council's social commitment. However, this report does not have any direct social impacts.

### **Human Rights**

There are no human rights implications associated with this report.

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

Council's Operational Plan 2020-2021 outlines planned significant activities against the eight key outcomes in the Corporate Plan 2018-2023. As such, it is a key planning document and consistent with both the Corporate Plan 2018-2023 and the Redlands 2030 Community Plan.

**CONSULTATION**

Consulted	Date	Comments
<b>Office of CEO:</b> People, Culture and Organisational Performance	July 2021	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2020-2021.
<b>Organisational Services:</b> General Manager Organisational Services	July 2021	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2020-2021.
<b>Community and Customer Services:</b> General Manager Community and Customer Services	July 2021	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2020-2021.
<b>Infrastructure and Operations:</b> General Manager Infrastructure and Operations	July 2021	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2020-2021.

**OPTIONS****Option One**

That Council resolves as follows:

1. Adopt the final Operational Plan Quarterly Performance Report for 2020-2021, as attached to this report.
2. Note this is the final Operational Plan Performance Report to deliver on both the Corporate Plan 2018-2023 and the Redlands 2030 Community Plan.

**Option Two**

That Council requests additional information in relation to the final Operational Plan Quarterly Performance Report for 2020-2021, as attached to this report.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. Adopt the final Operational Plan Quarterly Performance Report for 2020-2021, as attached to this report.
2. Note this is the final Operational Plan Performance Report to deliver on both the Corporate Plan 2018-2023 and the Redlands 2030 Community Plan.



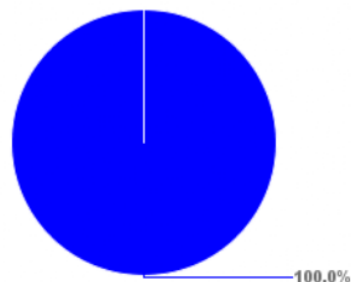
# Operational Plan 2020 - 2021

**April to June 2021**



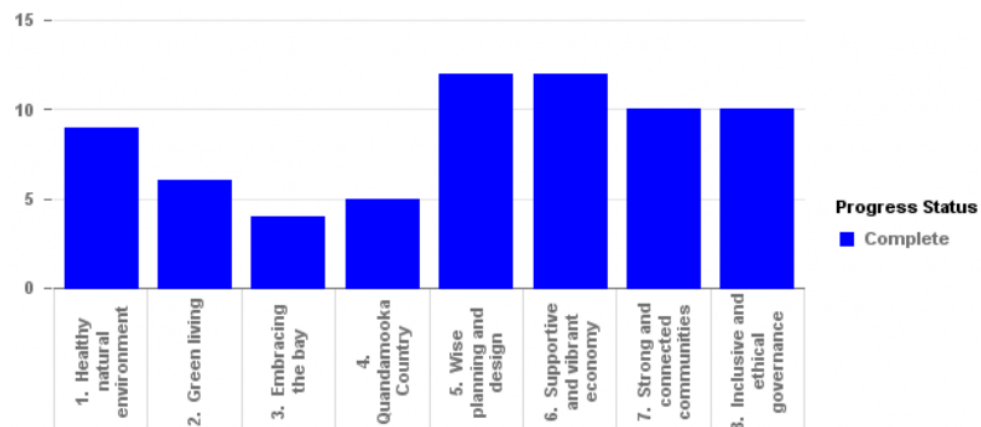
## Vision Outcome – Quarter Summary

Vision Outcome	Complete	Total
1 Healthy natural environment	9	9
2 Green living	6	6
3 Embracing the bay	4	4
4 Quandamooka Country	5	5
5 Wise planning and design	12	12
6 Supportive and vibrant economy	12	12
7 Strong and connected communities	10	10
8 Inclusive and ethical governance	10	10
<b>Total</b>	<b>68</b>	<b>68</b>



### Progress Status

■ Complete



### On Track

The significant activity is progressing on time and on budget and is on track for delivery.

### Monitor

There are issues with timeframes and/or budget but it is still expected that with close monitoring the significant activity will be delivered.

### Complete

The significant activity has been delivered.

### Concern

There are significant delays or budget issues and it is unlikely that the significant activity will be delivered.

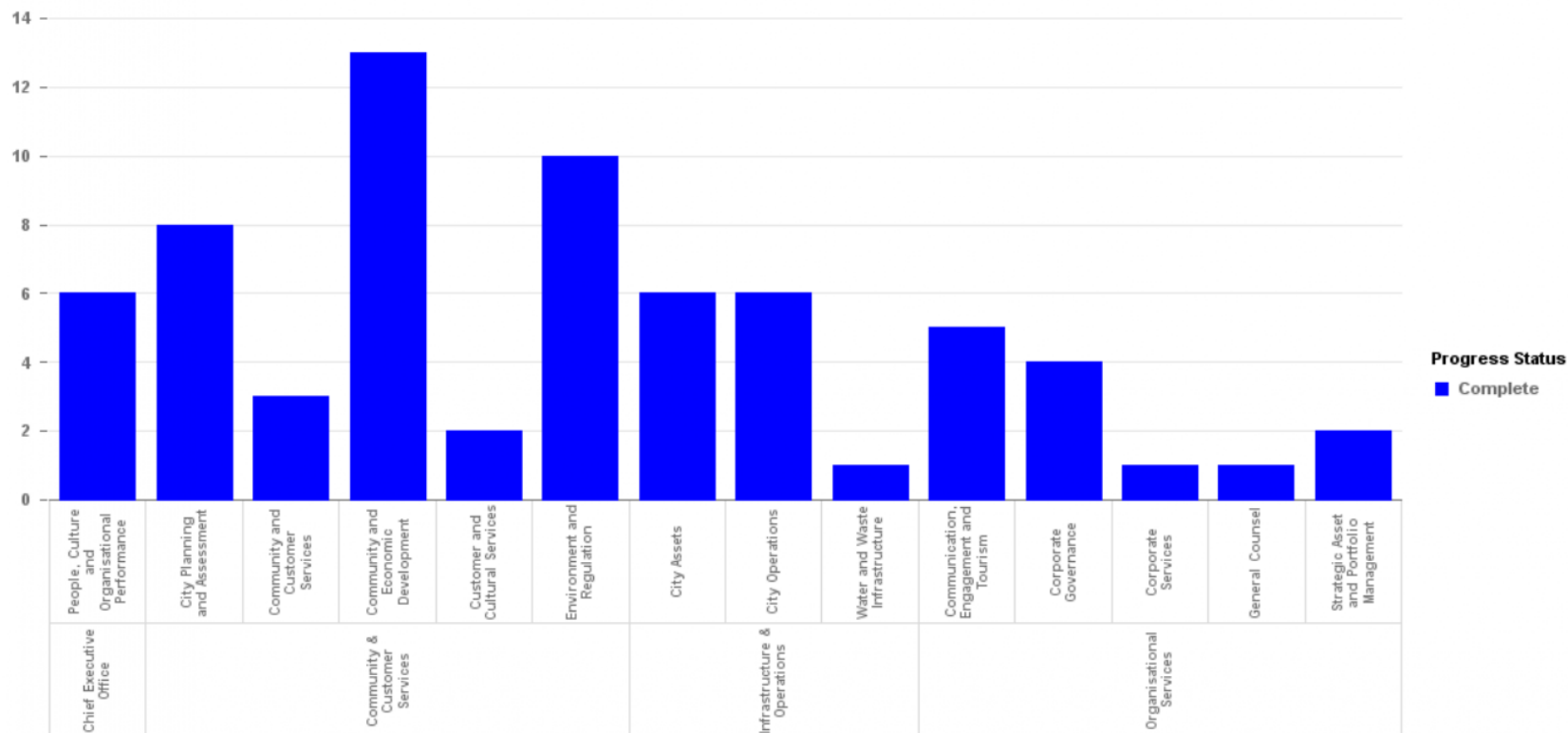
### Cancelled

The significant activity has been cancelled.

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## Organisational Performance – Quarter Summary

Department	Complete	Total
Chief Executive Office	6	6
Community & Customer Services	36	36
Infrastructure & Operations	13	13
Organisational Services	13	13
<b>Total</b>	<b>68</b>	<b>68</b>

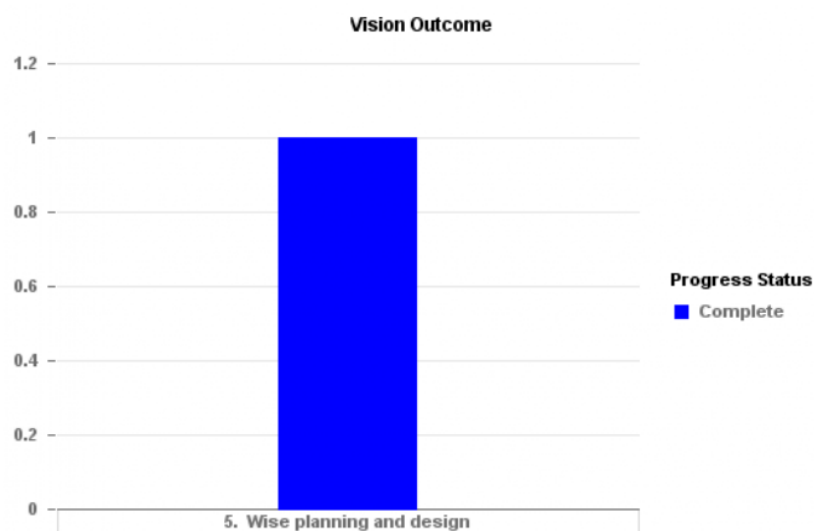


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## Carried Forward – Quarter Summary

### Activities from Operational Plan 2019-2020

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



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

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## 1. Healthy natural environment

### 2023 Strategic Outcomes

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

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

1.3 Community and private landholder stewardship of natural assets increases.

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Plan and progress a program to improve conservation management and protect natural assets.	1.1.1	Infrastructure & Operations	Complete	Council's conservation management improvement program incorporates weed management, revegetation works and fire management activities across Redlands Coast. Weed management was undertaken at over 320 sites and over 27,000 plants were planted within conservation reserves. This included 1,839 at Elina Court at Alexandra Hills, 1,840 at Bibury St at Wellington Point, 7,220 at Capalaba Regional Park and 8,371 at Ney Rd at Capalaba. Proactive fire fuel management has occurred across 37 sites on the Southern Moreton Bay Islands and 13 sites on the mainland. Fire trail construction and maintenance (including widening) occurred across 2.9 kilometre on Southern Moreton Bay Islands and 6.75 kilometre on the mainland. Scheduled proactive slashing of 830 fuel reduction zones and 319 blocks was undertaken which equated to almost 9,000 hectares in quarter four.
Provide clear guidelines on how Redland City Council will meet its biosecurity obligations, inform the Redlands Coast community and manage invasive plants, pest fish and pest animals under the Redlands Coast Biosecurity Plan 2018-2023.	1.1.2	Community & Customer Services	Complete	<p>A total of 170 properties were inspected during the reporting period, covering an area of 960 hectares, with 10 advisory notices issued to properties in relation to pest weeds. A focus on the Upper Tingalpa Creek catchment has continued, particularly targeting the Dutchmans Pipe plant species, a threat to the vulnerable Richmond Birdwing Butterfly.</p> <p>Following recent rain events, focus has also been given to water weeds following some high level infestations of water lettuce and Salvinia. This resulted in one biosecurity order being issued, and education to land owners and developers in those areas most affected.</p> <p>Five seizure notices were issued for prohibited biosecurity matter being various Opuntia (cactus) species, one of which was reportable to Biosecurity Queensland within 24 hours, and another provided to the Queensland Herbarium as it was previously absent from their collection.</p> <p>Biosecurity social media posts have been developed and scheduled monthly for the next 12 months.</p> <p>A draft biosecurity awareness campaign is in development.</p> <p>Officers continued to participate in meetings and workshops with Biosecurity Queensland, Stradbroke Island Pest Management Group, Redlands Coast Biosecurity Working Group and the Local Government Association of Queensland.</p> <p>Data from local pest fish monitoring was supplied to Biosecurity Queensland.</p>

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Geographically identify and provide priority actions for the management, enhancement and protection of core wildlife habitat and facilitate improved connection of wildlife corridors in alignment with the Wildlife Connections Plan 2018-2028.	1.1.3	Community & Customer Services	Complete	<p>Mapping, which utilises the Wildlife Connections Plan and priority area mapping as the base for analysis, has been developed to clarify Environment Separate Charge and environmental program alignments.</p> <p>Council officers continued to refine strategic potential land acquisitions and dedications, in accordance with priorities identified with the Wildlife Connections Plan and/or priority areas.</p>
Conduct erosion and sediment control regulation to minimise environmental impacts from approved development activities.	1.1.4	Community & Customer Services	Complete	<p>There were 27 requests for investigation into potential contaminate release concerns received and responded to through the reporting period. There were 13 investigations concluded, with 14 ongoing.</p> <p>Officers continued to undertake proactive compliance inspection and monitoring. There were 26 proactive cases opened in the quarter, with 18 remaining active for monitoring.</p> <p>Officers continued to undertake professional development training, with enrolment in Certificate IV in Government Investigations.</p>
Continue to progress a program to plant one million native plants across Redlands Coast by 2026.	1.1.5	Infrastructure & Operations	Complete	<p>The One Million Native Plants Program aims to have planted one million native plants by 2026. During quarter four of the 2020-2021 financial year 27,124 plants were planted within 24 conservation reserves and locations including Bibury Street at Wellington Point, Capalaba Regional Park and Ney Road at Capalaba. In the 2020-2021 financial year the conservation team has planted 69,741 plants across the city. Since the beginning of the program 450,559 plants have been planted by Council operational teams and community Bushcare groups across the mainland and Southern Moreton Bay Islands.</p>
Implement management actions for a viable koala population and conserve and manage suitable habitat, in accordance with the Redland City Council Koala Conservation Action Plan 2016-2021.	1.2.1	Community & Customer Services	Complete	<p>Council officers continued to engage with Department of Environment and Science (DES) and other relevant local government areas regarding the implementation of the State's South East Queensland Koala Conservation Strategy 2020-2025. This included the release of Minjerribah koalas on the Redlands Coast mainland. Eight koalas have been released and are being monitored as part of Council's Ambassador Koala Project by University of Sunshine Coast Koala Research Team. Council officers also collaborated with DES to use the 'Bachelor Campaign' as part of DES South East Queensland breeding season campaign and to promote koala conservation.</p> <p>Three Koala Research Project Annual Report drafts were received, with a review underway with regards to longer term goals and project direction to assist with determining the future scope of works.</p> <p>The Redlands Coast Koala Watch program, which has approximately 120 members, has been promoted via press with radio promotion to commence in July 2021.</p> <p>Social media posts continued to promote the release of Redlands Coast koalas including adventures of Koala Safe Neighbourhood ambassador koalas and special interest stories such as the reunion of Ruby and Eclipse.</p> <p>Bus shelters and social media platforms were utilised for the koala dispersal campaign, with the August to December 2021 Koala Breeding Campaign under development.</p>

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Enhance community education, awareness and involvement in environmental and wildlife management	1.2.2	Community & Customer Services	Complete	<p>Officers met with technical consultants regarding fauna-friendly movement options as part of the review of Stage One of the Wellington Street upgrade.</p> <p>A presentation on work undertaken as part of Council's Koala Conservation Strategy and Action Plan was delivered to the Cleveland branch of the Probus Club. The request was initiated by a Probus club member who had taken part in a co-design session run by Griffith University aiming to improve community messaging.</p> <p>The installation of an Eastern Osprey nest pole at the Sam Sciacca Oval, Capalaba was successfully completed.</p> <p>An ecological review was undertaken to identify federal, state and locally protected species found within the Redlands Coast, which will be used for consideration in future land management planning.</p> <p>The Coastal Raptors Citizen Science Monitoring Project continued with four nests actively monitored.</p>
Achieve improved environmental outcomes through extension programs delivered in accordance with adopted environmental strategies and plans.	1.3.1	Community & Customer Services	Complete	<p>Environmental Partnerships programs continued to focus on recruitment within/adjacent to strategically placed environmental corridors. Council officers conducted 74 property visits across Redlands Coast, providing education on best practice environmental land management. As a result, 2,909 plants were planted in targeted locations on private properties to enhance and restore the natural environment and corridor linkages.</p> <p>In May 2021 two native orchid workshops were conducted at the Redlands IndigiScapes Environmental Education Centre, which educated participants on local native orchids and the conservation of orchids. Participants had the opportunity to learn and apply practical horticultural skills to create an orchid planting to take home and enjoy.</p> <p>Officers created an interactive educational display for visitors to the Environment and Community Fair in June 2021, which was held at the Redlands IndigiScapes Environmental Education Centre. The fair focused on the ecological values of the Redlands Coast and what the community can do to help protect and enhance the natural environment.</p> <p>Environmental education campaigns were delivered via social media, targeting landholders to improve understanding about environmental land management targeting areas identified in the Wildlife Connections Plan and Koala Conservation Action Plan.</p>
Enhance the visitor experience of natural assets across Redlands Coast.	1.4.1	Infrastructure & Operations	Complete	<p>The Eastern Escarpment project is almost complete with the trailhead open for use shortly. New fencing and gates at the Woodlands Drive end of the reserve has been completed to manage access. The lookout platform at the top of Mount Cotton is almost complete (apart from interpretive signage) and offers visitors a unique vista over Redlands Coast and Moreton Bay Islands. The site also offers views to Brisbane, Scenic Rim and Glass House Mountains.</p> <p>A second carpark at Eastern Escarpment Conservation Area has been constructed and provides for additional sealed parking for reserve users, an attractive access to the reserve, supports access to the nearby main trailhead and has allowed for additional revegetation of the carpark surrounds.</p> <p>Redlands Coast reserves are continuing to gain significant positive publicity via social media with many videos of reserve trails now found on the web. Combined trail use figures for Bayview, Redlands Track Park and Eastern Escarpment conservation areas for quarter four total 45,585.</p>

## 2. Green living

### 2023 Strategic Outcomes

2.1 Council's policies and plans support ecologically sustainable development and respond to climate change issues.

2.2 Sustainable building design (for example, solar panels and water tanks) is supported through education and advocacy.

2.3 Council's waste management plans address current and future needs, and include plans for closed landfills and regional collaboration.

2.4 Council and the community actively recycle and reduce waste.

2.5 Transport planning reflects a desire to maximise economic, environmental and liveability outcomes through quality road design, public transport, pedestrian and cycling strategies.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Monitor Redland City Council's emissions and carbon footprint, and implement reduction strategies.	2.1.1	Community & Customer Services	Complete	The Energy and Emissions Dashboard, which monitors Council's electricity usage and carbon emissions continued to provide information for continuous improvement and identification of opportunities to further reduce energy consumption across Council.
Provide educational opportunities to the Redlands Coast community.	2.2.1	Community & Customer Services	Complete	An education and awareness campaign promoting various sustainability-focused products, activities, changes in behaviour and events in which the community can actively participate was delivered via social media. This included the IndigiScapes Eco Market on 4 May 2021 an event held to promote sustainable living and solutions to encourage behavioural change, and the Environment and Community Fair, a community event held on 5 June 2021 promoting awareness of environmental and sustainability issues and to celebrate World Environment Day.
Plan and deliver waste management services to meet current and future needs across Redlands Coast.	2.3.1	Infrastructure & Operations	Complete	In April and May 2021 Council conducted community consultation on its draft Waste Reduction and Recycling Plan 2021-2025. Council continued to participate in regional waste collaboration processes. The closed Landfill Remediation Strategy for Judy Holt Park was finalised and discussed with the Department of Environment and Science.
Provide kerbside recycling bins and encourage the Redlands Coast community to increase their recycling.	2.4.1	Infrastructure & Operations	Complete	Local media published a number of articles on waste and recycling which resulted in 1,181 new kerbside green waste services being requested by residents. This is equivalent to capturing an extra 16.8 tonnes of garden organics each fortnight. There were 119 of the larger 340L recycling bins ordered or exchanged during the period enabling residents to store more recyclables at home between collections. A total of 166kg of small e-waste, thongs, beauty products, x-rays and video tapes have been received at the IndigiScapes Recycle Station during quarter four. Redlands Coast domestic recycling rate for quarter four 2020/2021 was 53.8% with a total of 14,901 tonnes being recycled out of the 27,712 tonnes of waste and recyclables handled for the period from both kerbside sources and waste facilities. The high recycling rate can be attributed to the lag effect of the wet weather experienced during February and March 2021, resulting in higher proportions of green waste being collected from kerbside bins or received at the waste facilities. More significantly the processing of timber received at the waste facilities increased and is now sent for beneficial reuse at Council's waste disposal provider.
Manage planning for transport initiatives and services, and advocate for public transport across Redlands Coast.	2.5.1	Community & Customer Services	Complete	The Weinam Creek Car Share Expression of Interest process was completed. The second Smart Mobility Trial was successfully concluded. A trial of short-term parking for 26 parking spaces in Middle Street and Bloomfield Street, Cleveland was extended to coincide with Council's future consideration of the Cleveland Local Area Transport Plan. Officers had regular meetings with TransLink, with standing agenda items including high frequency public transport and public transport for the Southern Moreton Bay Islands, which are both priorities of the Redlands Coast Transport Strategy.

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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Expand the footpath and cycleway network.	2.5.2	Infrastructure & Operations	Complete	A detailed plan for footpaths around the city was developed. The plan identifies city wide and local footpath networks and the missing links in the network. The plan was presented to key internal stakeholders and will be used to form the basis of the footpath capital works program in coming years.

### 3. Embracing the bay

#### 2023 Strategic Outcomes

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

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

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

3.4 Redland City's residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Monitor and develop strategies aimed at identifying priority areas to inform decision making and improve aquatic environments.	3.1.1	Community & Customer Services	Complete	<p>Council continued to actively participate in partnerships with Healthy Land and Water and the Council of Mayors (SEQ). Officers contributed to various regional working groups associated with these partnerships including the Moreton Bay Ramsar Wetland Stakeholder Network, Monitoring and Evaluation Steering Committee, South East Queensland Environmental Health Monitoring Program Review, South East Queensland's Water by Design Steering Committee and the Resilient Rivers Initiative.</p> <p>A Council officer chaired the Water by Design Steering Committee throughout 2020/2021. Council invited Healthy Land and Water to deliver a community education workshop at the Environment and Community Fair on 5 June 2021, which focused on habitat restoration and celebrating World Environment Day.</p> <p>The Redlands Coast Bay and Creeks Plan 2021-2031 was adopted by Council in June 2021. The Plan and associated Action Plan incorporates opportunities to deliver on the Council-endorsed Lower Brisbane-Redland Coastal Catchment Action Plan and informs Council's strategic and operational intent in planning and managing waterways.</p> <p>The 2020/2021 Ambient Waterways Monitoring program, which aims to provide better insight into the health of the catchments, assist with identifying sources of pollution and flag opportunities for improving catchment and waterway health, was delivered in a new format.</p>
Work with island communities to identify and understand community service issues and responses.	3.2.1	Infrastructure & Operations	Complete	<p>Council continued to provide support to a Homelessness Response Program and service coordination on Russell Island. This support included:</p> <ul style="list-style-type: none"> <li>a) Two person-centred emergency preparedness training sessions on Macleay and Russell Islands. This training assists people with disabilities to create a plan for their needs in emergencies;</li> <li>b) Three community governance training sessions on Lamb Island (two) and Russell Island (one);</li> <li>c) One training session on Lamb Island which was aimed at community groups who operate on the islands.</li> </ul>

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Continue to develop and implement the Redland City Council Coastal Hazard Adaptation Strategy.	3.3.1	Infrastructure & Operations	Complete	<p>All technical work on the Coastal Hazard Adaptation Strategy has now been completed. This includes the eight phase reports as well as hazard modelling, risk assessments and economic modelling and an implementation plan. All project deliverables have been finalised and endorsed by Councils Coastal Adaptation Steering Committee. The project co-founding partner, Local Government Association of Queensland (LGAQ) has also approved the report.</p> <p>Council is currently one of only six, and the only non-regional local government, to have completed the final phase of the Coastal Hazard Adaptation Strategy. (LGAQ QCoast2100 program webpage).</p> <p>A report is being drafted for an upcoming General Meeting of Council recommending the formal adoption of the Coastal Hazard Adaptation Strategy. Scoping of implementation actions has begun in light of the approved 2020-2021 financial year budgets.</p>
Improve access provisions to Moreton Bay.	3.4.1	Infrastructure & Operations	Complete	<p>Work continues on the drafting of a Foreshore Access Policy and plan, to guide the provision of foreshore access infrastructure. This has included a review of the existing network, the development of a functional typology and target rates of provision. The scope of the work has increased as opportunities to incorporate other types of infrastructure and activity have been identified. The initial scoping and technical work on this has been completed. The next stage has identified the need for a technical review and an engagement plan.</p> <p>Council has made progress in addressing the priority sites for new and upgraded recreational boat ramp infrastructure. This includes progressing planning and land actions for landside upgrades in a number of locations to improve the usability of existing ramps and ongoing negotiations with the Department of Transport and Main Roads regarding funding commitments for a new recreational boat ramp to cater for growth in the southern part of the City.</p> <p>Delivery of the Southern Moreton Bay Island Ferry Terminal Upgrade Project is underway. The design process is nearing completion for all four sites, with the detailed design including re-purposing existing ferry pontoons into recreational boating facilities to provide significantly improved access for recreational facilities on and around the Southern Moreton Bay Islands. The tender for a construction contractor has been awarded and fabrication works for components of the ferry terminal process has commenced.</p>

## 4. Quandamooka Country

### 2023 Strategic Outcomes

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

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

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

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Implement culturally appropriate protocols and promote traditional knowledge.	4.1.1	Organisational Services	Complete	The Quandamooka Cultural Day training was attended by 18 employees. The Neembeeba Binung Gana (look, listen, understand) Elders Cultural Day, run by Minjerribah Moorgumpin Elders-in-Council, was attended by 30 employees. The Indigenous Information Session run by Council was attended by 26 employees. All Indigenous training days continued to be promoted throughout Council.
Promote awareness and understanding of Quandamooka culture.	4.2.1	Organisational Services	Complete	Council continued to promote Quandamooka culture through its media and communication channels. This included promotion of Quandamooka cultural events at Council's libraries and art galleries, and support of National Aborigines and Islanders Day Observance Committee (NAIDOC) Week events scheduled for July 2021. Where known, Jandai language names were used in media communications and a fortnightly acknowledgement of Redlands Coast Traditional Owners was included in print advertising. Acknowledgement of Country and Elders continued in speeches and presentations.
Promote Indigenous events and celebrate Quandamooka and Aboriginal and Torres Strait Islander culture.	4.2.2	Organisational Services	Complete	Council continued to implement actions in the Kanara Malara - One People 2019-2021 Internal Redland City Council Reconciliation Action Plan. The Reconciliation Implementation Committee visited the Enoggera Army Base to share Indigenous journeys and stories with Army personnel. National Reconciliation Week was recognised with Council being involved in various activities involving both community members and staff.
Support delivery of Indigenous Land Use Agreement (ILUA) commitments.	4.3.1	Organisational Services	Complete	Council continued to manage the Indigenous Land Use Agreement (ILUA) sub-committees and monitor progress of ILUA activities. The quarter three ILUA quarterly report for 2020-2021 year was presented to the Executive Leadership Team (ELT) in May 2021. The quarter four ILUA quarterly report for 2020-2021 will be presented to ELT on 26 July 2021.
Contribute to the implementation of the Queensland Government's Minjerribah Futures transition program and the Redland City Council Economic Development Framework 2014-2041.	4.4.1	Community & Customer Services	Complete	Council officers arranged delivery of a training program on North Stradbroke Island (Minjerribah) for 24 employees of the North Stradbroke Island Aboriginal & Islanders Housing Co-operative Society Ltd, and continued to work with the Queensland Government for the delivery of projects under the Minjerribah Futures transition program.

## 5. Wise planning and design

### 2023 Strategic Outcomes

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

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

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

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Manage planning for transport initiatives and services across Redlands Coast.	5.1.1	Community & Customer Services	<b>Complete</b>	<p>The Redlands Coast Smart Mobility Trial at Raby Bay was completed. The second deployment of the RACQ Smart Shuttle carried 1564 passengers and travelled 3,517 kilometres, while predominantly operating in autonomous mode.</p> <p>The Redland Bay Car-Share Trial was completed.</p> <p>A Cleveland Short Term Parking Trial was extended to August 2021.</p>
Ensure infrastructure necessary to support growth across Redlands Coast is provided through the development assessment process and capital works program.	5.1.2	Community & Customer Services	<b>Complete</b>	Local Government Infrastructure Plan projects continued to be delivered as part of development approvals and progressively scheduled through capital works programming and budget reviews for delivery by Council.
Develop a wastewater treatment plant strategy and master plan.	5.1.3	Infrastructure & Operations	<b>Complete</b>	The Wastewater Treatment Strategic Planning Study has been further developed with consideration of environmental release constraints through preparation of an Adaptive Planning Pathway Report. This Adaptive Planning Pathway describes a series of decisions and investigations on the way forward for the augmentation of wastewater treatment plants in Redlands.
Develop solutions to upgrade the Capalaba Wastewater Treatment Plant.	5.1.4	Infrastructure & Operations	<b>Complete</b>	The adaptive planning pathway for wastewater treatment plants recommends detailed environmental and technical assessments of the options for the treatment of wastewater from the Capalaba catchment which may not result in an upgrade of the current assets. While this work was completed, minor upgrades to allow for the continued operation of the current treatment plant have been completed.
Finalise the Cleveland Centre Traffic and Transport Strategy.	5.1.5	Community & Customer Services	<b>Complete</b>	The draft Cleveland Centre Local Area Transport Plan has been finalised for consideration at a future General Meeting.
Maintain the Redland City Plan to ensure it reflects best practice and is responsive to Redlands Coast community expectations.	5.1.6	Community & Customer Services	<b>Complete</b>	City Plan Major Amendment (04/20): Medium Density Residential zone code review received Ministerial approval to proceed to public consultation without conditions. Council also considered a report relating to major amendments to the City Plan to provide an enhanced level of protection for wildlife corridors and core habitat identified within the Wildlife Connections Plan, where located within the urban footprint of the city. A report addressing this matter is required to be tabled at the September 2021 General Meeting. Officers are finalising the drafting of City Plan Major Amendment (02/20): General Amendment.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Implement actions outlined in the Cleveland Centre Traffic and Transport Action Plan 2019-2020. (Carried forward 2019-2020)	5.1.7	Community & Customer Services	Complete	Liaison continued with internal stakeholders to implement or schedule delivery of actions identified in the Cleveland Centre Traffic and Transport Action Plan 2019-2020.
Coordinate a place management program for key activity centres and contribute to master planning for precincts.	5.2.1	Community & Customer Services	Complete	A draft centres management approach for Cleveland was developed based on a comprehensive review of the Cleveland Master Plan and considered application of priorities. Immediate Cleveland place management issues across streetscape, access and trader signage were managed or resolved. Council provided support to the Redlands Coast Chamber of Commerce to deliver a Cleveland Productive Precinct workshop.
Coordinate planning and guidance for future development and infrastructure delivery for local areas across Redlands Coast.	5.2.2	Community & Customer Services	Complete	<p>Council received approval from the Planning Minister to proceed to public consultation on City Plan Major Amendment (05/19): South West Victoria Point Local Plan, subject to conditions. A further report will be presented to Council at a future General Meeting to address the conditions imposed by the Minister and to seek approval to commence public consultation.</p> <p>Council deferred consideration of a public submission report and proposed planning scheme amendment prepared in response to public consultation on the draft preferred future land use intents for the Southern Thomlands Potential Future Growth Area.</p>
Identify and protect places of European heritage significance.	5.2.3	Community & Customer Services	Complete	Council received approval from the Planning Minister to commence Heritage Major Amendment Package (03/19), subject to one condition which requires the removal of one property at Dunwich that has recently been listed on the State Register. Officers will prepare a report for a future General Meeting seeking approval to commence Heritage Major Amendment Package (03/19), and repeal the existing Temporary Local Planning Instrument.
Progress the Redlands Coast Adventure Sports Precinct Project.	5.2.4	Community & Customer Services	Complete	<p>Council continued planning for the Redlands Coast Adventure Sports Precinct, an integrated aquatic centre and olympic standard canoe-kayak slalom facility to provide additional sport, recreation and emergency services education and training facilities for the city. The project plan was updated, with project risks reviewed.</p> <p>Engagement was maintained with the State Government 2032 Olympic and Paralympic Games Taskforce regarding the event city opportunity for the precinct. Council contributed to the Brisbane 2032 Olympic and Paralympic Games proposal, including legacy, sustainability and Olympic venue related requirements.</p> <p>A meeting of the Redlands Coast Adventure Sports Precinct Industry Stakeholder Reference Group was held on 22 April 2021, with an update provided following the Special General Meeting on 27 May 2021.</p>
Maintain effective systems and processes that underpin quality and timely decision making for development applications.	5.3.1	Community & Customer Services	Complete	Ongoing improvements to systems and processes for development applications were made to ensure good decision making in a timely manner. This included system testing, development of new event processes for pre-lodgement meetings and implementation of Development.i, which replaced PD Online. Development.i delivers a more user-friendly interface for customers seeking information on development applications.
Contribute to implementation of a South East Queensland (SEQ) City Deal.	5.4.1	Community & Customer Services	Complete	Council contributed to progressing development of the South East Queensland (SEQ) City Deal between the Council of Mayors (SEQ) and the Queensland and Federal Governments.

## 6. Supportive and vibrant economy

### 2023 Strategic Outcomes

6.1 Council supports infrastructure that encourages business and tourism growth.

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

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

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

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

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Develop Redlands Coast Destination Management Plan 2021-2026.	6.1.1	Organisational Services	Complete	<p>Council continued the development of the new Redlands Coast Tourism Destination Management Plan 2021-2026, which included internal review and consultation. Council provided regular updates, information and resources to tourism and event organisers regarding COVID-19 restrictions.</p> <p>Council produced 10 industry e-newsletters sent to more than 500 operators.</p> <p>Council continued to promote Redlands Coast in destination marketing initiatives including the development of visitor e-newsletters, Facebook, Instagram and the Visit Redlands Coast website and blogs to promote tourism experiences and events with posts viewed by more than 403,298 people.</p> <p>Council successfully delivered six new destination entry signs across the City which included the place name Redlands Coast on Quandamooka Country. This replaced the old entry signs which were damaged, faded and vandalised.</p> <p>Council promoted Cleveland tourism experiences on Channel Seven's Weekender series with local tourism operators showcased including The Lighthouse Restaurant, Moreton Bay Beach Lodge, and Bay Island Water Sports.</p> <p>Council nominated and was a finalist in the Queensland Tourism Top Town Awards. Council submitted videos, destination images, editorial copy and a five-day itinerary visiting our islands, mainland and hinterland villages.</p> <p>As part of Redlands Coast destination marketing initiatives Council, in partnership with Brisbane Economic Development Agency (Brisbane EDA), Tourism and Events Queensland and the Queensland Government, contributed towards the Brisbane Holiday Dollars program to drive visitation to the region and raise awareness of the region. A total of 16 local Redlands Coast tourism operators participated in the Brisbane Holiday Dollars Program which was designed to support tourism operators and accommodation providers who have been affected by COVID-19. Council developed a Destination Marketing Campaign that focused on promoting the winter experiences in the region. The campaign commenced on 21 June 2021, for a six-week period and covered Greater Brisbane, Gold Coast, Sunshine Coast and Toowoomba. The campaign included advertisements on Redlands Coast social media platforms, 31 digital billboards, 106 retail screens, local bus stop signs and digital display screens and YouTube advertisements. The internationally award-winning destination video was also screened at more than 10 cinemas across South East Queensland commencing on 17 June 2021 for a six week period.</p> <p>Council delivered two CrisisReady Redlands Coast industry development workshops on 5 May 2021 at North Stradbroke Island (Minjerribah) and 6 May 2021 (Alexandra Hills Hotel). The CrisisReady Redlands Coast workshop focused on building tourism industry knowledge, awareness and resilience to help local operators plan, action and recover from natural disasters and emergency events through the delivery on a mobile application which acts as the business continuity plan. CrisisReady Redlands Coast was funded by the Department of Communities, Disability Services and Seniors.</p> <p>Council continued to work with Queensland Government's Department of Tourism, Innovation and Sport through the Minjerribah Futures team, Brisbane Economic Development Agency, Tourism and Events Queensland and EarthCheck to develop new tourism experience offerings on North Stradbroke Island (Minjerribah) as well as a campaign on social media to promote North Stradbroke Island (Minjerribah) as a destination of choice. These initiatives are part of the Minjerribah Futures Economic Transition Strategy.</p> <p>The Redlands Coast Visitor Information Centre received 1,317 walk in, written and telephone visitor enquiries, and received more than 22,880 views on the tourism website. A total of 289,073 people were reached on Facebook with 56 posts, while 91,345 people were reached on Instagram with 47 posts and stories.</p>
Implement the Redlands Coast Smart and Connected Cities Strategy.	6.1.2	Community & Customer Services	Complete	<p>Work continued on development of the draft Redlands Coast Smart and Connected City Strategy.</p>

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Deliver actions in the Redland City Events Strategy and Action Plan 2017-2022.	6.2.1	Organisational Services	Complete	Council continued to deliver actions in the Redland City Events Strategy and Action Plan 2017-2022 including the draft request for quotation for the event attraction prospectus and event value and impact analysis. Council also provided support, advice and assistance to community event organisers to plan and deliver COVID-19 safe events in line with the State Government's COVID-19 restrictions on events and gatherings. This included regular meetings, teleconferences, workshops and communication between event organisers and key Council and State Government departments. Council delivered an Event Management Masterclass for community event organisers on 15 June 2021 at the Alexandra Hills Hotel which focused on attracting event sponsorship and event marketing and promotion. Council facilitated the delivery of the targeted funding program for signature and civic events which included the ANZAC day ceremony at Cleveland and RedFest Strawberry Festival. Council facilitated the delivery of eight community events attended by 10,268 people. Council distributed 10 industry e-newsletters to tourism and event operators. Council delivered seven COVID-19 safe events attended by 3,910 people. Events included the two Birkdale Community Precinct Open Days, the Birkdale Community Precinct Stakeholder Forum, Candle Lighting Vigil, Local Government Managers Australia Awards for Excellence and two Citizenship Ceremonies.
Deliver events, activities and workshops that contribute to bringing economic and social benefits for the Redlands Coast community.	6.2.2	Community & Customer Services	Complete	<p>Council delivered a range of events including a post JobKeeper Community Solutions workshop, inaugural Redlands Coast Young Legends Awards, provision of weekly support to a homelessness and service coordination response on Russell Island, a Young Leaders Workshop on the Birkdale Community Precinct, Redland Prevention Together workshop in partnership with the Queensland Police Service, two Person-Centred Emergency Preparedness training sessions on Macleay Island and Russell Island, Aspire Redlands Coast Careers Expo, and Community Governance Training on Lamb Island and Russell Island.</p> <p>Demystify the Digital Landscape Grow Your Business Workshops were held on Macleay Island and at the Alexandra Hills Hotel. The final meeting of the Regional Skills Investment Strategy Health Care and Social Assistance Reference Committee was held, coinciding with the graduation of 24 North Stradbroke Island Aboriginal &amp; Islanders Housing Society Ltd employees on North Stradbroke Island (Minjerribah). A Business Brews networking event was held in Capalaba in June.</p> <p>Council also supported delivery of a Trade and Investment Queensland Deloitte's Investment Readiness Workshop at Redland Bay Golf Club and two Regional Development Australia Logan and Redlands Digital Click events, held on Macleay Island and at the Alexandra Hills Hotel.</p>
Continue to roll-out the city's new destination brand, Redlands Coast - Naturally Wonderful.	6.2.3	Organisational Services	Complete	The Redlands Coast brand continued to generate awareness via two websites, social media and digital advertising as well as Council-owned bus shelters. Council developed a Destination Marketing Campaign which focused on promoting the winter experiences in the region. The campaign commenced on 21 June 2021, for a six-week period and covered Greater Brisbane, Gold Coast, Sunshine Coast and Toowoomba. The campaign included advertisements on the Redlands Coast social media platforms, 31 digital billboards, 106 retail screens, local bus stop signs and digital display screens, YouTube advertisements and cinema advertising. A total of 289,073 people were reached on the Redlands Coast Facebook page with 56 posts, while 91,345 people were reached on the Redlands Coast Instagram account with 47 posts and stories. The Redlands Coast brand is also promoted on Council's newly installed Destination Entry Signs located at six entry points into the region.
Coordinate Redland City Council's involvement in the implementation of the Queensland Government's Minjerribah Futures transition program.	6.3.1	Community & Customer Services	Complete	Council continued to work closely with the Queensland Government on the implementation of the State's Minjerribah Futures Program.
Identify and develop strategic opportunities for Redland City Council land holdings.	6.4.1	Community & Customer Services	Complete	Redland Investment Corporation worked closely with the Shayher Group to progress the proposed master plan and finalise commercial agreements for the Capalaba Town Centre redevelopment.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Provide secretariat support for the Redland City Economic Development Advisory Board (EDAB).	6.5.1	Community & Customer Services	Complete	Meetings of the Redlands Economic Development Advisory Board were suspended during 2020/2021 while a review of Board was undertaken. At the General Meeting of 16 June 2021, Council resolved to note that the Board had achieved its objectives and would be discontinued.
Deliver industry-enabling action plans and a targeted investment attraction strategy.	6.5.2	Community & Customer Services	Complete	<p>Implementation of actions of the Education and Training, Health Care and Social Assistance and Rural Enterprises industry sector plans continued, including planning for a Health Care and Social Assistance Summit.</p> <p>The Aspire Redlands Coast Careers Expo was held on 4 June 2021, with 52 exhibitors and more than 300 people in attendance. The Expo provided the opportunity for young people and job seekers to explore career and education pathways. Engagement with education stakeholders including members of the Redlands Education and Training Roundtable was regularly maintained.</p> <p>A focus group discussion with manufacturers was undertaken to understand the issues and challenges they faced and to identify solutions that will facilitate industry growth. The findings will be a key input in the development of the draft Manufacturing Industry Sector Plan, which Council continued to progress.</p> <p>A manufacturing training package was approved under the State Government's Regional Skills and Investment Strategy program, which addresses upskilling need in programming computer-aided-design and computer-aided-manufacturing (CAD/CAM), and computerised numeric controlled (CNC) machines. The training opportunity will be piloted on Redlands Coast.</p> <p>Work continued on strengthening the network of local manufacturing businesses through a Business Brews event.</p>
Review Redland City Council's economic recovery response to COVID-19.	6.5.3	Community & Customer Services	Complete	Council continued to monitor the impact of COVID-19 on businesses and communities through engagement with key stakeholders including meetings of the COVID-19 Coordination Group, COVID-19 Finance and Economic Recovery Group, and COVID-19 Community Recovery Group. Business workshops were held in May 2021 to provide support and improve capacity of businesses to respond to the challenges of COVID-19 and its related restrictions. Council's Social and Economic Recovery Plan continued to be refined to ensure initiatives to support community and business were targeted and appropriate.
Facilitate the Toondah Harbour Priority Development Area (PDA) in partnership with Economic Development Queensland.	6.6.1	Community & Customer Services	Complete	The Environmental Impact Studies for the Toondah Harbour Priority Development Area are being finalised, and will be made publicly available once submitted to the Federal Government.
Facilitate the development of the Weinam Creek Priority Development Area (PDA) in partnership with Economic Development Queensland.	6.6.2	Community & Customer Services	Complete	The final draft master plan for the Weinam Creek Priority Development Area has been submitted to Economic Development Queensland for assessment. The consultant team has worked through design queries regarding the main parking area, road network and open space. The draft master plan is expected to go to public notification in the next quarter.

## 7. Strong and connected communities

### 2023 Strategic Outcomes

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

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

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

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

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

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Celebrate the cultural life of Redlands Coast.	7.1.1	Community & Customer Services	Complete	<p>Redland Performing Arts Centre (RPAC) experienced a high level of activity with large audience numbers and many sold out performances. Total RPAC attendance exceeded 10,000 patrons, visitors and venue users. About 200 regular RPAC patrons were rewarded by an invitation to Act 2 Season Program: May to August 2021. Extended community and local artist development programs included an Inaugural Artist Fair on Quandamooka Country and Local Artist Symposium. These initiatives supported future development of the local arts sector.</p> <p>Regional Arts Development Fund (RADF) Grant funds totalling \$64,000 were awarded to support local arts projects and performances. 47% of these grants were distributed to projects that connect Indigenous artists, cultures and stories. A preliminary workforce and systems review at RPAC indicated an uplift of venue utilisation for community and professional activity, and preparedness for the 2021/2022 financial year.</p> <p>Redland Art Gallery (RAG) presented 12 exhibitions, with three foyer features at RAG Cleveland and RAG Capalaba, the RPAC Mezzanine and RAG Red Box. 4,361 people visited RAG, with 25 public programs attracting 608 participants. The work of eight local artists featured in five exhibitions including: Recent Acquisitions include works from the RAG Collection; Singing Up Spirit of the Land; Response: Carol McGregor; Hyper-real; and First Nations textiles from the RAG Collection.</p> <p>Council facilitated the delivery of eight community events attended by 10,268 people. Council delivered seven COVID-19 safe events attended by 3,910 people. Events included two Birkdale Community Precinct Open Days, Birkdale Community Precinct Stakeholder Forum, Candle Lighting Vigil, Local Government Managers Australia Awards for Excellence, and two Citizenship Ceremonies.</p>
Plan, provide and advocate for essential social infrastructure for Redlands Coast community activities.	7.2.1	Community & Customer Services	Complete	<p>At its General Meeting of 21 April 2021 Council adopted the Redlands Coast Age-Friendly Action Plan 2021-2026. Implementation of year one of the Action Plan commenced in May 2021.</p>

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Improve sport and recreation club sustainability and strategic planning.	7.2.2	Infrastructure & Operations	Complete	<p>Council held a sports networking session in June 2021 at the Redland Sporting Club. The session was open to sport and recreation clubs across the City and focused on interaction, learning and idea-sharing. The 17 clubs in attendance discussed club operational information, current membership base, priorities and challenges.</p> <p>It is now planned to tailor future networking sessions to cover specific topics to further support clubs.</p> <p>During Quarter four Council continued to work closely with the 70 sport and recreation clubs across the mainland and Southern Moreton Bay Islands to provide support during COVID-19 restrictions.</p> <p>Key works were completed through the Capital Infrastructure (Maintenance) program at Redlands Multisport Club, Capalaba Warriors Rugby League and Capalaba Football Club.</p>
Plan for effective sport and recreation across Redlands Coast.	7.2.3	Infrastructure & Operations	Complete	<p>The implementation of the Redlands Coast Sport and Recreation Precinct Master Plan continued with a concept design workshop held 5 May 2021. Community clubs and internal stakeholders continued to be involved in providing design feedback. Additionally an information session was provided to Redland Rugby League on 5 May 2021 to help explain the opportunities and design features of the Precinct. On 16 June 2021 Council confirmed the four primary tenants for the Redlands Coast Sport and Recreation Precinct, with significant communications and media for this major step for this catalyst project. Communication activities included a fly through, site signage, media release, social media, advertisements, confirmed club tenants supporting video and webpage updates. The final concept design package was delivered at the end of June 2021. Preliminary brief development for the next phase of preliminary design commenced in preparation for 2021-2022 financial year budget approval.</p> <p>Implementation of the Active Recreation and Sports Facilities Action Plan (Optimisation Study) is being scoped for future budget development and inclusion. Suitable land identified to potentially meet the current and future sport and recreation needs will be progressed through the Property Investment Framework and a future report to Council.</p>
Plan for future uses of the Birkdale land and Willard's Farm sites.	7.2.4	Community & Customer Services	Complete	<p>Community engagement (vision development stage) including community open days and a stakeholder workshop were completed, with results presented to Council at the General Meeting on 27 May 2021. Council adopted the community engagement outcomes and resolved the next steps in progressing the Birkdale Community Precinct, commencing with drafting of the vision for the precinct.</p> <p>Ongoing heritage and environmental management responsibilities commenced, including:</p> <ul style="list-style-type: none"> <li>- Cultural Heritage Handbook</li> <li>- WW11 relics site archaeological investigation</li> <li>- Koala habitat and population surveys</li> <li>- Willard's Farm Conservation Management Plan</li> <li>- Environmental Works and Land Management Plan</li> </ul> <p>The consultant for vision development was appointed, with preliminary drafting underway.</p> <p>Willard's Farm stabilisation works were undertaken and a program of further restoration works for the next two years was drafted to inform ongoing decision making.</p>
Deliver Redland City Council's Grants and Sponsorship Program.	7.3.1	Community & Customer Services	Complete	<p>Council successfully administered the 2020-2021 Community Grants Program, providing financial assistance to community organisations and sporting clubs experiencing financial and operational hardship due to COVID-19. A total of 32 Organisation Support (Sustainability) grants were approved to the value of \$140,675, and 29 Capital Infrastructure (Maintenance) grants were approved to the value of \$108,834.</p>

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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Activate and engage the Redlands Coast community through programs and partnerships to encourage reading and all forms of literacy as part of the implementation of the Library Services Strategy 2017-2022.	7.3.2	Community & Customer Services	Complete	Redland City Council Libraries continued to operate under a COVID-19 Safe Plan with social distancing, contact tracing and other safety arrangements in place. Amity Point Library remains closed, however the home delivery service continued to service 16 clients. Events, programs and outreach services operating under a COVID-19 safe event checklist serviced 6,678 participants. Programs included First 5 Forever, English as a Second Language, Book Club, Author talks and School Holiday activities. Libraries hosted two events for National Reconciliation Week, with 98 attendees and 150 Jandai Literacy bags provided to new library members aged 0-5 years. Book club kits were introduced for clients to start their own book clubs, with 15 of the 22 available kits on loan. Pop-up Libraries and home delivery services continued with COVID Safe measures in place. Libraries were closed for the period of the Redland Local Government Area lockdown announced on 29 June 2021, with all programs cancelled.
Continue to review volunteer engagement in Redland City Council.	7.4.1	People, Culture and Organisational Performance	Complete	Seven new work experience placements occurred in this quarter in the Community and Customer Services Department, with several additional enquiries. Volunteers are managed directly with the placement area. IndigiScapes had approximately 426 volunteers this quarter in its Bushcare (412), Nursery (13) and Gardens (1) units. Numbers are much higher this quarter than last quarter. The Animal Shelter volunteer applications are still closed due to COVID-19.
Build disaster resilience.	7.5.1	Organisational Services	Complete	Disaster Management attended multiple events across the City to deliver community education in the area of disaster preparedness, including Community Champions holding disaster management awareness stalls on the Southern Moreton Bay Islands. Redland SES conducted its regional exercise in June 2021 to train SES members, multiple agencies, Brisbane City Council, Redland City Council and Queensland University Technology Paramedic students, in the simulated evacuation of an aged care home. The exercise was conducted at Queensland Police Academy. Redland City Council met with Brisbane City Council and Rural Fire to commence the collaborative crossborder fire preparedness campaign.
Review Redland City Council's community recovery response to COVID-19.	7.5.2	Community & Customer Services	Complete	A post JobKeeper Community Solutions Workshop was held on 22 April 2021 to discuss ongoing outcomes and responses to COVID-19, specifically through a homelessness response lens. The fourth meeting of the Community Recovery Group was held on 25 May 2021. Phase one of the "From Vulnerability to Resilience, A distinctly Redlands Coast approach" project was finalised. Council secured additional grant funding of \$95,021 from the Queensland Government's Bushfire flexible funding grants to extend the Community Resilience Project Coordinator for a further 10 months.

## 8. Inclusive and ethical governance

### 2023 Strategic Outcomes

8.1 Council's Information Management Strategy and technology systems are engineered to increase efficiency and provide excellent customer service outcomes.

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

8.3 Implementation of the Corporate Plan is well coordinated across Council and through a delivery mechanism that provides clear line of sight, accountability and performance measurement for all employees.

8.4 A continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhances internal and external outcomes.

8.5 Council uses meaningful tools to engage with the community on diverse issues so that the community is well informed and can contribute to decision making.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Build on Redland City Council's software digital transformation.	8.1.1	Organisational Services	Complete	The Information Management team has successfully completed stage one of the Fibre Project delivering connectivity to Council's IndigiScapes and critical infrastructure. This infrastructure will be accessible to both the community and commercial businesses within the city. The team has also completed the development of Council's internal corporate reporting system which will enable both efficiencies and digital transformation within Council. The financial system transition is well underway in collaboration with our technology vendor and the team is currently working with Council's business units to define a cloud strategy.
Improve Redland City Council asset management	8.2.1	Organisational Services	Complete	Council has taken a pragmatic approach to improving our asset management data, focused on the water supply network. Workshop sessions have been completed with key stakeholders for each stage of the asset lifecycle to support decision making and reporting. The development of DecAid, a strategic planning tool, was completed through the Strategic Spatial Intelligence Transformation Project and was partly funded by the State Government, enhancing our 10 year capital planning. Training in the use of DecAid has been rolled out to all stakeholders.
Develop and implement a new corporate plan.	8.3.1	People, Culture and Organisational Performance	Complete	The Corporate Plan delivery has continued to align with other Council planning processes including capturing relevant activities in Council's Operational Plan and Annual Budget, ensuring projects and programs are being managed through the Portfolio Management Office. The project mandates have been completed and used to inform and prepare the Strategic Roadmap. The Strategic Roadmap was presented to the Executive Leadership Team on the 31 May 2021 with feedback and suggestions acknowledged and incorporated into the current graphic design stage. The Strategic Roadmap has been included on the Councilor Briefing and General Council Meeting Agenda for presentation.
Improve strategic alignment and delivery.	8.3.2	People, Culture and Organisational Performance	Complete	Council's new Corporate Plan includes Council's services identified in our Corporate Service Portfolio to support improved alignment between our long term vision and goals and the services we deliver. Development of a new corporate performance reporting system has continued with focus on the creation of internal scorecard reports.
Improve alignment between individual and Redland City Council performance.	8.3.3	People, Culture and Organisational Performance	Complete	New goal categories have been created in MyGoals (performance management system) to better reflect Council's work context. Confirmation that cascading goals of leaders to team members through Council's Human Resource Information System is achievable and will go live in August 2021.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment
Deliver the Procurement Transformation Program.	8.3.4	Organisational Services	Complete	The Procurement Transformation Program is on track with key activities undertaken during quarter four including the release of the live Procurement Portal for key stakeholders, increased contract management training and performance reporting, roll out of procure safety training package, delivery of category management training and data analytics, and purchase of a new contract management system.
Prioritise, define and manage Redland City Council's portfolio of projects.	8.3.5	Organisational Services	Complete	The management of Council's portfolio is facilitated through Portfolio, Program and Project Governance Forums. The 2021-2022 capital portfolio development and prioritisation is complete, and budget adoption occurred on 24 June 2021.
Continue to build a diverse and inclusive culture that enables cooperation, innovation and change to enhance outcomes.	8.4.1	People, Culture and Organisational Performance	Complete	People Strategy 2021-2026 was endorsed by the Executive Leadership Team for adoption in July 2021, thereby supporting the progression of diversity and inclusion initiatives. The diversity and Inclusion strategic working group was formed. Collaborations were formed with other Councils to bring insight to Council's draft roadmap for delivery. The change management portfolio added two new change projects and one concluded.
Support and enable improvement and innovation.	8.4.2	People, Culture and Organisational Performance	Complete	Council is currently refining its ability to support and enable improvement and innovation by developing a Business Transformation Strategy and also further mature the benefits management capability with the development of a Benefits Management Framework. The Transformation Savings Fund has sponsored a number of innovative projects this quarter including the pilot installation of smart solar compacting bins in Wellington Point Recreation Reserve, installation of cemetery beams to expand cemetery opportunities at Redland Bay Cemetery and resource funding for accelerating implementation of a new software platform to advance its identified benefits. In addition, a number of strategic procurement outcomes have realised savings across Council resulting in a reduction in budget needs for future financial years.
Conduct community engagement on a diverse range of issues.	8.5.1	Organisational Services	Complete	<p>Council engaged the community on a number of key strategic projects including the Draft Waste Reduction and Recycling Plan, the Water and Wastewater Customer Commitment Standard and the Birkdale Community Precinct.</p> <p>Council also provided updates to the community and key stakeholders on various projects including the Temporary Commercial Use of Parks, Geoff Skinner Wetlands Reserve, Southern Thornlands Potential Future Growth Area and Beth Boyd Park Upgrade.</p> <p>Council leveraged all communication and advertising channels to create awareness of current community engagement projects, including advertisements in media releases, web sliders, social media, email, magazines and more. Awareness of community engagement projects was also supported through signage, outdoor and media advertising, geo-targeted social media and direct mail.</p> <p>Council used a range of engagement tools to capture feedback from the community and key stakeholders regarding engagement projects, including through the Your Say Redlands Coast website survey and submission forms, community engagement pop-ups at high-traffic locations around the city and face-to-face meetings with Young Leaders. In the period a reference group was established to assist Council with planning for active travel.</p>

**13.4 GOV-014-P COMPLAINTS MANAGEMENT POLICY****Objective Reference:** A5562102**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. GOV-014-P Complaints Management Policy [↓](#)**PURPOSE**

To adopt the revised GOV-014-P Complaints Management Policy as attached (Attachment 1).

**BACKGROUND**

The current GOV-014-P Administrative Action Complaints Policy refers only to the management of administrative action complaints, which is a legislative requirement. There is also a corporate requirement to have a policy that manages the variety of complaints received by Council (as outlined in Attachment 1), to ensure there is a consistent approach to complaints management.

**ISSUES**

Complaints are a source of information for Council on how customers see our performance, culture and values. Identifying trends and analysing data is an opportunity for continuous improvement across the business.

The GOV-014-P Administrative Actions Complaints Policy has been amended to reflect the management of all complaints.

The amendments are as follows:

1. Name change from GOV-014-P Administrative Action Complaints Policy to GOV-014-P Complaints Management Policy.
2. Policy Objective updated to reference:
  - a. The new Complaints Framework and Policy
  - b. The types of complaints managed under this Policy
3. Additional Procedures added to the list of Associated Documents.

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

This Policy satisfies the requirements of the *Local Government Act 2009* and *Local Government Regulation 2012*.

**Risk Management**

There have been no risks identified by these amendments.

**Financial**

There are no financial implications.

**People**

There are no people implications.

**Environmental**

There are no environmental implications.

**Social**

There are no social implications.

**Human Rights**

There are no Human Rights implications.

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

The recommendation primarily supports Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond* – Goal 7: Efficient and Effective Organisation - deliver efficient, valued and sustainable services for the betterment of our community.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Governance Service Manager	May 2021	Reviewed and endorsed policy
Group Manager Corporate Governance	May 2021	Reviewed and endorsed policy
General Manager Organisational Services	25 May 2021	Reviewed and approved policy.

**OPTIONS****Option One**

That Council resolves to adopt GOV-014-P Complaints Management Policy as attached (Attachment 1).

**Option Two**

That Council resolves to not adopt GOV-014-P Complaints Management Policy as attached (Attachment 1).

**OFFICER'S RECOMMENDATION**

**That Council resolves to adopt GOV-014-P Complaints Management Policy as attached (Attachment 1).**



# Complaints Management Policy

Policy Identifier: GOV-014-P

Approved by:

Date of Approval:

Effective Date:

Review Date:

Version: 7

## Head of Power

The *Local Government Act 2009* (the Act) and the *Local Government Regulation 2012* requires Council to establish a complaints management process for resolving various types of complaints.

This Policy supports Council's priority to build strong communities and includes clear accountabilities, ethical standards of behaviour and a commitment to act in accordance with the 'local government principles' outlined in section 4 of the Act.

## Policy Objective

To recognise the importance of having a Complaints Framework and Policy that considers all complaints in an equitable and unbiased manner, based on the principles of natural justice. The complaints management process has been designed to be used as an opportunity to continuously improve on the level and quality of service provided to the public.

The complaints management policy covers:

- Human Rights/Discrimination complaints.
- Complaints about the use of personal information.
- Complaints made against employees or the Employee Code of Conduct.
- Complaints relating to corrupt conduct.
- Public interest disclosures.
- Penalty Infringement Notices.
- Claims for compensation.
- Development matters.
- Environmental nuisance complaints.
- Competitive neutrality complaints (see section 48 of the Act).
- Decisions made under the *Animal Management (Cats and Dogs) Act 2008*.
- Complaints not otherwise listed ('General complaints').

The complaints management policy does not cover:

- Complaints relating to elected officials

## Policy Statement

Redland City Council, through its Corporate Plan is committed to delivering efficient, valued and sustainable services for the betterment of our community.

Council is committed to resolving complaints efficiently, fairly and confidentially. To do this, Council will ensure that:

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Department:	Organisational Services	Group:	Corporate Governance
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## Complaints Management Policy

- Complaints are managed efficiently and will be managed by the first point of contact, or the relevant team in the first instance.
- Complainants are regularly kept informed of the status of their complaint and provided reasons for Council's decisions.
- Complaints are filed in accordance with Council's record keeping Policies and Guidelines. Furthermore, Council will protect the information provided by complainants by limiting access to those who require it.
- Council will cooperate with external review bodies as required, to provide timely and satisfactory outcomes to Council, complainants and the general public.

### Definitions

Nil.

### Associated Documents

*Crime and Corruption Act 2001*

*Industrial Relations Act 2016*

*Information Privacy Act 2009*

*Local Government Act 2009*

*Local Government Regulation 2012*

*Ombudsman Act 2001*

*Public Interest Disclosure Act 2010*

*Right to Information Act 2009*

Employee Code of Conduct

Complaints against a Public Official Policy ([A3155955](#))

Managing Unreasonable Complainant/Customer Conduct ([A3154119](#))

Investigations Policy ([A3466798](#))

Public Interest Disclosure Policy ([A3154424](#))

Fraud and Corruption Prevention Policy ([A3155236](#))

Administrative Action Complaints Management Guideline ([A3161901](#))

Managing Unreasonable Complainant/Customer Conduct ([A3169271](#)).

Public Interest Disclosure Guideline ([A3169229](#))

Fraud and Corruption Prevention Guideline ([A3169258](#))

Managing Frontline Complaint Procedure ([A5166917](#))

Managing Administrative Review Complaints Procedure ([A5166915](#))

Managing Employee Complaints Procedure ([A5166913](#))

Managing External Reviews ([A5166914](#))

### Document Control

Only Council can approve amendments to this document by resolution of a Council Meeting, with the exception of administrative amendments which can be approved by the relevant ELT member. Refer to *Policy Instrument Development Manual* for an explanation on administrative amendments ([A4063988](#)).

Any requests to change the content of this document must be forwarded to relevant Service Manager(s).

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

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# Complaints Management Policy

## Version Information

Version number	Date	Key Changes
4	June 2013	<ul style="list-style-type: none"> <li>Updated Section 306 of the Local Government Regulation 2012.</li> <li>Added necessity in certain circumstances to divulge complainant's identity in order to have an allegation properly investigated.</li> <li>Removed policy statement that complaints about Council decisions will not be dealt with under this policy.</li> <li>Added that the general manager who is delegated responsibility to deal with a complaint about the CEO will consult with the Mayor.</li> <li>Changed responsible department from Governance &amp; Planning to General Counsel.               <ul style="list-style-type: none"> <li>Changed responsible group from Office of CEO to General Counsel.</li> </ul> </li> </ul>
5	June 2019	<ul style="list-style-type: none"> <li>Replaced 'Policy Objective'.</li> <li>Added 'Scope', 'Legislation' and 'Related Guidelines'.</li> <li>Amended 'Policy Statement'.</li> <li>Changed responsible department from Office of the CEO to Organisational Services.</li> <li>Changed responsible group from General Counsel to Corporate Governance.</li> </ul>
6	November 2019	<ul style="list-style-type: none"> <li>Administrative updates resulting from policy framework review.</li> </ul>
7	February 2021	Administrative updates only as follows: <ul style="list-style-type: none"> <li>Changed name to reflect the global complaints process</li> <li>Replaced Administrative Action Complaint Process with Complaints Framework</li> <li>Updated list of what the policy covers and what it doesn't cover</li> <li>Updated with new Corporate Plan references</li> </ul>

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Department:	Organisational Services	Group:	Corporate Governance
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## 14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

### 14.1 DRAFT GUMPI (DUNWICH) MASTER PLAN

**Objective Reference:** A5597279

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

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

**Report Author:** Brett Hookway, Senior Strategic Planner

**Attachments:**

1. Draft Gumpi Dunwich Master-Plan Public Consultation [↓](#)
2. Council Submission Draft Gumpi (Dunwich) Master Plan August 2019 [↓](#)
3. Council Submission Draft Gumpi (Dunwich) Master Plan August 2020 [↓](#)
4. Council Submission Draft Gumpi (Dunwich) Master Plan August 2021 [↓](#)

#### PURPOSE

To recommend a submission to the State Government on the draft Gumpi (Dunwich) Master Plan (GDMP) (Attachment 1).

#### BACKGROUND

**September 2016** – The State Government finalised and released its North Stradbroke Island Economic Transition Strategy (NSIETS). The NSIETS (now Minjerribah Futures) was developed to assist with the economic transition of North Stradbroke Island (NSI) from a sand mining based economy to a tourism based economy.

The NSIETS identified Gateway Master Planning for Dunwich as one of 23 specific projects to assist with the island's economic transition. The NSIETS identified the following aims for the GDMP:

- Identify areas for future residential, commercial, community, environmental and industrial land uses.
- Explore ways to better tell the Quandamooka story to visitors.
- Identify necessary upgrades to infrastructure and services to improve liveability.
- Acknowledge and respect cultural, social and environmental values.
- Enhance the town's role and appeal as a tourism-friendly destination and gateway to NSI.

The NSIETS identified the State Government as the project coordinator and Council, Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) and the Straddie Chamber of Commerce as project partners.

**April 2018** – Officers from the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), formerly known as the Department of State Development, Manufacturing, Infrastructure and Planning, contacted Council to establish a project steering committee to oversee the preparation of a GDMP. The State Government advised the steering committee would consist of representatives from DSDILGP, QYAC and Council. The Straddie Chamber of Commerce was not included as part of the steering committee.

**June - August 2018** – The DSDILGP engaged a number of consultants and a technical consortium to assist with the preparation of a GDMP as well as a consultants to manage community engagement and communications associated with the project. The approved project plan relied heavily on a significant Enquiry by Design process, which was intended to involve key stakeholders and the community in identifying, developing and testing options for the GDMP. This important part of the planning process was later removed by the State.

**August – October 2018** – The DSDILGP undertook a number of preliminary engagement events with community members and stakeholders as well as a survey process to find out what the community liked about Gumpi (Dunwich), what they most valued and what they would like to see provided through the master planning process.

**December 2018** – The DSDILGP and their consultant team provided Council with a briefing on the work undertaken to date and material intended to be released for consultation purposes.

**December 2018 to January 2019** – The DSDILGP consulted with the community on potential ideas to incorporate in the GDMP and two potential development scenarios for the township.

**March 2019** – An initial draft one-page concept plan was provided to Council officers for discussion purposes. Council officers identified a number of concerns, including the limited amount of technical information and planning analysis used to inform the draft layout, lack of detail or information to support proposed outcomes on key sites, lack of integration with the public transport strategy and the critical need to prepare an implementation plan identifying responsibilities, indicative cost estimates and delivery timeframes. These concerns were tabled at a steering committee meeting held in late March 2019. This was the first time the steering committee had met since early November 2018. At the meeting, it was understood the concerns raised by both Council and QYAC were to be tabled at an ensuing Minjerribah Ministerial Forum. However, this subsequently did not occur.

**April 2019** – The DSDILGP provided Council with a briefing on the draft concept plan and their intended approach to complete the master planning work by the middle of the year.

**May 2019** – Council officers were provided with a copy of the draft consultation report summarising the outcomes of the consultation undertaken between December 2018 and January 2019.

**June 2019** – The DSDILGP provided a copy of a draft GDMP to Council and QYAC for its review and comment. Council officers were given two weeks to review and to provide written comments on the draft GDMP prior to a steering committee meeting in July 2019.

**July 2019** – At the July Steering Committee meeting, Council officers and QYAC discussed their respective comments on the draft GDMP. Council officers were advised that an update on the draft GDMP was expected to be tabled at the next Minjerribah Ministerial Forum in August 2019 to seek direction on the project. In this regard, both the DSDILGP and QYAC indicated general support for the draft GDMP being released for public consultation.

**July 2019** – The DSDILGP provided Council with a briefing on the draft GDMP. The purpose of the briefing was to provide an overview of the plan and to address some of the key matters Council officers had consistently raised throughout the master planning process. DSDILGP advised Council the draft GDMP was expected to be tabled at an ensuing Minjerribah Ministerial Forum to seek direction on the project.

**August 2019** – At the General Meeting on 28 August 2019, Council resolved to make a submission on the draft GDMP and to advise the Planning Minister that until the matters raised in the submission were addressed, Council would be unable to support the draft GDMP (Attachment 2 - Council Submission Draft Gumpi (Dunwich) Master Plan August 2019).

DSDILGP provided a revised version of the draft GDMP following the July 2019 project steering committee meeting and comments from QYAC and Council. The key changes included:

- The implementation plan was amended to remove the responsibility column
- Strengthened recognition of the Quandamooka People as the traditional custodians of Gumpi (Dunwich)
- Identification of potential alternative layouts for redeveloped Junner St Ferry Terminal

It should be noted that while the draft GDMP was updated, the changes did not address the matters raised by Council in its submission.

**August 2019 – 14 July 2020** – Two meetings were held between DSDILGP and Council officers outside of the steering committee process. No steering committee meetings were held during this 12 month period.

**15 July 2020** – At the July 2020 Steering Committee meeting, Council and QYAC were advised that:

- A number of updates and changes had been made to the draft GDMP including the removal of the option of relocating the barge landing and vehicle queuing area to the site of the loading facility located to the south east of the current barge landing and vehicle queuing area.
- Initial cost estimates had been prepared for several of the catalytic projects identified in the plan.
- Council officers reconfirmed Council's underlying concerns that without financial commitment, indicative time frames and the identification of lead agency responsibility, the draft GDMP may unrealistically raise community expectations of significant capital investment into a range of public projects across the township, which may not be delivered.
- The DSDILGP advised that the State Government would be unable to further consider the identification of lead agency responsibilities, funding sources or timeframes for delivery of the catalytic projects until the GDMP had completed public consultation and was finalised. DSDILGP advised that a finalised GDMP may increase the chances of the State Government committing funding to deliver projects in accordance with the master plan.
- The DSDILGP indicated that it would seek to commence public consultation on the draft GDMP in the near future. The State Government and QYAC indicated support for the draft GDMP to be placed on public consultation and requested Council give further consideration as to whether it was prepared to support the public release of the document.

**19 August 2020** – A report was presented to Council on the State Government's request for Council to formally consider the public release of the draft GDMP. In response, Council resolved to endorse a submission as Council's response to the proposed public release of the draft GDMP (Attachment 3 Council Submission Draft Gumpi Master Plan August 2020). In effect, Council did not object to the release of the draft DGMP for the purpose of community consultation, subject to the following:

- The draft GDMP be amended prior to the community consultation to recognise there are currently no funding commitments to implement the draft master plan and significant State

and/or Federal Government funding commitments would be necessary if key public infrastructure projects, including upgrades to existing public ferry and barge terminals and foreshore improvements were to be delivered.

- The initial project costings be released as part of the supporting material made available for community consultation on the draft GDMP.

Council also noted that if community consultation did proceed at this time it would maintain its position that until a detailed implementation plan was completed, that identified lead agency responsibility, indicative costings, funding sources and delivery timeframes, it would be unable to support the finalisation of the GDMP.

**August 2020 – present** – No further project steering committee meetings have been held during this time. Through regular State and Council officers level meetings, state officers earlier this year advised the State was not intending to make any changes to the draft GDMP as a result of Council's submission and was intending to release the draft for the purpose of community consultation in the near future.

On the 28 July 2021, Council received correspondence from the Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning advising of his decision to release the draft GDMP for public consultation. Consultation on the draft GDMP will occur for five weeks from 28 July 2021 to 3 September 2021.

The correspondence also notes that as the GDMP is a draft version for consultation, the State considers that it would be premature to include a detailed implementation plan including funding and delivery responsibilities. The letter states that once consultation has concluded, it would be appropriate for State Government and Council officers to discuss details of an implementation plan.

## ISSUES

As noted in the background section, minimal updates have been made to the draft GDMP to address issues previously raised in Council's submissions. As such, this report recommends Council makes a further submission based around the same issues as detailed below and in Attachment 4 - Council Submission GDMP August 2021.

### Implementation Plan

The draft GDMP incorporates a significant program of investigations that will be required to be undertaken to progress the key projects identified in the draft GDMP. Despite previous Council submissions and on-going representations by Council officers, the DSDILGP has advised a detailed implementation plan will not be prepared until consultation on the draft GDMP has concluded.

It should also be noted that the State has not included references to acknowledge that there are currently no funding commitments to implement the master plan and preliminary cost estimates have not been released with the draft GDMP, as requested by Council.

Consistent with Council's previous submission, Council's submission on the draft GDMP could note that Council will be unable to support the draft GDMP until such time that a detailed implementation plan identifying lead responsibilities, funding mechanisms and indicative timings has been prepared.

### Further investigation and planning of the barge and ferry terminals

Ensuring the delivery of a sustainable, efficient and integrated barge and ferry terminal is a critical organising element of the GDMP and essential to the success of State Government's economic transition strategy (Minjerribah Futures).

Council's previous submission on the draft GDMP noted the critical need for further technical studies and planning work (some of which are identified in the draft GDMP) as needing to be completed as a matter of priority to determine whether the concept for Junner Street layout is capable of being delivered.

The draft GDMP released for consultation proposes to retain the barge ramp and vehicle queuing area in its current location with a new passenger ferry terminal, retail and commercial tenancies, as well as a bus pick up and set down on the former loading facility located to the south. Council officers are not aware of any further detailed technical analysis having been undertaken to determine whether this concept layout can be delivered. In addition, it is also unclear whether the layout is sufficient to cater for future vehicle movements, ferry passengers or parking requirements in close proximity to the terminal. Recognising the importance of the barge and ferry terminal upgrade to realising the goals and objectives espoused in the Minjerribah Futures document, these investigations still need to be progressed. Council's submission could therefore note the importance of completing this work and incorporating the findings into the GDMP before it is finalised.

#### **Future use of current mining lease areas and sand loading facility**

The mining lease areas and loading facilities are all identified as key sites within the GDMP. Council's previous submission noted that a full understanding of the current condition, necessary rehabilitation works and suitability to accommodate alternative uses is critical prior to the identification of alternative land uses in the draft master plan (for example, the Junner Street terminal upgrade and mixed use development at the former quarry site).

It is understood the Department of Resources have been undertaking a series of land contamination investigations across Dunwich and NSI. However, only limited information has been provided to Council officers. Council's submission could note that these investigations need to have been sufficiently progressed to ensure there is a detailed understanding of the extent of contamination, potential rehabilitation costs and responsibilities, and whether the proposed alternative land uses on key sites are financially viable to establish prior to the GDMP being finalised.

#### **One-Mile Structure Plan**

The original intent of the GDMP also included the preparation and delivery of a structure plan for the One-Mile community. This was expected to:

- Establish an appropriate land use plan for the area, which addressed identified risks such as bushfire, flood and environmental values, while recognising the aspirations of the Quandamooka people for the site.
- Identify required infrastructure requirements as well as indicative costings and a funding model for its delivery.
- Establish arrangements to allow existing structures to be progressively upgraded to contemporary standards.
- Incorporate an appropriate consultation program with the Quandamooka people and the broader NSI community in regards to planning investigations of the One Mile site.

At the project steering committee meeting in July 2020, State officers informed Council officers and QYAC that it had not been able to progress detailed structure planning of One-Mile. However, it was advised the State remained committed to developing an infrastructure servicing plan with standard infrastructure to service One-Mile, including an estimate of delivery costs. Both QYAC and Council officers reaffirmed the importance of addressing the requirements of the agreed project plan. It was further noted the development of an infrastructure servicing plan should consider both standard infrastructure solutions and alternative site specific infrastructure servicing solutions and include not only estimated delivery costs but an appropriate infrastructure model for its delivery.

Since the last project steering committee in July 2020, no further advice has been received from the State on what progress it may have made in regards to its infrastructure investigations.

It is essential the State Government acknowledges its obligation and commits to the identification and delivery of the critical services and infrastructure requirements required to support the One-Mile community at no cost to Council or the broader Redlands community. It is also essential that the State put in place an appropriate statutory framework to ensure the existing unregulated structures on the site can, over an agreed timeframe, be brought up to a standard which is in compliance with Queensland planning, building, environmental health and safety legislation. Council's submission could note the above matters and reaffirm it will not support the GDMP being finalised until the State reaffirms its obligations to deliver critical services and infrastructure requirements for One-Mile residents and a framework to ensure all structures at One Mile satisfy Queensland planning, building, environmental health and safety legislation.

#### **Funding to deliver key Master Plan initiatives**

Council indicative cost estimates to deliver five of the catalytic projects identified in the GDMP is in the order of \$100 million. Important considerations with master plan project costings include:

- The costings are only for five of the catalytic implementation projects and there will be additional costs associated with other elements of the draft GDMP.
- Significant further investigations and planning work is required to more accurately understand potential delivery costs, as well as the on-going costs of management and maintenance.
- Some critical infrastructure upgrades required to make the Junner Street ferry terminal an 'all weather' facility (e.g. breakwaters) are yet to be accounted for in the indicative costings.

Importantly, the draft GDMP does not propose to significantly increase development entitlements within Dunwich and is more focused on delivering improved public infrastructure upgrades and specific projects. As such, there is very limited scope for infrastructure and other upgrades to be provided as part of any major new development proposals. For the GDMP projects to be delivered, it will almost certainly require substantial government funding commitments.

In recognition of Dunwich/Gumpi's critical role as the arrival and departure point of NSI as well as the significant economic challenges facing NSI (Minjerribah) resulting from the cessation of mining, it is considered essential that the State Government commits to funding the delivery of the key initiatives within the GDMP.

A funding commitment from the State Government would not only provide confidence in the community that key initiatives will be delivered, it will also underpin economic recovery and NSI's transition from a mine based to a tourism based economy.

During and following the current community consultation process, Council could continue to advocate to the State that until a detailed implementation plan is completed that identifies lead agency responsibilities, indicative costings, funding sources and delivery time frames, it will not be able to support the finalisation of the GDMP.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The State Government's current consultation process on the draft GDMP is not a formal statutory consultation process. The draft GDMP webpage set up by the State to support the consultation process notes that all submissions will be considered in finalising the GDMP.

### **Risk Management**

As noted in the issues section and financial matters of this report, there are also potential financial and reputational risks for Council associated with the draft GDMP. Throughout the GDMP process, Council has consistently advocated for:

- A State Government funding commitment and/or an acknowledgment in the master plan that significant State and/or Federal Government funding commitments will be required to deliver the GDMP.
- The initial project costings work to be made publically available as part of the community consultation process on the draft GDMP.
- The preparation of a detailed implementation plan outlining responsibilities, costings, funding options and delivery timeframes to support draft GDMP at the time it was released for community consultation.

So far the State Government has not committed to, or incorporated, any of these elements into the draft GDMP released for community consultation. The correspondence received from the Planning Minister advising the draft GDMP had been released for community consultation noted that once public consultation on the draft GDMP had concluded it would be appropriate for officers from State and Council to discuss details of an implementation program.

As noted in the issues section, Council's submission could note the importance of the State Government finalising a detailed implementation plan and making a financial commitment to implement the GDMP and that without these matters being addressed prior to the GDMP being finalised Council would be unable to offer its support to, or endorse the GDMP.

The Department of Resources have advised that there are potential land contamination issues associated with key sites and areas within the GDMP study area. The Department of Resources have advised they are prioritising these investigations. However, at the steering committee meeting in July 2020 the State Government and QYAC confirmed that they are looking at progressing with the release of the draft GDMP prior to the completion of these investigations. It is considered there are potential risks with proceeding with the release of the draft GDMP while the extent of contamination has not been determined and potential rehabilitation, costs and responsibility have not been considered. DSDILGP have advised that they believe contamination issues have generally been resolved. However, no detailed information has been shared with Council officers to confirm this.

In addition, the structural integrity of revetment structures at the Junner Street terminal has not been assessed or considered in detail as part of future redevelopment costs.

## **Financial**

There are no direct financial implications to Council associated with State Government's community consultation on the draft GDMP or the work to finalise the GDMP.

The draft GDMP includes an implementation plan that identifies a significant number of further investigations to be undertaken to support the delivery of key projects. These projects include major upgrade works including redesign and redevelopment of both ferry terminals as well as significant streetscape and park improvements. At this stage, no responsibilities have been assigned and indicative cost estimates for some of the implementation projects are estimated to cost close to \$100 million.

As noted in this report, Council has consistently advocated for the State Government to commit to funding to the implementation of the GDMP including the structure planning of One-Mile and the delivery of essential services and infrastructure to support the One-Mile community.

Council's submission on the draft GDMP could again note the need for a better understanding of responsibilities and costs to undertake the program of investigations to progress key projects as well as details on how key projects will be funded.

## **People**

Officers from Council's Strategic Planning Unit have been representing Council on the project steering committee. Despite the master planning work progressing significantly, Council officers have only been involved in a limited number of steering committee meetings. As noted in the report, the last project steering committee meeting occurred in July 2020 and before this in June 2019.

## **Environmental**

The draft GDMP currently includes objectives and strategies seeking to protect and enhance the environmental values of the township. However, through the master planning process, very limited technical work has been undertaken seeking to identify existing values and little consideration has been given to how environmental values may be protected and enhanced.

## **Social**

The GDMP provides a significant opportunity to improve social and community outcomes within Dunwich Gumpi and across NSI more broadly. However, the achievement of these improvements will require upfront State Government commitment to actions and projects identified in the implementation plan.

## **Human Rights**

There are no known human rights implications associated with making a further submission on the draft GDMP.

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

As the GDMP is being led by the State Government it is difficult to ensure alignment with Council policies and plans. Making a further submission on the draft GDMP however is consistent with Council's Our Future Redland's - A Corporate Plan to 2026 and Beyond City Leadership objective to advocate for services and funding across our city to enhance social, cultural, environmental and economic outcomes.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Officers from City Assets	July 2021	Officers from across the City Assets Group have been consulted with at various times during the preparation of the draft GDMP.

**OPTIONS****Option One**

That Council resolves as follows:

1. To endorse the comments as outlined in this report and in Attachment 4 as Council's submission on the draft Gumpi (Dunwich) Master Plan.
2. To authorise the Chief Executive Officer to submit the comments on the draft Gumpi (Dunwich) Master Plan to the Planning Minister.

**Option Two**

That Council resolves as follows:

1. To amend and endorse the comments outlined in this report and in Attachment 4 as Council's submission on the draft Gumpi (Dunwich) Master Plan.
2. To authorise the Chief Executive Officer to submit the comments as amended in this report to the Planning Minister.

**Option Three**

That Council resolves to not make a submission on the draft Gumpi (Dunwich) Master Plan.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To endorse the comments as outlined in this report and in Attachment 4 as Council's submission on the draft Gumpi (Dunwich) Master Plan.
2. To authorise the Chief Executive Officer to submit the comments on the draft Gumpi (Dunwich) Master Plan to the Planning Minister



# GUMPI (DUNWICH) DRAFT MASTER PLAN

JULY 2021





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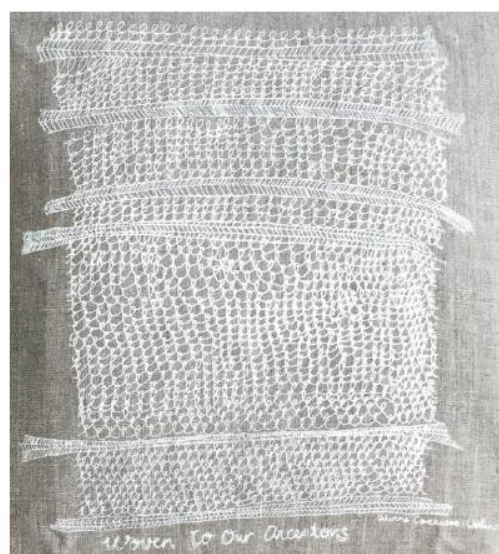
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## Acknowledgement of Country

The Queensland Government acknowledges the Quandamooka People as the Traditional Owners of Gumpi and the surrounding Quandamooka Country. We acknowledge Quandamooka Elders past, present and emerging and recognise their unique and ongoing spiritual and cultural connection with the land and waters of the Redlands area.

We also acknowledge Aboriginal and Torres Strait Islander residents of Gumpi. The Gumpi Draft Master Plan celebrates the rich Aboriginal history of the Redlands and provides opportunities for Traditional Owners to retain their connection to Gumpi. The Gumpi Draft Master Plan provides a valuable opportunity for all Aboriginal and Torres Strait Islander people to tell their story of connection with land and waters and play a significant role in the social, cultural and economic future of Gumpi.



Artwork Source: "Woven to Our Ancestors"  
by Delvene Cockatoo-Collins



View of Polka Point

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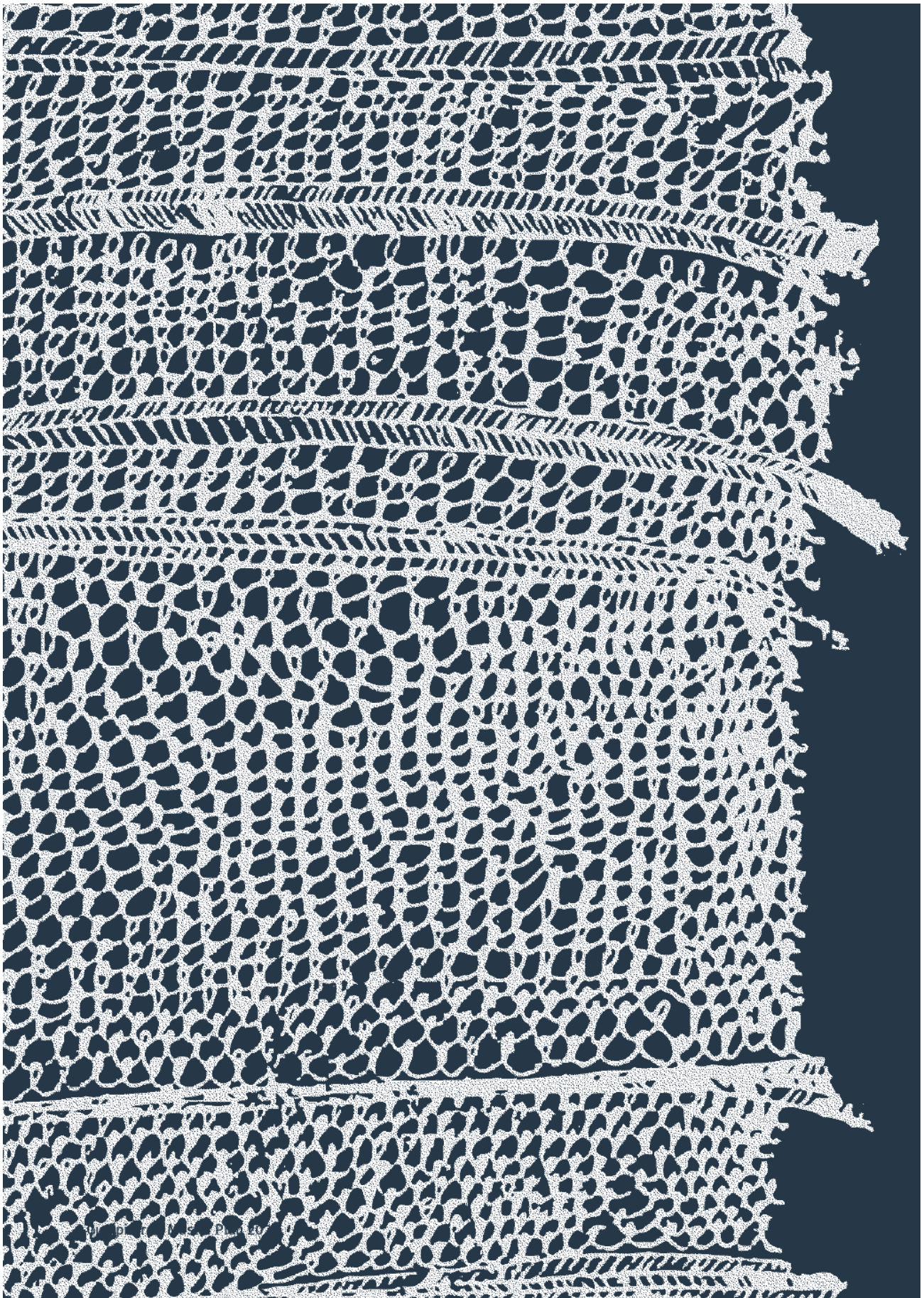
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# INTRODUCTION

**The Queensland Government, in collaboration with Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) and Redland City Council (RCC), is preparing a master plan that outlines a shared, long-term vision for the future of Gumpi (the Traditional Owner name for Dunwich).**

This Gumpi Draft Master Plan reflects community and stakeholder feedback received during the master plan project, which commenced in September 2018. Feedback on the draft master plan will inform the final master plan.

The implementation strategies included within this document are not currently programmed by any entity. Responsibility for the agreed implementation strategies will be determined subsequent to formal adoption of the master plan.

The Gumpi Draft Master Plan includes a range of ideas for future development within Gumpi.

It seeks to:

- identify areas for future residential, commercial, community, cultural, environmental and industrial land uses
- provide opportunities to celebrate and promote the Quandamooka Story and culture
- identify necessary upgrades to infrastructure and services to improve liveability
- acknowledge and respect cultural, social and environmental values
- enhance the town's role and appeal as a tourism-friendly destination and gateway to Minjerribah (the Traditional Owner name for North Stradbroke Island)
- provide ongoing benefits for existing residents, including the Indigenous community, who call Gumpi home.

## Why Have a Master Plan

The Queensland Government phased out sand mining on Minjerribah (the Tradition Owner name for North Stradbroke Island) in 2019. For 60 years, the sand mining industry had been a significant employer and driver of growth on the island and particularly in Gumpi.

### Minjerribah futures

To support the community's transition from mining, the Queensland Government developed the *Minjerribah Futures* program (formerly the North Stradbroke Island Economic Transition Strategy). *Minjerribah Futures* aims to deliver a range of projects, included within the Gumpi Draft Master Plan area, dedicated to:

- supporting economic development and growth
- developing a sustainable cultural and eco-tourism industry
- celebrating arts and culture
- expanding education and training opportunities.

### Expected socio-economic benefits of the Gumpi Draft Master Plan

The Gumpi Draft Master Plan will advance the Minjerribah Futures socio-economic objectives by identifying future development opportunities in Gumpi that:

- enhance the town's role and appeal as a tourism-friendly destination and gateway to Minjerribah
- increase local business and employment opportunities and increase patronage to support existing local businesses
- support other key growth industries on the island (including education and marine industries)
- provide the necessary upgrades to infrastructure and services to improve livability and support the community's needs and aspirations
- provide opportunities and assist the Quandamooka People to realise their aspirations and their rights subsequent to their Native Title determination of 2011.

### Expected cultural and environmental benefits

While seeking to further the economic objectives of the Minjerribah Futures program, the Gumpi Draft Master Plan will also consider the location and types of future development to ensure:

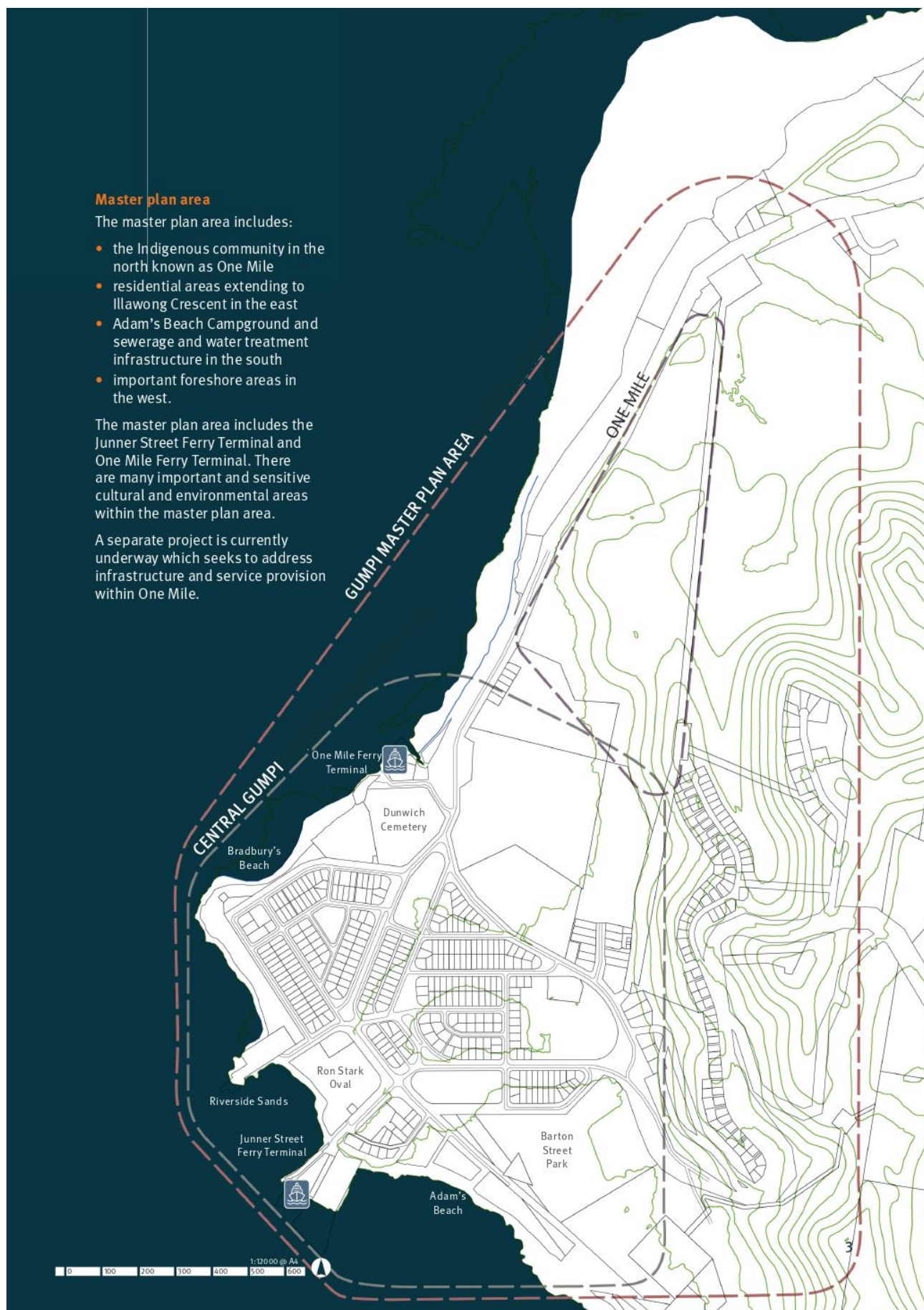
- protection of significant environmental values
- protection of sacred spaces
- promotion of Gumpi's unique European and Indigenous cultural heritage.



“The Gumpi Master Plan is one of 23 Queensland Government initiatives under the Minjerribah Futures program, which aim to diversify and expand Minjerribah's economy.”

Ballow Road, Gumpi

Gumpi Draft Master Plan 2021



# The Plan at a Glance

## What will the plan deliver?

The Gumpi Draft Master Plan proposes four key strategies for the township:

### A memorable and authentic place

- Gumpi will be a fitting gateway experience to Minjerribah and to Quandamooka Country and a destination that draws visitors to the township for the day, or longer, while maintaining and respecting the lifestyle of residents.
- Key projects and initiatives will deliver a unified cultural, art and heritage story and experience that celebrates and showcases the Quandamooka Story with European heritage through wayfinding, art and cultural placemaking.
- Gumpi has a distinctive place- and culture-based identity that builds on the commitment of Minjerribah Futures to foster Australia's most desirable island community.

### A thriving and sustainable place

- Gumpi will become the economic, administrative and cultural centre of Minjerribah.
- Key projects and initiatives will deliver a sustainable economic future for Gumpi by stimulating diverse economic growth, supporting creativity and innovation, managing tourism growth, and attracting new businesses.
- Development of key development sites within Gumpi, including those made available from the phasing out of sand mining, will support economic revitalisation of the township.

### A natural and green sanctuary

- Gumpi, as the arrival point to Minjerribah, will establish the benchmark for the quality and importance of the island's natural environment, ecology and wildlife.
- Natural capacity management of the tourism industry will protect Gumpi's network of green spaces, ecosystem, marine habitat, and biodiversity of flora and fauna.
- Gumpi will deliver green amenity within urban areas, characterised by landscaping that celebrates the local context and culture, shade and high-quality amenity.

### A connected and legible place

- Junner Street Ferry Terminal will become the defined, clear arrival point onto Minjerribah.
- Key projects and initiatives, including improvements to infrastructure and services for all modes of transport, will make accessing and moving around Gumpi easier.
- Car parking within the township will be formalised and expanded to meet visitor and resident needs.

## What happens next?

This Gumpi Draft Master Plan reflects feedback from the community and stakeholders provided in the previous stages. Engagement on this draft master plan will occur during Wednesday 28 July and Friday 3 September 2021.

### Legend

#### Memorable & Authentic

1. Day trip experience
2. Junner Street public art opportunity
3. Upgraded and expanded play park
4. Art and cultural heritage trail: Recreation Trail Plan information (Gumpi to Bummiera Trail)
5. Jack Lane art walk

#### Thriving & Sustainable

6. Key opportunity site 1 – Former Sibelco administration site
7. Key opportunity site 2 – Mitchell Park
8. Key opportunity site 3 – Former Sibelco stores site
9. Key opportunity site 4 – Town centre revitalisation and expansion

10. Key opportunity site 5 – Former Riverside Sands loading site
11. Key opportunity site 6 – Industrial expansion area
12. Key opportunity site 7 – Residential investigation area
13. Future investigation site

#### Natural & Green

14. Conservation area
15. Cultural foreshore
16. Recreational foreshore
17. Environmental foreshore
18. Feature boulevard tree planting and native tree feature planting

#### Connected & Legible

19. Potential future breakwater
20. Car parking formalisation
21. Junner Street Ferry Terminal upgrade

22. One Mile Ferry Terminal upgrades (interim and long term)

23. New pedestrian link to cultural precinct

24. Intersection planning

25. Junner Street inter-modal transit hub

26. Streetscape upgrades

27. Ballow Road shared zone

28. Bushwalking / cycling trail

29. Cycle parking and facilities

#### Minjerribah Futures Sites

30. Refurbish Minjerribah Ganaba Education, Innovation, Training and Employment Precinct

31. Expansion of aged care (Nareeba Moopi Moopi Pa Aged Care Hostel)

32. Minjerribah Camping Upgrades

33. Quandamooka Art Museum and Performance Institute (QUAMPI)

## Gumpi Draft Master Plan 2021



## The Journey So Far

The diagram opposite shows the project stages for the Gumpi Draft Master Plan project.

Stage 1 of the project involved a series of engagement activities with community members and stakeholders to find out what the community values most about Gumpi and what the community would like to see in the future.

During Stage 2, community and stakeholder feedback was reviewed, along with background technical reports on planning, economy, culture and place, infrastructure, wayfinding, movement, and connectivity. These inputs were used to identify a range of ideas for the master plan, which were then made available to community members and stakeholders for feedback.

This Gumpi Draft Master Plan reflects feedback from the community and stakeholders provided in the previous stages. Engagement on the draft master plan will occur during Wednesday 28 July and Friday 3 September 2021.

### Project Staging

- 
- STAGE 1:**  
**Project commencement and information gathering (September – November 2018)**
    - Gather and review background material.
    - Seek preliminary feedback from the community and stakeholders.
  - STAGE 2:**  
**Master plan ideas development (December 2018 – March 2019)**
    - Develop a suite of ideas for the master plan taking stage 1 inputs into consideration.
    - Seek feedback from the community and stakeholders on the suite of master plan ideas.
  - STAGE 3:**  
**Draft Master plan preparation (April 2019 – July 2021)**
    - Prepare the draft master plan taking stage 1 and stage 2 inputs into consideration.
    - Seek feedback from the community and stakeholders on the draft master plan.
  - STAGE 4:**  
**Master plan adoption**
    - Review and consider all submissions on the draft master plan
    - Finalise and adopt the master plan

Gumpi Draft Master Plan 2021

## What We Have Heard

Since October 2018, the Queensland Government has been consulting with the community about the Gumpi Draft Master Plan through drop-in sessions, face-to-face meetings and online and mail-back surveys.

The community was given the chance to provide feedback on the opportunities and challenges Gumpi experiences and on emerging ideas for the Gumpi Draft Master Plan. Consultation to date has shown there is a range of views held within the community around key focus areas for the master plan:

### 01.

#### Ferry Terminal Upgrades

- Some support for reconfiguring Junner Street Ferry Terminal to accommodate all ferry and vehicle barge operations into a single point of entry to the island, create a hub for public transport operations, and allow the One Mile Ferry Terminal to be used for recreational boating and marine rescue services.
- Majority of participants preferred retaining separate passenger ferry terminals, due to One Mile's proximity to residential areas within northern Gumpi and ability to function as an 'all-weather' port during strong winds.
- Some residents felt it important to maintain more than one ferry operator to maintain competition in the market.
- Strong support for improving facilities, transport options and pedestrian access at both terminals.

### 02.

#### Economic Future

- Strong support for the need for a mix of economic activities and development opportunities.
- Key activities that could provide economic benefits for Gumpi were identified as development that supports educational facilities; restaurants and cafes that capitalise on views out to the bay; streetscape and wayfinding improvements to help draw visitors to key sites; marine infrastructure to support recreational boating and events; and additional residential areas and visitor accommodation to support local businesses.
- Some community members expressed concerns about additional commercial activities and perceived this might draw customers away from existing local businesses.

### 03.

#### Car Parking

- There was a high degree of consensus that improvements are required to car parking arrangements at both the Junner Street Ferry Terminal and One Mile Ferry Terminal.
- Participants identified a current and likely future lack of car parking at both terminals.
- Improvements to facilitate vehicle and pedestrian safety and better security were requested at the existing One Mile car park. Some participants opposed retaining the informal parking area given its location along an environmentally and culturally significant foreshore.
- Residents at the sessions suggested that future car parking solutions need to consider resident needs as well as visitor needs.

### 04.

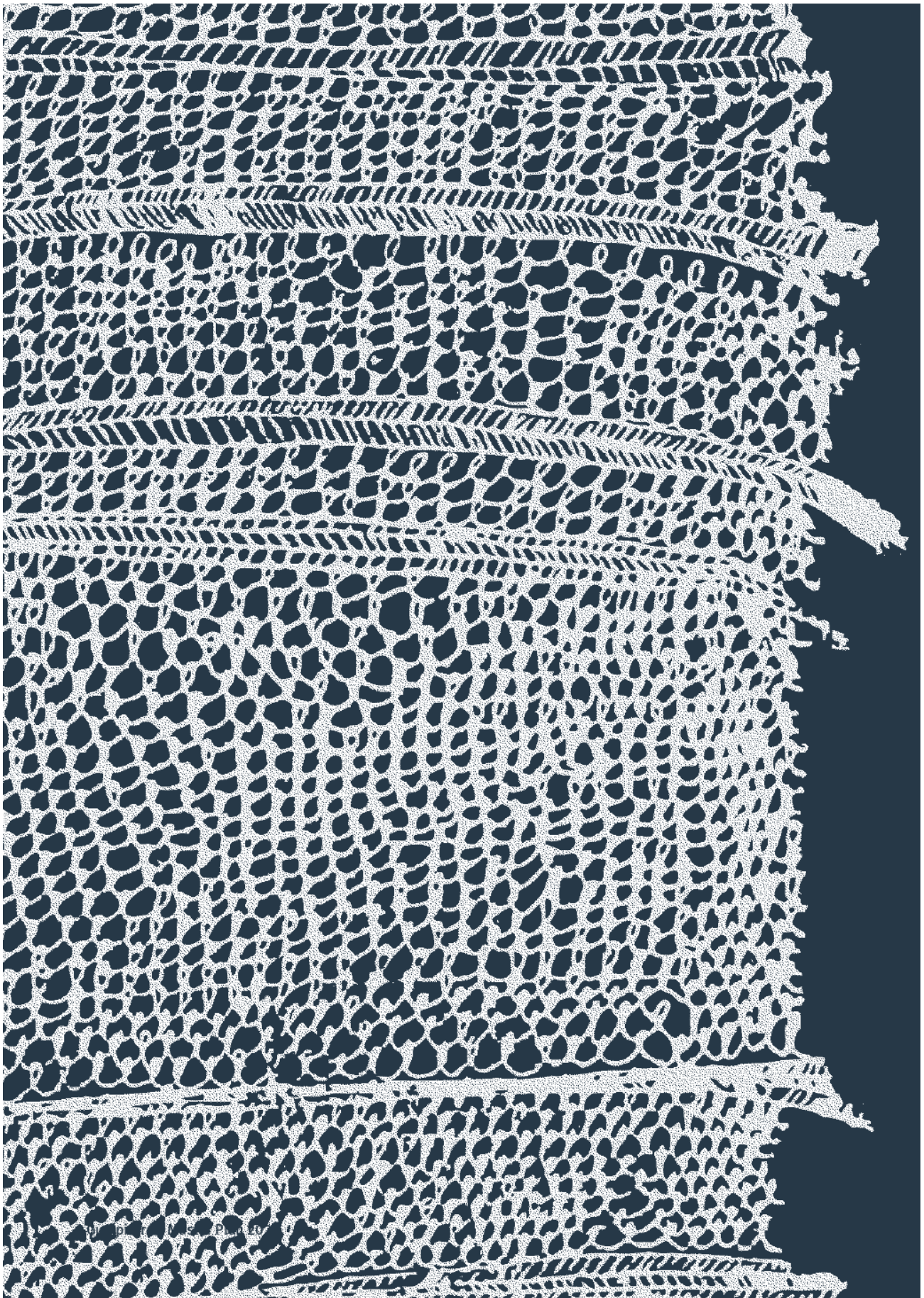
#### Foreshore Improvements

- While community members and stakeholders strongly respected the cultural and environmental values of foreshore areas and supported protection of these areas, some identified opportunities for foreshore improvements.
- Some suggestions included improvements to existing public facilities (such as barbecues, parks, pathways and lighting), improved car parking, and a boardwalk or shared pathway for walkers and cyclists.

### 05.

#### Walking and Cycling

- There was strong support for improving pedestrian and cyclist experiences in and around Gumpi, especially through provision of sealed pathways, shade, shelter and signage.
- A need for additional walking trails and connections was also suggested.
- Some concerns were raised about any new walking trails in the hinterland areas due to the steep slope of the land and privacy issues if trails were proposed near existing homes.





GUMPI

## History

### Quandamooka History

Quandamooka Peoples are the traditional inhabitants of Minjerribah, having lived on the land for at least 25,000 years. The traditional lands of the Quandamooka include the waters and islands of Central and Southern Moreton Bay and the coastal land and streams between the Brisbane to Logan Rivers.

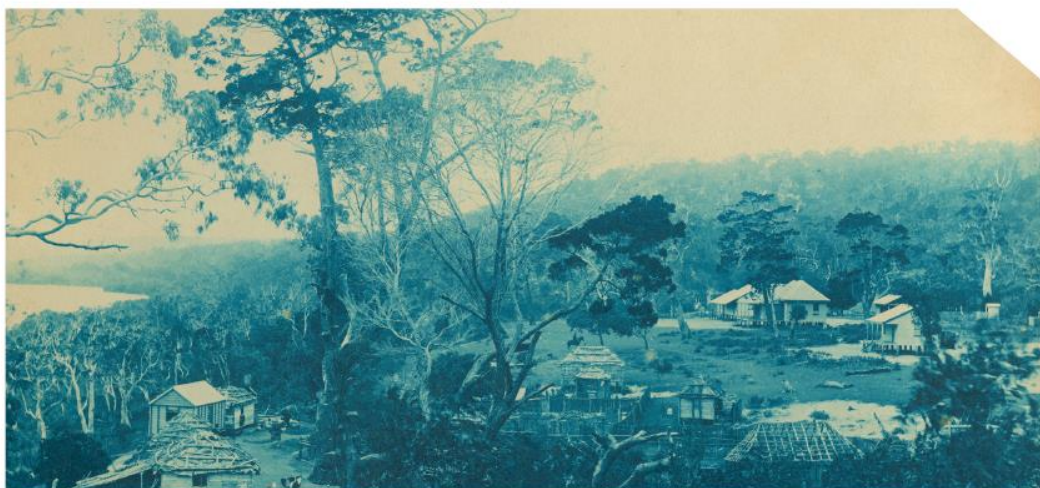
Today, the Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) and Quandamooka Elders work together to protect the lands and sea and care for their country. On 4 July 2011, the Federal Court of Australia made two native title consent determinations recognising the Quandamooka People's native title rights and interests over land and waters on and surrounding Minjerribah, and some islands in Moreton Bay.

Quandamooka Country extends beyond the native title determination area, including Moreton Island (Moorgumpin) and the mainland suburbs of Wynnum, Chandler, Lytton, Belmont, Tingalpa and Cleveland. QYAC manages the native title rights, providing legal representation, facilitation and assistance to Quandamooka People relating to this native title determination area. In addition, QYAC manages resources and developments on native title lands, seeking to create sustainable industry on Quandamooka Country. The use of this native title land is managed through an Indigenous Land Use Agreement.



Native Title: <http://www.qyac.net.au/NativeTitle.html>

Image Source: Historic North Stradbroke Island by Paddy Carter, Ellie Durbidge, Jenny Cooke-Bramley. Published 1994.



Gumpi Aboriginal settlement (1895)

Image Source: Historic North Stradbroke Island by Paddy Carter, Ellie Durbidge, Jenny Cooke-Bramley. Published 1994.

Gumpi Draft Master Plan 2021

### European History

Gumpi's European history commenced in 1827 when a depot for the Moreton convict settlement was established. In 1842, the colony was opened to free settlers resulting in the construction of a quarantine station at Gumpi to house the sick and avoid spreading infection to the people in Brisbane and elsewhere.

In 1866, the quarantine station was closed and the buildings converted into the Dunwich Benevolent Asylum, Queensland's first dedicated home for the old and infirm. The asylum operated between 1865–1946 and served the whole of Queensland. It admitted 21,000 people over its 80 years (North Stradbroke Historical Society).

Minjerribah's first car ferry service began in 1947 with a service from the mainland to Amity Point and Gumpi. This opened the island up to an increased resident population and the tourist market. Sand mining began on Minjerribah in the early 1950s with much of the construction of residential and commercial premises at Gumpi erected after sand mining companies arrived.



Benevolent society theatre (1890)



Dunwich Benevolent Institution (1940)

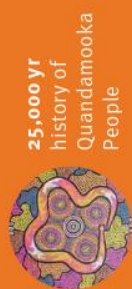


Approach from Peel Island (1934)



Approach from Peel Island (1934)

## Quandamooka History Timeline



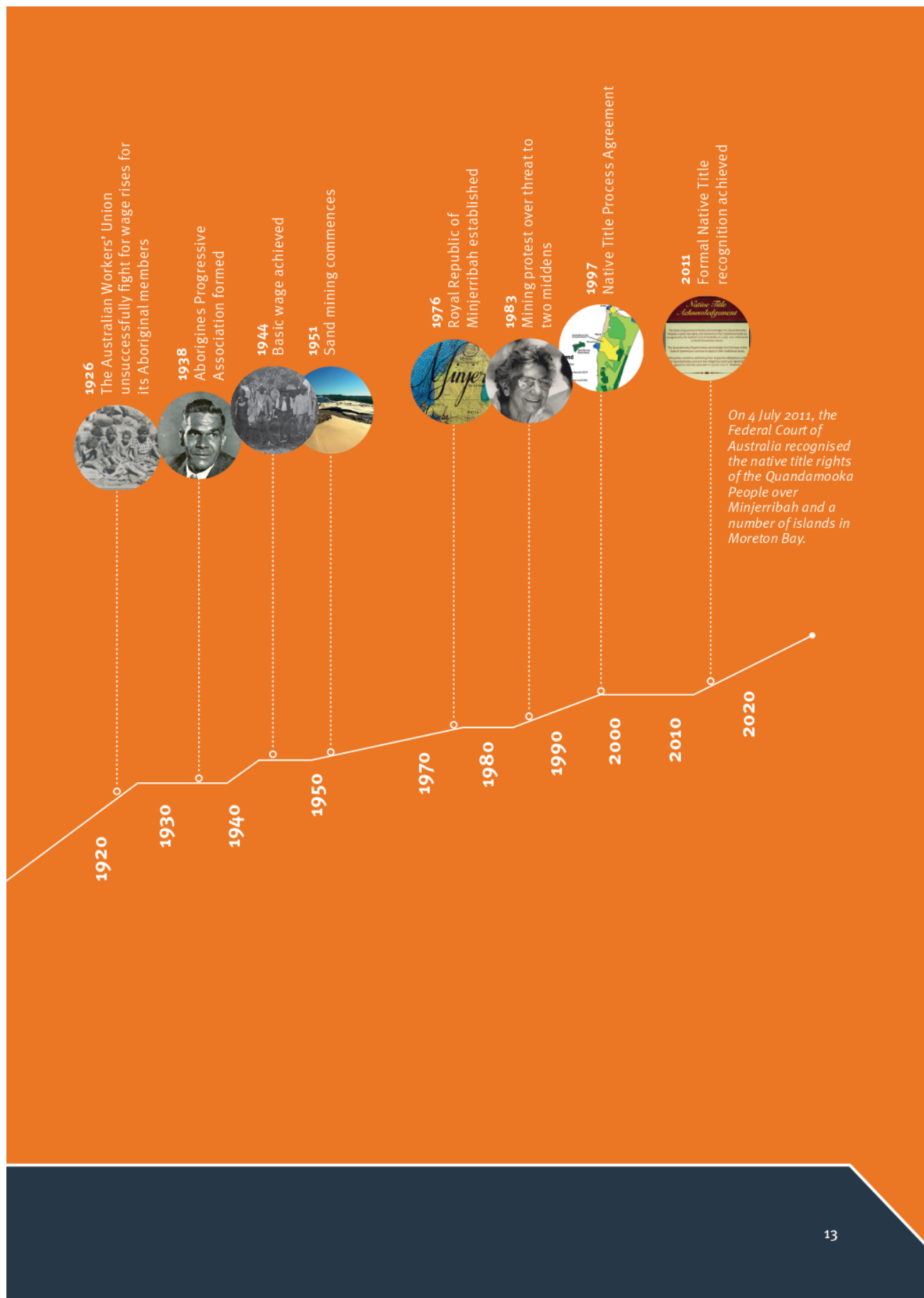
1800

1830

1840

1860

1890



## Quandamooka People

### Quandamooka People Today

**The Quandamooka Peoples are a first nation of over 2,000 Traditional Owners from Moreton Bay, South East Queensland. The clans of the Quandamooka include the Nunukul, Ngughi and Goenpul. It is estimated that about two-thirds of the Quandamooka People live away from Minjerribah.**

The Quandamooka are a people of land and sea to whom the island is a cultural and wildlife sanctuary. Their culture is interwoven with the natural environment both on land encompassing the scattered islands of Moreton Bay, and throughout the Bay waters. Their distinctive relationship with the natural environment is physically evident through their:

- connection to nature, with millennia-old cultural relationships with dugongs, whales and dolphins
- rich cultural heritage, with sensitive historic and cultural sites
- distinctive food culture - oysters have a long history on the island, evident in Aboriginal middens.

Today, the Quandamooka People have retained their distinctive culture and embody the continuous occupation and cultural practices in contemporary form.

Many Quandamooka families reside within the Indigenous community known as One Mile. The precise number is unknown, partly due to the movement of people into and out of the community at different times of year. It is recognised that the resident population count for Gumpi may not be accurate as all residents of the One Mile community may not be included within this figure.

### Quandamooka Eco-Cultural Tourism Statement

**Quandamooka Country is the Quandamooka People's sanctuary that we have carefully managed for thousands of generations.**

We acknowledge that our physical, spiritual and emotional well-being and connection to country has been handed to us by our ancestors. Through our continued cultural practices we maintain, protect and nurture our cultural and natural values across all of Quandamooka Country for our children's children.

Quandamooka People have always shared our sanctuary with others who respect our values. We must ensure that there is always sufficient space and time for Quandamooka People to access and enjoy country and resources, and to undertake cultural activities.

While the Quandamooka People will continue to control how our sanctuary is shared, our sincerest wish is for visitors to feel welcome and be enriched through engagement with Quandamooka People, country, and culture.

## Welcome from the Quandamooka People

**Yura! Welcome from the Quandamooka People, the Traditional Custodians of this land. Our Ancestors have walked this country and we look to you to care for this country.**

Quandamooka People, people of the bay, call North Stradbroke Island by its traditional name, Minjerribah. Our relationship with the island dates back tens of thousands of years and as such the island is rich in our traditional culture and heritage. Our connection to the land, sea and country is still as strong today. As you visit this land and sea, we urge you to pay respects to Quandamooka Elders past and present. Acknowledge Naree Budjong Djara, Mother Earth, creator spirit.

On your stay on Minjerribah you may tread the sands on the Eastern Beach. Being sand, these dunes move with time, but the Nunukul and Gorenpul people had many meals here. The shells and bones left after meals were gathered carefully and placed on top of each other. Over millennia, the piles of carefully placed shells and bones in these tribal eating places become middens. There are middens in the dunes you may pass and on the headlands. The headland now known as Main Beach Headland was used often for meals and gatherings. It is a significant midden. Middens in the banks of Capembah Creek (Myora Springs) are significant also.

Aboriginal people mill binnung (observe listen) to nature. When the Mirrigimpa (sea eagle) soar high in the sky over the sea we watch and see if they dive for fish. When the melaleuca blooms in full we know there will be an abundance of honey. When the hairy caterpillars travel in long lines across the land we know the mullet will be moving up the coast.

We urge you too to observe and listen to mother nature. If you see wildlife such as gula (koala), buwangan (dolphin) or garumun (kangaroo), please respect that they are naturally wild. Enjoy Minjerribah and Quandamooka Country. We wish you all the best for your stay. Please respect our culture and places, enjoy the experience and leave only footprints.



Adam's Beach Campground

## Gumpi Community


According to the latest Australian Bureau of Statistics (ABS) census figures, there were approximately 885 residents of Gumpi in 2016. Approximately 38.7% of this resident population identified as being Aboriginal or Torres Strait Islander.

### Gumpi Population

 **POPULATION DENSITY**  
807.7\*  
(PERSONS PER KM<sup>2</sup> 2016)

 **0.7% POPULATION GROWTH PER ANNUM\***  
(2006–2016)


Lower than that recorded for the Redland Islands SA2 and Redland Local Government Area benchmarks (2.7% and 1.5% per annum respectively).


 **MEDIAN AGE 42\***  
Slightly lower than the Minjerribah median age (44 yrs) and slightly higher than the Redland City Council Local Government Area median age (41 yrs).


### Gumpi Demographic Profile

 **ABORIGINAL AND TORRES STRAIT ISLANDER POPULATION \***

Compared to 20% for the wider Minjerribah.

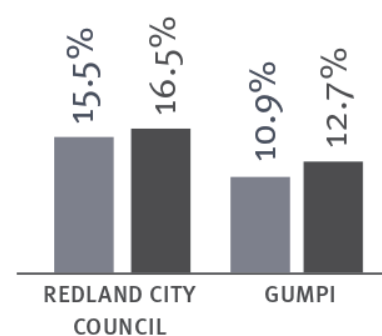
 **\$69,800 AVERAGE HOUSEHOLD INCOME\***  
Significantly lower than that of the Redland City Council Local Government Area average of \$94,700.

 **47% FAMILY WITH CHILDREN <15\***  
Compared to 36.5% of families with children under 15 in the Redland City Council Local Government Area.

 **21.2% FAMILY WITH CHILDREN >15\***  
Compared to 22.9% of families with children over 15 in the Redland City Council Local Government Area.

### Education





### HOUSEHOLD COMPOSITION



**36.6%**



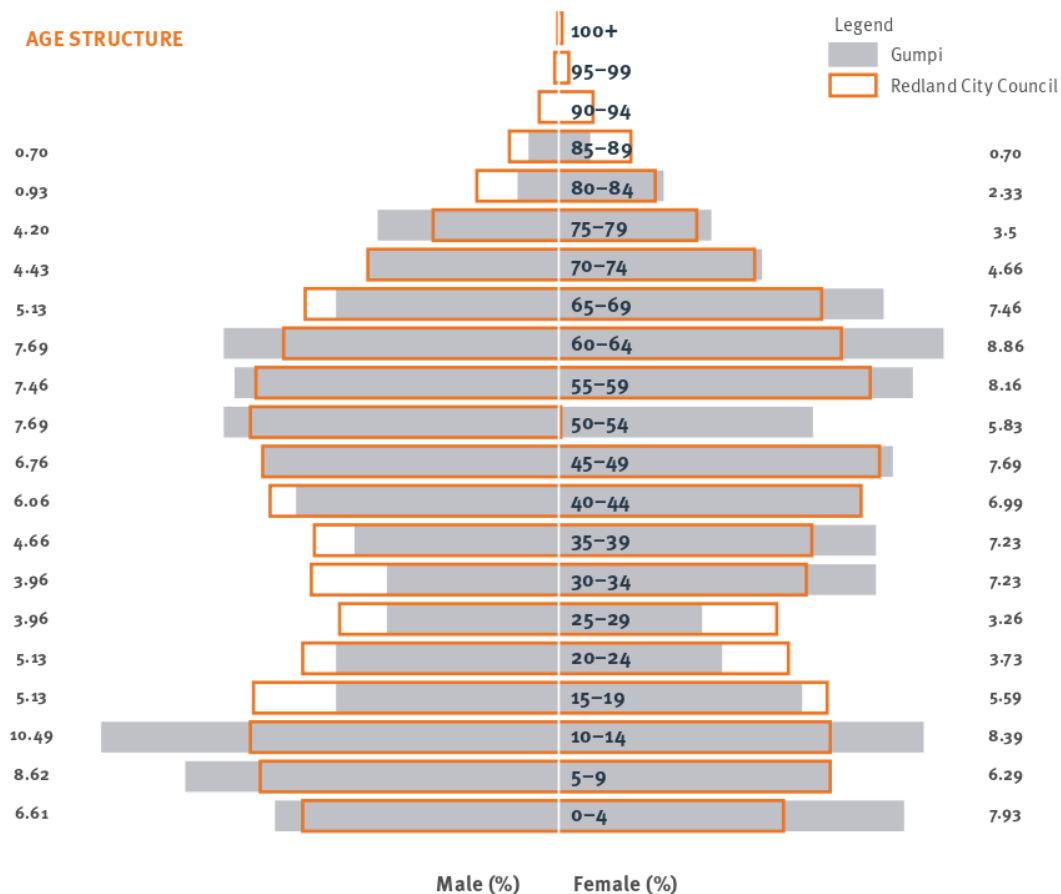
**31%**



**31%**

Compared to 39.5% of couples without children, 44.2% of couples with children and 15.3% of one parent families in the Redland City Council LGA.

## AGE STRUCTURE



# \$938

## MEDIAN WEEKLY HOUSEHOLD INCOME

Compared to \$1,521 for the Redland City Council LGA.



# 14.7%

## DWELLINGS WITH NO REGISTERED MOTOR VEHICLE

Compared to 4.6% of the Redland City Council LGA.



# 24.3%

## DWELLINGS WITHOUT INTERNET ACCESS

Compared to 11% of the Redland City Council LGA.

## Place

### Gumpi Today

Gumpi acts as the gateway to Minjerribah. Given that the Amity Point ferry no longer operates, today Gumpi is the only possible arrival point.

Gumpi has a strong relationship to the mainland, but like many port towns, it is characterised as a thoroughfare to places beyond, rather than a place to stay in its own right. This is exacerbated by separating ferry traffic between two arrival points, meaning that no distinctive arrival place is created.



View from foreshore towards the bay

### Gumpi and the Bay

Gumpi is the most populous town on the eastern side of Moreton Bay and it is the centre of Quandamooka life on Minjerribah.

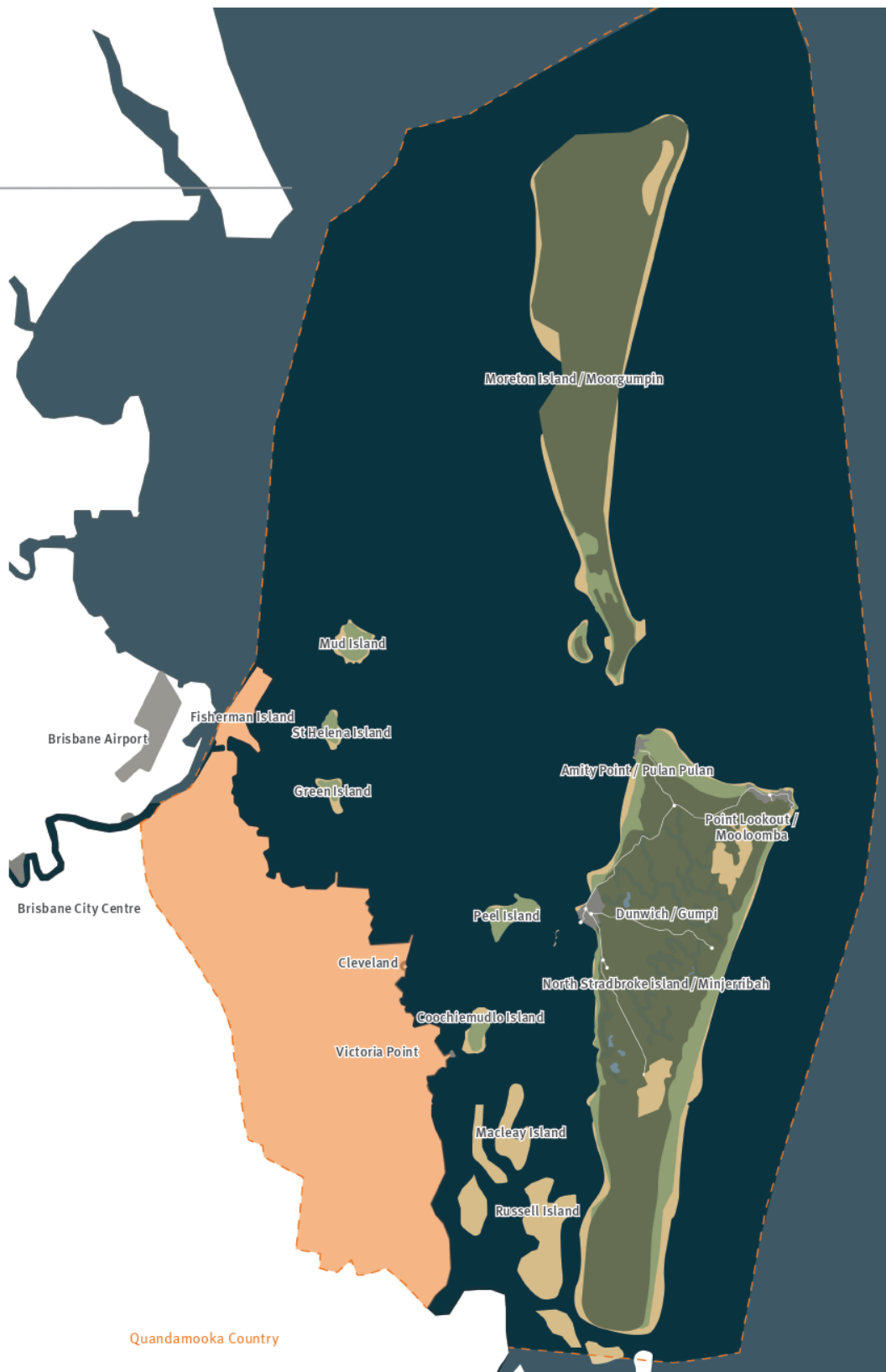
Quandamooka lands extend throughout the bay, incorporating several islands of interest, including:

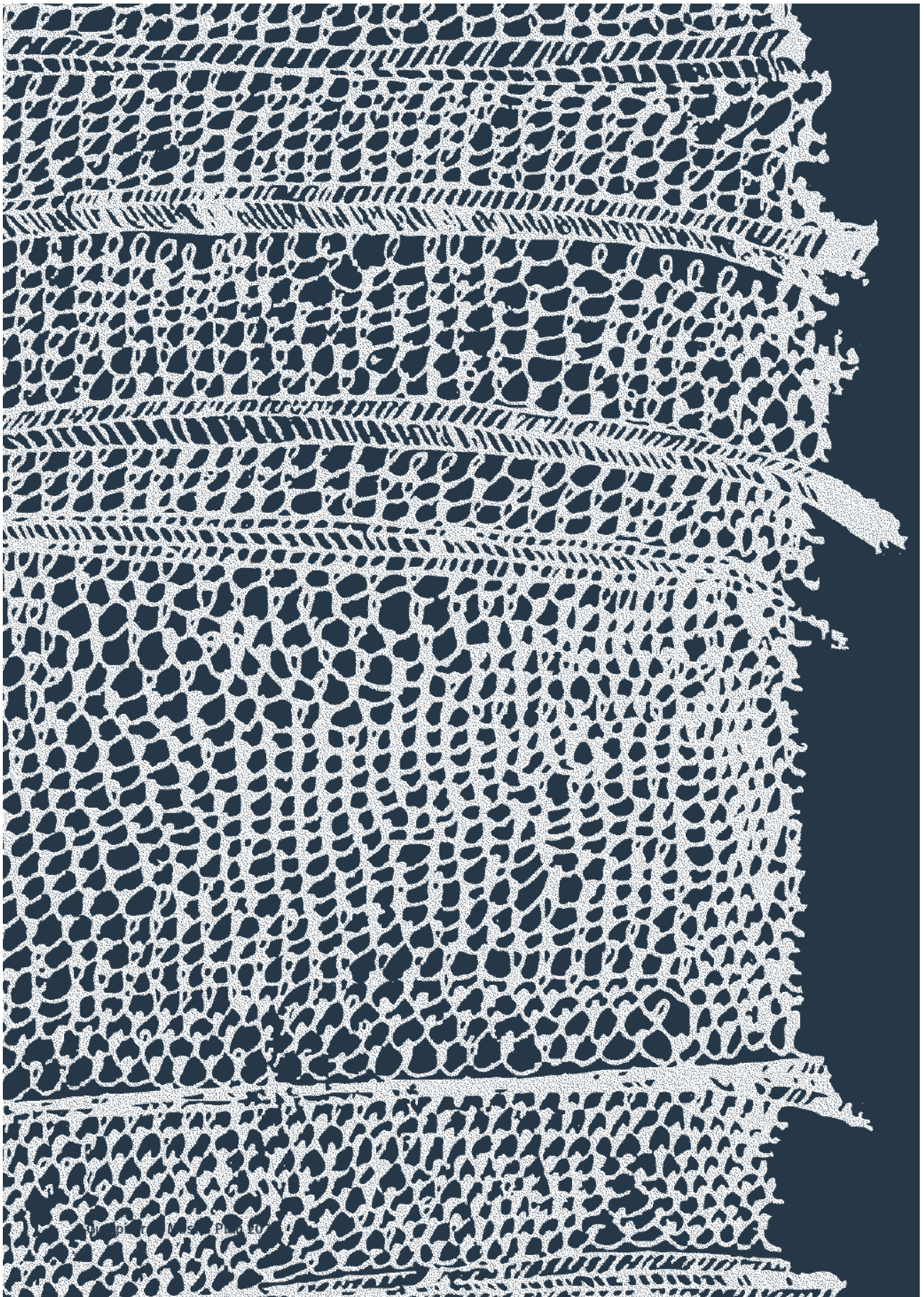
- suburban islands like Coochiemudlo Island
- sensitive historic islands like Peel Island, St Helena Island and Mud Island
- larger Islands like Moreton Island (Moorgumpin) and South Stradbroke Island
- uninhabited islands like Green Island and Garden Island.

Gumpi is in a central position and within easy access to all these islands.



View from Polka Point looking north





# THE VISION AND STRATEGIES

## Master plan structure

The draft master plan has been developed building on analysis and consultation. The draft master plan outlines a vision for the township and articulates eight overarching objectives and four focused strategies. These objectives and strategies have been informed and refined through feedback and input from stakeholders and the community.

The strategies identify and define a series of targeted projects and initiatives to be led by State, Council, QYAC and private investment.

Collectively these projects and initiatives will drive the transformation and repositioning of Gumpi in line with the vision.

Finally six catalyst projects that could kick start improvements as a first phase of a broad implementation strategy. The diagram below helps explain the link between the vision, objectives, strategies and catalyst projects.

The master plan structure

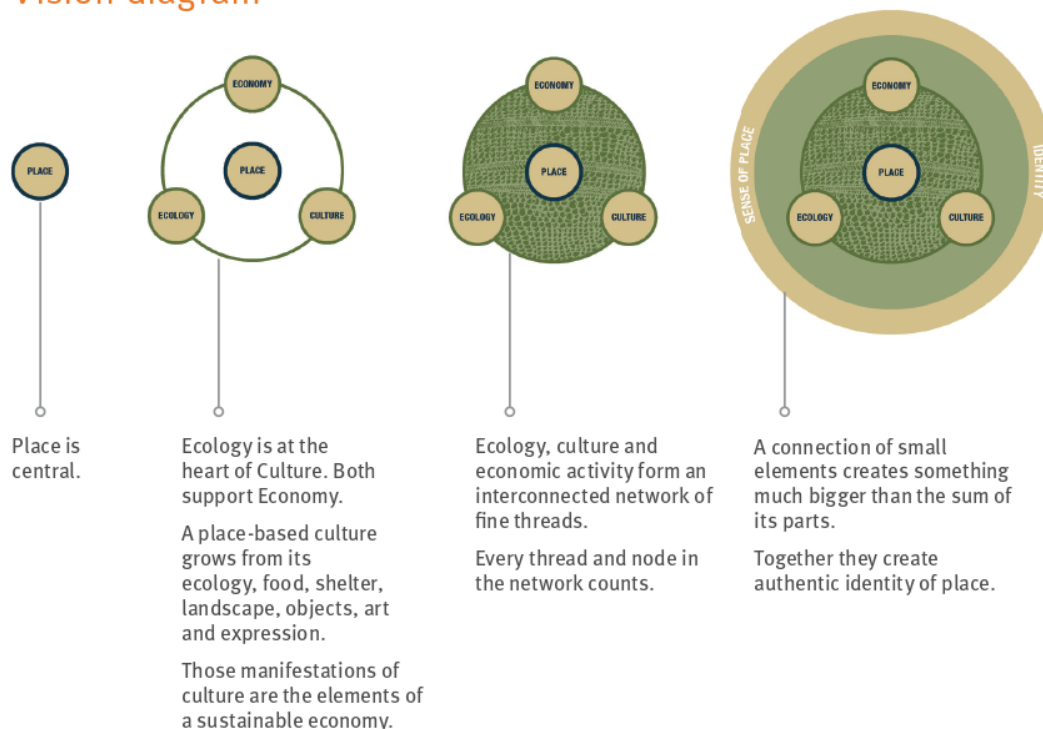


## The Vision

A vision has been developed for the Gumpi Draft Master Plan, which is shown on the opposite page. This vision and the principles that follow form the cornerstone upon which a sustainable community is developed. Community input into the vision and objectives is invited through consultation on the draft master plan during Wednesday 28 July and Friday 3 September 2021.

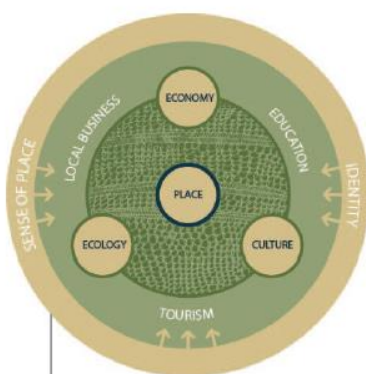
The idea of 'Place' or 'Country' is fundamental to Aboriginal Indigenous culture. 'Place' can be at the core of a 'genuine' values-based economy for Gumpi. The below diagram describes the way in which a sustainable economy demands an intimate relationship to ecology and culture.

### Vision diagram

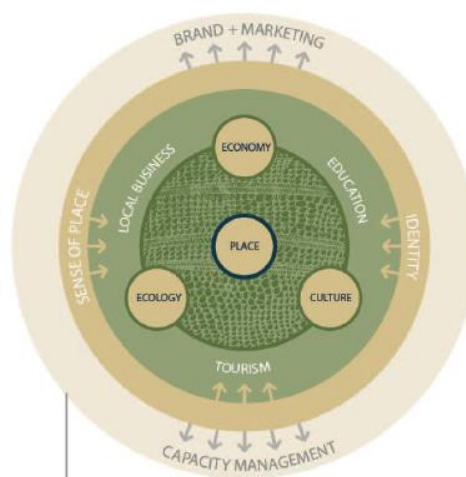


## THE VISION:

*Gumpi consolidates its role as the gateway to the environmental and cultural sanctuary of Minjerribah. Sustainable foundations support a strong local economy with opportunities.*



Authentic identity founded on ecology and culture, expressed through art and integrated in everything – in Place, in architecture and in wayfinding – creates real, sustainable economic opportunities.



Creative expression will strengthen the offer, with the potential to create highly attractive opportunities in areas such as education, local business, tourism and recreation.

Reinforcing this sense of place becomes a naturally occurring form of capacity management.

# Master Plan Objectives

The vision for the Gumpi Draft Master Plan will be realised through achievement of a set of objectives which underpin the coordination and prioritisation of activity.

The objectives address a comprehensive range of cultural, social, environmental, and economic opportunities and collectively they guide the master plan and its strategies and catalyst projects.



## 01.

### Place Identity

Gumpi lies at the heart of Quandamooka Country and embodies the qualities of Minjerribah and Moreton Bay. The town celebrates and promotes its identity, providing physical reminders and connections to its natural environment, culture and history. It is a destination in its own right – a place to stay and visit rather than pass through.



## 02.

### Sense of Arrival

Gumpi provides a sense of what's to come on arrival and a final reminder and contact point on departure. Ferry terminals provide a first and last experience of the island, promoting identity of the place and visual clues to the island's cultural and environmental significance. Transport connections and parking are provided at ferry terminals connecting people with various destinations in Gumpi and across the island. Wayfinding and art enhance the experience.



## 03.

### Sanctuary of Ecology and Wildlife

Local ecology and wildlife are defining features of Gumpi, supporting the making of distinct precincts and places. These features are key attractors to the island, offering both sustainability and economic benefits. Protecting and enhancing the natural environment will preserve Gumpi as an ecological and wildlife sanctuary.



## 04.

### Network of Cultural Destinations

Cultural tourism forms a key pillar of economic growth. Inspired by a feature destination asset, a new 'Quandamooka Art Museum and Performance Institute' (QUAMPI) will act as a key driver in the growth of cultural tourism to the township. Supporting this, art plays a powerful role in delivering placemaking and reinforcing identity. It connects the bay, land, culture, storytelling, identity and visitation. Art is integrated into buildings, landscape and signage to create a distinctive identity for the island.



## 05.

### Sustainable and Diverse Economy

A sustainable new economy is created which celebrates local culture and environment, focused on sustainable tourism, education and training, and local business. The town centre at Ballow Road provides a focus for business activity and an enriching place for community activity and social connection.



## 06.

### Connected Township

Moving around Gumpi and to other destinations is made easy across all modes of transport. Walking and cycling is given priority and supported through provision of clear, comfortable and safe pathways. Public transport on both water and land is convenient, affordable and integrated, making them viable options for locals and visitors.



## 07.

### Engaged with the Foreshore

Physical and visual connection to water is a core part of the Gumpi island experience. The foreshore area is enjoyed by locals and visitors by creating a mix of quiet and engaging experiences of place. This is to be balanced with a need for cultural and environmental preservation. Opportunities for recreation and tourism near the foreshore are focused around the Ron Stark Oval.



## 08.

### Apply the Quandamooka Design Philosophy

The Quandamooka Design Philosophy celebrates, embeds and interweaves the Quandamooka Foundations of Healthy Country, Healthy People and Healthy Culture. This involves the judicious use of resources, design implementation that facilitates participation of the Quandamooka People and the integration of Traditional Knowledge, language and custom.

## Strategy 1: A Memorable and Authentic Place

**Intent of this strategy:** Gumpi will be the cultural heart of Minjerribah and the gateway to Quandamooka Country. As a destination it will be welcoming. It will be a place that embraces its Indigenous and European history and preserves and protects associated heritage values. The story of this place is embedded in every aspect of the township, making it authentic and memorable.

The development of this strategy has been informed by technical analysis and community feedback which identified the following priorities:

- a fitting gateway experience to the island and to Quandamooka Country
- a unified cultural, art and heritage story and experience that celebrates and showcases the Quandamooka Story with European heritage through art and cultural placemaking
- a destination that will draw visitors to the township for the day or longer while maintaining and respecting the current and future lifestyle of residents
- a distinctive, place- and culture-based identity that backfills the commitment of Minjerribah Futures to foster Australia's most desirable island community.

### This Strategy aligns with objectives:

- 01. Place Identity
- 02. Sense of Arrival
- 03. Sanctuary of Ecology and Wildlife
- 04. Network of Cultural Destinations
- 07. Engaged with the Foreshore



### This strategy responds to the key messages we heard including:

*"This master plan can build on a history of strong relationships between Indigenous and non-Indigenous residents."*

*"Tourists arrive and drive through Gumpi without stopping."*

*"It is important to tell the story of Dunwich's (Gumpi's) land, its history and its culture."*

*"Gumpi has a soul that should be fostered and supported."*

### Key projects / initiatives to achieve this strategy:

The following key projects and initiatives have been identified in order to realise this strategy:

- 1.A** Develop an art strategy for Gumpi leveraging local artistic talent and delivering on public art opportunities in strategic locations, including a public art installation at the Junner Street Ferry Terminal, that represent Gumpi's identity and culture on arrival to the island.
- 1.B** Deliver signage that is consistent with QYAC's signage strategy and supports a sense of place, encourages visitors to explore, engage with and remain within Gumpi. See Catalyst Project 03.
- 1.C** Create a cultural precinct anchored by the Quandamooka Art Museum and Performance Institute (QUAMPI) that could include allied opportunities such as an Indigenous garden, art and cultural heritage trail, natural amphitheatre and / or a weapon throwing range. See Catalyst Project 02.
- 1.D** Upgrade the recreational foreshore of the township to offer greater amenity, a place for community to gather and to serve as a key destination within the township in a way consistent with the site's heritage values. See Catalyst Project 04.
- 1.E** Deliver an improved art and cultural heritage trail (using explanatory signage and public art) focused around the links from the cultural precinct, foreshore areas, town centre and NSI Historical Museum.
- 1.F** Formalise a day trip experience that links key focus areas with upgraded connections, supported by art and wayfinding to create a new visitor offer. See Catalyst Project 05.
- 1.G** Deliver a landscaped amphitheatre on Ballow Road overlooking the Ron Stark Oval that enables relaxing, recreating and panoramic views of the foreshore and bay. See Catalyst Project 04.
- 1.H** Define and create a unified streetscape character for the town centre extending along Ballow Road towards QUAMPI.
- 1.I** Deliver feature tree lighting that focuses on large established figs.
- 1.J** In partnership with Traditional Owners, investigate opportunities to establish an Indigenous food trail network and Indigenous garden, including supporting signage, to showcase endemic food sources and create an additional cultural experience to tie-in with the Quandamooka Story.
- 1.K** Support creation of dining experiences showcasing locally grown produce and traditional cuisine.
- 1.L** Formalise Jack Lane into an art walk utilising the rear of tenancies to activate and deliver a unique destination.
- 1.M** Incentivise the establishment of incubator artist studios on the Jack Lane art walk.
- 1.N** Formalise Gumpi to Bummiera recreational trail.

Gumpi Draft Master Plan 2021



## Strategy 2: A Thriving and Sustainable Place

**Intent of this strategy:** Gumpi strengthens its role as the economic, administrative and cultural centre of Minjerribah. The transition from sand mining toward a more diverse and sustainable economic future requires consideration of the planning, land use and business changes required to support this transition.

The development of this strategy has been informed by technical analysis and community feedback which identified the following priorities:

- drive start-up businesses, attract new businesses and stimulate diverse economic growth
- create new and diverse housing opportunities
- manage tourism growth having regard for the QYAC eco-cultural tourism statement
- promote sustainability
- support creativity and innovation
- promote healthy country, healthy people and healthy culture.

**This Strategy aligns with objectives:**

- 01. Place Identity
- 04. Network of Cultural Destinations
- 05. Sustainable and Diverse Economy



**This strategy responds to the key messages we heard including:**

*"Build partnership opportunities between Quandamooka and other local businesses."*

*"The future success of the island depends on delivering the experience economy."*

*"Small businesses should be prioritised and encouraged through future development."*

### Key projects / initiatives to achieve this strategy:

The following key projects and initiatives have been identified in order to realise this strategy:

- 2.A** RCC, QYAC, the Queensland Government and other key stakeholders to work in partnership to prioritise the delivery of key opportunity sites. See Catalyst Project 02.
- 2.B** Carry out additional investigations over future investigation sites to determine and facilitate alternative land uses. See Catalyst Project 02.
- 2.C** Strengthen existing commercial and administrative activities within the town centre through placemaking initiatives including town centre revitalisation and expansion, a wayfinding strategy, streetscape improvements, car parking formalisation, the Jack Lane art walk and promotion of a day trip experience. See Catalyst Projects 02, 03, 05 and 06.
- 2.D** Build on the Quandamooka Art Museum and Performance Institute (QUAMPI) to create a broader cultural precinct, utilising the existing Sibelco stores site. See Catalyst Project 02.
- 2.E** Create a consolidated tourist information centre and long-term ranger base in close proximity to the town centre and Junner Street Ferry Terminal. See Catalyst Project 02.
- 2.F** Enhance connectivity between the town centre, cultural precinct and other key destinations through signage and wayfinding, establish a gateway to the town, and develop a day trip experience to encourage visitors to remain with Gumpi. See Catalyst Projects 03 and 05.
- 2.G** QYAC, RCC and State Government to work in partnership to investigate and implement opportunities to support start-up and incubator businesses within Gumpi.
- 2.H** Explore commercial opportunities to attract and enhance tourism, leisure, recreation and entertainment-based activities that are culturally relevant and contribute to establishing Gumpi as a destination.
- 2.I** Continue to work with the local community and businesses to provide access to training and build capacity to support business growth.
- 2.J** Work with RCC and QYAC to explore how new and alternative housing products, such as auxiliary units, may be better supported to improve housing diversity and affordability.
- 2.K** Expand existing research functions on the island in partnership with UQ and other education institutions to develop an education and research precinct.
- 2.L** Investigate opportunities to establish 'green' commercial ventures, such as advanced offsets, solar farming and other renewables.
- 2.M** Create conditions that are conducive to fostering cottage and more bespoke economic opportunities that fit with the identity of the town.
- 2.N** Promote active, healthy outdoor lifestyles through a program of activities and events responding to the needs of residents.
- 2.O** Improve opportunities for young people (including sporting, recreation and entertainment opportunities) and identify a series of interventions to better serve the needs of this group of residents.
- 2.P** Building upon existing initiatives, create new and improved existing spaces for local festivals, events and leisure activities that allow people to interact and celebrate the island's unique cultural and historical traditions.

Gumpi Draft Master Plan 2021



## Strategy 3: A Natural and Green Sanctuary

**Intent of this strategy:** Gumpi as the arrival point to Minjerribah establishes the quality and importance of the township and island's natural environment. Fauna, flora and natural amenity are visibly protected, celebrated and enhanced across both terrestrial and marine environments. The township provides a green experience with a public realm that delivers shade and high quality amenity to encourage walking in key locations.

The development of this strategy has been informed by technical analysis and community feedback which identified the following priorities:

- environment, ecology and biodiversity as a key feature and point of difference of the township
- green amenity within urban areas
- a quality of landscape that celebrates the local context and culture
- optimised access and connection to water
- environmental sustainability as a key priority
- natural capacity management of the tourism industry to protect the network of green spaces, ecosystem, marine habitat and biodiversity of flora and fauna.

### This Strategy aligns with objectives:

- o1. Place Identity
- o3. Sanctuary of Ecology and Wildlife
- o6. Connected Township
- o7. Engaged with the Foreshore



### This strategy responds to the key messages we heard including:

*"Significant trees such as the old fig trees should be protected."*

*"Need to protect environmental foreshore areas."*

*"Opportunity to develop environmental education programs, such as on how to regenerate destroyed areas."*

*"Gumpi could be a hub for marine education and environmental research."*

### Key projects / initiatives to achieve this strategy:

The following key projects and initiatives have been identified in order to realise this strategy:

- 3.A** Utilise subtropical urban design principles to create a shady, comfortable and walkable environment for residents and visitors.
- 3.B** Introduce distinctive and iconic landscape elements as part of streetscape upgrades using native tree species feature planting and feature boulevard tree planting, that are recognisable from a distance, reinforce desired movement paths and deliver green amenity to urban streets.
- 3.C** Investigate remediation or containment of contaminated land in key locations.
- 3.D** Educate community groups and industry on biodiversity values and management and engage community, environmental groups, school groups and industry through environmental and educational outreach programs, potentially in partnership with the Dunwich State School, UQ and QYAC.
- 3.E** Protect existing marine habitat particularly around foreshore areas, wetlands and the Moreton Bay Marine Park.
- 3.F** Identify and implement opportunities to use cultural activities, including public art opportunities, to reflect on and interpret ecology
- 3.G** Continue to expand and promote nature-focused activities such as birdwatching, bushwalking, bike riding, picnicking, kayaking and nature play, including through improvements to signage, new connections and trails, and recreation foreshore upgrades.
- 3.H** Establish a program to identify and remove weed species in key locations to improve view lines.
- 3.I** Develop a township-based waste and emissions reduction strategy in partnership with local residents and business.
- 3.J** Protect and preserve the environmental and cultural foreshores, including surrounding marine environments. See Catalyst Project 04.
- 3.K** Build ecological resilience by rehabilitating the environmentally and culturally significant environmental foreshore in partnership with QYAC, including at Polka Point and One Mile. See Catalyst Project 04.
- 3.L** Work with QYAC, DNRME, QFES and DES to understand the outcomes of bushfire hazard studies and to develop bushfire management plans for key sites, projects and initiatives.
- 3.M** In collaboration with RCC, engage with the Gumpi community to identify appropriate adaptation responses for identified coastal hazard areas building on the findings of the Coastal Hazard and Risk Assessment.

Gumpi Draft Master Plan 2021



## Strategy 4: A Connected and Legible Place

**Intent of this strategy:** Accessing and moving around Gumpi will be easier through improvements to infrastructure and services for all modes of transport. Services and options for transport will be streamlined to offer a higher quality of service that meets the needs of both locals and visitors. Arrival into the township will be intuitive and easy to understand. Formal signage, in addition to culturally relevant markers, art and landscaping will promote easy navigation.

The development of this strategy has been informed by technical analysis and community feedback which identified the following priorities:

- Junner Street is the defined, clear arrival point onto Minjerribah
- rationalised road hierarchy to facilitate movement and address conflicts between pedestrians, cyclists and vehicles
- coordinated and optimised connection between ferry and bus services
- improved walking and cycling connections and prioritised pedestrian movement in key locations
- formalised and consolidated parking, including provision of accessible formal parking pockets.

### This Strategy aligns with the objective:

- o1. Place Identity
- o2. Sense of Arrival
- o4. Network of Cultural Destinations
- o6. Connected Township



### This strategy responds to the key messages we heard including:

*"Gumpi needs short-term and long-term parking solutions."*

*"Keep car parking away from the foreshore and recreation areas."*

*"Ferry terminal upgrades could improve pedestrian and vehicle access to the island, improve traffic issues and provide a more welcoming arrival experience."*

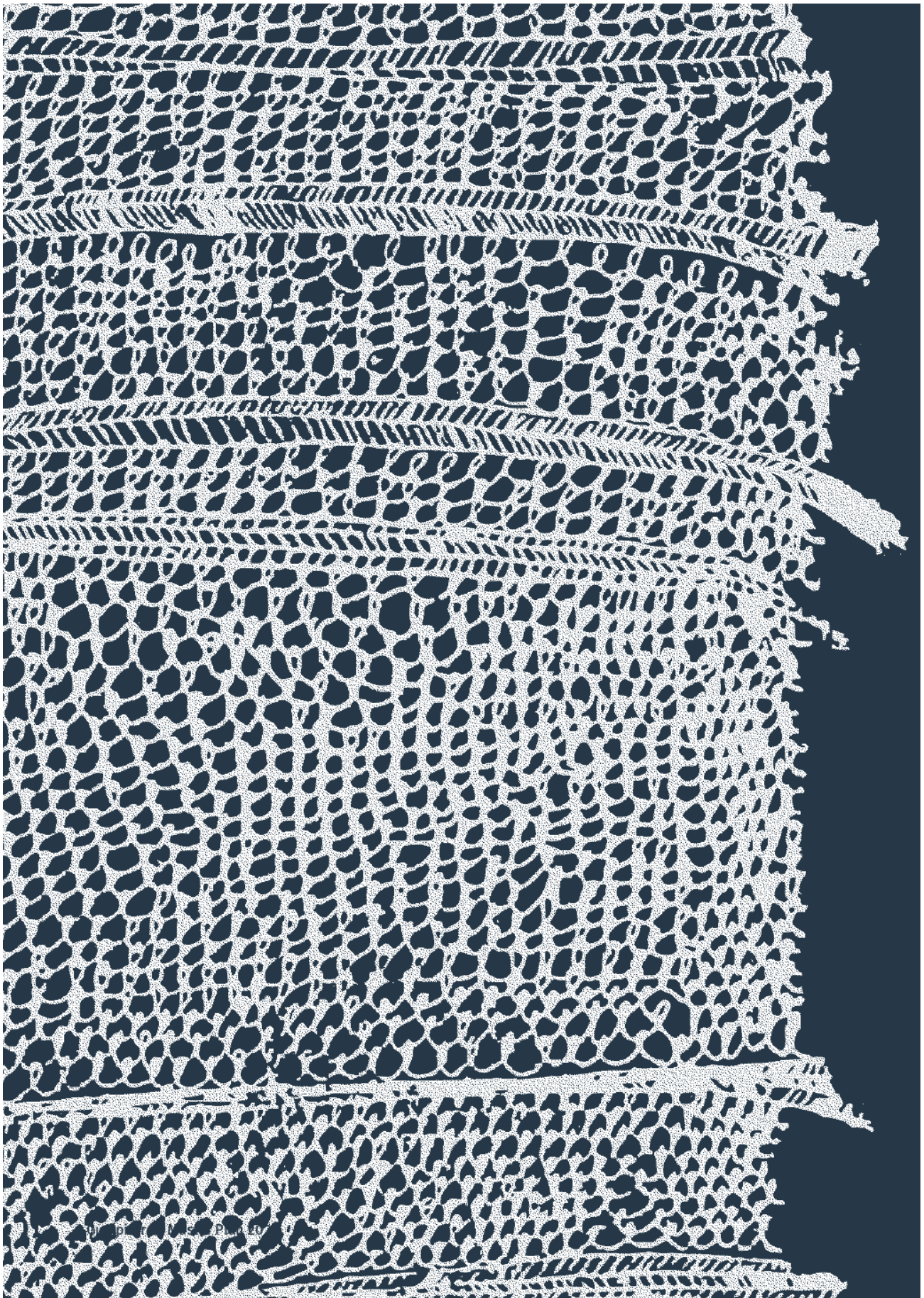
### Key projects / initiatives to achieve this strategy:

The following key projects and initiatives have been identified in order to realise this strategy:

- 3.A** Relocate and upgrade Junner Street Ferry Terminal to accommodate additional services capable of providing a single point of entry / exit to the island and an inter-modal transit hub. Future consolidation may also enable potential passenger vessel connection to Brisbane CBD and cruise ship terminals. See Catalyst Project 01.
- 3.B** In the short-term, redesign the ferry and island transport interchange at One Mile to facilitate access, remove conflict between buses and private vehicles and improve passenger / waiting facilities and environments. See Catalyst Project 01.
- 3.C** Deliver 500+ formal long-term and short-term managed parking spaces within formal parking pockets throughout the township that are suitably located to accommodate vehicle parking and overflow barge vehicle queuing for Junner Street Ferry Terminal. See Catalyst Project 06.
- 3.D** Deliver a wayfinding strategy for the whole township and work in partnership with QYAC to develop a form, language and materiality that is harmonious with the local culture and character of the place and the QYAC signage strategy. See Catalyst Project 03.
- 3.E** In partnership with DTMR and RCC, undertake intersection planning to determine safety issues and potential improvements.
- 3.F** Formalise key cycle routes, trail infrastructure, cycle parking and facilities.
- 3.G** Deliver a new pedestrian connection from the Junner Street Ferry Terminal to QUAMPI, the cultural precinct and the long-term car park on Ballow Road.
- 3.H** Review the public transport schedule and potential options to integrate ferry and bus services into the greater SEQ public transport network.
- 3.I** Design and implement streetscape upgrades extending from the Junner Street Ferry Terminal to Ballow Road and along Ballow Road from the town centre to the cultural precinct.
- 3.J** Undertake a feasibility study exploring the need for a potential future breakwater to enable safe, all-weather access for ferry services at Junner Street Ferry Terminal.
- 3.K** Provide lighting upgrades to key pedestrian routes.
- 3.L** Convert Ballow Road to a shared zone between Mallon Street and Rous Street to slow traffic, prioritise pedestrians and improve safety. The shared zone is to feature a reduced speed environment, traffic calming measures and pavement treatment.
- 3.M** Review the One Mile configuration for boat launching to ensure conflicts between users are minimised and deliver safer movements for pedestrians and cyclists.
- 3.N** Add boating infrastructure to One Mile to support improved long-term functionality of the location as a recreation boat launch.
- 3.O** Investigate digital technology opportunities that offer interactive or live systems to support wayfinding around the township and the island.
- 3.P** Investigate appropriate measures to slow vehicular traffic along Flinders Avenue and Dickson Way.

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# THE MASTER PLAN

# The Master Plan

The master plan presented on these pages represents an overarching vision for the township and key projects and initiatives for revitalisation.

Plan inset (opposite) -



## Legend

### Memorable & Authentic

1. Day trip experience
2. Junner Street public art opportunity
3. Upgraded and expanded play park
4. Art and cultural heritage trail: Recreation Trail Plan information (Gumpi to Bummiera Trail)
5. Jack Lane art walk

### Thriving & Sustainable

6. Key opportunity site 1 – Existing Sibelco administration site
7. Key opportunity site 2 – Mitchell Park
8. Key opportunity site 3 – Existing Sibelco stores site
9. Key opportunity site 4 – Town centre revitalisation and expansion
10. Key opportunity site 5 – Existing Riverside Sands loading site
11. Key opportunity site 6 – Industrial expansion area
12. Key opportunity site 7 – residential area
13. Future investigation site

### Natural & Green

14. Conservation areas
15. Cultural foreshore
16. Recreational foreshore
17. Environmental foreshore
18. Feature boulevard tree planting and native tree planting

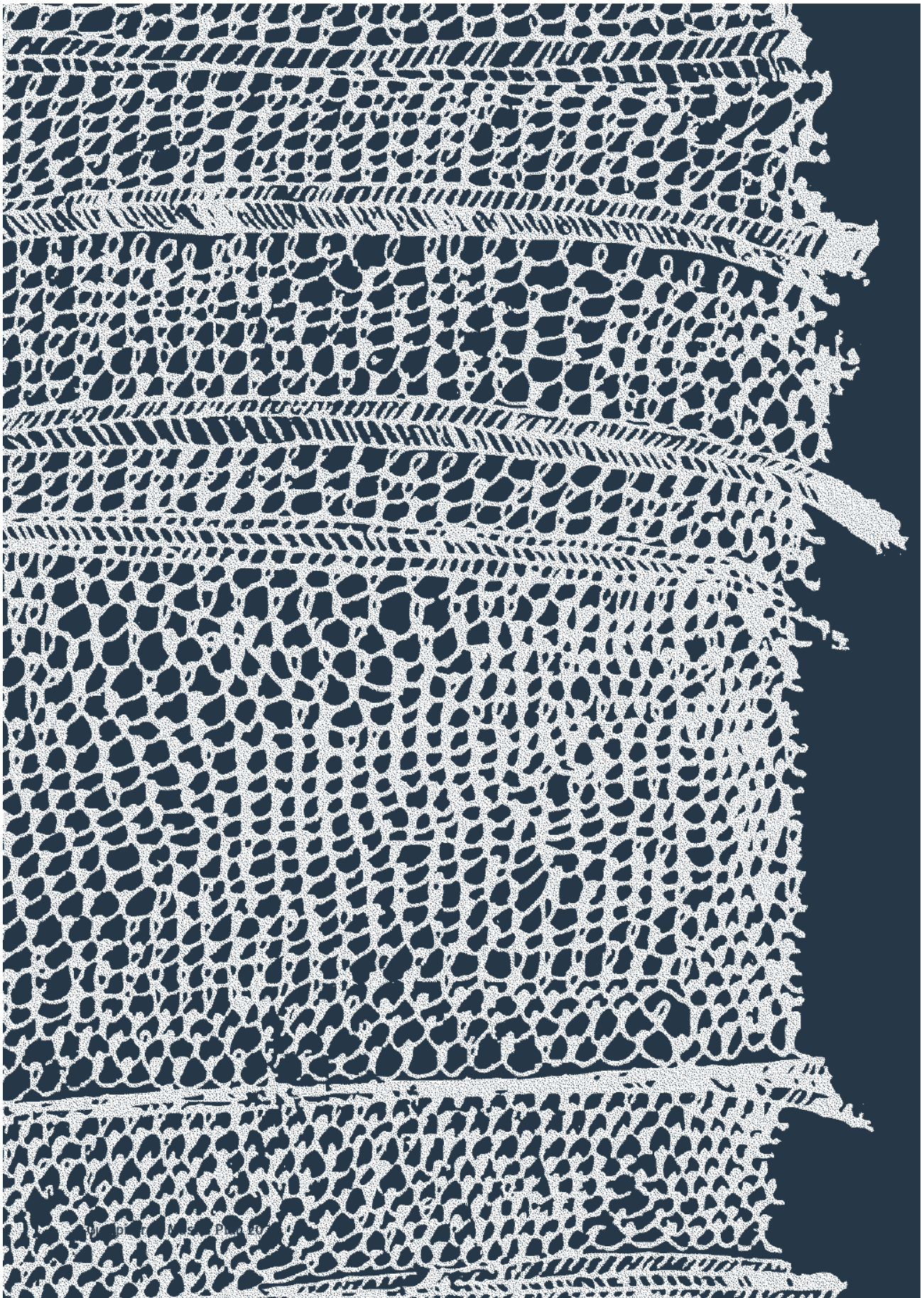
### Connected & Legible

19. Potential future breakwater
20. Car parking formalisation
21. Junner Street Ferry Terminal upgrade
22. One Mile Ferry Terminal upgrades (interim and long term)
23. New pedestrian link to cultural precinct
24. Intersection planning
25. Junner Street inter-modal transit hub
26. Streetscape upgrades
27. Ballow Road shared zone
28. Bushwalking / cycling trail
29. Cycle parking and facilities

### Minjerribah Futures Sites

30. Refurbish Minjerribah Ganaba Education, Innovation, Training and Employment Precinct
31. Expansion of aged care (Nareeba Moopi Moopi Pa Aged Care Hostel)
32. Minjerribah Camping Upgrades
33. Quandamooka Art Museum and Performance Institute (QUAMPI)





# CATALYST PROJECTS

## Six Projects to Catalyse Change

In order for Gumpi to realise the vision and objectives set out in this plan, sequenced and focused change and investment must occur over the next 10+ years. To drive these outcomes in a concentrated way, six catalyst projects have been selected based on their ability to best achieve the desired social, economic and cultural prosperity needed for the township.

Each of the six catalyst projects has been informed by the strategies that have been developed based on feedback from stakeholders and the broader community.

The catalyst projects are pivotal and provide a suite of mutually supportive efforts that will, over time, dramatically reposition the township and steer it towards achievement of the vision.

In order to convey the intent of the catalyst projects, design concepts and additional detail has been developed to communicate the overall intent, aspirations and interrelationships for each.

Every catalyst project presented will be subject to further investigations and detailed planning and design prior to commencement and delivery.

### 01.

#### Upgrades to ferry transport infrastructure

The long-term objective is to improve ferry terminal infrastructure and operations for the island. The Junner Street Ferry Terminal will maintain its role as the primary entry and exit point. Priority infrastructure upgrades will focus on rationalising existing facilities, creating memorable amenity and providing opportunities to expand capacity.

In the interim, the One Mile Ferry Terminal will maintain passenger ferry operations. In the longer term, passenger ferry operations will be consolidated at the Junner Street Ferry Terminal. One Mile will then become a hub for marine-based recreation activities, while retaining its important emergency service functions.

### 02.

#### Land use and economic revitalisation

Identification of key opportunity sites where larger-scale change is considered appropriate and beneficial for the local community and visitors to Gumpi to stimulate longer term revitalisation. Future investigation sites are also identified for longer term consideration to determine suitability for development.

### 03.

#### Township wayfinding and navigation

The ability to easily figure out where to go and how to get there is vital for visitors. This catalyst project identifies how wayfinding will encourage and enhance the visitor community experience as well as operational efficiencies and commerciality.

### 04.

#### Foreshore strategy and upgrades

The foreshore of the township is core to its identity, culture, ecology and place proposition. This catalyst project looks at the role of each of the foreshore environments in the township and focuses on the necessary investment to increase the destinational and recreational appeal of the recreational foreshore. This will be done in a way that protects the area's cultural, environmental and heritage values.

### 05.

#### Day trip experience

This catalyst project creates a network of connected experiences within a defined day trip experience, that collectively will attract new types of tourists to the township and in turn drive economic and community benefits.

### 06.

#### Car parking formalisation

Formalisation and management of car parking for the township is critical in the short and long-term to meet the varied and unique needs of visitors and residents during peak and off-peak tourism seasons.

CATALYST PROJECT	OBJECTIVES ACHIEVED	ALIGNED STRATEGIES
<b>01.</b> <b>Upgrades to Ferry Transport Infrastructure</b>	<b>Junner Street Ferry Terminal upgrade</b> 01. Place Identity 02. Sense of Arrival 04. Network of Cultural Destinations 05. Sustained and Diverse Economy 06. Connected Township 07. Engaged with Foreshore	<b>1.A</b> <b>2.E</b> <b>4.A, 4.H, 4.J, 4.K</b>
	<b>One Mile Ferry Terminal upgrade</b> 01. Place Identity 02. Sense of Arrival 03. Sanctuary of Ecology and Wildlife 04. Network of Cultural Destinations 05. Sustained and Diverse Economy 06. Connected Township 07. Engaged with Foreshore	<b>4.B, 4.I, 4.N, 4.O</b>
<b>02.</b> <b>Land Use and Economic Revitalisation</b>	01. Place Identity 05. Sustainable and Diverse Economy	<b>1.C, 1.M</b> <b>2.A, 2.B, 2.C, 2.D, 2.E, 2.G, 2.H, 2.I, 2.J, 2.K, 2.L, 2.M, 2.O</b> <b>3.C, 3.D, 3.L, 3.M</b> <b>4.E</b>
<b>03.</b> <b>Township Wayfinding and Navigation</b>	01. Place Identity 02. Sense of Arrival 04. Network of Cultural Destinations 05. Sustained and Diverse Economy 06. Connected Township 07. Engaged with Foreshore	<b>1.A, 1.B, 1.C, 1.D, 1.E, 1.F, 1.H, 1.J, 1.K, 1.L</b> <b>2.C, 2.D, 2.E, 2.F</b> <b>3.A, 3.B</b> <b>4.D, 4.P</b>
<b>04.</b> <b>Foreshore Strategy and Upgrades</b>	01. Place Identity 02. Sense of Arrival 03. Sanctuary of Ecology and Wildlife 04. Network of Cultural Destinations 05. Sustained and Diverse Economy 06. Connected Township 07. Engaged with Foreshore	<b>1.D, 1.G, 1.I</b> <b>2.O, 2.P</b> <b>3.B, 3.E, 3.G, 3.H, 3.K</b> <b>4.M</b>
<b>05.</b> <b>Day Trip Experience</b>	01. Place Identity 02. Sense of Arrival 03. Sanctuary of Ecology and Wildlife 04. Network of Cultural Destinations 05. Sustained and Diverse Economy 06. Connected Township 07. Engaged with Foreshore	<b>1.A, 1.B, 1.C, 1.D, 1.E, 1.F, 1.H, 1.J, 1.K</b> <b>2.C, 2.D, 2.E, 2.F, 2.P</b> <b>3.B, 3.E, 3.F, 3.G</b> <b>4.G, 4.H, 4.J</b>
<b>06.</b> <b>Car Parking Formalisation</b>	05. Sustained and Diverse Economy 06. Connected Township	<b>2.C</b> <b>4.C</b>

## 01. Upgrades to Ferry Transport Infrastructure

The prosperity of both Gumpi and Minjerribah relies on access to the island via passenger ferry and vehicle barge services.

Optimising the functional layout of the Junner Street Ferry Terminal as the primary access point to the island will support improved service capacity and operational efficiencies. With the cessation of sand mining on the island, there is a once in a lifetime opportunity to take advantage of new space presented by Sibelco's departure and deliver a consolidated precinct.

### Junner Street Ferry Terminal



#### Why upgrade the Junner Street Ferry Terminal?

The current ferry terminal configuration is less than optimal with bus services, ferry services, pedestrians and private vehicle drop-off all converging in a confined area.

With the addition of the current Sibelco site zoned as waterfront and marine industry, there is an increased quantum of land to support upgraded capacity at the Junner Street Ferry Terminal and to deliver an integrated inter-modal transport hub, including the potential relocation of ferry services from One Mile.

Importantly the expansion and revitalisation of the terminal offers the all important opportunity to create a fitting arrival to the township and the island.

The concept design and visualisations prepared show how a redevelopment of the Junner Street Ferry Terminal precinct could be undertaken. Further investigations and detailed design work will inform the preferred future spatial arrangements of elements in the precinct, which may vary from the concept shown.

#### The concept

The plan opposite demonstrates how the Junner Street Ferry Terminal is proposed to be improved. Key to the concept is how the different spatial elements will work together within the new space presented by Sibelco's departure. The main elements for consideration include:

- delivery of a high-quality public realm
- spatial separation of vehicle and passenger ferry infrastructure to improve operational efficiencies on the land and water side
- demolition of existing ferry jetties to accommodate widened barge ramp, and the construction of new passenger ferry jetties to the south
- protection of heritage values while improving pedestrian linkages to the foreshore, town centre and QUAMPI
- providing for new commercial and retail opportunities.

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In the interim, One Mile will maintain its current operational functions with a focus on improving landside efficiencies.

Beyond getting to and from the island, the quality of the arrival experience is paramount. The current arrangements at Junner Street and One Mile present a range of issues that have been identified by stakeholders and the community. This priority project seeks to ensure the ferry terminal facilities at Junner Street and One Mile are complimentary.

#### Junner Street Ferry Terminal aspirations

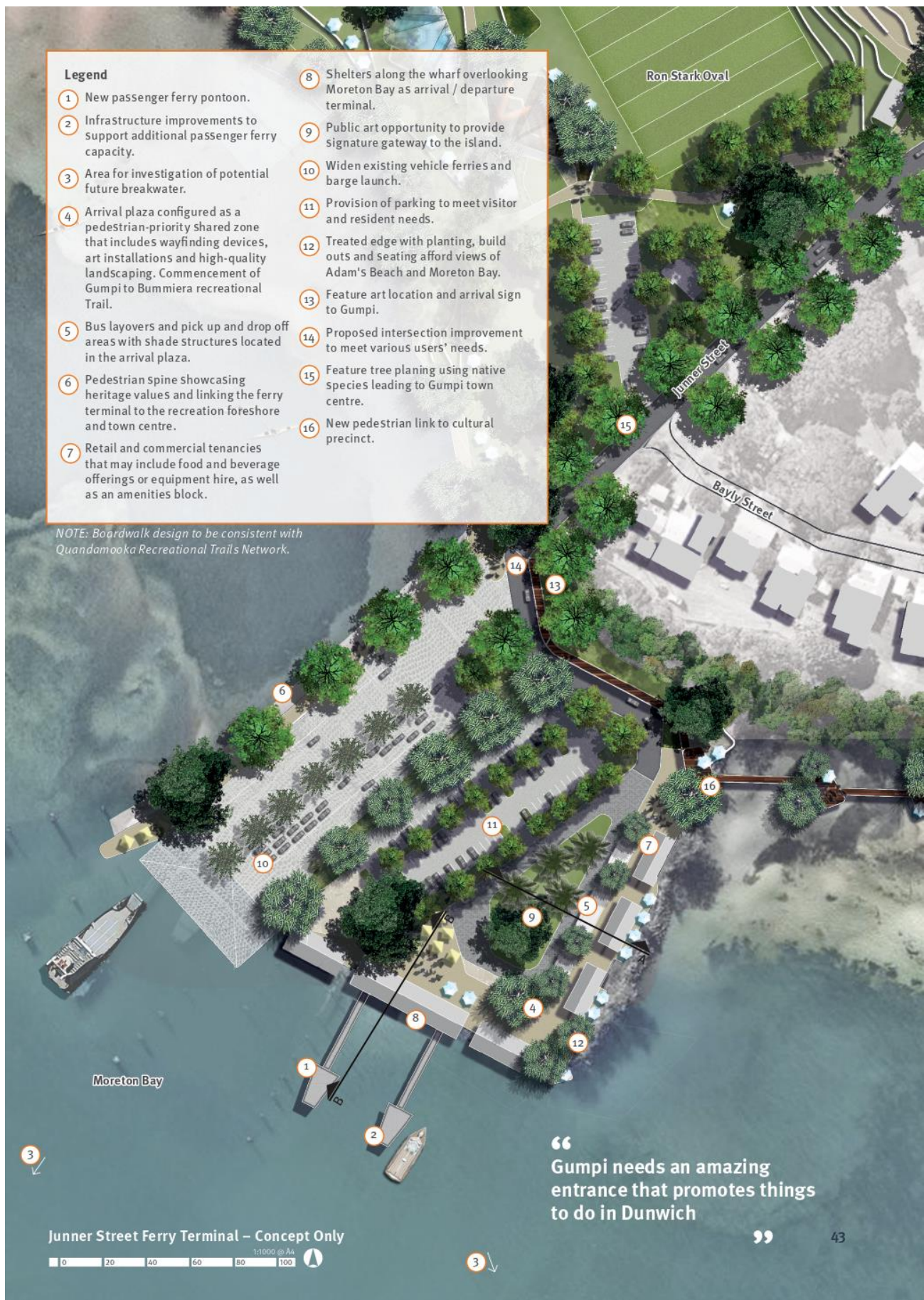
The key aspirations and desired outcomes for the Junner Street Ferry Terminal upgrade are to:

- improve the overall arrival experience by introducing shade, amenity, placemaking elements and wayfinding tools to assist in navigating around the township and island
- provide opportunities for improved bus service operations and passenger facilities (e.g. bus shelters, bus layovers and turnarounds, pick up and drop off areas, taxi waiting areas and information points)
- protect the terminal from wave action and enable access year round, even during extreme weather conditions
- provide a memorable and positive first impression upon arrival to Gumpi and Minjerribah. celebrate heritage values (e.g. the convict causeway) as a key feature of the terminal.
- provide barge queuing zone with capacity to cater for up to three barge vessels
- introduce retail and commercial uses
- provide relevant and appropriate car parking for resident and visitor requirements.

#### Rationale and benefits

The potential upgrade of the Junner Street Ferry Terminal provides an opportunity to:

- create a sense of arrival that is uniquely Gumpi and Minjerribah
- address real and perceived safety issues associated with conflicts between user groups (pedestrians, cyclists and vehicles)
- improve access and movement including manoeuvring, queuing, parking and pick up and drop-off arrangements
- create a cultural experience from the point of arrival
- improve wayfinding so that navigation to places of interest is easy for residents and visitor
- provide opportunities for small-scale retail and commercial uses such as a cafe, fish and chip shop, ice creamery and/or waterfront restaurant
- improve protection of reef environment at the south western tip of the existing Sibelco site.



### Further investigations

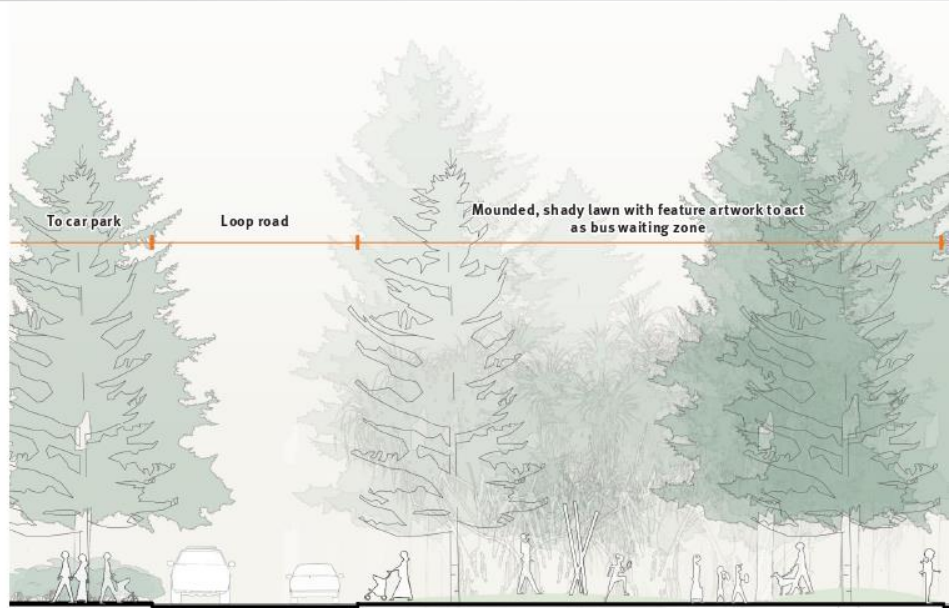
The potential upgrade of the Junner Street Ferry Terminal requires further consideration of:

- potential contamination and remediation requirements at the existing Sibelco loading facility site
- appropriate coastal adaptation responses, including the condition of the existing revetment wall and potential remediation requirements (e.g. installing a geotextile layer behind the revetment walls to prevent further land subsidence)
- the feasibility of developing the ferry terminal as an all-weather facility (e.g. by installing a breakwater) so that it can operate at all times of the year. Key considerations include: location, orientation, size, type and costing
- the nature and scale of retail and commercial uses that could be accommodated on the site, while maintaining the primacy of the Gumpi town centre.

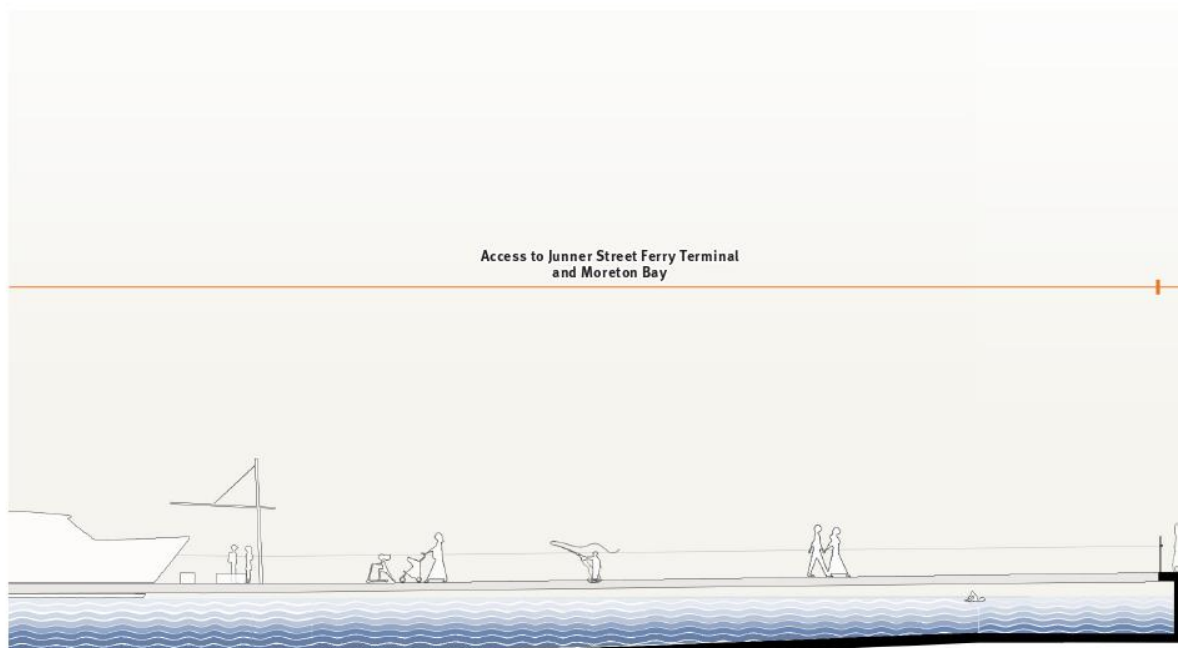
Visualisation - Arrival plaza and inter-modal transit hub - Concept only



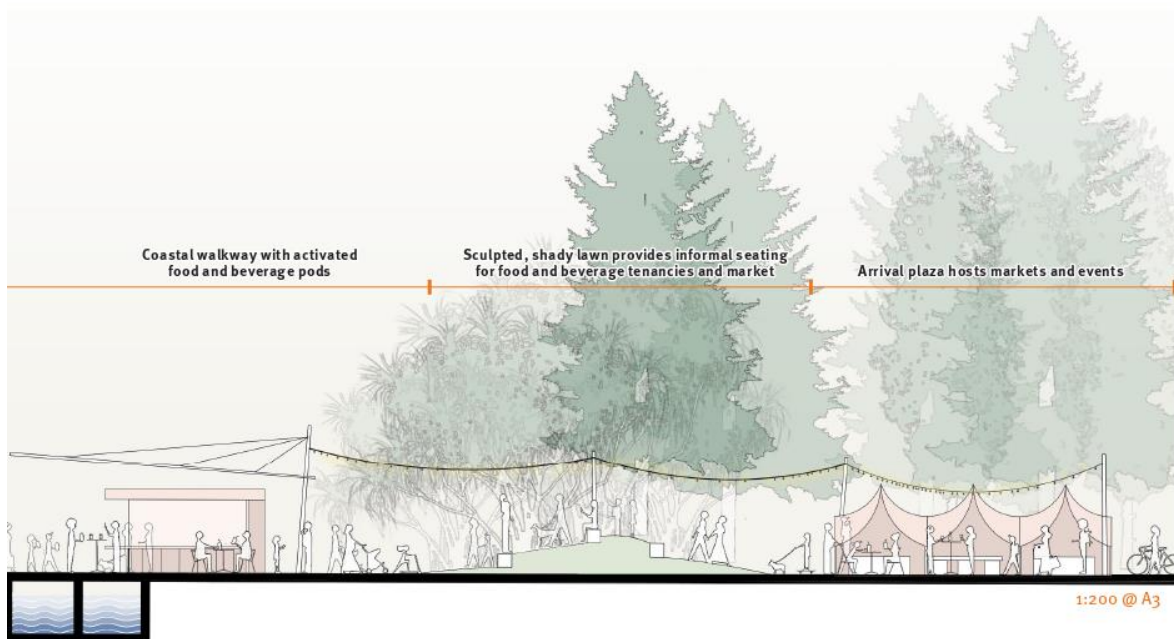
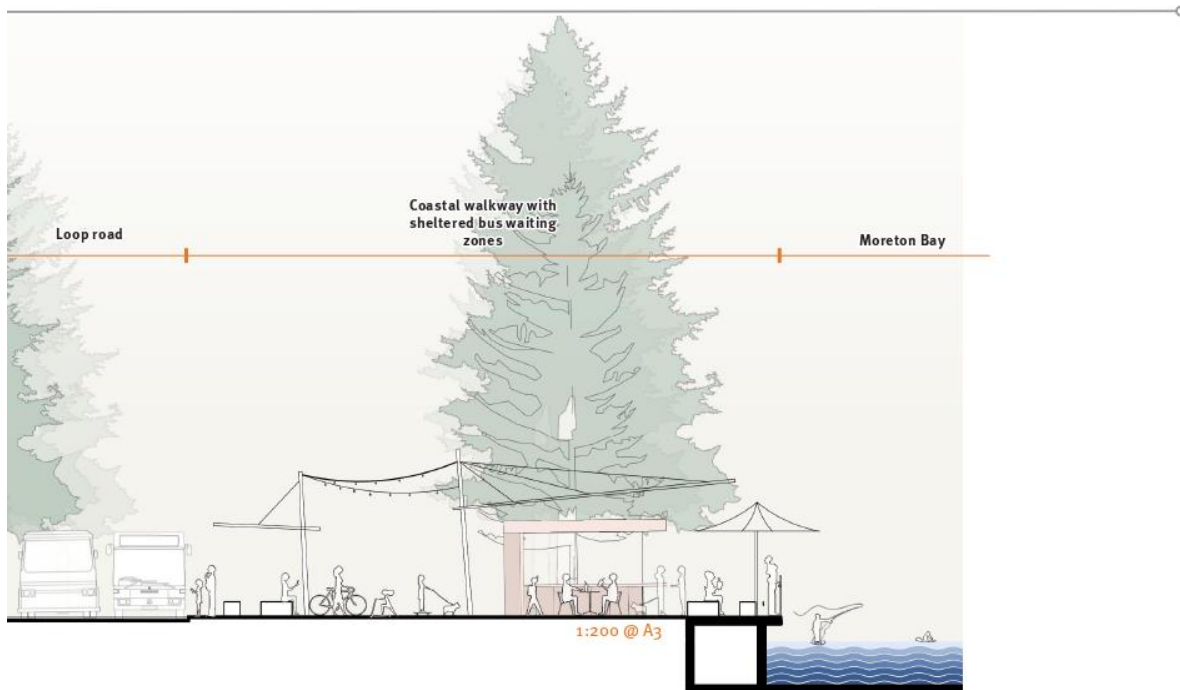




Section A-A | Inter-modal transit hub – concept only



Section B-B | Ferry terminal and arrival plaza – concept only





Visualisation – Redeveloped Junner Street Ferry Terminal – Concept only

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## One Mile Ferry Terminal



### Why upgrades to One Mile?

The One Mile terminal is accessed from an all-weather navigable channel sheltered from southerly and westerly winds. It is a passenger ferry access and departure point to and from the island that is well used by residents and visitors.

The landward side of One Mile is currently challenged due to space constraints and conflicts between pedestrians, boat launching activities, bus set down and private vehicle movements. Similar interface issues occur on the seaward side, including those between recreational and marine rescue craft operated by the Volunteer Marine Rescue.

Car parking has been identified as a significant issue in the area having cultural, environmental and operational implications. The appropriation of the foreshore to the north of the terminal is an example where car parking is being used in a culturally and environmentally sensitive location.

The cultural and historical sensitivities of this location are significant, given the site's proximity to the Dunwich Cemetery and to Sacred indigenous sites.

- investigating waterside infrastructure needs (e.g. the feasibility of expanding existing facilities such as the boat ramp vs. constructing a new boat ramp and floating finger wharf)
- protecting heritage values while improving pedestrian linkages along the foreshore to the settlement at One Mile and to the town centre
- removing informal car parking from environmentally and culturally sensitive areas
- investigating opportunities to reconfigure Yabby Street car parking spaces
- protecting One Mile's important environmental features
- considering coastal hazard adaptation responses, including the need for new or upgraded protection structures to reduce risks to an acceptable or tolerable level.

### LONG-TERM:

- relocation of passenger ferry terminal operations to the consolidated Junner Street Ferry Terminal
- retention of emergency (marine rescue) operations
- One Mile Ferry Terminal becomes a hub for marine based recreation activities.

### One Mile Ferry Terminal aspirations

The following represent key aspirations and desired outcomes for the One Mile Ferry Terminal:

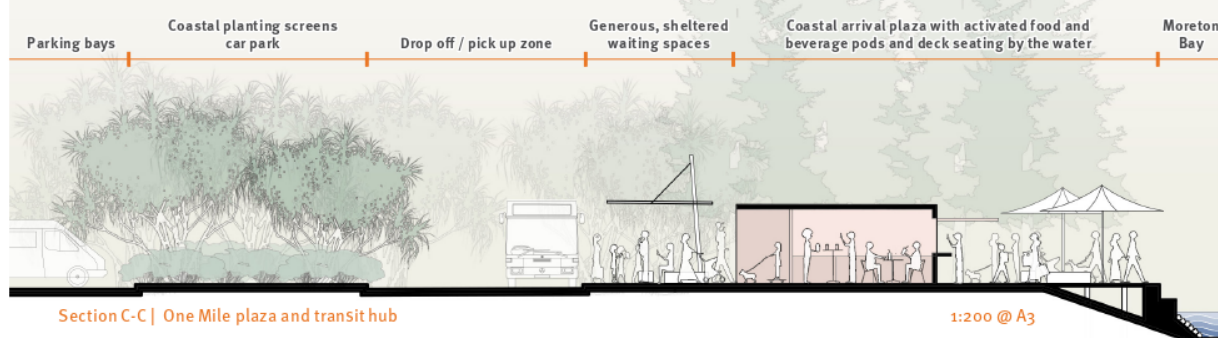
- potential redesign of bus and passenger facilities to create a seamless arrival plaza and transport interchange
- introduce formalised footpath connections linking the terminal to the settlement at One Mile
- identify waterside infrastructure needs
- provide vehicle and trailer parking spaces in proximity to the boat ramp
- removal of informal car parking from the foreshore area.

### The concept

The plan opposite demonstrates a concept of how the One Mile Ferry Terminal is proposed to be improved in the longer term. Key to the One Mile concept is the facilitation of interim, as well as long-term outcomes. The main elements for consideration include:

#### INTERIM:

- maintaining the current passenger ferry and emergency (marine rescue) operations
- retaining current recreational boating functions.
- improving bus and passenger facilities (e.g. shelter and bus turnarounds and layovers)
- identifying solutions to address public safety concerns (e.g. improved lighting, formalised pathways and improved public amenities)



### Rationale and benefits

- addresses real and perceived safety issues associated with conflicts between user groups (pedestrians, buses, vehicles and trailers)
- improves the overall arrival experience and protects important environmental and cultural values
- improves access and movement including manoeuvring, parking and drop-off arrangements
- improves wayfinding so that navigation to places of interest is easy for residents and visitors.

### Further investigations

Potential upgrades to the One Mile Ferry Terminal require further consideration of coastal hazard adaption responses, including the condition of the existing revetment wall and potential remediation requirements.

### LEGEND

- 1 Infrastructure improvements to support the efficiency of loading/unloading recreational and marine rescue vessels (e.g. potential boat ramp upgrade, vehicle turnaround and trailer parking).
- 2 Infrastructure improvements to bus and passenger facilities (e.g. shelter, bus turnarounds and layover).
- 3 Existing terminal infrastructure retained and integrated with new pedestrian arrival plaza that includes wayfinding devices, public art and high quality landscaping.
- 4 Investigating opportunities to reconfigure Yabby Street car parking spaces and provide vehicle and trailer parking spaces in proximity to the boat ramp.
- 5 Introduce a formalised footpath connection linking the terminal to the settlement at One Mile.
- 6 Provide landscaping and an entry statement for the One Mile Ferry Terminal.
- 7 Retain important environmental values in the One Mile area including koala habitat trees and fruit bat roosting sites.





Visualisation of One Mile Ferry Terminal – concept only

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## 02. Land Use and Economic Revitalisation



### Why land use and economic revitalisation?

The intent of this catalyst project is to define the future of key opportunity sites throughout Gumpi to support economic revitalisation of the township and a sustainable economic future following the cessation of sand mining on Minjerribah.

The seven key opportunity sites are:

- Key opportunity site 1 – existing Sibelco administration site
- Key opportunity site 2 – Mitchell Park
- Key opportunity site 3 – existing Sibelco stores site
- Key opportunity site 4 – town centre
- Key opportunity site 5 – existing Riverside Sands loading site
- Future investigation area – industrial expansion
- Future investigation area – residential area.

The location of each site is shown on the map opposite. Additional future investigation sites for potential future urban uses are also identified.

### Catalyst Sites

Key opportunity sites central to achieving the master plan vision are described below. This includes a description of the intent for the site, summary of the rationale and benefits the redevelopment will deliver, and further investigations required to be carried out for each.

#### Key opportunity site 1 – existing Sibelco administration site

Key opportunities and suggested further investigation areas for the existing Sibelco administration site are outlined below:

**Intent:** Tourist information centre and camping permit office, long-term ranger base and complementary commercial uses.

**Rationale and benefits:** Due to its visual prominence and relative location to the Junner Street Ferry Terminal and the town centre, this site presents an excellent opportunity for provision of a consolidated tourist information centre and an activated expansion of the town centre along Ballow Road.

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The site could provide a key connection from the ferry terminal into the town centre and, in the opposite direction, towards the proposed cultural precinct, anchored by QUAMPI. The front of the site along Ballow Road could include commercial opportunities, community meeting rooms and business support functions that can be supported by on-street parking and the proposed longer stay car park on Ballow Road. The site can also accommodate a long-term ranger base with tourism and conservation-related administration functions.

**Further investigations:** Consideration of local heritage values and further assessment of the nature and scale of commercial uses that could be accommodated along the front of the site.

**Link to implementation actions:** TBA

#### Key opportunity site 2 – Mitchell Park

The following outlines intent, opportunities and suggested further investigation areas for Mitchell Park:

**Intent:** Preferred site for future mixed use. Site can support a mix of housing product (including affordable housing products and housing for the elderly), short-term accommodation and other complimentary uses.

**Rationale and benefits:** This site is potentially well suited for redevelopment to an urban purpose given its size, topography, location within an existing residential area, proximity to existing supporting infrastructure, services and local businesses within the town centre, and comparatively limited environmental value.

**Further investigations:** Requires further understanding of remediation requirements for contamination and removal from the Environmental Management Register, potential infrastructure servicing requirements, and agreed bushfire mitigation actions.

**Link to implementation actions:** TBA



**Key opportunity site 3 – existing Sibelco stores site**

Intent and suggested further investigation areas for the existing Sibelco stores site are outlined below:

**Intent:** Uses that support the planned Quandamooka Art Museum and Performance Institute (QUAMPI) on the adjoining site and which are consistent with the intent for the cultural precinct. Uses may include waterfront food and beverage offerings, cultural performance and educational spaces (including a weapon throwing range), offices, short-term accommodation, a departure point for tour operators, ancillary shops and Indigenous garden.

**Rationale and benefits:** This site is ideally positioned to form part of the cultural precinct, given its position next to the planned QUAMPI and to Adam's Beach and its proximity to the town centre and ferry terminal.

**Further investigations:** Requires further consideration of the site's contamination and remediation requirements and any works required to ensure adequate protection from coastal hazards.

**Link to implementation actions:** TBA

**Key opportunity site 4 – town centre**

As a key opportunity site, the following outlines intent and benefits for the town Centre:

**Intent:** Mix of commercial, community and residential (e.g. shop-top housing) uses consistent with the town centre function.

**Rationale and benefits:** Revitalisation of the town centre is promoted through streetscape improvements, placemaking initiatives and improved connections to transport and other economic drivers (e.g. QUAMPI, waterfront and marine industry). In particular, the expansion of the existing town centre to Key opportunity site 1 – Existing Sibelco administration site (tourist information and supporting commercial opportunities) and Key opportunity site 3 – Existing Sibelco stores site (cultural precinct) will encourage additional visitation and usage to activate this area.

**Link to implementation actions:** TBA



Ron Stark Oval

#### **Key opportunity site 5 – existing Riverside Sands loading site**

Key benefits and suggested further investigation areas for the existing Riverside Sands loading site are outlined below:

**Intent:** Marine ranger base and marine-based recreational activities.

**Rationale and benefits:** The site's direct access to the water offers an opportunity to support marine and waterfront industry while still supporting other marine-based recreation activities.

**Further investigations:** Requires further understanding of the site's potential contamination and remediation requirements, including structural integrity of existing infrastructure and any works required to ensure adequate protection from coastal hazards.

**Link to implementation actions:** TBA

#### **Key opportunity site 6 – industrial expansion area**

The following outlines intent, benefits and suggested further investigation areas for the industrial expansion area:

**Intent:** Area for future industrial land uses.

**Rationale and benefits:** The proximity to the sewerage treatment plant renders the site unsuitable for future sensitive uses, such as residential uses. However, the area has the potential to effectively cater for service industry and other complimentary industrial uses for future growth industries on the island. The site has fewer environmental values comparative to areas within Gumpi currently zoned for industrial uses.

**Further investigations:** Requires further consideration of the site's environmental constraints and agreed bushfire mitigation actions.

**Link to implementation actions:** TBA

#### **Key opportunity site 7 – residential investigation area**

As a key opportunity site, the following outlines intent and benefits for the residential investigation area:

**Intent:** Area for additional low-density housing.

**Rationale and benefits:** These sites connect the current low-lying residential areas of Gumpi to residential areas along the ridgeline (Rainbow Crescent). There is potential to facilitate additional low-density housing stock within this area, although further investigations are required before residential uses can be supported.

**Further investigations:** Requires further consideration of the site's environmental constraints and works to ensure bushfire risk is reduced.

**Link to implementation actions:** TBA

#### **Future investigation area – Potential future urban uses**

The master plan has also nominated a future investigation area that may be capable of supporting future urban uses. Some of these areas have more significant constraints that will require further consideration.

**Link to implementation actions:** TBA

## 03. Township Wayfinding and Navigation



### Why wayfinding and navigation?

There is a great opportunity to improve wayfinding at Gumpi to enhance visitor and local community experience, operational efficiencies and commerciality. Moreover, wayfinding has the unique ability to stitch together a place in the understanding of its user, whilst enhancing the built and natural assets and providing visitors the chance to experience and connect. Building a unique wayfinding approach that is inspired by and showcases local artists and cultural themes will further contribute to defining place.

In addition to fixed and deliberate wayfinding tools, the integration of public art at key locations contributes to intuitive wayfinding. In this way, we encounter the town as a series of related cultural experiences that help us intuitively navigate. We're prompted to explore the streets and the foreshore, venture off the path, find the artworks, laneways, connective places and natural environments that make Gumpi unique.

Wayfinding information and signage will support the Quandamooka Yoolooburrabee Aboriginal Corporation Land & Sea Signage Strategy whilst complementing and supporting artists, environmental and architectural cues.

Wayfinding and navigation will be achieved through a system which combines spatial understanding with functional applications:

- navigational and orientation cues are provided by an information system of destinations, directions and information arranged to consider hierarchy of content
- information is anchored at a user's key decision or confirmation points to provide structure to the route.
- this allows users to grasp the journey in a logical and sequential manner
- the sign forms that deliver wayfinding information will be fit for purpose and adaptable.

In the case of first experiences at Gumpi, it starts at the ferry terminals, which are heavily driven by fundamental operational and traffic requirements. Whilst these operational requirements are imperative, they do not need to compromise legibility and experience. A considered balance can be achieved through the design of pedestrian-friendly areas that enable visitor to pause and connect, orientate and make decisions about where they need to go. This not only enables a positive experience early but provides comfort to the visitor that they will be navigationally supported and their safety is paramount.

Wayfinding encompasses the ways in which people orient themselves in physical space and navigate from place to place. At Gumpi wayfinding will be driven by:

- an integrated hierarchy of wayfinding and signage typologies developed for Gumpi. The wayfinding system is to align with the values and strategies of the master plan, Quandamooka Yoolooburrabee Aboriginal Corporation Land & Sea Signage Strategy and Redland City Council
- three categories of signage will inform the strategic and design approach:
  - » functional/council
  - » brand
  - » placemaking
- the implementation of highly visible landmarks, e.g. public art, to activate space, aid in the arrival experience and increase awareness of key destinations within Dunwich. Landmarks working in conjunction with clear directional information can enhance accessibility and safety whilst alleviating congestion and confusion
- signage and wayfinding utilising form, language and materiality that is harmonious with the natural and urban character of the city
- any wayfinding technology applications are to focus on enhancing the quality of an experience afforded by the physical environment.

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## Wayfinding principles

### Spatial and cognitive principles

#### Legible spaces

Environmental, architectural and directional information need to combine to make navigating easy and obvious.

#### Mental mapping

Emphasise the features of the environment to help people build a mental map of their journey. Well considered and simple wayfinding information is more effective when:

- supported by obvious landmarks
- the route follows a clearly defined path
- information is provided at key decision points for changes in route.

#### Chunking and working memory

Break information into bite-size pieces and group it together to make it easier to remember.

#### Progressive disclosure

Do not present all information or options at once as this increases cognitive load.

### Perception and usability principles

#### Empty space

Negative space is essential to legibility. Content should not be more than 40 per cent of the sign.

#### Visual perception

Interplay visual elements so that they form a cohesive and easy-to-understand visual 'story'. Visual perception incorporates principles of proximity, similarity, continuation, and emphasis on the 'figure' over the background to provide important information in clear and visually attractive design.

#### Universal design

- Accessibility and tactile signage
- Pictograms
- Minimum letter heights
- Adequate illumination
- Minimum luminance contrast.

### Accessibility

Compliance with current Australian legislation applicable to equitable access to, and usability of, wayfinding signage is essential for the success of all wayfinding projects.

#### Sign Positioning and viewing zones

Position key messaging and sign content in users' line of sight and design interactive content to be in easy reach of all users.

### Graphic principles

#### Typography

Font selection and typographic principles define many aspects of wayfinding communication and have large influences on legibility.

#### Legibility

Letter heights are above the Australian Standards recommended minimum size for the estimated viewing distance of a sign.

#### Pictograms

The use of pictograms provide people all over the world with coherent graphic symbols that overcome language barriers and are quickly recognisable.

#### Arrows

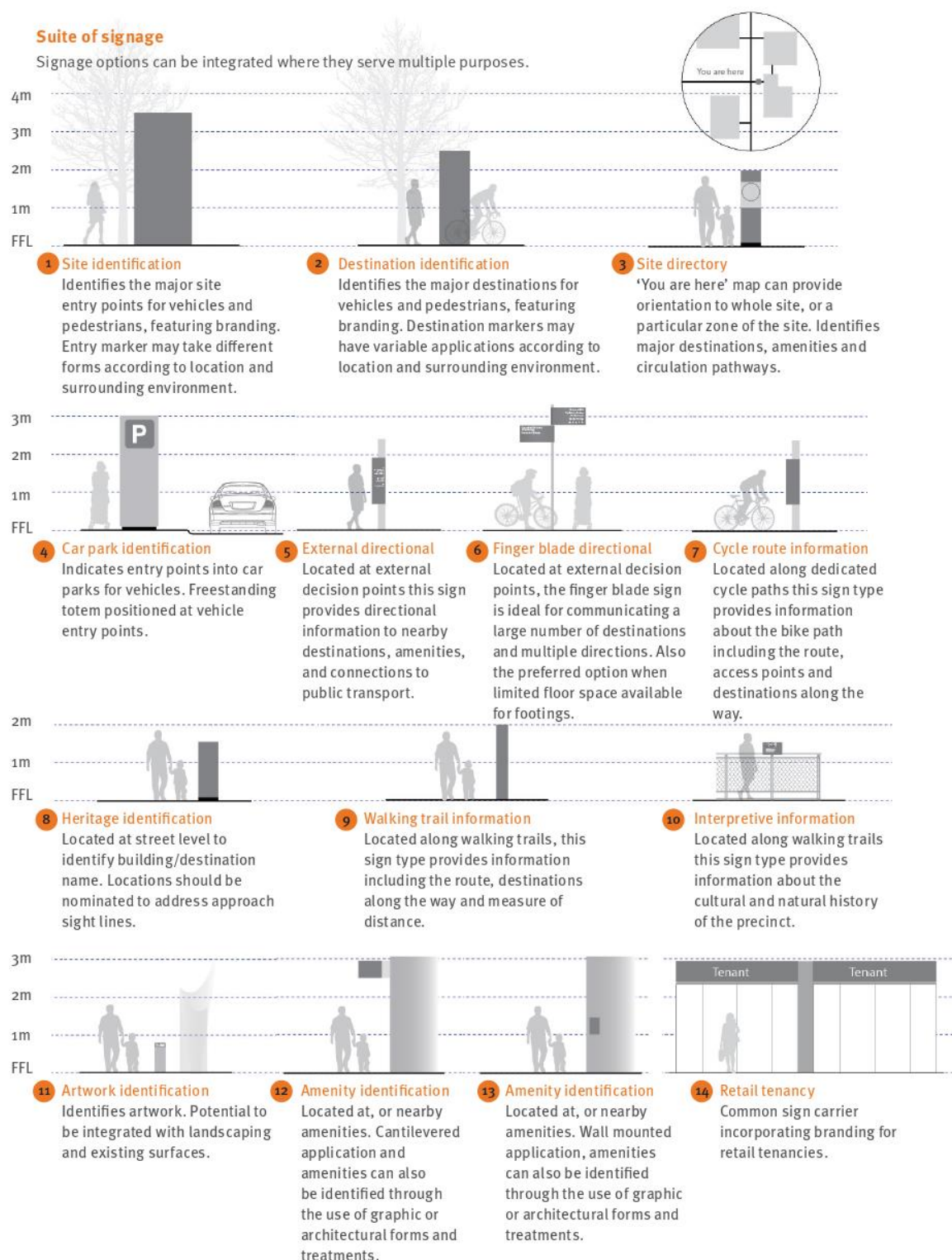
Arrange left or right of a message according to the direction of travel.

#### Colour

Minimum luminance contrast of 30 per cent between graphic content and the sign face colour.

### Suite of signage

Signage options can be integrated where they serve multiple purposes.



Gumpi Draft Master Plan 2021



## 04. Foreshore Strategy and Upgrades



### Why foreshore strategy and upgrades?

The shoreline and foreshore areas of Gumpi are a key defining feature. This catalyst project focuses on approaches to define the appropriate action and role for each of the foreshore typologies.

The foreshore area plays a unique role in the township. Centrally located, clearly visible and immediately adjacent to the Junner Street Ferry Terminal and gateway to the island, the recreational foreshore offers significant opportunity to create a community and recreation hub and destination for both local residents and visitors.

The township includes three types of foreshore environments which collectively create a diversity of edges that are a unique defining feature of the place.

#### Typology 1 – Cultural foreshore

This is the extent of shoreline from Bradbury's Beach through to the Riverside Sands loading site. This area is of high environmental quality and, importantly, is sacred to the Quandamooka community. Therefore the approach to this foreshore environment is to enable it to remain pristine and untouched.

#### Typology 2 – Recreational foreshore

This foreshore is defined as the area between the Riverside Sands loading site and the Junner Street Ferry Terminal.

#### Typology 3 – Environmental foreshore

This part of the foreshore is of high environmental quality. Use is reserved for low-impact activities and uses with an educational and conservation focus.

#### Recreational foreshore upgrade

In the context of the full extent of the township's foreshore, the recreational foreshore is the key area for upgrades. The concept for this catalyst project (as depicted in the concept illustrated in the following pages) includes a range of landscape improvements and introduction of new amenity as follows:

- formalisation of car parking off Junner Street.
- upgrades and expansion of play park
- potential upgrades to facilities e.g. amenities block and barbeque shelters
- upgrades to the current beach swimming enclosure
- introduction of a compliant walkway connecting Junner Street, the play park and Ron Stark Oval
- a landscaped amphitheatre and walkway providing improved connectivity to the Ballow Road main street, as well as discrete commercial tenancies
- feature tree planting using native species to the perimeter of the foreshore forming a clearly defined crescent and place marker.



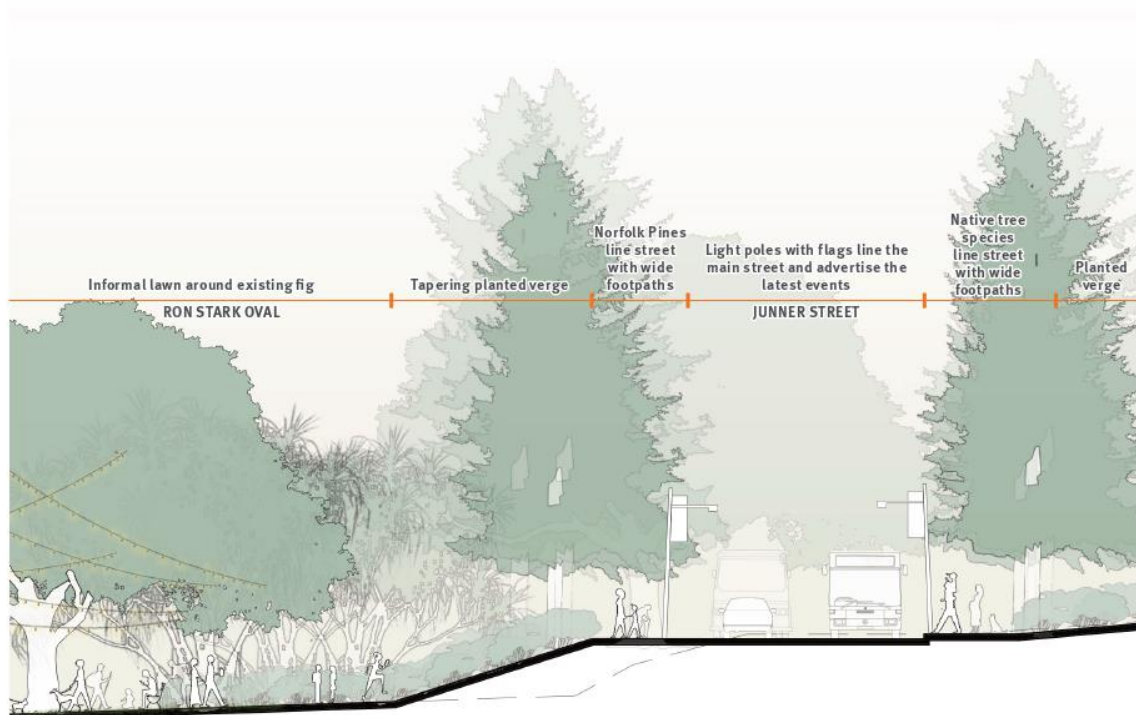
Visualisation – Upgrades and expansion of play park – concept only

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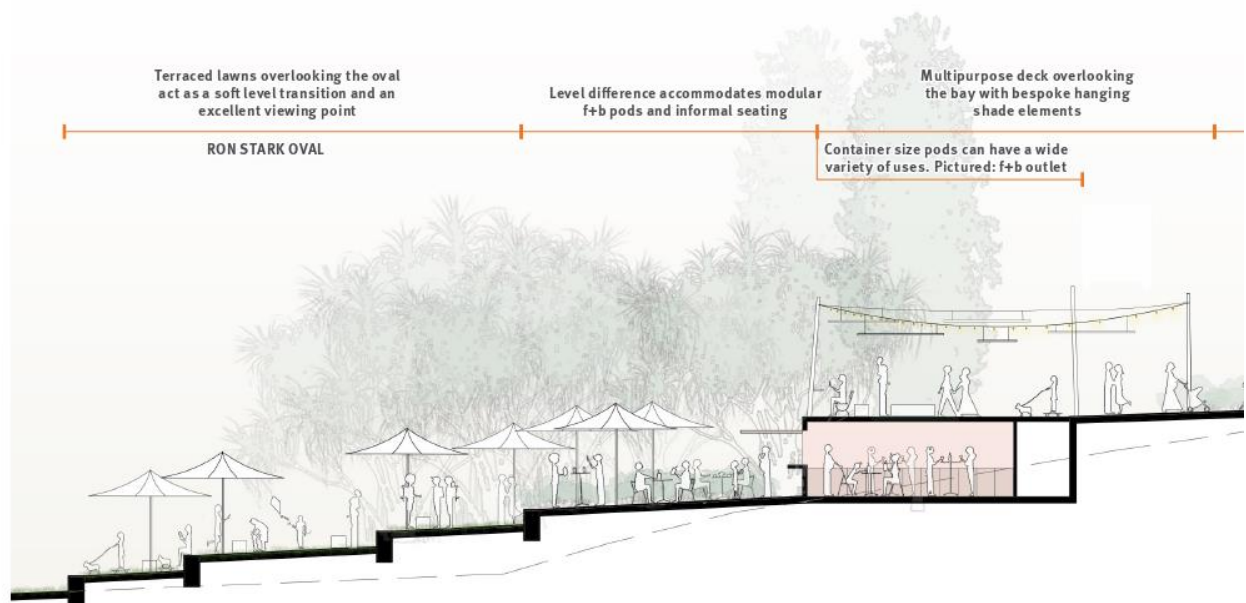
**Legend**

- ① Jack Lane art walk with connections through to Ballow Road.
- ② Upgrade and expand play park to activate foreshore and provide a link to the existing and upgraded swimming enclosure.
- ③ Walkway linking to Oxley Parade and short-term accommodation.
- ④ Formalised car park to service the northern part of the recreational foreshore.
- ⑤ Deliver upgrades to playground integrated into pandanus grove to provide option of foreshore activities.
- ⑥ Foreshore plaza with opportunities for cafe, bike and kayak hire.
- ⑦ Terracing overlooking foreshore walk towards Moreton Bay.
- ⑧ Walkway towards Dunwich town centre and landscaped amphitheatre.
- ⑨ Formalise existing car park and re-purpose existing building.
- ⑩ Feature tree planting using native tree species alongside upgraded Junner Street streetscape leading towards the town centre.
- ⑪ Retain and enhance existing fig tree to bookend the town centre main street (Ballow Road).
- ⑫ Convert existing batter into a landscaped amphitheatre to enhance spectating opportunities and provide options for low key retail, markets, cafes and pop ups as part of activation strategy.
- ⑬ Anchor northern end of the town centre main street with grove of Pandanus Trees.
- ⑭ Streetscape upgrades to Ballow Road and conversion into a shared zone with on-street parking and flush kerbs to create a spill-out/connection towards the the landscaped amphitheatre.

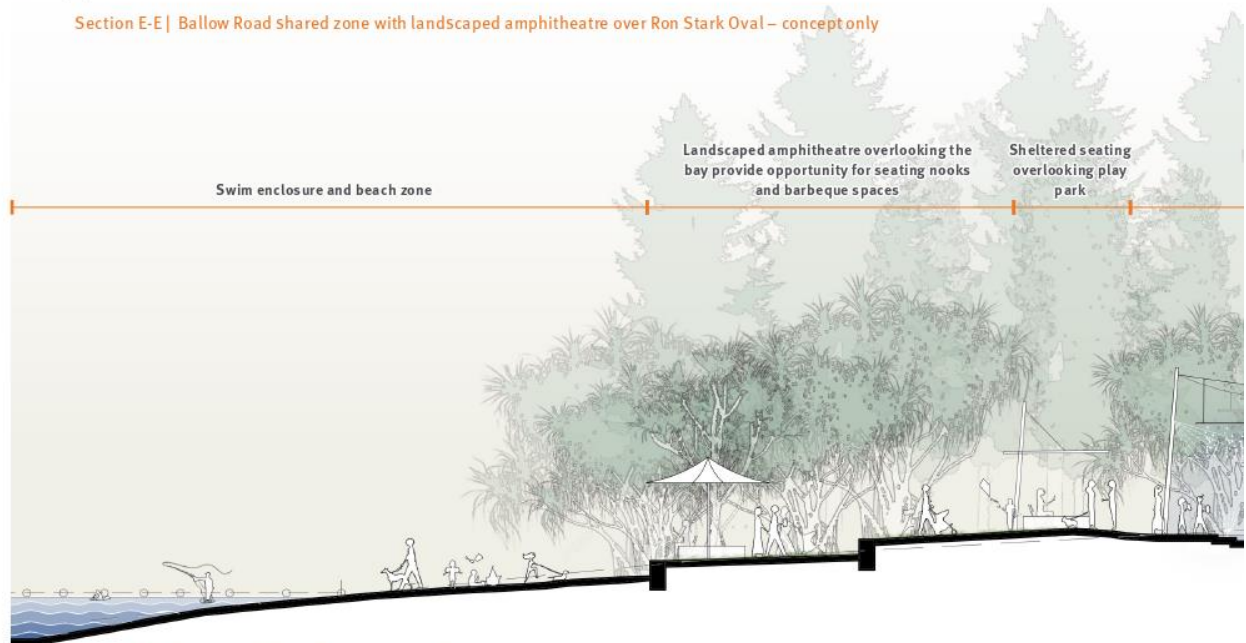


Section D-D | Junner Street sloping down to Ron Stark Oval – concept only

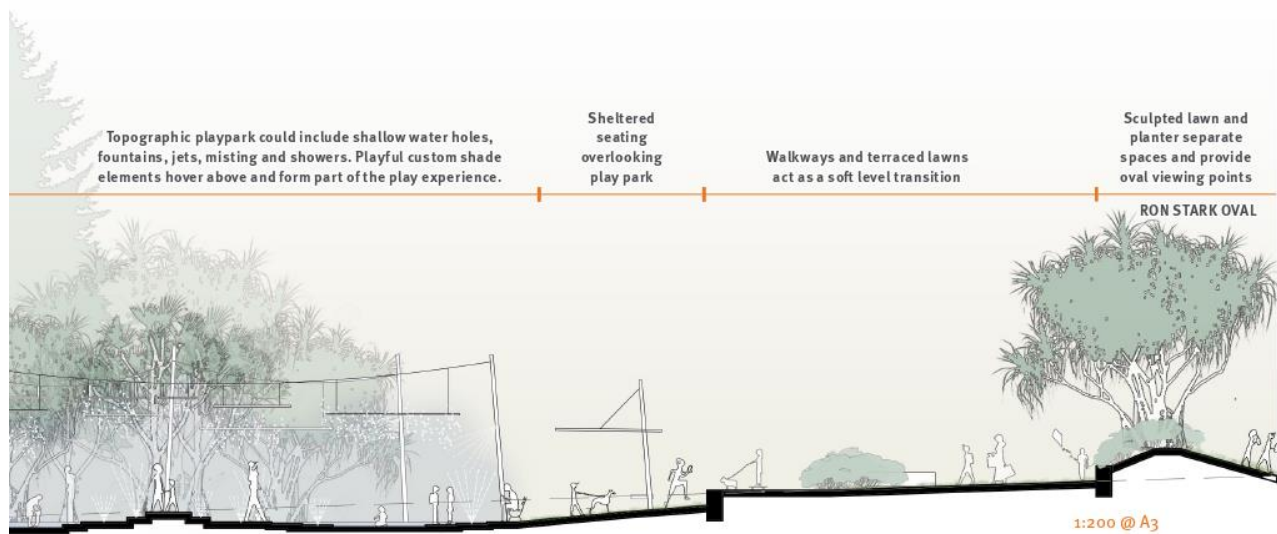
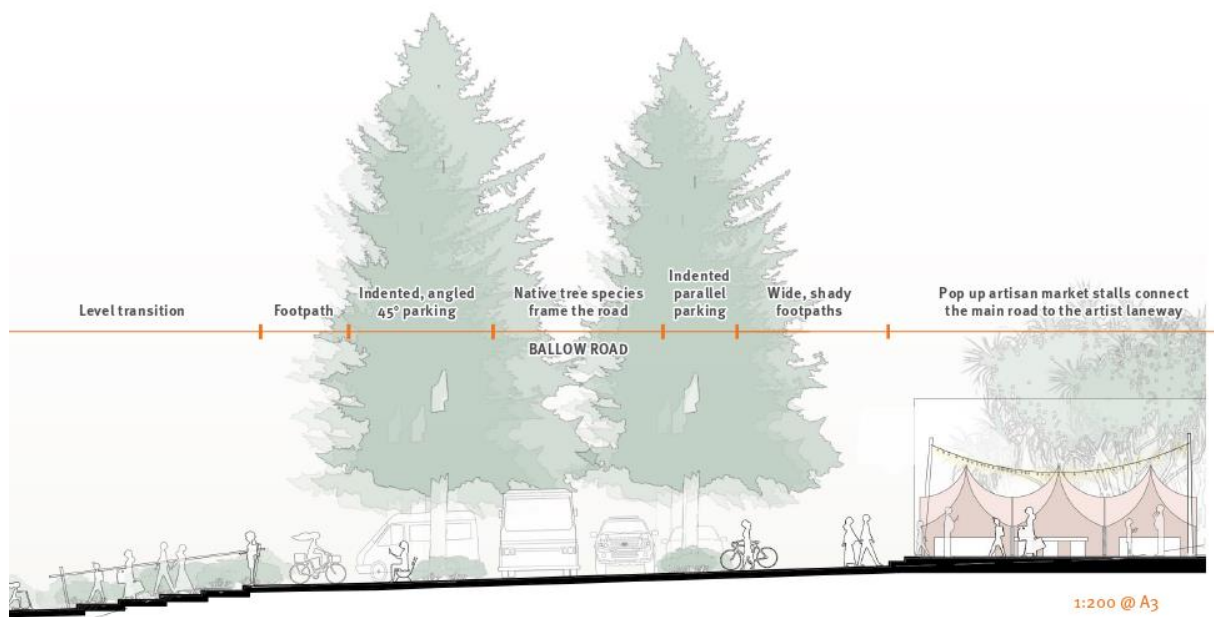




Section E-E | Ballow Road shared zone with landscaped amphitheatre over Ron Stark Oval – concept only



Section F-F | Recreational foreshore – concept only





Visualisation of the recreational foreshore – concept only

Gumpi Draft Master Plan 2021



## 05. Day Trip Experience



### Why a day trip experience?

This catalyst project is driven by a need to offer a point of difference experience for Gumpi. Specifically, the ambition is to deliver a network of experiences within a defined precinct that collectively will attract new types of tourists to the township. In this way the cultural, heritage, natural and ecological qualities of the place are leveraged in a focused way to stimulate visitation and drive economic and community benefits.

Currently the Gumpi township is experienced largely in transit. In other words, visitors to the island pass through the township to travel to other parts of the island. Attracting and retaining current and new visitors by offering a day trip experience that is utterly unique and of its place will be central to creating social and economic benefits for the township as a whole.

The overarching idea behind this catalyst project is to create a clear, easily navigable, high quality network of interconnected experiences and destinations that can be enjoyed in a day by a broad range of user groups.

The following identifies a sample of target user groups and the type of day trip offering and attractions required to meet their needs. This is further supported by the example day trip experiences identified on the right:

- **Cultural visitors**  
This group wants a deep connection to place, story, ecology and culture.
- **International travellers**  
This group is seeking a quintessentially South East Queensland and island / bay experience. This can express itself through place, people and culture. They often want mementos of their experience, including cultural artefacts, books, artworks or media that can be locally made and produced.

- **Families**  
Families want ready access to opportunities for active learning and engagement, as well as retail, hospitality and recreation.
- **Student/school groups**  
This group seeks learning and educational experiences, which can be delivered by leveraging the existing heritage, environmental and cultural infrastructure of the township.
- **Recreational visitors**  
This group includes visitors such as cyclists, bushwalkers, fishers, birdwatchers and nature or recreation enthusiasts. Enabling visitors to enjoy aspects of the wildlife and the natural and ecological sanctuary and offering a range of activities and opportunities to enable these pursuits will stimulate other spin-off benefits for the community.
- **Maritime visitors**  
Moreton Bay is hugely popular with boaties. Currently most maritime visitors come to the township at One Mile and enjoy a meal and spend time at Little Ship Club before grabbing some provisions and heading back to their boats. There exists an opportunity to expand the appeal to boaties and offer more destinations for dining and cultural experiences broadly across the township.
- **Resident visitors**  
Creating destinations that not only appeal to visitors but are also a source of pride and relevant to locals will stimulate residents to repeated visit and use of the destination infrastructure and amenities provided.
- **In-transit visitors**  
This group represents potentially the largest opportunity as the number of visitors who commute through the township is already high. Capturing this group's attention and encouraging them to stop and stay a while, visit an attraction, retailer or food and beverage outlet is the objective.

### Example day trip experiences

The following is a series of persona that reflect the target audience and user groups and what a day in Gumpi might entail.

entail.		MORNING			EVENING		
	<b>Cultural visitors</b>	Walk to QUAMPI along new pedestrian link to cultural precinct	Participate in cultural ceremony and visit the QUAMPI Gallery	Visit Indigenous garden	Lunch at local restaurant showcasing locally grown produce and traditional cuisine	Amble through Jack Lane art walk and visit NSI Historic Museum	Grab a drink overlooking the foreshore before departing
	<b>International Travellers</b>	Grab an electric scooter and visit the Tourist Information Centre	Visit the town centre galleries and Jack Lane art walk	Have lunch at the local brewery	Scoot to the cultural precinct and QUAMPI	Lounge on Adam's Beach before strolling along new pedestrian link to the Ferry Terminal	
	<b>Families</b>	Visit cultural precinct and QUAMPI	Participate in Indigenous art class or activity and purchase a souvenir	Walk to town centre for lunch	Visit local markets on Ballow Road or recreational foreshore	Spend afternoon at the upgraded play park and the swimming enclosure	
	<b>Students / School Groups</b>	Take in the convict causeway at the terminal and walk to the cultural precinct and QUAMPI	Learn about traditional customs and participate in lesson on ecology and wildlife	Walk to town centre and visit the Dunwich Public Hall	Lunch at local cafe in town centre overlooking the foreshore	Visit artist studio on the Jack Lane art walk and the NSI Historic Museum before walking back to the terminal via new landscape terrace connection	
	<b>Recreational Visitor i.e.: Cyclist</b>	Arrive at terminal and prepare for the ride	Cycle to Point Lookout (Mooloomba) and back to Gumpi	Lock bike up and enjoy swim at the recreational foreshore		Grab a healthy bite to eat at the terminal	
	<b>Maritime Visitor</b>	Arrive via their own vessel and moor at Adam's Beach	Walk to QUAMPI and cultural precinct and participate in cultural ceremony and visit art exhibits	Head to the town centre to restock provisions		Dinner at local restaurant showcasing locally grown produce and traditional cuisine	
	<b>Resident Visitors</b>	Travel to cultural precinct and enjoy activities at QUAMPI	Take stroll on Adam's Beach	Grab a quiet bite at the town centre and pick up supplies for BBQ	Afternoon of play at the recreational foreshore	Enjoy sunset and early evening BBQ at the recreational foreshore	
	<b>In-transit visitors</b>	Arrive at terminal, park to take an instagram photo with the feature art	Stop off in the town centre to grab some provisions	Visit Jack Lane art walk			

The day trip 'loop' is easily navigable, comfortably walkable, well-lit and punctuated by a range of integrated experiences and elements that celebrate the place story of Gumpi.

As part of the integrated placemaking strategy and day trip experience, art plays a pivotal role. As well as artworks themselves, the experience is conceived to include open studios, micro-galleries and an outdoor art walk on Jack Lane. Working from the anchoring point of QUAMPI, cultural interventions are drawn out through the landscape, creating an extended outdoor cultural experience of place. These do not need to be large artworks. They can be subtle and discrete, and include the integration of artist-led design into street furniture, shade structures, ground planes and built form.

When we refer to art in the township, it is not the intention to turn Gumpi into a giant art gallery. Rather the approach is one of careful curation in which art practice is used as a means of expressing local ecology and culture, informing wayfinding and branding, employing local people and providing a basis for sustainable economic activity.

The list below and the accompanying plan identifies the suite of activities that will cement the day trip experience.

#### Cultural experiences

-  Art including galleries, studios and public art around the township
-  Cultural performances
-  Art classes
-  Traditional activities, including spear throwing
-  Indigenous garden, cultivation and cooking classes
-  Music festivals
-  Outdoor cinemas
-  Learning and educational activities
-  North Stradbroke Island Heritage Museum and walking trail

#### Environmental experiences

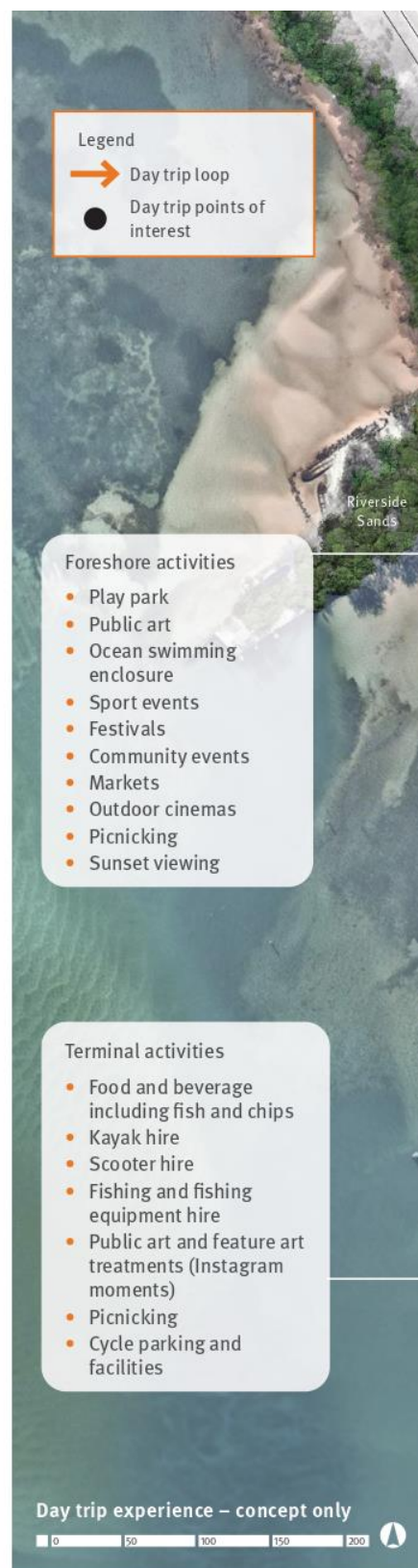
-  Ecological / nature experience
-  Sightseeing including sunsets
-  Photo and social media opportunities

#### Recreational experiences

-  Kayak hire
-  Ocean swimming both at the beach and within swimming enclosure
-  Play including upgraded play park
-  Fishing opportunities and rod hire
-  Formal sporting events on Ron Stark Oval
-  Cycling trails within the township and broader island
-  Walking trails including hiking and art, heritage and cultural trails
-  Scooter hire

#### Food and beverage / retail experiences

-  Local food markets
-  Picnicking
-  Brewery
-  Dining including restaurant showcasing traditional cuisine
-  Cafe
-  Shopping and souvenirs





## o6. Car Parking Formalisation



### Why formalise car parking?

Car parking has been one of the most widely heard issues from stakeholder feedback. Broadly, there is consensus that delivering sufficient car parking or strategies that are able to deal with both peak and off-peak periods and for varying duration of stays is needed. There is also a high degree of informal parking around the township.

The duration of parking is important as a large quantum of parking is used long term (days, not just hours) in order to accommodate residents travelling to and from the mainland daily or even weekly. This results in cars occupying spaces for very long periods of time and limiting ability for shorter stay parking to occur. Overall car parking is an issue that remains relatively poorly managed.

This catalyst project looks to provide new resources and formalise key areas including short-term parking (up to 24 hours) in proximity to the terminals.

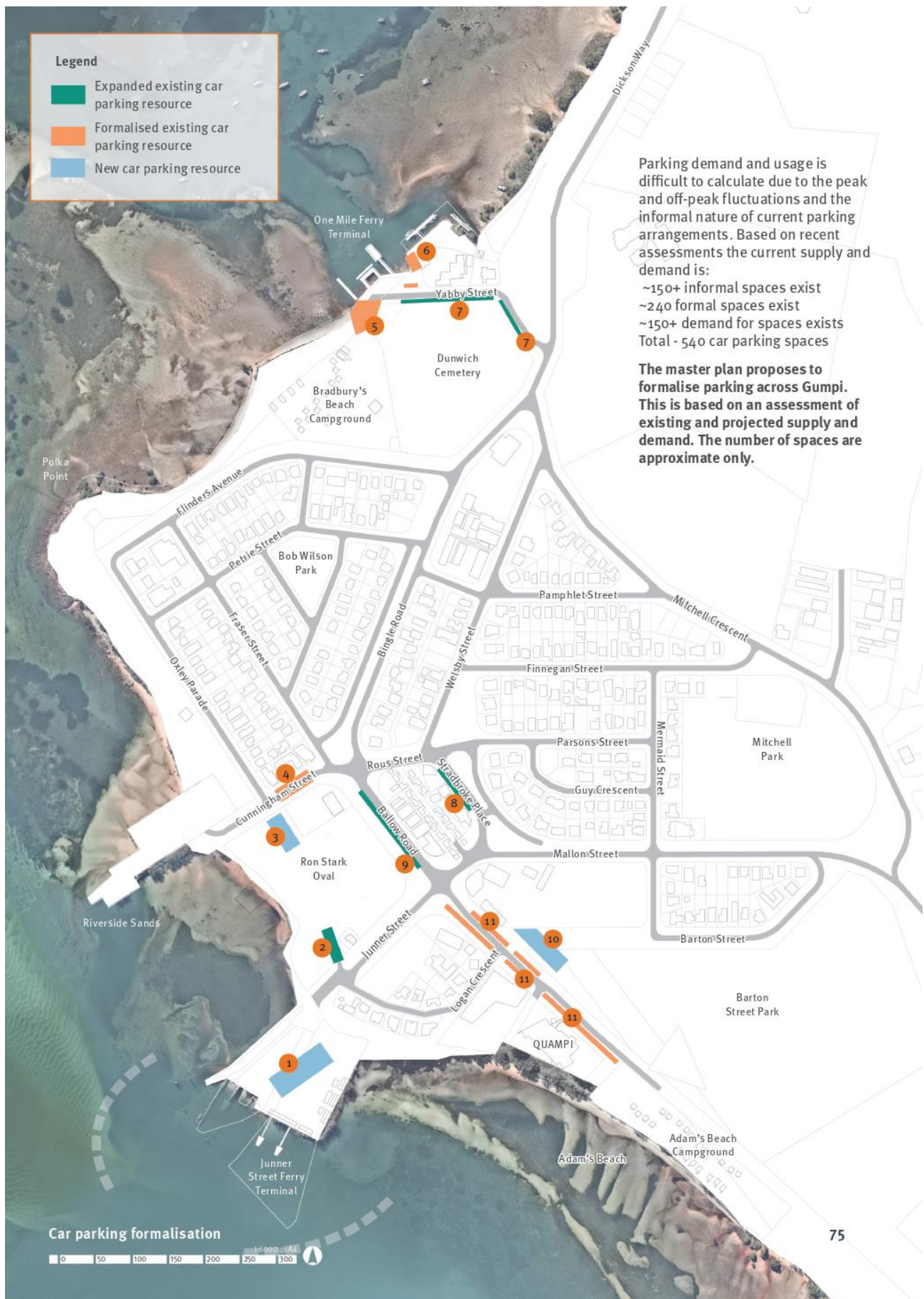
Importantly there is an immediate need to remove parking from culturally sensitive and coastal hazard areas. This project addresses this while delivering additional new parking areas to support demand for short- and long-term spaces.

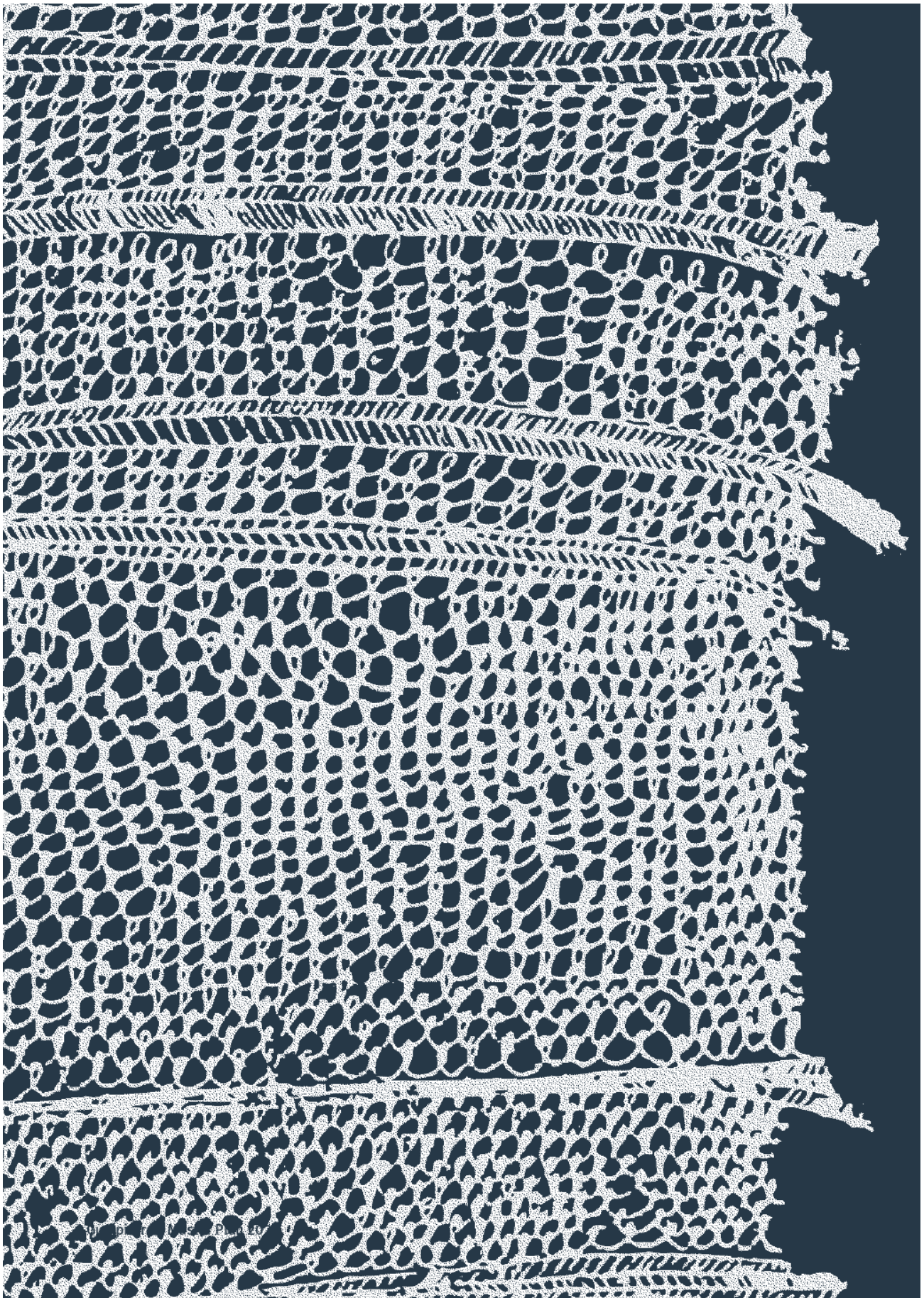
Core to the project is to ensure no net loss of parking around the town centre.

The formalisation of parking resolves a range of safety and logistical concerns. It is worth noting that no parking solution will be successful without supporting management. Additionally, the location and design of formalised parking is to prioritise and support those with particular needs, for example, people with a disability, older people and young families.

The list below outlines key changes to car parking within the township.

Site (as per plan opposite)	Detail
1 Junner Street Ferry Terminal	• Junner Street Ferry Terminal upgrade allows for an increase in parking to approximately 110 car parking spaces.
2 Gumpi foreshore parking pocket	• The consolidated tourist information centre allows for expanded off-street parking of approximately 40 car parking spaces.
3 Cunningham Avenue parking pocket	• New off-street car parking off Cunningham Avenue delivering approximately 30 car parking spaces.
4 Cunningham Avenue on-street parking	• Formalised on-street parking on Cunningham Avenue accommodating approximately 30 car parking spaces.
5 One Mile Ferry Terminal parking pocket	• Reconfiguration to accommodate boat and trailer turnaround and delivery of approximately 12 dedicated trailer parking spaces.
6 Little Ship Club parking pocket	• Delivery of approximately 10 new car parking spaces.
7 Yabby Street on-street parking	• Expanded on-street parking delivering approximately 34 car parking spaces.
8 Stradbroke Place on-street parking	• Expanded on-street parking within the town centre providing approximately 15 car parking spaces.
9 Ballow Road on-street parking	• Expanded on-street parking within the town centre providing approximately 40 car parking spaces.
10 Ballow Road parking pocket	• New long-term car park with approximately 135 car parking spaces.
11 Ballow Road South on-street parking	• Formalised on-street parking delivering approximately 150 car parking spaces.





# IMPLEMENTATION STRATEGY

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# Implementation

This implementation strategy sets out a range of measures to guide the implementation of the vision for the Gumpi Draft Master Plan.

It is envisaged that the master plan will be delivered through a range of mechanisms including public investment in the public realm, public transport and community facilities, and through attraction of private capital.

The implementation strategies included within this document are not currently programmed by any entity. Responsibility for the implementation strategies will be determined subsequent to formal adoption of the master plan.

To achieve the master plan, implementation is tabulated as follows:

MASTER PLAN INITIATIVE	INITIATIVE DELIVERY MECHANISMS	TIMING
Identifies a specific initiative proposed by the master plan.	<p>Identifies the specific actions needed to deliver the master plan initiatives. These actions are organised into five categories as follows:</p> <ul style="list-style-type: none"> <li> <b>Analysis and policy:</b> Further analysis to confirm viability or delivery options including regulatory review.</li> <li> <b>Promotion:</b> Initiatives that need to be actively championed and driven, including actions to grow national and global recognition.</li> <li> <b>Catalyst project:</b> Catalytic investment which stimulates significant multiplier benefits.</li> <li> <b>Early focus:</b> Projects that can be rapidly mobilised and achieved.</li> <li> <b>Supporting initiative:</b> Projects that help unlock investment and master plan opportunities.</li> </ul>	<ul style="list-style-type: none"> <li><b>Short:</b> initiative to be completed within 0–5 years.</li> <li><b>Medium:</b> initiative to be completed within 5–10 years.</li> <li><b>Long:</b> initiative to be completed within 10+ years.</li> </ul>



## Legend

-  Analysis and policy
-  Promotion
-  Catalyst project
-  Early Focus
-  Supporting initiative

## Strategy 1 – A Memorable and Authentic Place

MASTER PLAN INITIATIVE	INITIATIVE DELIVERY	TIMING
<b>Junner Street public art installation</b>  	Commission a signature gateway art piece by a local artist to represent the Dunwich's (Gumpi's) identity and culture on arrival to the island.	<b>Short / Medium</b>
<b>Cultural precinct</b>  	Define and create a cultural precinct as a hub for cultural tourism activities incorporating allied opportunities such as an Indigenous garden, art and cultural heritage trail, natural amphitheatre, weapon throwing range and other cultural activities based at the planned QUAMPI.	<b>Short / Medium</b>
<b>Recreational foreshore upgrade</b>   	Upgrade the recreational foreshore of the township to offer greater public amenity, create a place for community to gather and serve as a key destination within the township.	<b>Short / Medium</b>
<b>Main Street character</b>   	Develop a detailed built form and Streetscape strategy for Gumpi that defines and creates a unified Streetscape character for the 'main Street' extending from Ballow Road through to the consolidated tourist information centre.	<b>Short / Medium</b>
<b>Public art delivery</b>   	Through the built form and Streetscape strategy, identify built form, streetscape, signage and public art interventions to deliver a unified cultural, art and heritage story experience bringing together Quandamooka and European heritage.	<b>Short / Medium</b>
<b>Art and heritage cultural trail</b>  	Deliver an improved art and cultural heritage trail (using explanatory signage and public art) focused around the links from the cultural precinct, foreshore areas, town centre and NSI Historical Museum.	<b>Short / Medium</b>
<b>Day trip experience</b>   	Formalise and create a new 'day trip experience' that links key cultural and recreational focus areas with upgraded connections, supported by art and wayfinding.	<b>Medium</b>
<b>Landscaped amphitheatre</b>  	Deliver a shaded and terraced or tiered recreation space along Ballow Road overlooking Ron Stark Oval that provides panoramic views of the foreshore and the bay.	<b>Medium</b>
<b>Feature tree lighting</b>  	Deliver feature tree lighting that focuses on large established figs within the town centre and around key destinations.	<b>Short</b>
<b>Indigenous food trail network</b>  	Investigate opportunities to establish an Indigenous food trail network, incorporating Indigenous gardens and associated signage, within Gumpi to showcase endemic food sources and create an additional cultural experience to tie-in with the 'Quandamooka Story' and the cultural precinct.	<b>Short</b>
<b>Jack Lane art walk</b> 	Formalise Jack Lane into an art walk utilising the rear of tenancies along Ballow Road and Stradbroke Place to activate and deliver a unique destination.	<b>Medium</b>
<b>Incubator artist studios</b>  	Incentivise the establishment of incubator artist studios along Jack Lane.	<b>Medium</b>
<b>Recreational trail</b>  	Formalise Gumpi to Bummiera recreational trail detailed in the Quandamooka Recreational Trails Network.	<b>Short</b>
<b>Quandamooka design philosophy</b>  	Integrate Traditional Knowledge, language and custom of the Quandamooka People in design implementation. More specifically, this includes the Quandamooka Foundations of Healthy Country, Healthy People and Healthy Culture.	<b>Short</b>

## Strategy 2 – A Thriving and Sustainable Place

MASTER PLAN INITIATIVE	INITIATIVE DELIVERY	TIMING
<b>Key opportunity sites</b>   	Work with RCC to reflect key opportunities identified by the master plan in the Redland City Plan. This includes satisfying the further investigations for particular sites, identified in Catalyst Project 02.	<b>Short / Medium</b>
<b>Future investigation areas</b>  	Undertake additional investigations over future investigation sites to determine and facilitate alternative land uses (as per Catalyst Project 02).	<b>Short / Medium</b>
<b>Consolidated tourist information centre</b>  	Create a consolidated tourist information centre proximate to the town centre and Junner Street Ferry Terminal.	<b>Short</b>
<b>Support for start-ups and incubators</b>   	Investigate and implement opportunities to support start-up and incubator businesses within Gumpi.	<b>Short</b>
<b>Housing diversity and affordability</b>   	Work with RCC to explore how new and alternative housing products, such as auxiliary units.	<b>Short / Medium</b>
<b>Education and research precinct</b>  	Expand existing research functions in partnership with UQ and other education institutions to develop an education and research precinct within Gumpi.	<b>Short / Medium</b>
<b>'Green' commercial ventures</b>   	Investigate opportunities to establish 'green' commercial ventures, such as advanced offsets, solar farming and other renewables.	<b>Short</b>
<b>Opportunities for young people</b>   	Improve opportunities for young people (including sporting, recreation and entertainment opportunities) and identify a series of interventions to better respond to community needs.	<b>Short</b>
<b>Event spaces</b>  	Create a new space for local festivals, events and activities that allows people to interact and celebrate the island's unique cultural and historical traditions.	<b>Short</b>

## Legend













-  Analysis and policy
-  Promotion
-  Catalyst project
-  Quick win
-  Supporting initiative

## Strategy 3 – A Natural and Green Sanctuary

MASTER PLAN INITIATIVE		INITIATIVE DELIVERY	TIMING
Landscape elements		Plant distinctive and iconic landscape elements that can be recognised from a distance, such as Norfolk Pines, to reinforce desired movement paths and deliver green amenity to urban streets.	Short
Contaminated land management		Investigate remediation or containment of contaminated land within key opportunity sites.	Medium
Partnerships with local groups		Engage the community, environmental groups, schools and industry through environmental and educational outreach programs, potentially in partnership with the Dunwich State School and UQ.	Short
Cultural interpretation of ecology		Through the built form and streetscape strategy, identify and implement opportunities to use cultural activities, including local art, to reflect on and interpret local ecology.	Short / Medium
Promote nature activities		Continue to expand and promote focused nature activities such as birdwatching, bushwalking, bike riding, picnicking, kayaking and nature play.	Short
Investigate removal of weed species		Undertake removal of weed species in key locations to enhance conservation areas.	Short
Zero waste timeframe		Develop a township-based waste and emissions reduction strategy in partnership with local residents and business.	Short
Ecological resilience		Build ecological resilience by identifying and focusing rehabilitation efforts at key locations.	Short
Bushfire management plans		Continue implementation of the endorsed Township Fire Management Strategies and develop bushfire management plans for key sites (where required), projects and initiatives.	Short

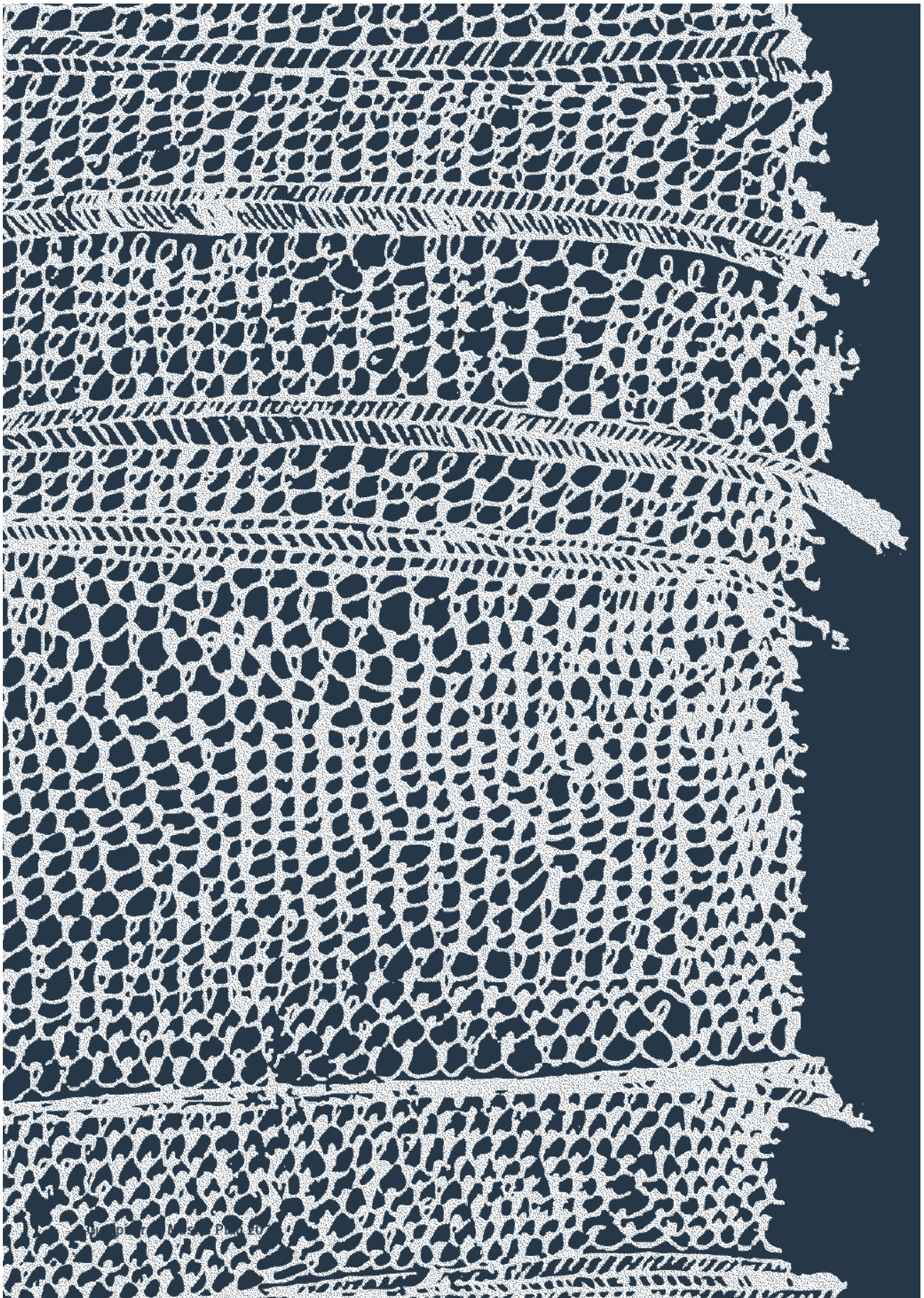
## Strategy 4 – A Connected and Accessible Place

MASTER PLAN INITIATIVE	INITIATIVE DELIVERY	TIMING
<b>Junner Street Ferry Terminal upgrade</b>  	Redevelop the Junner Street Ferry Terminal to accommodate additional services capable of providing a single consolidated point of entry/exit to the island as per Catalyst Project 02.	Medium / Long
<b>Junner Street Inter-modal transit hub</b> 	Develop an inter-modal transit hub at the upgraded Junner Street Ferry Terminal.	Medium / Long
<b>Breakwater feasibility</b>   	Undertake a more-detailed feasibility study investigating requirements and options for a potential future breakwater that better enables safe, all-weather access for ferry services at (an upgraded) Junner Street Ferry Terminal.	Medium / Long
<b>One Mile Ferry Terminal improvements</b> 	Deliver short term interim solutions to improve access, remove conflict between buses and private vehicles, and improve passenger / waiting facilities and environments.	Short
<b>One Mile marine-based recreation improvements</b>  	Transition the One Mile Ferry Terminal to a marine based recreation hub – with improvements to boat ramp and waterside infrastructure.	Medium / Long
<b>Car parking formalisation</b>  	Improve car parking for both short- and long-term use, through delivery of new car parking, formalisation of some existing informal car parking areas, and expansion of existing car parking areas (where feasible).	Short / Medium
<b>Parking management strategy</b>   	Develop a more-detailed parking management strategy including prioritisation of parking needs and improved enforcement initiatives.	Short
<b>Wayfinding strategy</b>   	Deliver improved wayfinding for the township to encourage and enhance the visitor and local community experience and develop a form, language and materiality that is harmonious with local culture and character.	Short
<b>Intersection planning</b>  	Undertake intersection planning to review the configuration of key intersections to improve safety.	Medium
<b>Cycle strategy and planning</b>   	Prepare a cycle strategy and formalise key cycle routes, trail infrastructure and cycle parking and facilities.	Short
<b>New pedestrian links</b>  	Deliver new pedestrian connections linking Junner Street Ferry Terminal to QUAMPI, the cultural precinct and new long-term car park on Ballow Road	Medium / Long
<b>Integrate ferry and bus services</b>  	Review the public transport schedule and potential options to integrate ferry and bus services into the greater SEQ public transport network.	Medium / Long

MASTER PLAN INITIATIVE	INITIATIVE DELIVERY	TIMING
<b>Streetscape upgrades</b>   	Through the built form and Streetscape Strategy, design and implement Streetscape upgrades extending from the Junner Street Ferry Terminal to Ballow Road and along Ballow Road from the town centre to the cultural precinct.	<b>Medium</b>
<b>Lighting review</b>   	Provide lighting upgrades along key pedestrian routes (where required).	<b>Short</b>
<b>Ballow Road shared zone</b>  	Convert Ballow Road to a shared zone between Mallon Street and Rous Street to slow traffic, prioritise pedestrian movement and improve safety. The shared zone is to feature traffic calming measures, a reduced speed environment and pavement treatment.	<b>Short / Medium</b>
<b>Digital strategy</b>   	Investigate digital technology opportunities that offer interactive or live systems to support wayfinding around the township and the island.	<b>Short</b>
<b>Slow vehicular traffic</b> 	Investigate appropriate measures to slow vehicular traffic along Flinders Avenue and Dickson Way.	<b>Short / Medium</b>

#### Legend

-  Analysis and policy
-  Promotion
-  Catalyst project
-  Quick win
-  Supporting initiative



# ANALYSIS AND FINDINGS

# Introduction

Layered technical investigations that help inform the draft master plan, its objectives and strategies, have been carried out in relation to culture and place, economics and property, movement and connectivity, wayfinding, infrastructure and planning. This section provides an overview of the key findings.

## Key Reference Documents

In addition to the documents prepared as part of the master planning process, the following key reference documents (prepared for other processes) have been reviewed:

 Title of document:	Date of document:	Prepared on behalf of:
Gudjundabu Marumba: Tourism for a Glad Tomorrow. A Five-Year Strategy for sustainable tourism on Quandamooka Country	2019	QYAC
Redland City Plan	2018	Redland City Council
North Stradbroke Island Visitor Research Program (round one report)	2018	University of Queensland (UQ)
Shaping SEQ: South East Queensland Regional Plan	2017	Queensland Treasury
Redland City Events Strategy and Action Plan 2017–2022	2017	Redland City Council
Redland City Plan Submission Report	2017	Redland City Council
North Stradbroke Island Economic Transition Strategy (ETS) – Projects Information Day	2017	Former DILGP
Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) Strategic Plan 2017–2020	2017	QYAC
Review of Draft Redland City Planning Scheme – Economic Analysis	2016	Queensland Treasury (internal document)
North Stradbroke Island Economic Transition Strategy (ETS)	2016	Queensland Government
Redland City Tourism Strategy and Action Plan 2015–2020	2015	Redland City Council
Redland City Economic Development Framework 2014–2041	2014	Redland City Council
Redlands Land Supply Review 2014	2014	Redland City Council
Redland City Centres & Employment Strategy Review	2013	Redland City Council
Redlands Open for Business and Investment	2013	Redland City Council
Redlands Social Infrastructure Strategy 2009	2013	Redland City Council
Redland City Land Supply Review 2012	2012	Redland City Council
Draft Situational Analysis: A sustainable economic future for North Stradbroke Island / Minjerribah	2012	Queensland Government
Redlands Housing Strategy 2011–2031	2011	Redland City Council
Redlands 2030 Community Plan	2010	Redland City Council

Drawing on the above information, some key findings and observations about the existing characteristics of Gumpi, and possible opportunities for the master plan, are provided on the following pages.

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### Demand Assessments

**Official population projections are prepared by the Queensland Government's Statistician Office for various geographic boundaries throughout Queensland.**

Projections are available for the Redland Islands Statistical Area 2 (SA2), which takes in Minjerribah and some other Moreton Bay islands. Projections are not available for Minjerribah or Gumpi.

For the purpose of this master plan, the Department has prepared high level forecasts of vehicular trips to Gumpi for 2022. The forecasts are based on:

- DTMR historical traffic count data taken at Dickson Way and East Coast Road, Dunwich for 2010–2018; and
- Visitor data obtained through the North Stradbroke Island Visitor Research Program prepared by UQ.

Using this data and assumed growth rates, it is estimated that approximately 64,200 vehicle trips (one way) will be generated to Gumpi in 2022 (or 175 trips/day). This represents an estimated additional 21,200 trips in Gumpi, an estimated increase of 49% on traffic counts in 2010.

In addition to the above, the master plan draws on various other sources of information to assess key market sectors, such as tourism, retail and commercial data.

It is recognised that future growth rates may not reflect trends for 2010 to 2018, therefore, the above forecasts should be considered high level estimates only. It is recommended that visitor and resident growth rates be monitored so that effects of implementing the master plan and other initiatives can be better understood.



View from Junner Street Boulevard

## Culture and Place

An assessment of culture and place was undertaken to provide a high level overview of the Gumpi context and community. The key findings have been distilled into the below summary.

### Analysis and Insights

#### Cultural Heritage

Gumpi has a rich history of both Indigenous and European cultures. As such, much of the study area holds significant heritage value including a number of sacred places. This presents a key opportunity to highlight and celebrate aspects of this heritage as part of creating a unique destination and place, strongly associated with Quandamooka community and identity.

Importantly, there are places of cultural heritage value that need to be preserved and protected from broader public access.

#### Open Space and Landscape Quality

Much of Gumpi and the balance of the Minjerribah, has significant environmental and green space value. Gumpi itself is characterised by a strong visual connection to land and sea. The town's foreshore offers immediate views to the water, with wider views over Quandamooka Country from potential hinterland lookout positions on public land. Protecting important vegetation will place natural limits on development in foreshore areas.

Despite areas of high environmental and vegetative quality, the town centre itself is largely devoid of vegetation and greenery with little protection and incentive to walk around.

#### Patterns of Usage and Activation

Initial impressions for first time visitors to Gumpi suggest there is no clearly defined centre of activity and that gathering spaces are dispersed throughout the township. However, it is apparent that Ballow Road, the Straddie Sharks Allsports Club, Ron Stark Oval and the adjoining foreshore area are important gathering places for the local community.



View towards Ballow Road

Gumpi Draft Master Plan 2021

#### Arrival Experience and Place Character

The two ways of arriving in Gumpi and Minjerribah are via the Junner Street Ferry Terminal and One Mile Ferry Terminal. Each of these arrival points provide quite a different experience and character.

Those arriving at the Junner Street Ferry Terminal are largely visitors to the island, with both vehicle barge and water taxi services available. This is a car dominated experience with ferry passengers and vehicles landing on an expansive bitumen tarmac.

The One Mile Ferry Terminal is a popular choice for locals, particularly those without a vehicle. Passengers arrive and either move past the Little Ship Club, or take a short-cut through the campgrounds. Neither of these arrival options offer a distinctive 'icon' indicating arrival in a distinctive place.

In both locations, key public open spaces are consumed by parking spaces, rather than pedestrian occupation and activation. In addition, conflict between user groups and safety presents a concern in both places.

The map on the following page shows the location of some of the key land uses within Gumpi.



### Key Findings for the Master Plan

- Gumpi is notable for both Indigenous and European history, as well as its cultural and built heritage, which needs to be treated sensitively and respectfully.
- Public spaces lack activity, shelter and vegetation.
- There is no central and appealing gathering space for locals and visitors.
- There is a strong visual connection with the bay, however, the town currently has little engagement with the water.
- There is an opportunity to improve the connection from the foreshore to the strip of shops on Ballow Road.
- Gumpi occupies an important position within Moreton Bay, both for its local residents and its centrality to Quandamooka Country.
- The town has the potential to take on an important role in the future in relation to tourism, education and culture for the region.



## Place Making Principles

Placemaking is concerned with the qualities that make successful public places and how those spaces create vibrant neighbourhoods, towns and regions. It involves identifying positive attributes in a place, and finding ways to further improve them through top-down and community efforts. Placemaking focuses on creating change through smaller-scale and precise interventions. Public spaces, institutions and people are at the core of this approach.

Placemaking principles establish a set of criteria to evaluate Gumpi as it currently operates and point to possible future ideas for the master plan. The placemaking principles used for the Gumpi Master Plan process are summarised below.

### Community Engagement

Development enhances what is already successful about Gumpi and seeks the support and engagement of the local community.

- partnerships are created with all levels of government, community and business leaders, philanthropists, artists and entrepreneurs
- focus is on public outdoor urban design, which is accessible and appealing for locals and visitors
- the place is welcoming to locals and visitors, Indigenous and non-Indigenous people
- activities make use of local knowledge, creating jobs and improving the economy.



Sculpture on the Gulf, Waiheke

### Strong Connections

There are strong links to the surroundings. Individual spaces are easily accessible for pedestrians and cyclists, as well as vehicles.

- key public spaces are visible from the movement network
- paths link activities within those public places.
- clear sight lines create a safe environment
- design fosters social connections and cohesion between community members and visitors
- places are hubs for activities in the surrounding region, linking town and country.



Glenorchy Art and Sculpture Park (GASP), TAS

### Sustainability

Development protects local culture and the natural environment, while creating enduring economic benefits for the community and building on existing industry and local expertise.

- development makes use of sustainable materials and building practices, encourages pedestrian and cycle movement and takes advantage of natural light and breezes
- public places are resilient and easily maintained
- strong public organisations linked to the community ensure continuity and improvement of institutions, festivals, parks and cultural activities.



Fogo Island, Canada

### Activation

Diversity of permanent and temporary activities attract a range of ages and demographics representative of the community, both during the day and at night.

- public places take advantage of natural features and key views, with connections back to Ballow Road
- people are encouraged to move and linger on foot and bicycle
- spaces are pleasant to occupy, with sunny and shady places and a range of seating available
- opportunities are taken to capture breezes while providing shelter.



South Bank, Brisbane

### Identity

The place projects a clear and appealing 'brand', rooted in existing local qualities which is both photogenic, memorable and liveable. This brand:

- differentiates Gumpi from other places
- promotes excellence in the community, through business and cultural development
- is immediately associated with festivals, activities, institutions, views, landscape, wildlife and local icons.

### Analysis and Insights

The background technical investigations relating to 'culture and place' have included a contextual review of the Gumpi and the local community, spatial analysis and mapping of a range of overlays, and a review of exemplar case studies from other places that draw parallels to Gumpi.

The analysis has identified there are strong opportunities for Gumpi to become an accessible and extended cultural experience, forming:

- a gateway to Minjerribah and exploration of the Bay Islands/Quandamooka Country
- a sustainable economy based on an intimate relationship with ecology and culture
- a place experience that highlights art and culture
- a focus on education, through existing and future links to institutions like the University of Queensland, alongside informal education through cultural centres, museums, community-based tourism and history trails.



### Key Findings for the Master Plan

Broadly, Gumpi appears to have two overarching opportunities that can be explored through the master plan:

#### 1. Art Stream

Art presents a way for Gumpi to become a distinctive place that visitors will want to experience, rather than pass through to other destinations. A focus upon integrating art within a broad range of development initiatives seeks to provide identity, information and opportunity for economic growth. Creative integration has the opportunity to reinforce a sense of place at every turn.

The art stream has been identified as a relevant consideration for Gumpi on the basis that there is an existing and flourishing artistic community within Gumpi and it provides synergies with the cultural tourism opportunities identified elsewhere in this report.

#### 2. Bay Capital Stream

This opportunity refocused the role of Gumpi to become a stop on the way to other places, acting as the gateway to Minjerribah and, potentially, the Moreton Bay Islands. If this opportunity is pursued, a range of initiatives will be required to encourage the use and perception of Gumpi as a natural gateway to the bay. The opportunity is for Gumpi to become the centre of island tourism in the bay, emphasising Quandamooka, as well as European history.

The bay capital stream idea builds upon Gumpi's central location within the bay region and the ability to provide easy access to a number of destinations within the bay. It also recognises the central role of Gumpi in Quandamooka life.

The above ideas can be mutually supportive: visitors would be more likely to choose Gumpi as a travel hub if they also found the town appealing, and more likely to visit if they could easily reach other destinations.

## Economics and Property

An economic assessment including a high-level review of the economic drivers and demographic profile for the Gumpi study area, and surrounding Minjerribah has been undertaken. This includes an assessment of key market sectors, including tourism, retail and commercial.

### Redland Islands Employment Projections 2016–2036



**1.9% EMPLOYMENT GROWTH FORECAST PER ANNUM\*\***



**185 NEW HEALTH CARE & SOCIAL ASSISTANCE JOBS\*\***



**144 NEW ACCOMMODATION & FOOD SERVICES JOBS\*\***

It is expected that Gumpi has the potential to capture a significant proportion of this future growth given the strength of the region's tourism market and future education facilities and research partnerships.

### Gumpi Tourism 2009–2018



**8.4% INTERNATIONAL VISITOR NIGHTS\***

The wider Redlands and Brisbane regions recorded higher international visitor nights at 21.1% and 62.1% respectively.

### Redland Major Infrastructure Investment Projects



- Minjerribah Futures project
- Toondah Harbour
- Eastern Busway Expansion
- Wienam Creek Marina Redevelopment

### LABOUR FORCE



**371 PERSONS**

**11.86%**  
IN SAND MINING INDUSTRY  
(44 RESIDENTS)



### Key Findings for the Master Plan

The following market opportunities were identified:

- Short-term accommodation
- Sustainable eco-cultural tourism
- A limited offer of quality, flexible office space
- A limited area to be used for a food and beverage offering.

\* Study area – Dunwich Urban Centre / Locality. Source ABS 2016.  
\*\* Study area – Redland Islands. Source QGSO; Urbis.






Based on the economic and property analysis undertaken, the following opportunities are identified for consideration in the master plan.

Use	Existing and projected situation	Preliminary recommendations
 <p><b>Short-term Accommodation</b></p>	<p>Some key observations are:</p> <ul style="list-style-type: none"> <li>Gumpi has a total of approximately 110 camp sites across Adam's Beach and Bradbury's Beach</li> <li>there are currently no hotel, resort or motel style establishments nor are there currently any proposed short-term accommodation facilities</li> <li>there was a total of 146,600 visitor nights modelled for Gumpi in 2019 (includes domestic and international visitors)</li> </ul>	<p>There was an modelled demand of 180 short-term accommodation rooms / sites for Gumpi in 2019.</p> <p>The recommended breakdown of facilities includes a mix of glamping, traditional camping, hotel, cabin and/or backpacker facilities to offer diversification and visitor options.</p>
 <p><b>Eco-Tourism and Educational Tourism</b></p>	<p>The eco-tourism offering on Minjerribah comprises a variety of nature based activities including snorkelling, diving, canoeing, kayaking, stand up paddle boarding, dolphin and whale watching, surfing and sand surfing as well as bird and wildlife spotting. It is noted that:</p> <ul style="list-style-type: none"> <li>many of the nature-based activities do not take place within the geographic boundaries of Dunwich (Gumpi)</li> <li>Dunwich (Gumpi) eco-cultural tourism offering is linked to the history museum and Indigenous tours with local Aboriginal guides</li> <li>various venue options available to host events are not extensively utilised and positioned for maximum benefit.</li> </ul>	<p>Gumpi is well positioned as the arrival point to Minjerribah and to serve as a central departure and operational point for tour operators and eco-tourism products. Appropriately packaging and developing new products and destinations would assist in attracting more cultural tourism interest and benefit the holistic eco-cultural tourism offering. The activities could also be tied into educational experiences for the island.</p>
 <p><b>Commercial</b></p>	<p>There is a very limited commercial office space offering across Minjerribah. Within Gumpi there is a total of approximately 360m<sup>2</sup> of commercial/flexible space of a B-grade or C-grade quality and none of an A-grade quality. The analysis has identified that:</p> <ul style="list-style-type: none"> <li>there is approximately 260 m<sup>2</sup> of vacant office space</li> <li>it is estimated that Gumpi could potentially capture demand for commercial office floorspace equivalent to an increase of approx. 390m<sup>2</sup> by 2022</li> <li>there is potential that some of this demand could be accommodated through redevelopment of existing vacant space.</li> </ul>	<p>Any future commercial space should be designed as a flexible space that could be accommodated by a retail tenancy or commercial office, depending on demand tenant.</p> <p>This has the potential to be co-located with a future short-term accommodation facility to compliment corporate retreats and provide meeting/conference facilities.</p> <p>Any new office/conference space should be developed to an A-grade level.</p>
 <p><b>Retail</b></p>	<p>The analysis suggests there is a current lack of critical mass of residential population within Gumpi to support significant expansion of retail operations, however, this will need to be monitored.</p> <p>The current total retail expenditure of Redland Island SA2 residents is estimated at \$124.4 million and is expected to increase to \$165.2 million by 2028.</p>	<p>A potential retail opportunity could be a waterfront food and beverage offering with some complementary opportunistic tourist spend. This offer could intercept and leverage the tourist thoroughfare and ferry terminal traffic during arrival and departure waiting periods and waterfront destination visitors (locals and tourists) attracted by a high quality food and beverage offering.</p>

## Movement and Connectivity

**Connectivity and movement at Gumpi for all modes of transport, including walking, cycling, public transport and private vehicles, is an area of significant opportunity for the master plan.**

The following provides a high level summary of existing issues identified in relation to the transport network in Gumpi and potential opportunities for interventions that will support future development.

Use	Existing situation	Preliminary Recommendations
 <b>Walking</b>	There is a general lack of pedestrian infrastructure in terms of paths, crossing facilities, connections to key destinations and lack of overall amenity to make walking an attractive option for getting around. This is particularly amplified at the ferry terminals where pedestrians, buses and private vehicle traffic all come together.	There is significant opportunity to improve walking connections and overall pedestrian amenity in key locations in the township and surrounds, in particular around both ferry terminals, the proposed 'Quandamooka Art Museum and Performance Institute (QUAMPI)', the foreshore environment and town centre.
 <b>Cycling</b>	Overall there is a lack of cycle paths and networks (both on-road and off-road), cycling facilities at ferry terminals, segregated cycle lanes or bike lanes (e.g. in shoulder on main thoroughfares leading out of town) and wayfinding signage and maps.	There is an opportunity to make Gumpi and broader Minjerribah a cycling destination through the addition of dedicated cycle pathways including segregated on-street paths and an off-road network/trails connecting key destinations. These activities would be supported by bike hire, bike parking and end of trip facilities.
 <b>Public Transport</b>	There is no central point of information regarding the ferry services for Moreton Bay broadly. The current public transport system is inefficient with a poor level of communication around timetabling and limited integration with other services such as TransLink/go card. Public amenity and passenger waiting environment are consistently poor.	There is potential for a centralised timetable/coordination point for all ferry services within Moreton Bay, which could then be expanded to potential tourist opportunities from central Brisbane. Review of the public transport service is recommended to ensure buses meet every ferry service, improvements are made to passenger information and overall amenity of waiting environments at ferry terminals and bus stops.
 <b>Parking</b>	Parking is a major issue at Gumpi and one that impacts everyone in the community as well as visitors. There is a significant amount of informal parking near both ferry terminals and this is exacerbated during seasonal peak periods. There is no holistic parking management strategy. Prior attempts to introduce parking controls have been met with significant opposition.	There is an opportunity to develop a holistic Car Parking Management Strategy that facilitates the implementation of parking policy that supports the broad visions and objectives of the township. This would need to be supported by a range of complementary transport strategies.
 <b>Multi-Modal/System Wide</b>	Overall there is a lack of affordable transport options at Gumpi. Bus/ferry interchanges are poor and create conflicts between private vehicles, public transport, pedestrians and cyclists. Broadly, there is a lack of alternative transport options (e.g. bike share, car share, share taxi, etc.).	There is an opportunity to develop a "mobility hub" that could include formal facilities for ferry operators, bus/ferry interchange and quality waiting environments.



### Key Findings for the Master Plan

- Lack of pedestrian and cycle infrastructure within Gumpi and connecting to other parts of Minjerribah.
- Current bus operations at One Mile are inefficient and potentially dangerous due to access arrangements.
- Passenger waiting environments at ferry terminals have poor level of amenity.
- Current formal and informal parking arrangements are inadequate, there is a need for a holistic parking management strategy.
- Current bus / ferry interchanges are poor, involving conflicts between private vehicles, public transport, pedestrians and cyclists.

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# Wayfinding

A high level review of the current wayfinding and navigation at Gumpi has been undertaken. Wayfinding and signage will play an important role in exploring ways in which Gumpi will take a local, national and international perspective on its future.

The current wayfinding offer is minimal and as such there is a significant opportunity to explore key wayfinding principles and integrate them into an environmental and experience-based solutions.

## Analysis and Insights

Seven key wayfinding themes and opportunities to support the development of the Gumpi Master Plan have been identified, which include:

1. **Culture and Heritage**
2. **Sense Of Place**
3. **Sense Of Arrival**
4. **Legible Environment**
5. **Sense Of Time**
6. **Signage**
7. **User Needs and Capabilities**



### 1. Culture and Heritage

Signage has the potential to play an important role in fostering awareness and understanding of the Quandamooka People and promoting cultural sensitivity. Opportunities include development of bilingual signage and interpretive signage celebrating both Indigenous and non-Indigenous heritage, and natural history.



### 2. Sense of Place

Making connections between people and places, nature and built form, requires an environment to be clear and understandable. Opportunities explored in development of the master plan include:

- creating a meaningful and authentic sense of place that responds to the needs of the local community, and one that visitors want to explore, experience and share
- utilising and embodying the Indigenous culture, European history and raw natural beauty that is present in the community and on the island to enhance educational, experiential and economic opportunities.



### 3. Sense of Arrival

As Gumpi is the major arrival point to Minjerribah, there is opportunity to amplify and reinforce the arrival experience through placemaking. Opportunities to be explored in development of the wayfinding strategy include:

- commencement of the arrival experience from the ferry departure point in Cleveland. This sets the tone and starts to 'tell the story' of Gumpi as the gateway to Minjerribah
- create a sense of place at the main port of arrival
- utilise sight-lines and views from barges/water taxis to identify key zones for attractions.



### 4. Legible Environment

Whilst there is an established road network in Gumpi, there is an inherent lack of street identity, activation of a "town heart" and infrastructure to support pedestrian movement. Opportunities explored in development of the master plan include:

- develop a consistent street identity and language that amplifies sense of place and provides amenity/infrastructure
- develop a hierarchy of key destinations and places of interest
- consolidate the key places of interest, amenity and tourist information into one accessible precinct.



### 5. Sense of Time

Time equals opportunity when the focus is on improving the experience of waiting. Opportunities explored in development of the master plan include:

- the organisation and identification of destinations will promote an integrated user experience and result in more time spent in Gumpi
- understanding the user journey and integrating wayfinding with environmental and iconic installations will promote lingering in selected public areas
- using directional signage to provide distance and time to destinations encourages users to dwell and experience.



## 6. Signage

A signage suite that becomes a recognisable identification and navigational device provides clarity to people visiting Gumpi and Minjerribah.

Opportunities explored in development of the master plan include:

- the current signage utilised in Gumpi is inconsistent and incoherent
- the consistent and continuous use of Redland City Council signage standards is recommended for street and traffic signage
- there is an opportunity to develop wayfinding signage that supports sense of place whilst working successfully in parallel with council standard signage.



## 7. User Needs and Capabilities

When traveling to Gumpi for the first time, the arrival experience involves listening to instructions from the barge operator whilst looking for clarity of direction for the next step of the journey. Visitors require time to process this journey into Gumpi before being ready to take in additional information regarding their opportunities to experience and explore. Opportunities explored in development of the master plan include:

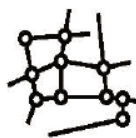
- consider the visitor journey/sequences to understand wayfinding requirements and maximise the window of opportunity to engage and encourage visitors to stay in Gumpi, rather than traveling through to other destinations.

The following principles developed by Kevin Lynch assist in the analysis of how wayfinding and placemaking elements can be interpreted and understood.



### Paths

Linear circulation devices by which people move along roads, paths and trails.



### Nodes

Points or strategic locations that have a concentration of activity or focus, or major intersections of paths.



### Landmarks

Recognisable reference points that aid orientation, for example distinct buildings, urban spaces and memorable works of art.



### Edges

Boundaries, perimeter roads and rivers within the site.



### Districts

Precincts or neighbourhoods with an identifying character.



## Key Findings for the Master Plan

It has been identified that the existing environment at Gumpi can be difficult to navigate, particularly for first time visitors to the island. Therefore, there are many opportunities to improve wayfinding at Gumpi, which can contribute to creating a sense of place; improving the sense of arrival; developing a legible environment and celebrating culture and heritage.

The key master planning considerations and opportunities explored include:

- sense of arrival, route selection and designated trails

- pedestrian and public transport connectivity
- identification of facilities and journey pacing to support increased dwell times for local businesses
- identification of signage needs and legibility
- bilingual Quandamooka and English language signage
- identification of wayfinding constraints through experiential knowledge and investigation of environmental conditions and stakeholder consultation.

# Infrastructure

**An assessment of the existing infrastructure situation regarding water, sewerage, hydraulics and ground geology has been undertaken. It includes a high level overview of the capacity of existing infrastructure and capacity to accommodate potential future growth.**

The assessment shows that whilst there are no major constraints from an infrastructure point of view restricting further development at Gumpi, it is acknowledged that the potential need for upgraded or new facilities will need to be investigated following endorsement of the final master plan.

## Analysis and Insights



### Water and Sewerage

**Water Supply:** Gumpi is supplied with potable water from the SEQ water treatment plant, located to the south of the town. The water treatment plant is currently sustained by adjacent groundwater bores. The groundwater is primarily rainwater, sourced from a sand lens, forming part of the North Stradbroke Island Underground Water Area.

**Water Reticulation:** Gumpi has a fully reticulated water supply system which generally conforms with the SEQ Water Supply and Sewerage Design & Construction Code.

**Sewerage Reticulation:** In about 2015, the Redland City Council undertook to sewer the town and to reline or replace the poor standard original sewers. Gumpi is now fully sewered apart from those properties located only in the elevated Illawong and Rainbow Crescent areas. Those elevated allotments are located on sand and septic tank effluent is readily disposed through soakage trenches. Only a few of the properties which have recently been provided with sewerage services have not yet connected to the new system.

**Sewerage Treatment:** Gumpi town sewage is treated at the Gumpi sewage treatment plant located at the southern end of the town. Treated effluent is pumped to an irrigated soakage disposal area approximately one kilometre inland.



### Hydraulics

Due to the ridgelines located to the east of Gumpi, the township is free of regional flooding. Development will therefore not be influenced by regional flood extents. Despite this, local stormwater run-off needs to be managed through stormwater drainage infrastructure.

While regional flood events do not affect Gumpi, adequate easements or drainage infrastructure is required to manage local storm run-off. High intensity, short duration storm events are more likely to result in inundation related issues at Gumpi.



### Geotechnical

To the east of the master plan area, the underlying geology comprises quartz sand deposited in parabolic sand dunes of Pleistocene age, with slightly older units exposed further eastward.

The north-east portion of the master plan area is underlain by Holocene (recent) unconsolidated sediments, comprising mud, silt and peat; typically deposited in swampy areas.

The coast line south of the existing Junner Street Ferry Terminal is underlain by tidal deposits such as sand, gravel and mud. These deposits may be underlain by Pleistocene sand dunes.

The north-east section of the master plan area (near the Dunwich State School) is underlain by colluvial materials, probably from collapsed sand dunes.



## Recommendations

### Water Supply

The Gumpi water demand (twelve months to September 2018) is 148 ML with an average use of 0.41 ML/d. The groundwater entitlement is 500 ML/annum and the treated water capacity is 1.20 ML/d (i.e. there is a large surplus in both raw and treated water supply capacity). The groundwater is sourced from naturally collected rainwater and contained as a freshwater lens and is largely free from both natural and man-made organics and other contaminants.

### Water Reticulation

The Gumpi water infrastructure was augmented in about 2010 to supply a projected 2025 community size of 1,671 people. The existing population is approximately 1,100 people. There is a general capacity to meet growth in demand within the existing system.

### Sewerage Reticulation

Gumpi's sewerage infrastructure has recently been expanded to cover most of the town area apart from the elevated Illawong and Rainbow Crescent areas. That sewerage extends to the northern extent of Gumpi and could receive some additional flows from a potential new development to the north of Gumpi, before augmentations would be required to the transfer system through to the southern sewage treatment plant.

### Sewerage Treatment

The Gumpi Sewage Treatment Plant is operating at near its design parameters, but it has been assessed that it has capacity to accept sewage from about another 200 people. Assessment of the treatment plant's performance has been based on single monthly grab samples and appears to show that the treatment plant is performing well within its discharge requirements. A more detailed monitoring programme might show that the treatment plant has capacity to treat significantly more than the 200 people.

### Hydraulics

There is an opportunity to allow for increased subdivision and development (and a resulting increase in stormwater run-off) through forward planning of drainage infrastructure. This will likely include improving stormwater drainage infrastructure when the asset requires replacement or significant maintenance.

Future development should avoid areas where local inundation has been identified. It will also be required that future developments mitigate any potential impacts on stormwater discharge characteristics from their sites. This may mean that stormwater detention or treatment is required in order to prevent increases in peak discharge from site or contamination of stormwater run-off.

Any development along the coastline or within the storm tide hazard areas will need to be managed to ensure consistency with the outcomes of the coastal hazard assessment (currently under preparation).



## Key Findings for the Master Plan

The analysis shows there are no major constraints resulting from water infrastructure, sewage infrastructure, hydraulics and ground geology that restrict future development at Gumpi.

However, the capacity of existing infrastructure to accommodate growth will need to be examined in further detail once the final master plan has been endorsed and the scale and location of any specific development opportunities are known.

## Planning and Land Use

An assessment of the current planning context has been carried out, the findings of which identify the relevant policy and legislative frameworks to inform the master planning of Gumpi.

### Analysis, Insights and Recommendations

#### Regional Planning

The regional plan for South East Queensland (SEQ), *Shaping SEQ: South East Queensland Regional Plan 2017* establishes the framework for working with Aboriginal and Torres Strait Islanders in planning within the SEQ region. It recognises the importance of engaging with Aboriginal and Torres Strait Islanders and respecting and reflecting their culture in planning for the region (see excerpt below). The supporting strategies highlight the need to appropriately recognise and reflect economic and social needs and the rights of Traditional Owners in planning for communities.

#### Element 1: Aboriginal and Torres Strait Islander peoples

Aboriginal and Torres Strait Islander peoples are engaged and their culture is respected and reflected in planning for the region	Strategies:
	1. recognise and reflect the economic and social needs of Aboriginal and Torres Strait Islander communities in land use planning through consultation and engagement with those communities
	2. recognise and reflect the procedural rights of Traditional Owners to be consulted at the outset and involved in land use planning for matters that may affect their rights
	3. engage Traditional Owners to enable their cultural knowledge and connection to land and seascapes to be included in planning for communities and the sustainable management of cultural and natural resources (Map 5a and Table 11a).

*Shaping SEQ: South East Queensland Regional Plan 2017 - Goal 4, Element 1*



View of One Mile Ferry Terminal

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Under Shaping SEQ, significant residential or urban development is not envisaged within Gumpi, however, certain types of tourism activity, community facilities, sport and recreation, and limited industrial, commercial and retail activity may be possible. It is recognised that Gumpi will continue to play an important role into the future as the gateway and arrival point to Minjerribah and as a town rich in heritage and culture.

#### Local Planning

Redland City Council introduced a new planning scheme, Redland City Plan, which commenced on 8 October 2018 and was last amended (to Version 5) in November 2020. The new planning scheme made some subtle changes to the development intent across Gumpi. The changes allow for broader range of land uses within Gumpi, including a more diverse range of accommodation options and increased opportunities for short-term accommodation.

### Planning Opportunities

The planning assessment includes consideration of planning requirements over key development and future opportunity sites. The potential development opportunities sites are identified as:

- sites that are identified for existing Minjerribah Futures projects
- waterfront locations
- Sibelco sites that may no longer be utilised following the cessation of mining
- government-owned sites
- large land holdings.

Potential development opportunities for these sites have been considered as part of the master planning process.

The map on the following page shows the existing zones that apply under the current planning scheme (Redland City Plan).



### Key Findings for the Master Plan

Existing planning requirements that apply throughout Gumpi have been considered through the preparation of the Gumpi Draft Master Plan.

The Gumpi Draft Master Plan introduces some ideas that may require subsequent changes to planning requirements, particularly at the local government level. This will be considered through a separate process (refer to the implementation strategy in this document for further details) to give effect to the master plan.





## Attachment 2

### Council Response to Draft Dunwich Goompi Master Plan 2019

Council recognises the significant work undertaken to date in progressing the draft Dunwich Goompi Master Plan. However, Council is of the view a number of matters require further consideration and agreement. These matters can be summarised as follows:

- **Proposed Implementation Plan** – Currently the draft plan incorporates a significant program of investigations that will be required to be undertaken to progress the majority of key projects identified in the master plan. The scope of these investigations are significant and generally have been identified for completion in the short to medium term. It is critical that lead responsibility for undertaking these investigations are agreed and incorporated into the draft plan prior to its public release. In addition, where possible, indicative costings and lead responsibility to deliver key projects should also be identified.

Without this level of detail there is concern the draft master plan may identify future projects/uses that are either technically or financially not capable of being delivered or potentially creating a community expectation that delivering the Goompi Master Plan is the responsibility of a future Council and hence Redlands ratepayers.

A better understanding of the estimated costs to undertake the program of investigations to progress key projects as well as indicative costs of the project themselves is critical in enabling Council, the State Government and the broader community to determine the financial viability of delivering the draft master plan. Ensuring the community is fully informed upfront as to who is responsible for undertaking the further investigations and key projects is also essential.

- **Further investigation and planning of the barge and ferry terminals** – Ensuring the delivery of a sustainable, efficient and integrated barge and ferry terminal is a critical organising element of the master plan and essential to the success of the NSI Economic Transition Strategy and the transition from a mine based to a tourism based economy.

Currently the draft master plan includes a land use concept layout for the Junner Street terminal. However, the plan also notes a significant amount of further technical investigation and planning work that would need to be undertaken to determine whether the concept layout is capable of being delivered. Recognising the significance of the barge and ferry terminal these investigations need to be prioritised and to the greatest extent practicable incorporated into the final master plan. As a minimum it is expected that the State Government would at least commit to completing the necessary investigations to support a new terminal in the short term.

- **Future use of current mining lease areas and sand loading facility** – the lease areas and loading facilities are all identified as key sites within the master plan area. A full understanding of the current condition, necessary rehabilitation works and suitability to accommodate alternative uses is critical prior to the identification of alternative land uses in the draft master plan. In this regard it is understood the Department of Natural Resources Mines and Energy are in the process of undertaking a series of land contamination investigations across Dunwich and the Island. It would appear prudent to delay the public release of the master plan until these studies are further progressed. This will ensure there is a better understanding of the extent of contamination and potential rehabilitation costs and responsibilities and whether proposed alternative land uses on key sites are financially viable to establish.
- **One Mile Structure Plan** – The original intent of the Dunwich Goompi Master Plan was to also prepare and deliver a structure plan for the One-Mile community. This was expected to include the identification of future infrastructure upgrades and a funding model to support the delivery of this infrastructure. It is important that the State Government continues to commit to

## Attachment 3 Council response to draft Dunwich Goompi Master Plan

addressing and delivering the critical services and infrastructure to support the One-Mile community. This commitment should be included in the draft Dunwich Master Plan prior to its public release.

- **Lack of clarity regarding next steps in the master planning process** – Currently the State Government’s North Stradbroke Island Economic Transition Strategy lists the Department of State Development, Manufacturing, Infrastructure and Planning as project lead for the Goompi Master Plan, with Council and QYAC listed as project partners.

As project partners, Council officers have to date been involved in a limited number of steering committee meetings and Council has not had any formal opportunity to consider its position on the draft Plan. Moving forward greater clarity is required with regards the next steps in the master plan and how and when Council will be involved in finalising the plan.

### **Attachment 3**

#### **Council Response to Draft Dunwich Gumpi Master Plan 2020**

Council recognises the work undertaken to date in progressing the draft Dunwich Gumpi Master Plan. While Council is supportive of the work being undertaken, many of the matters raised in Council's previous submission remain unresolved and to date are yet to be incorporated into the draft Master Plan. While Council maintains these matters should be addressed before the Dunwich Gumpi Master Plan is finalised, it does not object to the release of the draft Dunwich Gumpi Master Plan for the purpose of community consultation subject to the following:

- The draft Dunwich Gumpi Master Plan is amended prior to community consultation to recognise there are currently no funding commitments to implement the draft Master Plan and significant State and/or Federal Government funding commitments will be necessary if key public infrastructure projects, including upgrades to existing public ferry and barge terminals and foreshore improvements are to be delivered;
- The initial project costings are released as part of the supporting material made available for community consultation on the draft Master Plan;
- Following community consultation, Council maintains its position that until a detailed implementation plan is completed, that identifies lead agency responsibility, indicative costings, funding sources and delivery time frames, it will be unable to support the finalisation of the Dunwich Gumpi Master Plan.

In regards to matters previously raised by Council, the following provides an update on Council's position regarding these matters.

- **Proposed Implementation Plan**

Currently the draft Master Plan incorporates a significant program of investigations that will be required to be undertaken to progress the majority of key projects identified in the Master Plan. The scope of these investigations are significant and generally have been identified for completion in the short to medium term. As consistently raised by Council throughout the planning process, it is critical that lead responsibility for undertaking these investigations are agreed and incorporated into the Master Plan prior to it being finalised. In addition, where possible, indicative costings, timings and lead responsibility to deliver key projects must also be identified. For clarity, Council does not support the removal of timeframes for the delivery of key master plan initiatives from the Implementation Strategy.

- **Further investigation and planning of the barge and ferry terminals**

Ensuring the delivery of a sustainable, efficient and integrated barge and ferry terminal is a critical organising element of the Master Plan and essential to the success of Minjerribah Futures and the transitioning of the island economy from a sand mining based economy to a tourism based economy.

Council's previous submission on the draft Master Plan noted the need for the further technical studies and planning work to be completed as a matter of priority to determine

whether the conceptual Junner Street layout is capable of being delivered. It is understood that no further investigations have been undertaken to confirm the concept layout is able to be delivered or is sufficient to cater for future passenger numbers, vehicle movements or parking requirements in close proximity to the terminal. Recognising the significance of the barge and ferry terminal to the achievement of Minjerrabah Futures and Dunwich Gumpi, Council maintains its position that further investigations and planning work needs to be prioritised and to the greatest extent practicable incorporated into the final Master Plan.

- **Future use of current mining lease areas and sand loading facility**

The mining lease areas and loading facilities are all identified as key sites within the Master Plan area. Council's previous submission on the draft Master Plan noted that a full understanding of the current condition, necessary rehabilitation works and suitability of sites to accommodate alternative uses is critical prior to the identification of alternative land uses in the draft Master Plan.

It is understood the Department of Natural Resources, Mines and Energy (DNRME) are in the process of undertaking a series of land contamination investigations across Dunwich and the Island. Council maintains its position that these investigations should be sufficiently progressed to ensure there is a good understanding of the extent of contamination, potential rehabilitation costs and responsibilities and whether the proposed alternative land uses on key sites are financially viable to establish prior to the master plan being finalised.

- **One Mile Structure Plan**

The original intent of the Dunwich Gumpi Master Plan was to also prepare and deliver a structure plan for the One-Mile community. This was expected to include the identification of future infrastructure upgrades and a funding model to support the delivery of this infrastructure.

At the most recent Steering Committee in July 2020, the State informed Council and QYAC that no further progress has been made on a detailed structure planning of One-Mile and that planning consultants have prepared a concept infrastructure servicing plan for One-Mile including an estimate of delivery costs.

It is critical that the State Government continues to commit to addressing and delivering the critical services and infrastructure required to support the One-Mile community at no cost to Council or the broader community. This commitment should be included in the draft Master Plan prior to any public release.

- **Funding to deliver key master plan initiatives**

Importantly the Master Plan does not propose to significantly increase development entitlements within Dunwich and is more focused on delivering important public infrastructure upgrades and specific projects. As such, there is very limited scope for infrastructure and other upgrades to be provided as part of any major new development proposals. For the Master Plan to be realised it will almost certainly require substantial government funding.

Recognising Dunwich's (Gumpi) critical role as the arrival and departure point of the Island as well as the unprecedented economic challenges facing NSI (Minjerribah) more broadly with regard to the cessation of mining in 2019 and the anticipated economic downturn resulting from the unfolding COVID-19 pandemic, it is essential that the State Government commits to allocating funding to facilitate delivery of the key initiatives within the draft Master Plan.

A funding commitment from the State Government would not only provide confidence in the community that key Master Plan initiatives will be delivered, it will also underpin economic recovery and NSI's transition from a mine based economy to a tourism based economy.

While, as previously noted Council is prepared to support the public release of the draft Dunwich Gumpi Masterplan for community consultation subject to the inclusion of additional information, it maintains its view that a detailed implementation plan identifying lead agency responsibilities, indicative costings, funding sources and delivery time frames should be completed prior to the finalisation of the Dunwich Gumpi Master Plan.

## **Attachment 4**

### **Redland City Council – Submission on the Draft Gumpi (Dunwich) Master Plan - August 2021**

As noted through previous Council submissions on the draft DGMP, Council recognises and is supportive of the master planning work that has been undertaken so far for Gumpi (Dunwich). While Council is supportive of the work being undertaken, Council is concerned that matters previously raised through Council submissions in August 2019 and August 2020 have not been incorporated into the draft Gumpi (Dunwich) Master Plan (GDMP) that has now been released for community consultation. As consistently raised by Council throughout the GDMP process, Council maintains its position that all of these matters should be addressed prior to the GDMP being finalised.

The following provides an update on Council's position regarding these key matters:

#### **Detailed Implementation Plan**

The draft GDMP incorporates a significant program of investigations that will be required to be undertaken to progress the key projects identified in the draft GDMP. Despite previous Council submissions and on-going representations by Council officers, it is noted that a detailed implementation plan identifying lead agency responsibilities, indicative costings, funding sources and delivery timeframes is still to be prepared and incorporated into the draft GDMP, nor have any reference been included in the draft GDMP to acknowledge that there are currently no funding commitments to implement the GDMP.

Consistent with Council's previous submission, Council will be unable to support the draft GDMP until such time that a detailed implementation plan identifying lead agency responsibilities, indicative costings, funding sources and delivery timeframes has been prepared and incorporated into the GDMP.

#### **Further investigation and planning of the barge and ferry terminals**

Ensuring the delivery of a sustainable, efficient and integrated barge and ferry terminal is a critical organising element of the GDMP and essential to the success of State Government's economic transition strategy (Minjerribah Futures).

Council's previous submissions on the draft GDMP noted the critical need for further technical studies and planning work (some of which are identified in the draft GDMP) as needing to be completed as a matter of priority to determine whether the concept for Junner Street layout is capable of being delivered.

The draft GDMP released for consultation proposes to retain the barge ramp and vehicle queuing area in its current location with a new passenger ferry terminal, retail and commercial tenancies, as well as a bus pick up and set down on the former loading facility located to the south. Council are not aware of any further detailed technical analysis having been undertaken to determine whether this concept layout can be delivered. In addition, it is also unclear whether the layout is sufficient to cater for future vehicle movements, ferry passengers or parking requirements in close proximity to the terminal.

Recognising the importance of the barge and ferry terminal upgrade to realising the goals and objectives espoused in the Minjerribah Futures document, Council's maintains its position that

the further investigations and planning analysis must be progressed and incorporated into the GDMP before it is finalised.

#### **Future use of current mining lease areas and sand loading facility**

The mining lease areas and former loading facilities are all identified as key sites within the draft GDMP. Council's previous submissions have noted that a full understanding of the current condition, necessary rehabilitation works and suitability to accommodate alternative uses is critical prior to the identification of alternative land uses in the draft GDMP.

It is understood the Department of Natural Resources, Mines and Energy (DNRME) have been undertaking a series of land contamination investigations across Dunwich and NSI. However, only limited information has been provided to Council. Council's view is these investigations need to have been sufficiently progressed to ensure there is a detailed understanding of the extent of contamination, potential rehabilitation costs and responsibilities, and whether the proposed alternative land uses on key sites are financially viable to establish prior to the GDMP being finalised.

#### **One-Mile Structure Plan**

The original intent of the GDMP also included the preparation and delivery of a structure plan for the One-Mile community. This was expected to:

- Establish an appropriate land use plan for the area, which addressed identified risks such as bushfire, flood and environmental values, while recognising the aspirations of the Quandamooka people for the site;
- Identify required infrastructure requirements as well as indicative costings and a funding model for its delivery;
- Establish arrangements to allow existing structures to be progressively upgraded to contemporary standards;
- Incorporate an appropriate consultation program with the Quandamooka people and the broader NSI community in regards to planning investigations of the One Mile site.

At the project steering committee meeting in July 2020, State officers informed Council and QYAC that it had not been able to progress detailed structure planning of One-Mile. However, it was advised the State remained committed to developing an infrastructure servicing plan with standard infrastructure to service One-Mile, including an estimate of delivery costs. Both QYAC and Council reaffirmed the importance of addressing the requirements of the agreed project plan. It was further noted the development of an infrastructure servicing plan should consider both standard infrastructure solutions and alternative site specific infrastructure servicing solutions and include not only estimated delivery costs but an appropriate infrastructure model for its delivery.

Since the last project steering committee in July 2020, no further advice has been received from the State on what progress it may have made in regards to its infrastructure investigations.

Council's view is it is essential the State Government acknowledges its obligation and commits to the identification and delivery of the critical services and infrastructure requirements required to support the One-Mile community at no cost to Council or the broader Redlands community. It is also essential that the State put in place an appropriate statutory framework to ensure the existing unregulated structures on the site can, over an agreed timeframe, be

brought up to a standard which is in compliance with Queensland planning, building, environmental health and safety legislation.

Council will not be able to support the GDMP being finalised until the State reaffirms its obligations to deliver critical services and infrastructure requirements for One-Mile residents and a framework to ensure all structures at One Mile satisfy Queensland planning, building, environmental health and safety legislation.

**Funding to deliver key Master Plan initiatives**

Council indicative cost estimates to deliver five (5) of the catalytic projects identified in the GDMP is in the order of \$100 million. Important considerations with master plan project costings include:

- The costings are only for five (5) of the catalytic implementation projects and there will be additional costs associated with other elements of the draft GDMP.
- Significant further investigations and planning work is required to more accurately understand potential delivery costs, as well as the on-going costs of management and maintenance.
- Some critical infrastructure upgrades required to make the Junner Street ferry terminal an 'all weather' facility (e.g. breakwaters) are yet to be accounted for in the indicative costings.

Importantly, the draft GDMP does not propose to significantly increase development entitlements within Dunwich and is more focused on delivering improved public infrastructure upgrades and specific projects. As such, there is very limited scope for infrastructure and other upgrades to be provided as part of any major new development proposals. For the GDMP projects to be delivered, it will almost certainly require substantial government funding commitments.

In recognition of Gumpi (Dunwich) critical role as the arrival and departure point of NSI as well as the significant economic challenges facing Minjerribah North Stradbroke Island resulting from the cessation of mining, it is considered essential that the State Government commits to funding the delivery of the key initiatives within the GDMP.

A funding commitment from the State Government would not only provide confidence in the community that key initiatives will be delivered, it will also underpin economic recovery and NSI's transition from a mine based to a tourism based economy.

## 14.2 TEMPORARY LOCAL PLANNING INSTRUMENT (TLPI) NO.2 OF 2020 (QUANDAMOOKA LAND ASPIRATIONS AREA)

**Objective Reference:** A5603099

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

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

**Report Author:** Brett Hookway, Senior Strategic Planner

**Attachments:**

1. Cr Mitchell to Hon Cameron Dick MP TLPI NSI [↓](#)
2. CEO letter to State re TLPI [↓](#)
3. Minister Letter to Council [↓](#)
4. Ministerial Direction [↓](#)

### PURPOSE

To consider a Ministerial Direction, dated 27 July 2021, requiring Council to amend its City Plan to reflect the State Government's Temporary Local Planning Instrument No.2 of 2020 (Quandamooka Land Aspirations Area) (the TLPI).

### BACKGROUND

A report to Council's General Meeting on 7 October 2020 titled 'North Stradbroke Island (Minjerribah) Temporary Local Planning Instrument' (item 14.5) provides detailed background information on the release of the State Government's TLPI and the Planning Minister's proposed Ministerial Direction for Council to amend its City Plan to reflect TLPI No.2 of 2020. A chronology of events that have occurred since the TLPI commenced and the proposed Ministerial Direction was issued are summarised below:

**14 September 2020** – The Planning Minister gazetted the TLPI. The TLPI applies to 25 land parcels covering 94 hectares on Minjerribah/North Stradbroke Island and suspends and affects the operation of the City Plan over these parcels of land. The TLPI:

- Provides an interim policy response to facilitate development on land within the Quandamooka Land Aspirations Area on Minjerribah/North Stradbroke Island.
- Recognises the current zoning of the Quandamooka Land Aspirations Area does not facilitate development consistent with the aspirations of the Quandamooka People.
- Recognises the cultural, economic and social wellbeing of the Quandamooka People who are the traditional Native Title owners of the land and waters that make up Minjerribah/North Stradbroke Island.
- Facilitates development on land within the Quandamooka Land Aspirations Area in accordance with the zones identified in the TLPI.
- Has effect as if the land in the Quandamooka Land Aspirations Area was in the zone identified in the TLPI for the purposes of the City Plan.
- Identifies development and assessment categories and additional assessment benchmarks which apply to the zones identified in the TLPI.

Through a letter, dated 11 September 2020, the former Planning Minister also advised Council that in accordance with section 26 of the *Planning Act 2016*, he was considering exercising his ministerial powers to require council to amend its City Plan to reflect the TLPI.

**29 September 2020** – The Councillor for Division 2 made a submission to the Planning Minister, on behalf of Councillors, on the TLPI and the Minister's Notice of Intention to direct Council to amend its City Plan (Attachment 1). The submission noted Council's support for the Quandamooka Peoples land aspirations on Minjerribah/North Stradbroke Island and made a number of suggestions to help facilitate a transparent and collaborative process. Key suggestions included:

- Potential City Plan amendment processes
- Ensuring opportunity for community consultation on the proposed zone changes
- Potential conflicts between TLPI zoning and documented land constraints
- Critical need for infrastructure requirements to support the island's future

**7 October 2020** – A report on the TLPI was presented to Council at its General Meeting (item 14.5). In response, Council resolved to authorise the Chief Executive Officer to send a copy of the report to the State Government and to seek a response on the issues raised with regard to future public consultation, conflicts with documented land use constraints, strategic planning and infrastructure requirements for Minjerribah/North Stradbroke Island. A copy of Council's letter is attached (Attachment 2).

**May/June 2021** – Through regular State and Council officer meetings, State officers advised that Council would soon receive Ministerial Direction to amend the City Plan to incorporate the TLPI as a major amendment to City Plan.

**27 July 2021** – Council receives a Ministerial Direction from the Deputy Premier and Minister for State Development, Local Government, Infrastructure and Planning directing Council to amend its City Plan to incorporate the TLPI land zonings (Attachment 3 and 4).

## ISSUES

On the 27 July 2021, the Minister issued a Ministerial Direction to Council to undertake amendments to the City Plan to align with the previously gazetted TLPI. As noted in the background section of this report, the divisional Councillor made a submission to the Planning Minister on behalf of Councillors on the TLPI and the Minister's Notice of Intention to direct Council to amend its City Plan. The submission noted Council's support for the Quandamooka Peoples land aspirations on Minjerribah/North Stradbroke Island and made a number of suggestions to help facilitate a transparent and collaborative process. It is noted Council did not receive any response to this correspondence.

In accordance with the direction Council is required to undertake the following actions:

- Give notice of its proposed amendments to the planning scheme under section 18(2) of the *Planning Act 2016* to the Chief Executive administering the Planning Act, within six months of the date of this notice.
- Undertake the amendment to City Plan, to be in effect within two years of the date that the TLPI took effect (14 September 2022).

At this stage it is recommended Council commence the preparation of the proposed amendment for submission to the Chief Executive. It is expected this will take approximately three (3) months to complete. At the time the amendment is submitted it is recommended that further clarity is sought on the statutory public consultation required to be undertaken to support the proposed major amendment. In particular, it is Council officer's understanding that the land use outcomes in the Ministerial Direction are reflective of binding State Government commitments to QYAC.

In such circumstances it is unclear what scope Council may have to duly consider all properly made submissions on their merits.

Depending on the further advice received from the State, it may be appropriate for the State to take an active role in the public consultation and consider taking responsibility for reviewing and commenting on all submissions received during this period.

In addition, as raised in previous correspondence it is recommended that at the time the draft amendment is submitted, Council seeks a commitment from the State to undertake a comprehensive coordinated community consultation exercise which clearly articulates the State Government's strategic plan for Minjerribah/North Stradbroke Island and outlines how it intends to accommodate the land use aspirations of the Quandamooka people and deliver on its economic transition commitments.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

On 27 July 2021 Council received a Ministerial Direction from the Deputy Premier and Minister for State Development, Local Government, Infrastructure and Planning directing it to amend its City Plan to reflect Temporary Local Planning Instrument No.2 of 2020 (Quandamooka Aspirations Area).

Should Council not comply with the Ministerial Direction the Minister may, in accordance with Section 26 (7) of the *Planning Act 2016*, take the action and recover any expense the Minister reasonably incurs in taking the action from the local government as a debt.

### **Risk Management**

There are no significant risks associated with commencing a City Plan amendment in accordance with the Ministerial Direction.

### **Financial**

The processing of the amendment to City Plan will be funded through existing operating budget and there are no additional financial implications resulting from this report.

### **People**

Officers from Council Strategic Planning Unit will need to prepare City Plan amendment for submission to the State Government within 3 months of this report. It is expected this workload can be met by existing staff resourcing within the team.

### **Environmental**

It is noted that a number of sites are identified as being affected by a range of constraints including containing environmental values, flooding constraints and other hazards. These matters have been raised with the State Government by Council officers and members of the public. To date the State Government has not provided copies of or information on the State Interest Review process understood to have been undertaken before the TLPI was commenced. Making this information publicly available may help Council and the community to understand how the zonings applied through the TLPI zonings have been determined.

## Social

The TLPI provides an opportunity to improve social and community outcomes across Minjerribah/North Stradbroke Island.

The achievement of these improvements though requires upfront State Government commitment, State Government funding and transparent consultation and engagement with the Redland's community to achieve the outcomes being sought.

## Human Rights

There are no known human rights that may be affected by the recommendation of this report. It is expected the amendment process the Minister has directed Council to commence will include a formal community consultation process and provide members of the community with opportunity to raise any issues in response to the proposed amendment.

## Alignment with Council's Policy and Plans

The TLPI has been commenced by the State Government and the Minister has now directed Council to amend its City Plan to incorporate the TLPI. Recognising Council is following Ministerial direction it is difficult to ensure alignment with Council's policies and plans. Through the amendment process Council can advocate to the State Government for necessary services and funding to enhance social, cultural, environmental and economic outcomes in the City consistent with Our Future Redlands – A Corporate Plan to 2026 and Beyond City Leadership Objectives.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Council received Ministerial direction on 28 July 2021 and therefore limited consultation was able to be undertaken. Relevant Council areas have, however, previously been made aware of the TLPI and Minister's intention to direct Council to amend its City Plan to incorporate the TLPI.		
General Counsel	17 September 2020	Noted the TLPI commenced by the State
ILUA land Use Planning Sub-Committee	Discussed at quarterly sub-committee meetings	The TLPI and Ministers intention to direct Council has been discussed with attendees at the internal ILUA land use planning sub-committee

## OPTIONS

### Option One

That Council resolves as follows:

1. To note the Ministerial Direction from the Deputy Premier and Minister for State Development, Local Government, Infrastructure and Planning directing Council to amend its City Plan to reflect Temporary Local Planning Instrument (TLPI) No. 2 of 2020 (Quandamooka Land Aspirations Area).
2. To submit the draft amendment to the Chief Executive administering the *Planning Act 2016* within three months and seek clarity on statutory public consultation required to be undertaken to support the proposed major amendment.
3. To seek a commitment from the State to undertake a comprehensive coordinated community consultation exercise which clearly articulates its strategic plan for Minjerribah and outlines how it intends to accommodate the land use aspirations of the Quandamooka people and deliver on its economic transition commitments.

### Option Two

That Council resolves as follows:

1. To advise the Planning Minister that it does not intend to amend its City Plan to align with Temporary Local Planning Instrument (TLPI) No. 2 of 2020 (Quandamooka Land Aspirations Area) as indicated in the Ministers Direction notice dated 27 July 2021.

## OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To note the Ministerial Direction from the Deputy Premier and Minister for State Development, Local Government, Infrastructure and Planning directing Council to amend its City Plan to reflect Temporary Local Planning Instrument (TLPI) No. 2 of 2020 (Quandamooka Land Aspirations Area).
2. To submit the draft amendment to the Chief Executive administering the *Planning Act 2016* within three months and seek clarity on statutory public consultation required to be undertaken to support the proposed major amendment.
3. To seek a commitment from the State to undertake a comprehensive coordinated community consultation exercise which clearly articulates its strategic plan for Minjerribah and outlines how it intends to accommodate the land use aspirations of the Quandamooka people and deliver on its economic transition commitments.



## From your Council Representative

### Councillor Peter Mitchell

Representing Division 2 – Cleveland/North Stradbroke Island

General inquiries 07 3829 8999  
Council after hours 07 3829 8999  
  
Business hours 07 3829 8607  
Mobile 0412 638 368  
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Our Ref: PM:sw  
File no: A4886740

28 September 2020

Hon Cameron Dick MP  
Treasurer  
Minister for Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Minister,

As Division 2 Councillor for North Stradbroke Island (Minjerribah) I provide the following submission in response to your 11 September 2020 letter to Redland City Council regarding the Temporary Local Planning Instrument No 02 of 2020 – Quandamooka Land Aspirations Area (TLPI) and your intention to direct Council to amend the Redland City Plan 2018 to reflect the zonings and respective assessment criteria of the TLPI.

This submission has been written in consultation with Council officers and my fellow Councillors, who all share my commitment to supporting the future of Minjerribah. To that end Council has always believed a collaborative and transparent approach that provides a clear vision for the island is the best way to ensure the community is engaged as part of the island's future and the following submission is based on this commitment.

I acknowledge the issuing of the TLPI and your intended Ministerial Direction are designed to facilitate the land aspirations of the Quandamooka People on Minjerribah as supported by the 2011 Federal Court Native Title determination and subsequent Indigenous Land Use Agreement (ILUA). As mentioned above, I am very supportive of the Quandamooka People's aspirations and the importance of having access to their traditional land to achieve these aspirations. I am equally supportive of the broader island community and their aspirations and this submission is designed to support the future of the community as a whole by making a number of suggestions to help facilitate a transparent and collaborative process.

#### **1. The potential impact of the TLPI and Ministerial Direction on the City Plan Amendment Process**

The process of amending Council's City Plan is outlined under Part 4 of the Minister's Guidelines and Rules including the requirement to publicly notify the proposed amendment, giving the community a chance to provide submissions.

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Council has previously received Ministerial Conditions to 'upzone' a number of lots on North Stradbroke Island to facilitate the land aspirations of the Quandamooka People. This earlier Ministerial Direction was received after Council had requested approval from the Minister to commence our new City Plan (following public submission of the draft City Plan). The requirement to upzone six lots on the Island was not preceded by a TLPI and as such I question why a TLPI was considered necessary in the most recent rezoning request. The TLPI effectively rezones the 25 properties effective immediately, meaning applications can be made now, despite Council not yet commencing the City Plan amendment process.

I am concerned that the TLPI effectively usurps the amendment process and creates an expectation before the community has had a chance to have its say. I am further concerned that if public submissions raise concerns about the rezoning of these properties, it will create a conflict between the TLPI and Council's requirements under the City Plan Amendment process as outlined in the Minister's Guidelines and Rules.

One potential suggestion to alleviate these concerns would be to not progress applications over any of the identified properties until after the City Plan amendment process has been completed, giving the community the confidence that no development will be undertaken until they have had a chance to have their say through the amendment process.

## ***2. Council position regarding State Government direction/options to facilitating land aspirations***

The State Government has previously indicated (at an officer level and via correspondence from Ministers) that Council could facilitate the rezoning of this land via a City Plan amendment process. Council has always maintained that to ensure transparency Council would undertake such an amendment if directed by the Minister (under Division 3 of the Planning Act 2016). In issuing this Ministerial Direction there would be a requirement to publicly advertise it on the State Government's website, providing greater transparency for the community.

Council's position was also reflective of the fact that the subject land is covered under a confidential State Government ILUA, and hence it is incumbent on the State Government to take the necessary action to ensure both transparency with the community and deliver on its commitments as set out in its confidential ILUA with the Quandamooka people.

It is widely believed there are future requests yet to come from the State Government with respect to rezoning other land under the State ILUA and I would encourage the State Government to adopt a more collaborative and transparent process for any future land transfers and commit to working with all parties to achieve this.

## ***3. Concerns about assessment process post city plan amendment***

I note your public comments that Council will be the assessor of any applications received on these properties. While it is acknowledged these assessments will be undertaken as required under State Government planning legislation, it is also acknowledged that some of these properties have a number of planning constraints, including flood, storm tide and vegetation overlays. These constraints are reflected by the fact that many of the 25 properties identified in the TLPI are currently included in the conservation zone under Council's City Plan.

### **5. Infrastructure required to support the island's future**

While North Stradbroke Island has a relatively small population, its natural beauty sees the population increase dramatically during peak tourism season. The island's fluctuating population places significant pressure on infrastructure such as waste water treatment facilities, which are already at capacity. The rezoning of land included under the State Government TLPI provides potential new opportunities for tourism, community and residential projects, which will, most likely require upgrades to existing community infrastructure. To support the future of the island by planning for the upgrade of this infrastructure, Council requires a clear understanding and information about what may be planned both on these properties and across the Island more broadly.

Further, delivering infrastructure on a sand island brings with it added complications and added costs. Redland City (including our islands) are currently classified as part of Metropolitan Brisbane, under State Government grant eligibility, which means they are not eligible for State Government regional grants. This fails to recognise the isolation challenges of our islands and Council has consistently advocated for our islands to be classified as regional under State Government grant allocations, which would provide increased funding for the infrastructure needed to support the future of the island. The request for State funding to support the transition of North Stradbroke Island has been made on a number of occasions to the State Government, including in a letter tabled during a North Stradbroke Island Ministerial Forum.

Thank you for considering this submission. If I can be of any further assistance or provide any further information please do not hesitate to contact me.

Yours sincerely



Cr Peter Mitchell  
Councillor for Division 2



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17 November 2020

Contact: Strategic Planning Unit

Honourable Steven Miles MP  
Deputy Premier and  
Minister for State Development, Infrastructure, Local Government and Planning  
GPO Box 611  
BRISBANE QLD 4001  
[treasurer@ministerial.qld.gov.au](mailto:treasurer@ministerial.qld.gov.au)

Dear Deputy Premier

Firstly, I would like to congratulate you on your new Portfolio and look forward to working closely with you and your Department as Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning.

I write in relation to the State Government's Temporary Local Planning Instrument 02/2020 – Quandamooka Land Aspirations Area (the TLPI).

Following the commencement of the TLPI, Redland City Council (Council), at its General Meeting on 7 October 2020, considered a report (Attachment 1) setting out relevant background information to the release of the TLPI.

I am writing to advise that in response to the report, Council resolved as follows:

1. *To note the content of this report.*
2. *To authorise the Chief Executive Officer to send a copy of the report to the State Government to seek a response from the new government to the issues raised in particular: future public consultation, conflicts with State land use overlays, strategic planning and infrastructure requirements for the island.*

While Council is supportive of the Quandamooka People's aspirations, the recent Council report and resolution highlight a number of concerns held by Council. Importantly, Council continue to seek every opportunity to work collaboratively with QYAC and the broader community on the complex issues which are sometimes frustratingly played out in the public domain and not through established channels.

In accordance with the resolution I am writing to provide a copy of the report and to seek a response from the State Government on the report and the following specific matters:

#### **Public consultation**

At this stage, the State Government has advised that public consultation on the TLPI zone changes will occur through the formal city plan amendment process. While Council supports public consultation it is concerned that the TLPI gives immediate effect to the rezoning of a number of land parcels. This may potentially result in development applications being lodged prior to any public consultation on the zone changes taking place.

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In addition, it is unclear what scope Council may have to consider any properly made submission lodged during the public consultation period following a Ministerial direction to amend Council's planning scheme, since it is understood the land use outcomes are reflective of State Government commitments to the Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).

Council's view is it would be appropriate for the State Government to take the lead role in the public consultation and be responsible for reviewing and addressing all submissions which may be received.

#### **Conflicts with State land use overlays**

Many of the sites rezoned by the TLPI are significantly impacted by a range of State Government hazards, values and constraints overlays. The State Government should provide direction and any planning reports that may be available and which address how these conflict may be addressed.

#### **Strategic planning**

As expressed in previous correspondence, Council maintains the State Government should commit to undertaking a comprehensive consultation exercise which articulates its strategic plan for Minjerribah and outline how it intends to accommodate the land use aspirations of the Quandamooka People.

#### **Infrastructure requirements**

At this stage, it is unclear what work may have been completed by the State Government to ensure new development areas are able to be provided with necessary infrastructure and services.

Council's view is detailed technical analysis will be required to understand infrastructure demand and servicing options and that the provision of infrastructure and services to these areas should be provided at no cost to Council or the broader Redlands Coast community.

I look forward to receiving your response to these matters and invite you to contact me directly or Mr David Jeanes, Group Manager City Planning and Assessment on (07) 3829-8863 should you, or any of your officers in the department, wish to further discuss these matters or require any further information.

Yours sincerely



Andrew Chesterman  
**Chief Executive Officer**  
**Redland City Council**  
*Encl.*

c.c. Cameron Costello, CEO, QYAC  
Mr Kerry Doss, State Planner, Department of State Development, Infrastructure, Local Government and Planning

## GENERAL MEETING MINUTES

7 OCTOBER 2020

**14.5 NORTH STRADBROKE ISLAND (MINJERRIBAH) TEMPORARY LOCAL PLANNING INSTRUMENT****Objective Reference:** A4909457**Authorising Officer:** Graham Simpson, Acting General Manager Community & Customer Services**Responsible Officer:** Giles Tyler, Acting Group Manager City Planning & Assessment**Report Author:** Dean Butcher, Strategic Planner**Attachments:** Nil**PURPOSE**

To provide Council with the background that informed the recent release of the State Government's Temporary Local Planning Instrument (TLPI) for North Stradbroke Island (Minjerribah).

**BACKGROUND**

- On 7 April 2011, the *North Stradbroke Island and Protection and Sustainability Act 2011* was passed by the Queensland Government. The legislation confirmed the dates to end mining on North Stradbroke Island (NSI) and enabled the adoption of joint management arrangements for newly created national park.
- Following the adoption of the legislation, Council received correspondence from the State committing to the establishment of a North Stradbroke Island Steering Committee which would include the Minister for the Department of Environment and Resource Management (DERM), Redland City Mayor, nominees from the Quandamooka people as well as nominees from the environment sector, NSI Chamber of Commerce, Sibelco and the broader North Stradbroke Island community. It was indicated that this group would provide a high level leadership and direction on all key aspects of the NSI Strategy.
- The letter also proposed the creation of a Land Use Planning Coordination Group led by the Chief Executive Officer of DERM and Chief Executive Officer of Redland City Council, with appropriate officer representation from DERM, the State Planning Department, Council and Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC). A key task assigned to the group was responsibility for proposed investigations to determine the most appropriate use for land identified as native title land. The State confirmed at this time, it had primary responsibility to complete this task.
- On 4 July 2011, the Federal Court's consent determination recognised Native Title rights and interests on land and waters surrounding NSI. The consent determination was followed by the signing of separate confidential Indigenous Land Use Agreements (ILUAs) between Council and the Quandamooka people and the State and Quandamooka people. Council was not privy to any detailed information contained in the State ILUA.
- To facilitate the necessary investigation and to determine the most appropriate use for land identified as native title land under the consent determination, the State, Council and QYAC entered into a Heads of Agreement (HoA). The HoA committed the parties to work together to undertake the necessary studies, complete detailed planning investigations and make recommendations to the Planning Minister.

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- Council actively supported the HoA at the time on the understanding the responsibilities for leading the planning process, funding the investigation, addressing infrastructure requirements and putting in place an appropriate statutory planning instrument to enable QYAC to realise its development aspirations rested with the State Government.
- Council were subsequently provided, on a confidential basis, details of the lands to be investigated in 2012.
- A number of the sites proposed to be investigated were affected by a range of physical constraints, with limited or no infrastructure provision.
- Despite previous assurances for a coordinated 'whole of island' planning exercise, the scope of planning investigations in which Council was involved was scaled back following the election of a new State Government in 2012 to a number of land parcels identified as native title land by the State and QYAC.
- A revised Land Use Planning Committee (LUPC) was reestablished in early 2013 with PSA consulting being engaged by the State to undertake investigations of the identified land parcels.
- Meetings of the LUPC were held in April 2013 and December 2013, with further meetings held between January and June 2014 to discuss the draft planning work.
- Planning investigations by consultant PSA of the land parcels was largely based on a desktop constraints analysis, with basic assessment of servicing capacity.
- In correspondence provided from the Mayor to the Planning Minister in December 2013, Council expressed concerns that the desktop planning exercises did not satisfy the requirements under the HoA.
- In a response dated 9 January 2014, the then Deputy Premier acknowledged Council concerns that the investigations to date were primarily a desktop analysis and did not satisfy the HoA. However, the letter confirmed that the analysis was only the first stage of the planning investigation process and the analysis was necessary to identify the area of land suitable for development to inform future stages of the project.
- At a LUPC meeting in February 2014, State Government officers indicated that in their view the new Redland City Plan may provide an opportunity to reflect QYAC's land use aspirations.
- Council officers indicated that if the Planning Minister did determine that the new planning scheme was the appropriate statutory mechanism to deliver the outcomes of the land parcels, it was likely Council would require formal written directions to incorporate these elements into the planning scheme. Furthermore, in accordance with the HoA, it would be expected that the State should be responsible for managing the engagement process regarding the outcomes of the planning studies.
- Final meetings on the lands under investigation were conducted in mid-2014 where Council were provided with the latest copies of PSA's reports. An updated copy of the planning studies, dated October 2014, was provided to Council later that year but remained at a desk-top level without the detail considered necessary to advance planning changes.
- On 24 November 2014, Council submitted the draft Redland City Plan for State Interest Review. The draft scheme did not include any changes to zoning of any of the land parcels under investigation by the State led planning process.

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- Council was given approval to publicly consult on the draft planning scheme on 20 August 2015. No Ministerial Conditions were imposed by the State to give effect to QYAC's land use aspirations for the land parcels under investigation by the State.
- Council publicly consulted on the draft Redland City Plan from 14 September 2015 to 27 November 2015. During the public consultation period, every registered landowner in the City was given a letter informing them about the public consultation period, as well as there being advertisements through channels such as Council's website, the *Redland City Bulletin*, social media channels, etc.
- Council records indicate QYAC did not make a properly made submission during the consultation period regarding potential zone changes.
- On 4 April 2016 the Mayor wrote to the then Deputy Premier seeking an update on the planning investigations undertaken over the land parcels on NSI.
- The Deputy Premier responded in a letter dated 2 December 2016 confirming the planning study took into account existing development constraints and the aspirations of the Quandamooka people. The Deputy Premier also indicated that she had advised QYAC that once they had informed the State about what land parcels the Quandamooka people may have an interest in, the State would be in a position to consider progressing any amendments to state planning instruments that may be required to give effect to these outcomes.
- In the same letter, the Deputy Premier also asked Council to consider what amendments may be required to the planning scheme to give effect to the outcomes of the planning study (October 2014 - including an addendum report of January 2016), which was provided with the letter.
- The Mayor responded to the Deputy Premier's letter on 16 January 2017. The letter noted that the joint State, Council and QYAC steering committee last met in the first half of 2014 when a draft version of the NSI Planning study was tabled and that the copy of the NSI Planning Study provided with the recent letter was the first time 'the complete study', including the January 2016 addendum had been submitted to Council.
- In addition, the Mayor noted that one of the 'Next Steps' identified in Section 7.2 of the Study and similarly referenced in the Deputy Premier's letter requested Council consider what amendments may be required to the Redlands Planning scheme to give effect to the study outcomes. In response, the Mayor stated *'Council has consistently maintained that as the land bank and draw down is based upon a confidential ILUA agreement between the State and QYAC, all responsibility for initiating any amendments to the existing planning framework must rest wholly with the State. Recognising these circumstances, I must reconfirm Council will not pursue changes to its Planning scheme in relation to land bank properties unless given specific direction to do so'*.
- QYAC's recent press release dated 20 September 2020 indicates that during 2016 and 2017, several meetings were held with Council to advocate for the rezoning of land to support the land use aspirations of the Quandamooka People. It should be noted that these meetings were held after the formal consultation period for City Plan had been completed. Accordingly, if Council had at this time made a decision to amend the draft Redland City Plan, it would in accordance with the former Statutory Guideline, *Making and Amending Local Planning Instruments* (MALPI) have necessitated further public consultation to be undertaken.

## GENERAL MEETING MINUTES

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- On 9 June 2018, the Planning Minister issued final approval for City Plan, including Ministerial Conditions to rezone six (6) properties on NSI that were part of the land parcels under investigation. These allotments were predominantly within the Conservation or Recreation and Open Space zones and were predominantly required to be rezoned to residential. The up zoning of these properties occurred at the Minister's direction with no further opportunity provided for public consultation.
- Council officers were advised in early 2020 that the State was undertaking a state interest review of the lands to be investigated and that Council would be advised of the outcome in the coming months. No discussions were undertaken in regards to how any changes required to the statutory planning provisions would be delivered.
- On 15 September 2020, the State gazetted a Temporary Local Planning Instrument (TLPI), which amends the zoning and other provisions in the City Plan for two (2) years. No public consultation has occurred on the TLPI.
- The Minister has advised of his intention to issue a Ministerial Direction for Redland City Council to amend the Redland City Plan to align with the TLPI. Council were provided with a short timeframe to respond to the proposed notice (28 September 2020).

## ISSUES

The State has advised that public consultation on the zone changes, given effect through the TLPI, will occur through the formal major amendment process required to be undertaken by Council. While Council is supportive of the proposed consultation it is concerned that:

- The TLPI gives immediate effect to the rezoning, meaning applications can be lodged prior to the public consultation period taking place; and
- It is unclear what scope Council has to 'consider' properly made submissions made during the public consultation period, since it is understood the land use outcomes are reflective of State Government commitments to QYAC.

In light of these circumstances, it would be appropriate for the State to take an active role in the public consultation and consider taking responsibility to review and comment on all submissions received during this period.

At this time, there are concerns Council will be the assessment manager for applications over lots now included within, for example, a low density residential zone that are significantly impacted by a range of State Government overlays. The State should provide clear direction as to how these conflicts may be addressed.

In addition, to provide clarity and improve community understanding, the State should commit to undertaking a comprehensive community consultation exercise which articulates its strategic plan for Minjerribah and outline how it intends to accommodate the land use aspirations of the Quandamooka people.

This approach is consistent with the Council resolution from its General Meeting on 6 February 2019 where Council resolved to write to relevant State Government Ministers advocating the need for a more coordinated and informed approach to all land and tenure dealings on North Stradbroke Island; including the community, is appropriately informed of, and engaged with, in regards to all potential land transfers and land use changes on North Stradbroke Island.

## GENERAL MEETING MINUTES

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

There are no legislative requirements in noting the contents of this report. The TLPI was gazetted by the State Government under powers contained within the *Planning Act 2016*.

**Risk Management**

There are no identified risks in noting the contents of this report.

**Financial**

There are no financial implications in noting the contents of this report. There is however a financial impact in regards Council assuming planning jurisdiction and responsibility for the land parcels included in the TLPI.

**People**

There are no implications for people in noting the contents of this report.

**Environmental**

There are no environmental implications in noting the contents of this report. Council is not currently aware of the range of environmental impacts considered by the State Government in introducing the TLPI.

**Social**

There are no social implications in noting the contents of this report. Council is not currently aware of the detail of any social impacts considered by the State Government in introducing the TLPI.

**Human Rights**

There are no human rights implications in noting the contents of this report.

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

This report aligns with the Wise Planning and Design outcomes of the 2018-2023 Corporate Plan in providing background to the current TLPI.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
General Counsel and Service Manager – Legal Services	17 September 2020	TLPI noted.

**OPTIONS****Option One**

That Council resolves to note the contents of this report.

**Option Two**

That Council resolves to note the contents of this report with additional recommendations.

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**GENERAL MEETING MINUTES****7 OCTOBER 2020****OFFICER'S RECOMMENDATION**

That Council resolves to note the contents of this report.

**COUNCIL RESOLUTION 2020/296**

Moved by: Cr Peter Mitchell

Seconded by: Cr Paul Bishop

That Council resolves as follows:

1. To note the content of this report.
2. To authorise the Chief Executive Officer to send a copy of the report to the State Government to seek a response from the new government to the issues raised in particular: future public consultation, conflicts with State land use overlays, strategic planning and infrastructure requirements for the island.

**CARRIED 10/0**

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.



Hon Steven Miles MP  
Deputy Premier  
Minister for State Development, Infrastructure,  
Local Government and Planning

Our ref: MBN20/1149

27 JUL 2021

Mr Andrew Chesterman  
Chief Executive Officer  
Redland City Council  
andrew.chesterman@redland.qld.gov.au

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ABN 65 959 415 158

Dear Mr Chesterman

I refer to the letter of 11 September 2020 from the then Minister for Planning advising of the intention to exercise powers under Section 26 of the *Planning Act 2016* (the Planning Act) to require Redland City Council (the council) to amend the *Redland City Plan 2018* (the planning scheme) to reflect the Temporary Local Planning Instrument No. 02 of 2020 – Quandamooka Land Aspirations Area (the TLPI).

As per Section 26(3) of the Planning Act, the council was provided with the opportunity to make a submission about this action.

I have considered the council's submission (dated 28 September 2020) and note that amongst other matters, the submission reiterated the council's view that the council would only amend the planning scheme if directed to.

I deem it necessary to exercise my powers under section 26 of the Planning Act to require the council to take the actions set out in the enclosed Ministerial Direction notice.

Please be advised that the required amendments are to be adopted and commence prior to the lapse of the TLPI on 14 September 2022. The Department of State Development, Infrastructure, Local Government and Planning will work with the council to progress an amendment within these timeframes.

If you require any further information regarding this matter, please contact Ms Danielle Cohen, Chief of Staff in my office, by email at danielle.cohen@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely

STEVEN MILES MP  
DEPUTY PREMIER  
Minister for State Development, Infrastructure,  
Local Government and Planning

Enc

**MINISTERIAL DIRECTION TO REDLAND CITY COUNCIL  
UNDER SECTION 26 OF THE *PLANNING ACT 2016***

In accordance with section 26(6) of the *Planning Act 2016* (the Planning Act) I direct the Redland City Council (the council) to amend the *Redland City Plan 2018* (the planning scheme) in accordance with section 18 of the Planning Act to reflect Temporary Local Planning Instrument No. 2 of 2020 – Quandamooka Land Aspirations Area (the TLPI).

The amendments resulting from this action must ensure that:

- the current mapping in the planning scheme for each of the following Quandamooka Land Aspirations Area sites is amended to reflect the zone (or zones) that is identified in Attachment B of the TLPI for that site:
  - Lot 195 on SP304082
  - Lot 2 on SP304067
  - Lot 4 on SP304067
  - Lot 5 on SP304067
  - Lot 11 on AP19788
  - Lot 1 on AP19791
  - Lot 1 on SP311530
  - Lot 2 on SP311530
  - Lot 1 on SP299987
  - Lot 1 on SP307583
  - Lot 2 on D90450
  - Lot 1601 on D90417
  - Part of Lot 202 on SP304078
  - Part of Lot 132 on SP164081
  - Lot 3 on SP315396
  - Lot 16 on SP277801
  - Lot 7 on SP315396
  - Part of Lot 130 on SP315396
  - Lot 9 on SP315396
  - Lot 10 on SP315396
  - Lot 10 on SP304081
  - Lot 10 on SP305449
  - Lot 3 on SP304083
  - Lot 1 on SP304077
  - Lot 6 on SP308438
- the current categories of development and assessment for each Quandamooka Land Aspirations Area site are amended to reflect the categories of development and assessment prescribed in Attachment B of the TLPI, that is:
  - **code assessable development**, for development that is accepted development for the current zone in the planning scheme, including where it is accepted development because it is compliant with requirements (accepted subject to requirements)

- **as per the planning scheme**, for development that is assessable development for the current zone in the planning scheme and
  - **accepted development**, for operational work that is the clearing of native vegetation to establish an Asset Protection Buffer
- the current assessment benchmarks for each Quandamooka Land Aspirations Area site are amended to reflect the assessment benchmarks prescribed in Attachment B of the TLPI, that is:
  - the current assessment benchmarks listed in each table of assessment in the planning scheme relevant to each Quandamooka Land Aspirations Area site and
  - the Quandamooka Land Aspirations Bushfire Management Code, as contained at Attachment C of the TLPI
- the current definitions list in the planning scheme is amended to include the terms 'APZ', 'Asset Protection Buffer', 'Quandamooka Land Aspirations Area', 'Suitably Qualified Person' and 'Minjerribah Township Fire Management Strategy', consistent with that prescribed in the TLPI
- the above amendments are given effect to and, reflected in, all relevant provisions of the planning scheme.

The stated period within which the council must take the action is as follows:

- The council must give notice of its proposed amendments to the planning scheme under section 18(2) of the Planning Act to the Chief Executive administering the Planning Act within six months of the date of this notice.
- The amendments to the planning scheme must be made within two years of the date that the TLPI took effect.

Dated this 27<sup>th</sup> day of July 2021



**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure,**  
**Local Government and Planning**

### 14.3 BIRKDALE COMMUNITY PRECINCT VISION

**Objective Reference:** A5450501

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

**Responsible Officer:** Graham Simpson, Group Manager Environment and Regulation

**Report Author:** Donna Wilson, Program Leader, Planning, Performance and Improvement  
Graham Simpson, Group Manager Environment and Regulation

**Attachments:**

1. [Locality Plan](#)
2. [Engagement Report](#)
3. [Draft Birkdale Community Precinct Vision](#)

#### PURPOSE

To provide Council with the Birkdale Community Precinct Vision for endorsement, which was developed based on the 2021 community engagement process, and will inform the draft master plan for subsequent community consultation.

#### BACKGROUND

##### Integrated Precinct Planning approach

On 20 January 2021, Council resolved to embark on an integrated precinct planning approach for a number of strategically aggregated projects in and around significant land holdings in Birkdale, known as the Birkdale Land (362-388 Old Cleveland Road East) and Willards Farm (302 Old Cleveland Road East) resulting in a precinct of approximately 62 hectares (Ha) (refer **Attachment 1 Locality Plan**).

The precinct planning approach supports a number of catalyst projects contained in Council's Corporate Plan, *Our Future Redlands – A Corporate Plan to 2026 and Beyond*. As a result, aggregation of the projects provided an opportunity to create an iconic place for Redlands Coast and deliver integrated, intergenerational outcomes for the city.

To inform the decision making in regards to Birkdale Community Precinct and the community engagement recently undertaken, it was necessary to understand the significant values which underpin what may be possible on the site. As a result, Council has collated and commissioned a wide range of reports and studies to help with understanding how the values of the precinct are fundamental to its future use. These studies can be found on Council's Your Say page for Birkdale Community Precinct.

##### Community Engagement

A report to Council on 27 May 2021 provided an overview of the significant community engagement and feedback process undertaken between 16 March and 4 May 2021, as the first major step in the integrated planning approach for the precinct. It included the implementation of a strategic communication and engagement plan, involving the extensive use of various communication channels to achieve a broad reach across the community both locally and regionally.

As the basis for the community engagement, five key themes were developed underpinned by ensuring "community" remained central to any outcomes. It was also determined that a future horizon of 25 years be set as the timeline for setting the vision to help elevate thinking about what the precinct may eventually look like for next generations.

Determinations around the vision parameters were set in the context of known values and planning opportunities and constraints associated with the precinct.

These five core themes were:

- Education and Discovery
- Agriculture and Rural Tradition
- Heritage and History
- Environment and Ecology
- Adventure and Recreation

Key messages associated with the community engagement were:

- The community has an exciting opportunity to create a precinct of local, regional and national significance.
- The site is large enough to accommodate many exciting projects to enhance lifestyle, create jobs, boost the economy and bring forward important transport infrastructure – the land is almost 10 times the size of the Gabba precinct.
- The site has identified environmental, cultural and historical significance, which will be protected.

The community engagement was facilitated by extensive use of Council's "Your Say" platform, to inform the community about the site's values and potential opportunities. To facilitate that process, the stimulus of the five core themes associated with the precinct was key.

These themes were brought to life as thematic vision boards from five of Australia's leading urban design teams. The designers' ideas generated community interest, sparked conversation and evoked creative thoughts, while suggesting a parameter for what is possible at the precinct in regard to its historic and ecological values.

The community engagement process for Birkdale Community Precinct was far-reaching, with the interaction from the community exceeding expectations, which indicates a keen interest in the future of this regionally significant community precinct.

To summarise the community engagement and response, a report was produced by Fourfold Studio (refer **Attachment 2**), who were engaged by Council for the activities undertaken to obtain community feedback. It was clear from the engagement results that the response from the community was strong and unprecedented as a result of the reach achieved by the engagement process.

The community and regional response to the engagement process allowed Council to form a well-rounded picture to inform the development of a vision and progress towards an eventual master plan.

### **Themes and values**

It was evident from the community engagement that the five themes, that formed the basis of the engagement, all resonated with the community. The values that underpin the precinct, such as ecology, culture and heritage, are recognised and accepted as the cornerstones of future visioning and planning. For clarity, values are those elements that are protected on the land.

The preferred ideas of the community help refine how the themes and values inform future detailed planning, end uses and activation options.

We can begin visualising how this combines to capture what the community wants and how we plan, use and activate the precinct over the vision timeline.

Importantly, taking an integrated planning approach to the precinct allows for strategic thinking at a program level to deliver well planned and designed outcomes, which align multiple projects. This ensures that a sequenced and efficient delivery of facilities and infrastructure occurs considering location, future needs, connections and value for money funding.

The community clearly expressed that the values of the site, including the natural environment, Indigenous cultural heritage and European heritage, including World War II history and Tingalpa Creek were fundamentally important to development of the future vision, master plan and end uses.

These values are seen as non-negotiable and if the key values of the precinct are protected and enhanced, the site can be a diverse and unique Redlands Coast experience of pride, aspiration and celebration.

### **Council resolution 27 May 2021**

At an extraordinary General Meeting of Council on 27 May 2021, a report was provided which summarised the integrated planning approach to the precinct, the community engagement outcomes and outlined next steps. The resolution was:

*That Council resolves as follows:*

- 1. To note the methodology, reach and feedback of the initial phase of community engagement in relation to the Birkdale Community Precinct.*
- 2. To endorse the results of the community engagement that includes acceptance of the five core themes, the identified and recognised environmental and heritage values and the preferred ideas, as the brief to inform the development of the Birkdale Community Precinct vision, draft master plan and end uses.*
- 3. To proceed with the development of the Birkdale Community Precinct vision for presentation and adoption at a future meeting of Council.*
- 4. To endorse, subject to budget considerations and adoption by Council at each step, the development of a draft master plan, a second phase of community engagement and a final master plan.*
- 5. To undertake, subject to budget considerations, site maintenance and enhancements, as well as a program of community participation actions for the precinct.*
- 6. To thank the wider community for their respectful and considered participation in the recent community engagement.*

This report has been prepared to address points 2 and 3 of the Council resolution.

### **ISSUES**

The community engagement findings were used as the evidence base to support the development of the Birkdale Community Precinct Vision (refer **Attachment 3**).

As noted earlier, this feedback identified broad based support around all five themes, which resonated with the community aspirations for the precinct. The values that underpin the precinct, such as ecology, culture and heritage were recognised and accepted as the cornerstones for the vision.

The preferred ideas for the site are those which emerged during community engagement and are recognised as being central to future actions, including development of the vision.

### **Vision Development**

Council engaged Urbis to assist with translating the themes, values, ideas, constraints and opportunities of Birkdale Community Precinct into a vision. The vision has been developed to ensure that the aspirations of the community are reflected in the planning for the precinct.

The purpose of the vision is to allow Council and the community to think ahead and at a broader scale to define the intergenerational opportunities presented by the precinct. A clear vision will assist Council and the community to “Imagine” what the precinct could be over the 25 year vision horizon and guides the master plan development to make the best use of the physical, environment, cultural and heritage values of the land.

The vision also acts to attract interest and investment in the precinct, including funding opportunities and partnerships particularly with other levels of government. Importantly, the vision allows Council to communicate to the community that the feedback, involvement, participation and ideas have been heard and are planned to be reflected in the precinct.

### **Vision purpose and content**

The Birkdale Community Precinct Vision has been developed with a number of underlying principles and includes a range of content designed to inform the community in respect aspirations, concepts and legacy.

The visioning process is about taking what we know about the precinct and using the community engagement findings to illustrate and document what the precinct could look like. As the process moves into master planning, the vision will be used as a starting reference point to guide design development and future uses.

The vision has the following contents:

- Foreword
- Creating a new community heart for Redlands Coast
- Vision and Principles
- Vision Concept Plan
- Places and Experiences
- Community Engagement Overview
- You spoke, we listened (Community Engagement calibration)
- Creating the Vision Concept Plan
- Next steps

#### Foreword

The foreword includes an introduction and overview of the opportunity and aspirations for Birkdale Community Precinct in the words of the Mayor and Council’s Chief Executive Officer. It helps set the scene around the importance of the vision of moving towards a truly city defining community precinct.

#### Creating a new community heart for Redlands Coast

This part of the vision provides the background and context as how Birkdale Community Precinct evolved and has progressed to the current stage.

It sets out Council's role in securing the land to create the opportunity for a world-class precinct. A timeline is depicted for easy reference as to the key dates to the current stage.

### Vision and Principles

This part of the vision document includes a vision statement for Birkdale Community Precinct which aims to transition "from imagining to visioning" recognising the advancement in the stages of the integrated precinct planning process. The vision statement builds on the key messages associated with the precinct, including its regional and national aspiration as a destination that provides "benefits beyond its boundaries". The statement also reflects a quadruple bottom-line planning approach balancing environmental, social, economic and cultural elements.

The vision statement is:

***Encapsulated by rich natural landscapes, this picturesque, vibrant and diverse destination provides benefits beyond its boundaries.***

*Embracing a once-in-a-generation opportunity to transform this much loved land into an expansive world-class precinct of local, regional and national significance.*

*Enhancing it with a diverse collection of exciting spaces, places, events and sports, where fun, adventure, recreation, learning and discovery abounds for everyone.*

*Welcoming city building catalyst and innovation opportunities to create jobs, boost the local economy and bring forward important transport infrastructure.*

*Ushering in the future while honouring and celebrating the sites environmental, cultural and historical significance.*

The vision also transitions the five themes which formed the basis of the community engagement into design principles for the precinct. These design principles provide the guidance as to how the five themes can be realised within the precinct in an integrated fashion. Future planning and design will be expected to align to one or more of the design principles so that the precinct delivers on the aspirations and values identified for the land.

The five experience design principles are:

- Protect and showcase our environment and ecology
- Create opportunities for learning and discovery
- Offer memorable, adventurous and exciting experiences
- Enable connection to our heritage and history
- Leverage our agriculture and rural tradition

### Vision Concept Plan

The vision concept plan is a centre-piece of the vision document as it helps to bring the values of the land and aspirations of the community, as identified through the design principles, into a high level interpretation of what Birkdale Community Precinct could look like.

It must be viewed through the lens of a concept plan only, as the more precise layout, locations, urban design, landscape features and uses will become clearer once detailed master planning is undertaken, supported by all necessary studies and technical advice.

However, the Vision Concept Plan is able to contextualise the key elements that underpin what is possible, which includes:

- Respecting conservation areas and wildlife habitats

- Adapting, reusing and celebrating heritage elements
- Maximising access and walkability with a major pedestrian spine and edge-of-precinct vehicle circulation
- Grouping experiences into complementary nodes of activity

The Vision Concept Plan has a number of key aspirations, while not representing a resolved design, it demonstrates the vast potential of the precinct to accommodate the vision. The Vision Concept Plan clearly demonstrates the exciting opportunities that will make Birkdale Community Precinct truly special as a picturesque, dynamic and diverse destination.

#### Places and experiences

Birkdale Community Precinct is an inter-generational opportunity and the places and experiences that could be realised create a unique legacy where exciting spaces, places, events and sports can co-locate. The vision document seeks to illustrate the potential opportunities and through a combination of renders, illustrations, pictures and words provide an insight into the possibilities.

Renders produced for the vision document include the pedestrian spine which is considered to be the precinct's most recognisable and consistent urban element, linking the precinct from east to west as a focal point for activity passing through multiple activity nodes.

The experiences associated with each of the five design principles help to inform what the end uses of the precinct can include. This helps provide clarity to the community and those involved in future master planning, around what can be expected to eventuate as places to facilitate those experiences across the precinct.

A significant focus for all places and experiences across the precinct, is the ability to cater for multiple uses or multiple audiences, not only in the short to medium term, but to be capable of evolving in the long term to adapt to new activities, new audiences or new opportunities.

Other key focuses include ensuring places and experiences reflect:

- Past, present and future as a basis of creating diversity across the precinct
- Creating a sustainable and innovative world-class destination that is loved by locals
- Resilience in all things by having a sensitively integrated precinct, that is socially inclusive having community stewardship

#### Community engagement overview

This part of the vision document sets out the highlights of the community engagement as detailed earlier in the report. It depicts the different engagement channels used in the community engagement, as well as the headline response numbers associated with those channels.

#### You spoke, we listened

Based on the largest community engagement process undertaken by Council, the responses received during the engagement process were extensively analysed and form the primary inputs into creation of the vision.

To ensure accountability to the community engagement, this part of the vision document sets out the list of what the community told Council they wanted for the precinct. This list is then put in the form of a table so it is clear how the vision has incorporated the most popular community engagement elements.

Council has clearly listened to the community in creating the Birkdale Community Precinct Vision and what the community said will continue to be the foundation as the vision moves into detailed master planning.

#### Creating the Vision Concept Plan

As discussed in the Vision Concept Plan section above, the creation of the plan was based on a sequence of overlaying protected precinct values and well considered urban design and landscape insights. This part of the vision document further explains the rationale and importance of each of those elements to create a high level interpretation of what the precinct could look like, effectively and inspirationally bringing the site values and community aspirations to life.

#### Next steps

The last part of the vision document sets out the next steps to bring Birkdale Community Precinct to fruition. It puts the vision in context of how it is the current stage before the next steps of developing a draft master plan and a second round of community engagement on the draft master plan when completed.

#### **Vision and master plan**

The vision forms the aspirational framework for the future planning and use of the land based around the five experience design principles, the site values and the most popular ideas and elements as provided by the community.

Once adopted by Council, the vision will be used to inform the community about how the ideas they have provided can be enlivened. The vision provides the opportunity to learn more about the possibilities for the precinct and what this can mean for the community and the region. It creates a catalyst for visioning what a truly world-class community precinct can look like as an iconic and unique destination on Redlands Coast.

The vision will enable the commencement of developing the detailed draft master plan for Birkdale Community Precinct. The draft master plan will map how the project vision can be brought to life through design. It will focus on achieving a balance between community aspirations and good design along with other parameters that come with projects of this scale. This includes consideration of sustainable governance and activation models, protection of site values, planning constraints, viable funding models and the alignment of this project with other regionally significant objectives.

The master plan will be focussed on what has been set out in the vision as the key aspirations to be delivered for the precinct.

The master plan should also be able to respond as necessary to new opportunities or challenges, to provide clarity around the direction for the precinct, including other adjoining parcels of land that may be acquired as part of strategically enlarging the precinct.

### **STRATEGIC IMPLICATIONS**

#### **Legislative Requirements**

There are no legislative requirements that impact the officer recommendations.

#### **Risk Management**

There is a reputational risk should Council not move forward as planned to deliver on Birkdale Community Precinct.

## **Financial**

Council has current budget for project management, master planning, concept design and site management work for Birkdale Community Precinct in the 2021-22 financial year. Council is continuing to explore funding opportunities for individual projects, which includes further detailed assessments to inform potential grant applications.

## **People**

The Birkdale Community Precinct Program has been overseen by the General Manager Community and Customer Services, as Program Sponsor and led by the Group Manager Environment and Regulation, as Program Director. The Program is coordinated by the Environment and Regulation Group in partnership with the Community and Economic Development Group and the Communication, Engagement and Tourism Group, through the Birkdale Community Precinct Steering Committee.

## **Environmental**

There are no known environmental implications associated with the officer recommendations in this report. However, there are significant environmental and ecological values in relation to the precinct.

Council has an Ecological Assessment and Environmental Management Plan for the site, to ensure that the environmental values of the site are able to be protected in accordance with the Conservation Agreement with the Commonwealth Government as well as relevant planning and environmental designations. Approximately two-thirds of the Precinct is protected for environmental conservation purposes. Further action in relation to the ongoing management of the site and restoration of its ecological values is underway, and will include further studies as necessary.

## **Social**

Given the importance of this site to the community, the vision and progressing the next phase for planning for Birkdale Community Precinct will enable Council to explore potential social and economic benefits this intergenerational opportunity affords.

This may include opportunities to diversify Redlands Coast's sport, recreation and tourism offerings, be it nature-based activities, adventures sports, water recreation, investment in state-of-the-art community infrastructure, celebrating and recognising culturally significant and iconic landmarks, to allow Council to better meet current and future city and regional needs.

The State-listed conservation heritage values associated with the precinct also represents a significant opportunity to conserve sites of social and cultural interest to the local community. There are compelling reasons to restore and preserve these heritage assets for educational, tourism, arts and cultural purposes.

## **Human Rights**

The vision timeline is set over 25 years to ensure it is intergenerational, with the precinct being inclusive in nature to provide accessibility to everyone.

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

Projects within Birkdale Community Precinct program are referenced as catalyst projects in *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

Strong Communities

- Birkdale Community Land, Willards Farm and Tingalpa Creek Corridor - Create a shared vision for the end use of the land recognising the rich and diverse history of the site, building those values into creating an iconic landmark for the Redlands Coast.
- Strategic Property - Planning opportunities generate enhanced community outcomes through strategic alignment and transitioning of Council's property portfolio to embrace sustainable opportunities to deliver physical and natural assets that respond to current and future needs in regards to social, environmental and economic outcomes.

Thriving Economies

- Redlands Coast Adventure Sports Precinct - Progress the new Redlands Coast integrated Aquatic Centre and Olympic standard Canoe-Kayak Slalom facility to provide additional sport, recreation and emergency services education and training facilities.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Chief Executive Officer	26 July 2021	Discussion around vision and presentation from design consultant.
Councillors	29 July 2021	Discussion around vision and presentation from design consultant
Project Manager Birkdale Community Land	May–August 2021	Project lead for Birkdale Land, Willards Farm and surrounding Council land holdings. Consulted on vision content.
Strategic Property Manager	May-August 2021	Asset manager for Birkdale Land, Willards Farm and surrounding Council land holdings. Consulted on vision content.
Group Manager – Community and Economic Development	July-August 2021	Project lead for Redlands Coast Adventure Sports Precinct. Consulted on vision content.
Principal Adviser – Strategic Partnerships	July-August 2021	Project adviser for Redlands Coast Adventure Sports Precinct. Consulted on vision content.
Senior Communications Adviser	July-August 2021	Program advisor on communications. Consulted on vision content.
Birkdale Community Land Steering Committee	July-August 2021	Consulted on vision content.

**OPTIONS****Option One**

That Council resolves as follows:

1. To adopt the Birkdale Community Precinct Vision (Attachment 3).
2. To inform the community in regards the vision content through specific communications to continue to build community awareness and stewardship of the precinct.
3. To endorse the Birkdale Community Precinct Vision as the brief to inform the development of a draft master plan, including the noted site values, experience design principles and designated places and experiences.
4. To proceed with the development of a draft Birkdale Community Precinct master plan for presentation and adoption at a future meeting of Council.

**Option Two**

To not proceed further with the Birkdale Community Precinct program.

**Option Three**

To seek further information in regards the matters in this report.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To adopt the Birkdale Community Precinct Vision (Attachment 3).
2. To inform the community in regards the vision content through specific communications to continue to build community awareness and stewardship of the precinct.
3. To endorse the Birkdale Community Precinct Vision as the brief to inform the development of a draft master plan, including the noted site values, experience design principles and designated places and experiences.
4. To proceed with the development of a draft Birkdale Community Precinct Master Plan for presentation and adoption at a future meeting of Council.





# Birkdale Community Precinct

## Community Engagement Summary Report

Prepared for Redland City Council

May 2021

**Imagine**  
A place for connection & community

**Help shape the vision for Birkdale Community Precinct**

**AT A GLANCE**

- 302 and 362-388 Old Cleveland Road East, Birkdale
- 62ha (about 10 times the size of the Gabba precinct)
- A once-in-a generation opportunity to transform this land into a world-class precinct of local, regional and national significance
- A large precinct that has space for many exciting projects that would enhance lifestyle, create jobs, boost the local economy and could bring forward important transport infrastructure
- The site has identified environmental, cultural and historical significance, which will be protected

**Have your say and go into the draw to WIN one of five \$100 gift cards**

Go online and tell us what you imagine for this precinct.  
Go to [yoursay.redland.qld.gov.au](https://yoursay.redland.qld.gov.au)

**Your Say Redlands Coast**

**Theme Vision Boards**

AGRICULTURE & RURAL TRADITION

A DAY

GROW. LEARN. FEED. EAT

Visit [yoursay.redland.qld.gov.au](https://yoursay.redland.qld.gov.au)

**Acknowledgement of Country on Redlands Coast**

In accordance with cultural protocols, we acknowledge the Quandamooka People, the Traditional Owners of the land, waters, winds and seas of the Redlands Coast. We acknowledge the Elders, past and present.



# Project Introduction

Redlands Coast has a once-in-a-generation opportunity to transform an important parcel of land into an exciting, world-class precinct of local, regional and national significance. Known as Birkdale Community Precinct, the 62-hectare site is located at 302 and 362-388 Old Cleveland Road East, Birkdale. The significant size of the site means it is large enough to house many exciting projects that would enhance the lifestyle offering in the Redlands as well as creating jobs, and boosting the local economy.

The precinct includes areas of identified environmental, cultural and historical significance, which will be protected. This includes the heritage listed WWII Radio Receiving Station, Rhombic Antennas and Willards Farm.

In March 2021, Redland City Council launched the Birkdale Community Engagement process where community members were encouraged to share what they imagine for the future of the precinct. The community engaged in this opportunity in a way rarely seen, which illustrated their passion and pride in Redlands Coast and also their aspirations for its future and for creating a special place for future generations. There was an overwhelmingly positive reaction from the community with a high level of interest in getting involved.

# The Process

Council is endeavouring to undertake a collaborative design process to ensure that decisions made about the future of Birkdale Community Precinct are aligned with the aspirations of the local community. It is anticipated that this collaborative process will ensure that the final project outcome is well-used and cherished both now and into the future.



## What is a vision?

The Birkdale Community Precinct vision will be developed using ideas for the future of the site, gathered from members of the Redlands Coast community, and the broader region during the community engagement process. As the project progresses into the master planning phase, the vision will be used as a roadmap to guide the design development and future use of this important parcel of land and to ensure alignment with the aspirations of the local community.

## What is a master plan?

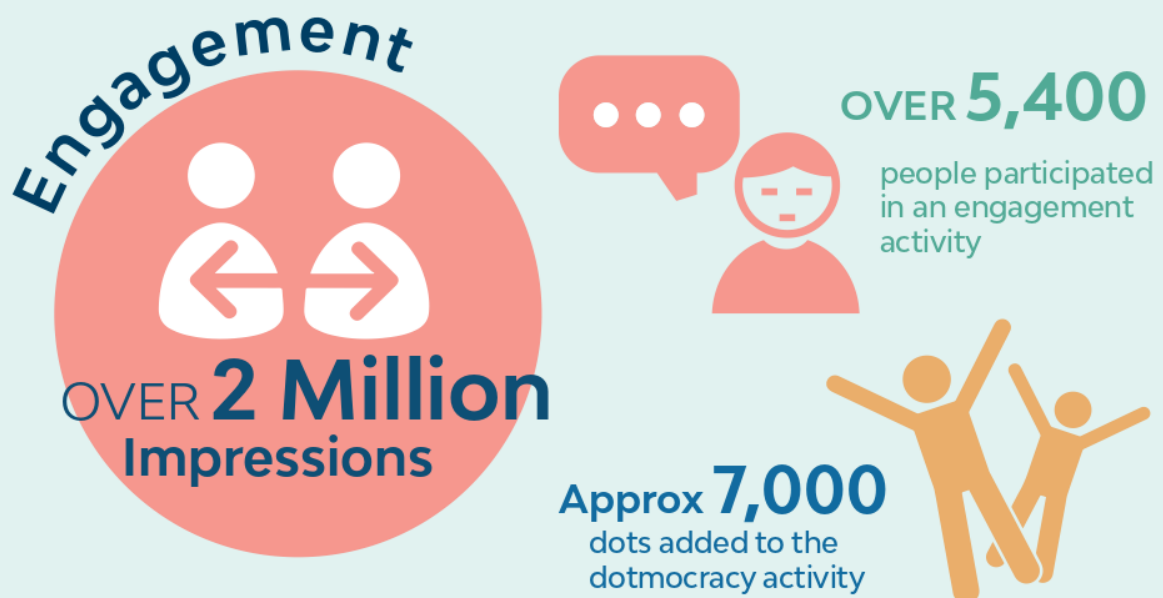
The master plan will begin to map how the project vision can be brought to life through design. It will focus on achieving a balance between community aspirations and good design along with other parameters that come with projects of this scale. This includes consideration of sustainable governance and activation models, protection of site values, planning constraints and opportunities, viable funding models and the alignment of this project with other regionally significant objectives.

12

# Engagement Objectives

The objectives of the Birkdale Community Precinct engagement were five-fold including to:

- **Awareness:** Raise awareness within the Redlands Coast community and the broader region about Birkdale Community Precinct, key site attributes and create a sense of excitement about the site's opportunities and possibilities.
- **Tell the stories:** Relate the stories of the history and local attachment to the site;
- **Capture ideas:** Draw out and capture ideas, priorities and vision for the future of Birkdale Community Precinct;
- **Collaboration:** Reach out to the community to engage them in a collaborative partnership in understanding what is important to them; and
- **Evidence:** Capture informed feedback and create an evidence-base to inform decision making for the future use of the site;





# Project Context

Following its purchase of the land from the Commonwealth in 2019, Council was presented with an exciting opportunity to create a place for community uses that presented economic, social, cultural and environmental benefits to Redlands Coast and the broader SEQ region.

Bounded by Tingalpa Creek approximately two-thirds of the site is categorised as protected land. It either falls under a Conservation Zoning or requires protection because of its heritage and cultural significance. The rest of the precinct is zoned Community Facilities and is able to be used for community purposes.

The land has known ecological and culturally significant values, as well as historic sites including the former World War II radio receiving station and the historic Willards Farm.

The aim of this project is to preserve and enhance spaces of significance while creating a legacy project for generations to come. Consulting with the region and providing opportunities for people to share their ideas is central to the project process to ensure that Council can create a place which is responsive to local aspirations and is enjoyed by current and future generations.



# Project Themes

A future horizon of 25 years was set as a timeline for the vision for the precinct to elevate thinking about what the precinct might eventually look like for next generations. Council developed five themes to guide exploration into the future of the precinct:

- Education and discovery
- Agriculture and rural tradition
- Heritage and history
- Environment and ecology
- Adventure and recreation

These themes have been created through consideration of the values and attributes of the site and have been used to underpin the community engagement program. They are intended to inform the development of a shared community vision for Birkdale Community Precinct.

To assist the community in imagining potential future uses for the precinct, five leading urban design teams were asked to each develop a design render, or vision board for one of the five themes. They were used as a conversation starter and to raise community awareness of what might be possible and things to consider. This ensured that the community focused on the potential for the site over the long-term intergenerational program of work, not just the present options or expected uses.

It is important to note that it was imperative that the feedback wasn't restricted to locking the site up for 25 years while it was 'built' but to encourage ideas around appropriate site activation activities and projects based on a phased delivery program, available funding and partnership opportunities.





### Education and discovery

How does the precinct enlighten us and provide innovation to better our lives? Is it a place for quiet, perhaps outdoor learning?

#### Vee Design

"Three principles underpin the theme. Respect. Restore. Educate. Respect for the natural environment and for the cultural history. Restoration of the landscape and management of sensitive environments and ecosystems. Educate through a range of activities such as bush walks, guided tours, day and night activation, and seasonal activation, incorporation of outdoor classrooms, seasonal environmental signage displays, and the provision of a Discovery Hub which will provide information, bookings, learning and site management facilities."

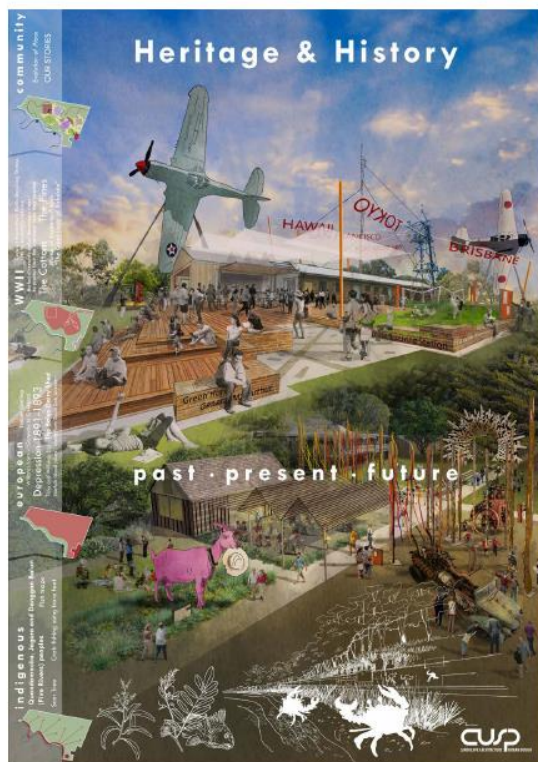


### Agriculture and rural tradition

The land has a productive past in farming. How could we use that to help shape a sustainable future?

#### Urbis

"Willards Farm could integrate food production and nature conservation through management practices that regenerate the environment, observing nature's principles of diversity and balance. The Farm could be a hands-on working farm featuring an arboretum, mixed livestock, small-scale cropping fields, restored creamery, orchards, ornamental gardens and museum (the original house and various agri-based machinery) where visitors could explore the grounds throughout the year. It is an ideal venue for events and could be an educational hub and a gathering place for the entire community."



### Heritage and history

In what ways would you like to see the stories of place, from Traditional Owners to European settlers to the land's role during World War II, acknowledged?

#### Cusp

"A place's heritage is built on the flow of time that connects now with then. It contains the myriad of stories that provide an insight into how people interact with each other and the surrounding environment they live in. It also provides a wider appreciation of the culture, society, hardships and governments that shaped their lives, as well as a better understanding of the world we live in today. Our approach imagines a way in which the unique history of the site can be celebrated, acknowledged and expressed, to tell the inherent stories, whilst providing the character and background for new stories to evolve into the future."

## ENVIRONMENT & ECOLOGY

### REDLANDS COAST'S LIVING MUSEUM



### Environment and ecology

How do we preserve, showcase and be innovative with the precinct's environmental resilience and qualities into the future?

#### Lat 27

"Reconnecting with nature is consistently the most popular request from the communities that we work with- and it has become even more critical in recent times as we travel less and focus more on our own backyards. This site presents an incredible opportunity to connect locals and visitors alike with the unique, largely unknown ecological attributes of this stretch of Tingalpa Creek. We have proposed a community hub that sets up an immersive experience with nature- a natural swimming lagoon. It is focused on all age groups and community sectors but will particularly appeal to children- the future custodians of this place."



## Adventure and recreation

What exciting, compelling and family-friendly community facilities, assets and attractions would you like to see at Birkdale Community Precinct? Could it be the home for the highly anticipated Redlands Coast Adventure Sports Precinct?

## Tract

"The Birkdale community hub is a thriving and energised adventure precinct. Through a sensitive balance of built and natural environments, the oscillating curves of radio frequency waves form the ground plane. While overhead, each precinct is connected by artistic lights representative of the original rhombic antennas constructed on site during WWII. This world-class facility will capitalise on sustainable and renewable energy solutions, together with a strong focus on the conservation and restoration of its ecological habitat and systems."





# Engagement Promotion

Redland City Council undertook extensive, broad-scale promotion of the community engagement process in order to meet the objectives of the engagement. This ensured that the Redlands Coast community and indeed the region, were aware of the project and were provided with an opportunity to share their ideas for the site's future. The promotional campaign included social media posts, television interviews, radio advertisements, billboards, bus shelters and print media among others. Flags and signage positioned on the fence surrounding the precinct was highly effective in promoting the project and helping community locate the site. All project promotions directed visitors online to Council's Your Say page to share their ideas and learn more about the project.



## The Tank Sta

The water tank structure can be date where it operated as part of a gravity water to the wider farm area. Located and the milking shed, the corrugated a 5-6m high timber stand. It also sen the length of which depended on the

The brick lined in-ground water tank the farmhouse kitchen is a more co facility, however records do not sho



## The Cream

In 1904, the Dairy Produce Act wa premises where dairy produce wa prepared. In accordance with ne was constructed away from the washable concrete base.

Visit [yoursay.redland.qld.gov.au](https://yoursay.redland.qld.gov.au)

Your Say Redlands Coast



# Sharing Your Ideas

A series of engagement activities were undertaken to allow the community and stakeholders to share their ideas for the future of Birkdale Community Precinct. An overview of the engagement activities is included below.

1

## ENGAGEMENT

### Online Engagement

Council's Your Say engagement platform was used to collect ideas. The page was highly interactive and included a virtual tour, fact sheets, theme vision boards, a video library and frequently asked questions. It was also updated regularly with new content throughout the engagement period. Online feedback and community insights were collected via a 6-question survey.

Website



OVER 13,000 Visits

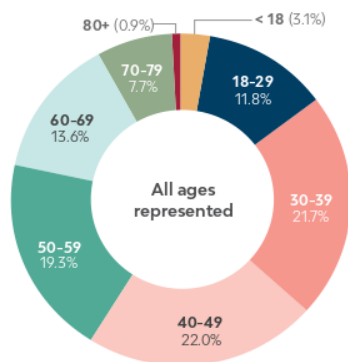


Approx.  
**88% Redlands Residents**  
**12% outside the Redlands**

Engagement



OVER 1,600 Survey Responses



36%



Approx.  
Other (1%)

63%



12,000+ online resource interactions



**3 in 4** Birkdale households visited the Your Say project page

## 2

## ENGAGEMENT

## Community Open Days

The Birkdale Community Open Days were the first time that the site had been officially opened to the public. Over two days the community was invited to visit the site, take a tour of the historic WWII Radio Receiving Station and Willards Farm and a trackless-train trip to understand the vast size and opportunities of the site. Having seen and experienced the site for themselves, participants were able to make an informed decision about what they imagine for the site's future.

Over the two days it was encouraging to hear from event attendees who had a personal attachment to Birkdale Community Precinct as they shared their stories about time spent on the land, as well as to see lots of young families enjoying access to the site. The dotmocracy activity at the engagement hub provided an easy way for all, including young people, to share their thoughts on what they imagine for the site's future.



**2**  
Open Days



**3,000+**  
attendees over 2 days



Approx. **1,600**  
completed a site tour  
across 2 days



**6,300+**  
dots added to  
the dotmocracy  
activity

## 3

## ENGAGEMENT

## Pop-up Engagement

To promote the project and to ensure a broad engagement reach, 10 pop-ups were hosted at 7 different locations throughout the Redlands Coast including:

- Capalaba Central
- Victoria Point Shopping Centre
- Capalaba Park Shopping Centre
- Cleveland Markets
- Alex Hills Shopping Centre
- Birkdale Fair
- Carindale Shopping Centre

Pop-ups provided an opportunity for participants to learn more about the project through discussions with project staff as well as share their ideas via engagement activities.



'What do you want the site to be?'

**191**

responses received



**10 Pop-ups**  
**6 Static**  
**engagement**  
**hubs**



**509**

dots added to  
the dotmocracy  
activity



Approx.

**700**

attended a pop-up

4

## ENGAGEMENT

## Stakeholder Forum

On 28 April, special interest groups, site stakeholders and community representatives were invited to attend a half-day stakeholder forum. Participants had an opportunity to take a deep-dive into considerations for the site including its ecological and historic significance as well as hear from the designers responsible for producing the project vision boards. The day concluded with participants working in small groups and combining their collective vision boards to develop a concise vision for the future of the precinct.



**74**  
attendees

## 8 Collaborative Visions

"Birkdale community lands will be an active, immersive place that is inclusive to all. Visitors will experience an authentic and unique environment whose history and space is interpreted to springboard into a creative, innovative and healthy future."

"Connecting the past with the present and the future in a place that inspires us to be happier, healthier, informed and culturally and environmentally aware. A celebration of innovations, people and placemaking."



"Experience Birkdale. Authentic continuum of connection capturing past, present and future sustainability and creativity. Showcasing evolving immersive experiences with ownership of and for the community."

Figure 1. Some of the visions developed during the workshop

5

## ENGAGEMENT

## Youth Targeted Sessions

Three youth workshops were facilitated for different schools and youth groups. This included a Youth Leaders Forum led by Redland City Council, Australian Institute of Technology Year 10 design students workshop and a mini workshop session with students from Cleveland State School. Further to this, representatives from the Youth Leaders Forum were invited to attend the project Stakeholder Forum.

At each of these sessions a similar activity to the Stakeholder Forum was performed, whereby participants were asked to create a vision board sharing their ideas and aspirations for the site as well as create a two-sentence summary of their vision. Further to this, participants were asked to complete the survey at the session and asked to promote it to their friends and family using the prize voucher for completing the survey as an incentive.



Figure 2. Some of the visions developed during the workshop



Younger children were also encouraged to participate during the Community Open Days through guided activities.

# Engagement Outcomes

## What you told us

The engagement results indicate that participants want Birkdale Community Precinct to provide a unique offering not provided elsewhere. However, this needs to be balanced with a focus on the environment and ecology and opportunities to showcase, preserve and enhance the natural environment.

The five engagement themes represent the values of the site. It was clear during engagement all were important to the community. Decisions regarding the future design will require a balanced view, drawing on aspects across all five themes.

During both online and in-person consultation, community were asked to select ideas, facilities and experiences that may be possible at Birkdale Community Precinct. Grouped by theme, Figure 3 depicts a summary of community's feedback during the different engagement sessions, with the darker colours reflecting a stronger focus.

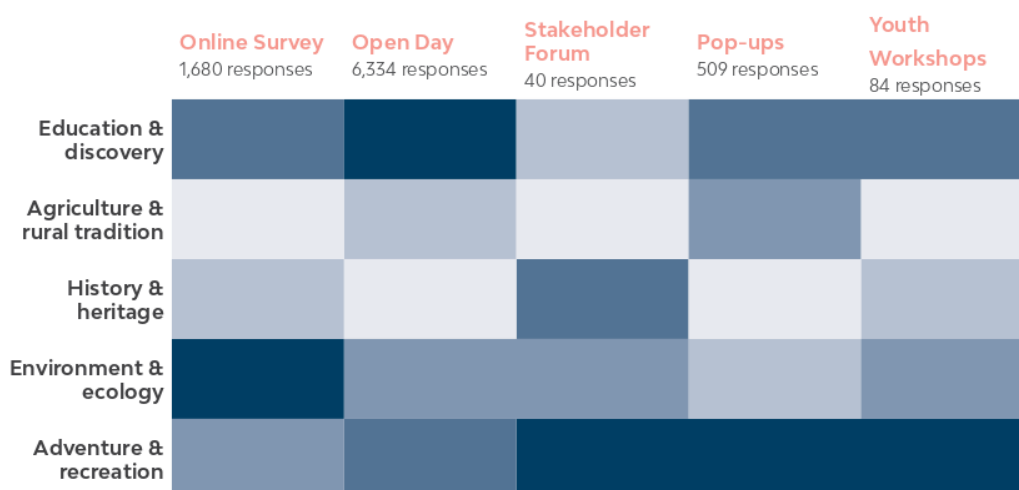


Figure 3.

# What we heard...

All the data that was received during the engagement process was extensively analysed and has informed this summary. This includes survey responses (including open-ended questions), dotmocracy activities, and other feedback provided through the various platforms that were made available. It also includes the thoughtful and considered written submissions provided by community and stakeholders to Council in relation to the Birkdale Community Precinct engagement process.

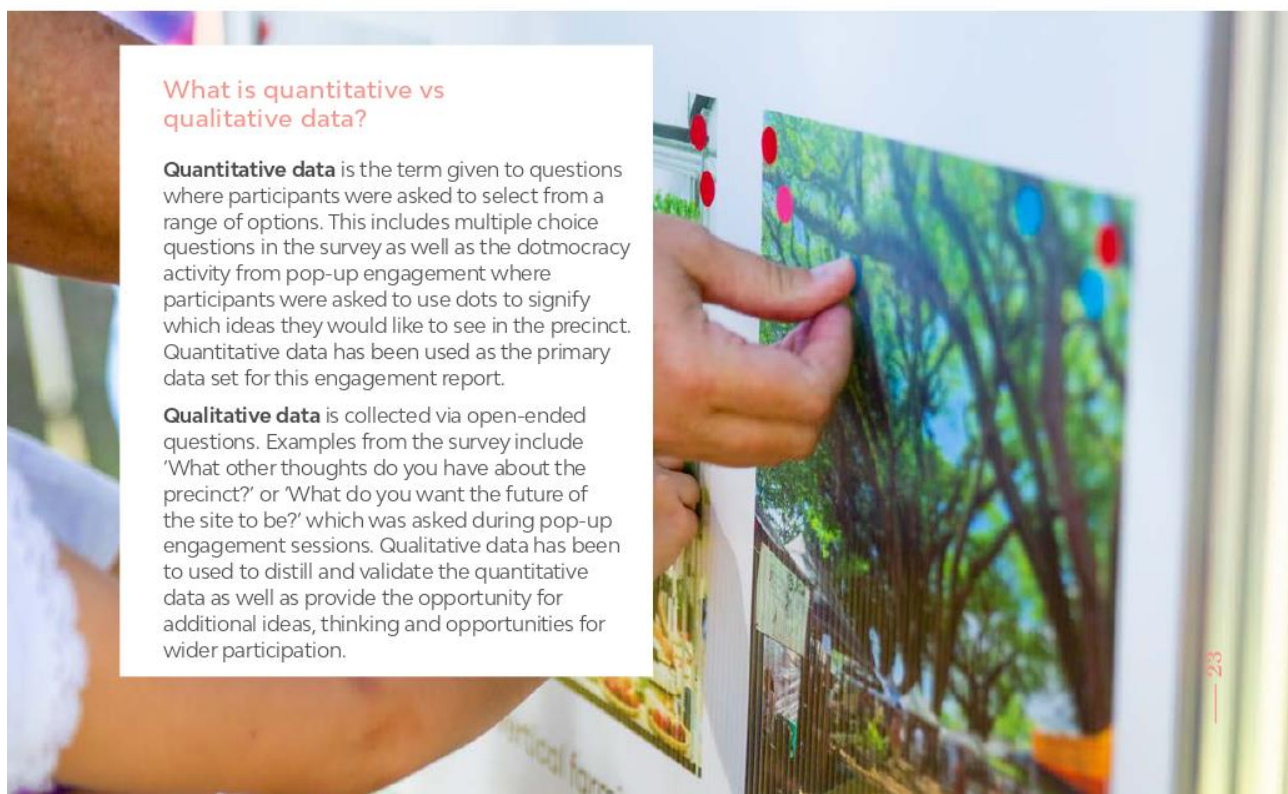
Findings have been categorised according to the five project themes:

- Education and discovery
- Agriculture and rural tradition
- Heritage and history
- Environment and ecology
- Adventure and recreation

## What is quantitative vs qualitative data?

**Quantitative data** is the term given to questions where participants were asked to select from a range of options. This includes multiple choice questions in the survey as well as the dotmocracy activity from pop-up engagement where participants were asked to use dots to signify which ideas they would like to see in the precinct. Quantitative data has been used as the primary data set for this engagement report.

**Qualitative data** is collected via open-ended questions. Examples from the survey include 'What other thoughts do you have about the precinct?' or 'What do you want the future of the site to be?' which was asked during pop-up engagement sessions. Qualitative data has been used to distill and validate the quantitative data as well as provide the opportunity for additional ideas, thinking and opportunities for wider participation.



# Results Snapshot

Across both online and in-person engagement activities, key ideas have emerged. These pages provide a summary of the feedback that was captured through various engagement platforms.

## Online survey

### Top 12 results from 21 options

1	Picnic facilities (barbeques, shelters, seating etc.)
2	Cycling and walking paths and circuits
2	Access to Tingalpa Creek and natural areas
4	Cafe and dining
5	Adventure play e.g. climbing structures, ropes course
6	Rental of recreation equipment (canoes, kayaks, bikes etc.)
7	Traditional open space including lawns
8	New swimming pool, water play, Olympic standard whitewater and adventure sports facility for the community
9	Physical activity (e.g. outdoor exercise equipment)
10	Amphitheatre and performance space
11	Education and training facilities
12	Events space

## Dotmocracy (in-person)

### Top 12 results from 45 options

1	Wildlife tourism
2	Preserve natural landscapes
3	Kayak and canoeing
3	Adventure play
5	Access to Tingalpa Creek and natural areas
6	Redlands Coast bush walks
7	Community markets
7	Camping and overnight stays
9	New swimming pool, water play, Olympic standard
10	Parkour, skating, scooting and riding
11	Paddock to plate
12	Night walks

Figure 4.

Figure 4 details the top 12 ideas for both in-person and online engagement activities, from quantitative questions. The differences between the two may be related to a number of factors, including the difference in the number of options participants could select. For in-person activities, like the dotmocracy activity, the participant selection was limited to five compared with the digital questions where selection was unlimited. Additionally, the dotmocracy provided a greater diversity of options that were used to distill the specific ideas.

Figure 5 illustrates how participants ranked the level of important of each of the themes, via the online survey.



Figure 5.

### Written feedback

In addition to the survey, participants were invited to make comments. Figure 6 shows a summary of written feedback categorised according to 24 overarching themes.

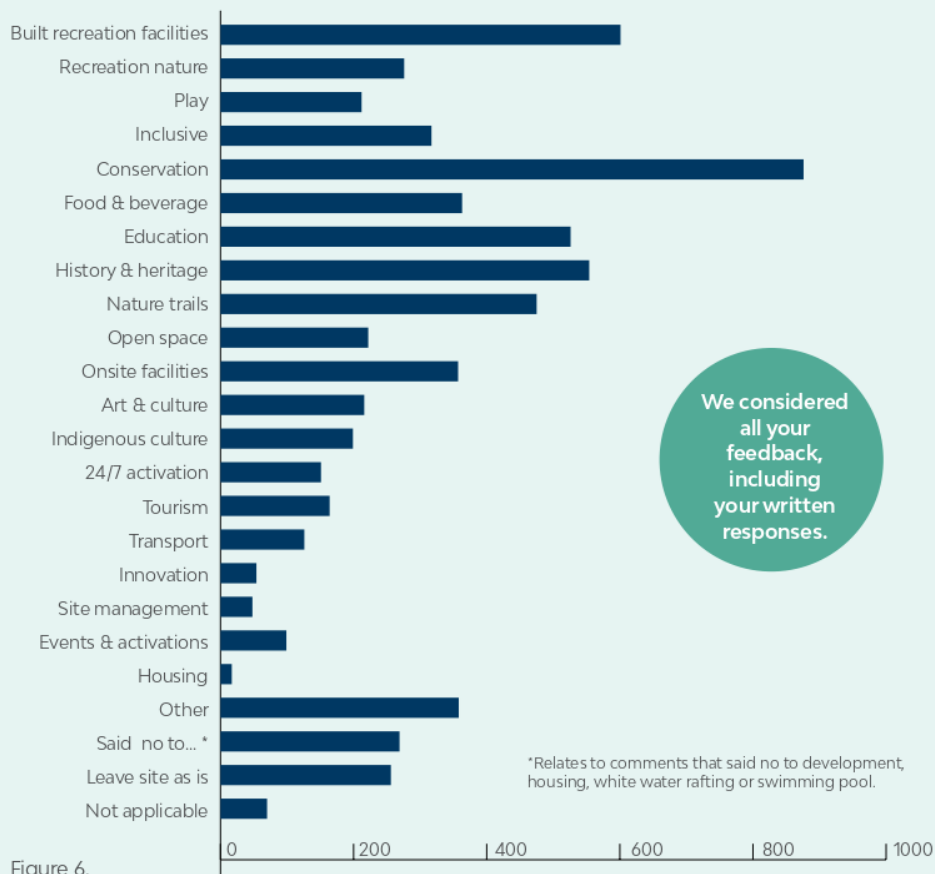


Figure 6.





# Education & discovery

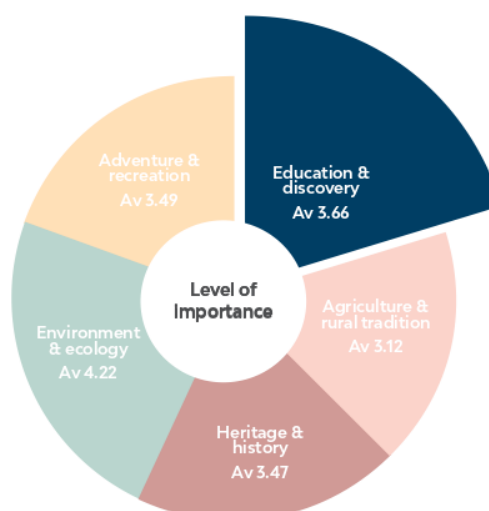
Often the experiences that are most memorable are the ones where you leave having learnt something more about the place you have visited or about yourself. Education and discovery is about exploring opportunities for immersion into the site. This theme can be explored in multiple ways and comfortably relates across the other four project themes. For example, exploring opportunities for education and discovery within the theme of environment and ecology through wildlife tourism. The idea of the site's evolution and change over time was also a popular concept explored, particularly during the stakeholder forum. This was about reinforcing the notion that the site will continue to evolve during the years to come and that opportunities for the community to play an active role in the governance of the site was important. It will also be important for activities to be inclusive for multiple age groups. This could include interpretive signage or interactive games relating to nature and the environment.

We heard you are interested in seeing education and discovery represented through:

- Wildlife tourism
- Redlands Coast bush walks
- Camping and overnight stays
- Night walks

**"A Southbank style inspired area with lots of nature, gardens, farming with a winding path linking to each area. A new discovery around each bend "**

~ Survey response





# Agriculture & rural tradition

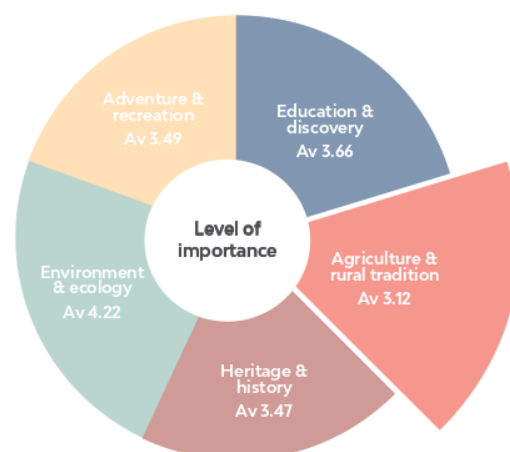
Agriculture and rural tradition forms a key cornerstone in the history of Birkdale Community Precinct. The evolution of farming practices range from timber production to dairy cows, sheep and goats. There are opportunities to pay homage to this agriculturally rich history through contemporary interpretation. There was an interest from participants in exploring ways to produce products that can be grown and used onsite. Ideas included providing educational experiences and exploring opportunities for the community to be involved in the process. Popular examples from survey results and engagement activities include community markets, paddock to plate dining opportunities, planting and education of native foods, and community gardens.

We heard you are interested in seeing agriculture and rural traditional represented through:

- Community markets
- Paddock to plate
- Native food
- Community gardens

**“Experience Birkdale. Authentic continuum of connection capturing past, present and future sustainability and creativity. Showcasing evolving immersive experiences with ownership of and for the community.”**

~ Stakeholder Forum collaborative vision





# Heritage & history

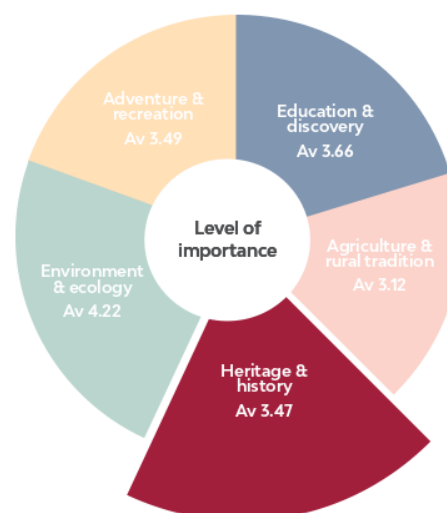
Birkdale Community Precinct has played an important role in the history of South-East Queensland. From Traditional Owners to European settlers and the role the land played during World War II. Naturally, this comes with a myriad of unique stories and tales. It is important that recognition is not only given to globally significant stories such as the receiving of the surrender message that signified the end of World War II, but also reflects stories of local people's attachment to the place. This includes stories of local characters such as the Goat Lady, Isabella Alcock, who was an important steward of the site. During the engagement process, many local residents came forward with information, pictures and stories to share about the site. Capturing this multi-layered history was a popular concept discussed during consultation. Further, conversations during engagement activities highlighted a desire for historically significant infrastructure to be restored, preserved and enhanced. This includes ideas such as the use of the World War II radio receiving station as an interactive educational experience.

**"Turn the radio receiving station into a museum and tell the WWII story of the Redlands. Provide interpretive signage and WWII equipment (e.g. airplanes that were used in the local area, jeeps, clothing etc) to help enhance the quality of the experience for the visitor."**

~ Survey response

We heard you are interested in seeing history and heritage represented through:

- War memorial gardens or statues
- Aboriginal heritage
- Pioneer past
- Artefacts display





# Environment & ecology

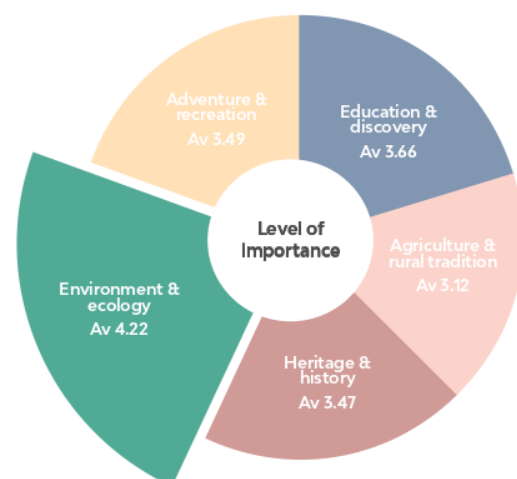
Birkdale Community Precinct is rich with flora and fauna. A recent environmental audit found 219 flora species in the precinct and some 38 fauna species. As with education and discovery the theme of environment and ecology is layered across all the themes in looking at opportunities to not only protect naturally significant assets, but enhance them to thrive. This includes ideas such as allowing for access to Tingalpa Creek and natural areas where visitors are able to immerse themselves in the environment while treading lightly on the natural landscape. Popular examples in qualitative survey responses included bird watching, environmental regeneration and natural swimming areas including lagoons or a billabong.

We heard you are interested in seeing environment and ecology represented through:

- Preserve natural landscapes
- Access to Tingalpa Creek and natural areas
- Bees and animals
- Nature (waterways, flora & fauna)
- Traditional open space including lawn

**"Development shouldn't come at the cost of what is such a large area of green space, but should exploit and capitalise on the green space available. Recreation activities that allow people to enjoy this space and actually interact with the local environment would be such an amazing outcome."**

~ Survey response





# Adventure & recreation

An adventure and recreation focus presents an opportunity to attract regional, interstate and international visitation to Birkdale Community Precinct. Analysis of the feedback received indicates a desire for unique adventure and recreation uses that are carefully designed and managed to balance surrounding natural environmental values. Popular ideas within this theme include activities such as kayaking and canoeing that allow an appreciation of the natural landscape from the vantage point of the creek. Another popular idea included adventure play such as ropes courses or climbing structures integrated within the natural landscape.

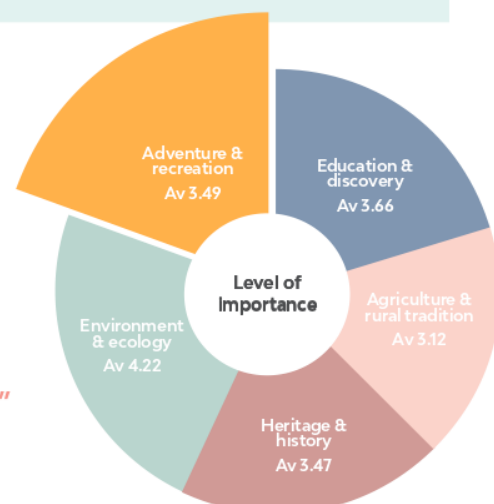
This theme was popular among youth participants and families. There was also a specific focus on ensuring inclusivity of activities, for example, ensuring that activities are accessible for all ages and abilities, are financially inclusive and family friendly.

**"A water park, adventure and recreation facilities would allow for the younger generations in the Redlands to feel part of the community again. It would also attract families to the Redlands."**

~ Survey response

We heard you are interested in seeing adventure and recreation represented through:

- Kayak and canoeing
- Adventure play
- New swimming pool, water play, Olympic standard
- Picnic facilities
- Cycling and walking paths and circuits
- Parkour skating and riding
- Cafe and dining





# Thank you!

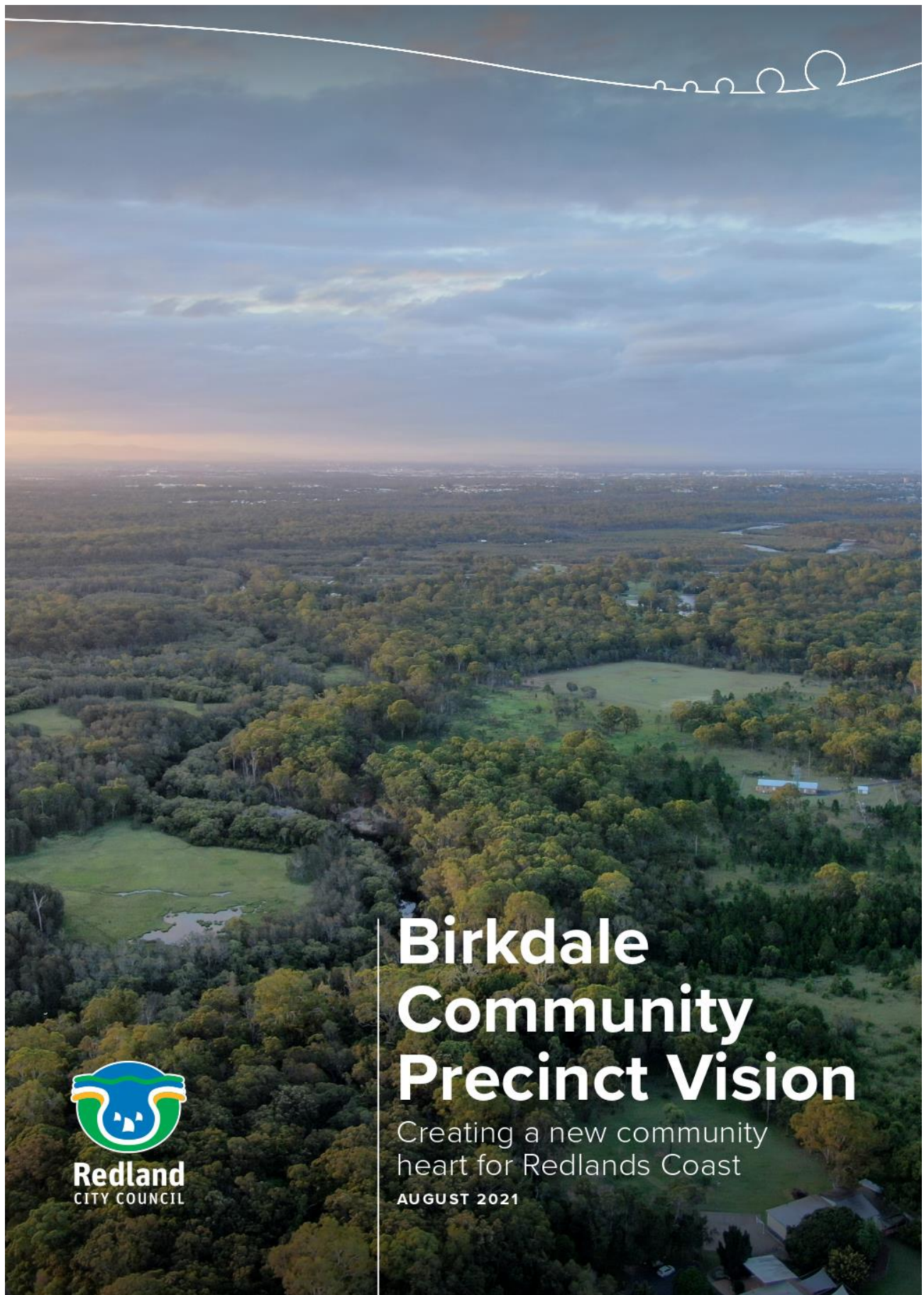
The engagement process undertaken for Birkdale Community Precinct has given a voice to community aspirations for this once-in-a-generation opportunity for Redlands Coast. On behalf of Redland City Council, we would like to thank everyone who participated in an engagement activity and shared their ideas about the future of the site.

Community insights are an important piece within the larger project puzzle. Council will now assess feedback alongside other considerations including best practice design, project feasibility, sustainable governance, protection of site values, planning constraints, viable funding models and alignment of this project with other regionally significant objectives. Achieving a balance between these site objectives will ensure the creation of a sustainable place that is loved both now and into the future, by locals and visitors to the region.



**fourfold**  
STUDIO

PREPARED ON BEHALF OF REDLAND CITY COUNCIL



# Birkdale Community Precinct Vision

Creating a new community  
heart for Redlands Coast

AUGUST 2021



## Acknowledgement of Traditional Owners and Country

Redland City Council is committed to working with Traditional Owners, supporting their role as custodians of their traditional lands and helping ensure the future prosperity and cultural enrichment of the community.

Council recognises that the Quandamooka People are the Traditional Owners of much of Redlands Coast. Council also extends its acknowledgement of Traditional Owners to the Danggan Balun (Five Rivers) People who are currently in the process of Native Title determination for an area that crosses into southern Redlands Coast.



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The Birkdale Community Precinct  
Vision was prepared by Urbis  
for Redland City Council.  
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# Foreword



**Karen Williams**  
Redland City Mayor

When we asked the community and key stakeholders for their ideas to help shape a vision for Birkdale Community Precinct, the response was unprecedented.

Not only was there an impressive and diverse range of input from thousands of respondents during the community engagement period, Redlands Coast residents arrived en masse when Council opened the land to the public for two days in April 2021.

This has been a once-in-a-generation opportunity to help create a shared vision for this important and much treasured land. The community has a very strong connection to this 62-hectare site. And rightly so. Council worked hard over many years to secure this land for the community as a place for everyone to enjoy; a place where recreation, education and conservation can exist in balance.

Birkdale Community Precinct has many cultural, heritage and ecological values. These important aspects, which include the existing koala habitat and heritage-listed buildings, were identified and committed to being protected. Council and the community's shared dedication to conservation outcomes is reflected throughout this vision document.

This is an important and exciting first step in starting to visualise what a future Birkdale Community Precinct may look like.

**Karen Williams**  
Mayor – Redland City Council



**Andrew Chesterman**  
Redland City Council  
CEO

Birkdale Community Precinct is a unique endeavour in so many ways – from the way it was secured by Council to save it from subdivision; to the way the community has helped create a shared vision; to the physical makeup of the site itself.

The precinct is so big, so varied, so able to accommodate a suite of uses, that this Vision Document is somewhat bursting with content. It is the first step in visualising the phenomenal amount of input we received from the community when we asked for their ideas for future uses of this wonderful parcel of land at Birkdale.

It was humbling to see during that engagement process the breadth of input and the strong sense of ownership the community has with this precinct; remembering that it is land they haven't been able to access for many decades, with many personal stories of connection being told.

Going forward, it is genuinely exciting as a Council to be part of this important and collaborative chapter in the growth of Redlands Coast.

**Andrew Chesterman**  
Chief Executive Officer – Redland City Council



# Creating a new community heart for Redlands Coast

Redlands Coast has a once-in-a-generation opportunity to transform more than 62 hectares of community land at Birkdale into a world-class precinct of local, regional and national significance.

At almost 10 times the size of The Gabba and its surrounding facilities, the precinct has plenty of space for many exciting projects that would enhance lifestyle, create jobs, boost the local economy and bring forward important transport, sport and recreation as well as community infrastructure. The precinct presents a unique opportunity to create a world-class community asset that unlocks ongoing value for the community for generations to come.

This Vision is the first major step in defining the significant potential of the precinct – a chance to be aspirational about what it could become.

It has been developed as a result of extensive community engagement and feedback with the goal of delivering a result that reflects the community's values and aspirations.



## The vision process

The Birkdale Community Precinct Vision is a high-level, aspirational concept, developed using ideas gathered from members of the Redlands Coast community and the broader region during the community engagement process. The visioning process is about taking the results of the community engagement and illustrating what the precinct could look like.

As the project progresses into the master planning phase, this Vision will be used as a starting point to guide the design development and future use of this important community asset, to ensure alignment with the aspirations of the local community.

## The journey so far...

2016

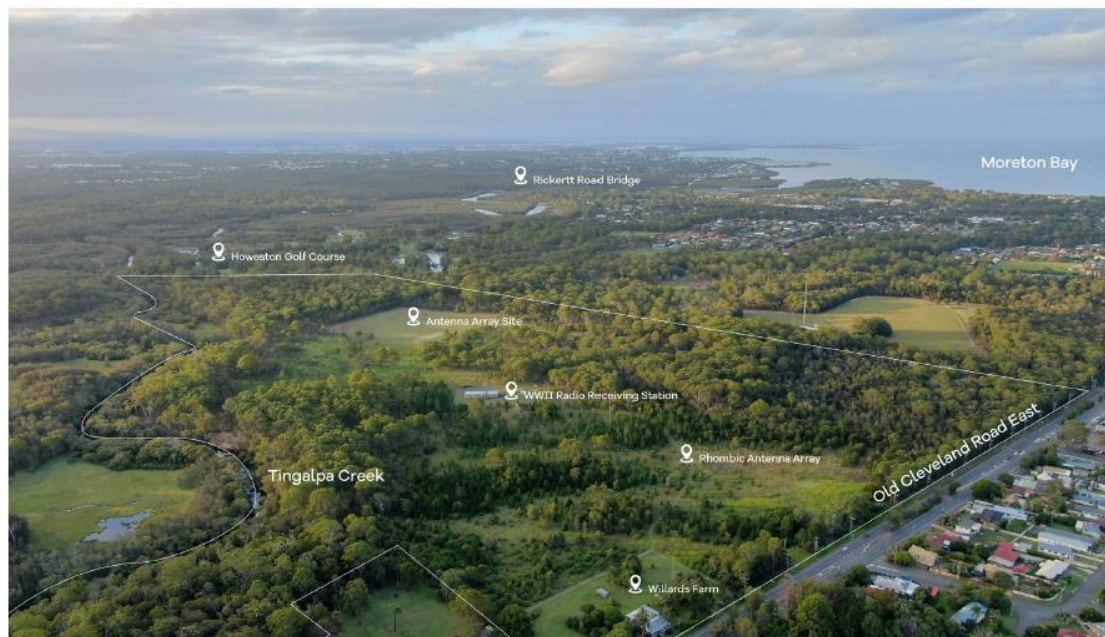
Council purchases Willards Farm

2019

Council purchases remainder of site

## Just imagine...

A place on Redlands Coast where families can enjoy walking trails and wetland boardwalks, picnic areas, educational and heritage activities, adventure sports, kayaking, water play, casual and elite sports events, or even watch an Olympic whitewater event. A place where a full day of complementary experiences seamlessly blend into one another, all in one amazing location: Birkdale Community Precinct.



### Project context

Council purchased the site in 2019 from the Commonwealth, having begun the process in buying Willards Farm in 2016 and saving it from becoming housing development.

The site is located at 302 & 362-388 Old Cleveland Road East in Birkdale and is bounded by Tingalpa Creek to the west and south.

The site is rich with natural beauty and areas of cultural and historical importance – including the heritage listed World War II radio receiving station, Willards Farm and Aboriginal artefacts of significance. Protecting and celebrating these historic and natural assets for future generations to enjoy has been a key element of the visioning process.

A core driver of the project is to protect and celebrate the site's established natural and heritage assets while creating an iconic landmark that provides benefits beyond its boundaries for generations to come.



# From Imagining to Visioning: Birkdale Community Precinct

**Encapsulated by rich natural landscapes, this picturesque, vibrant and diverse destination provides benefits beyond its boundaries.**

---

Embracing a once-in-a-generation opportunity to transform this much-loved land into an expansive world-class precinct of local, regional and national significance.

Enhancing it with a diverse collection of exciting spaces, places, events and sports, where fun, adventure, recreation, learning and discovery abounds for everyone.

Welcoming city-building catalyst and innovation opportunities to create jobs, boost the local economy, and bring forward important transport infrastructure.

Ushering in the future while honouring and celebrating the site's environmental, cultural and historical significance.

# Precinct Design Principles



## Protect and showcase our environment and ecology

Whether it's a bush walk on an Aboriginal art trail or wetlands boardwalk, kayaking along Tingalpa Creek, learning about local wildlife and landscape stewardship on an overnight camping trip, or taking in the scenery from a treetop walk – the precinct could deliver a multitude of sustainable ways for visitors to enjoy and experience the landscape.



## Create opportunities for learning and discovery

Engaging learning experiences could be embedded throughout the precinct, with opportunities for local stewardship showcasing everything from Traditional Owner land management techniques and wildlife education, renaturalising processes, as well as innovative agricultural research and technologies.



## Offer memorable, adventurous and exciting experiences

The precinct could offer a dynamic and diverse range of adventurous experiences that cater to all ages and abilities, while also establishing a world-class destination for live sport and events – a truly multi-dimensional destination with something for everybody, keeping visitors coming back for more.



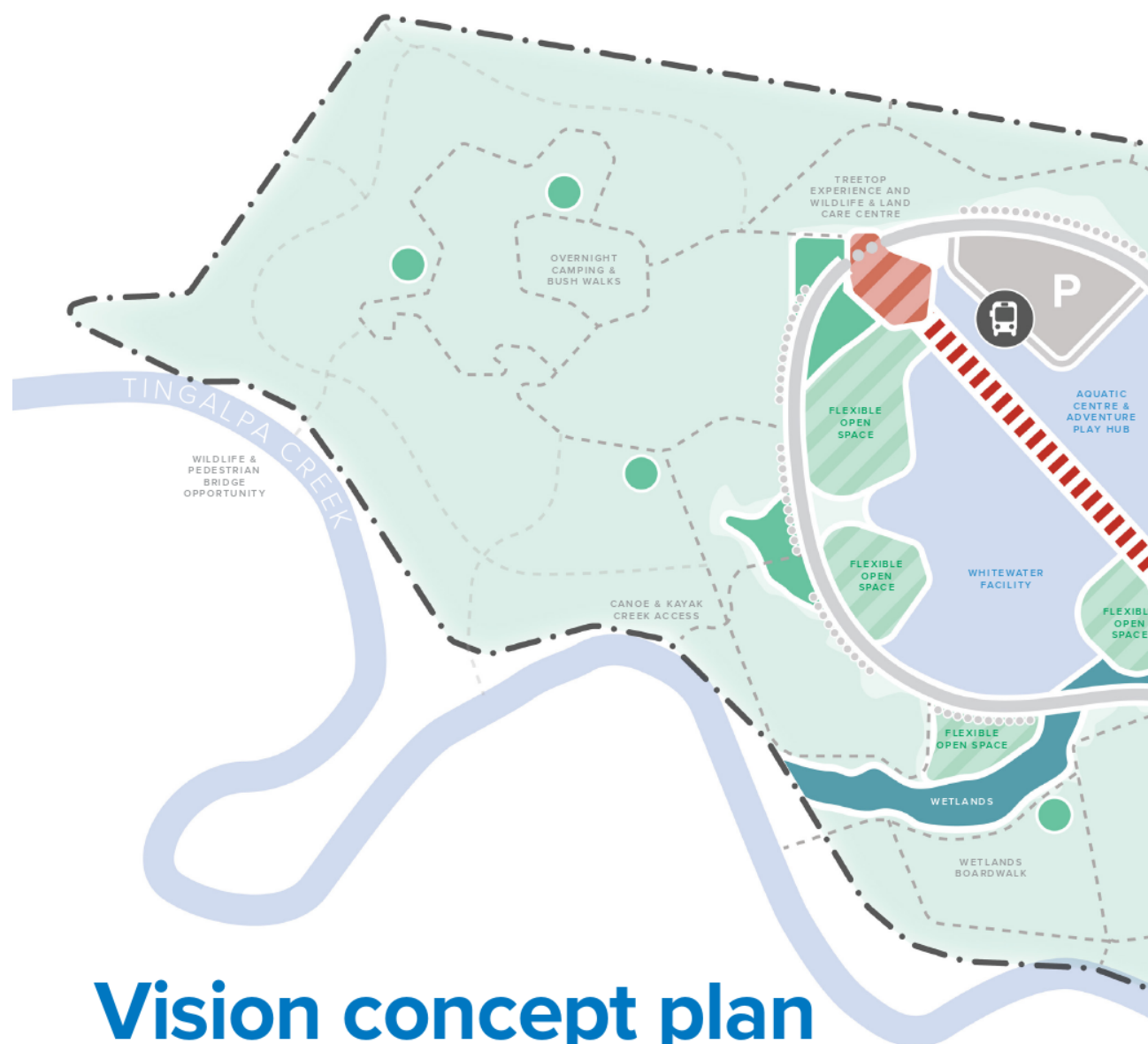
## Enable connection to our heritage and history

Birkdale Community Precinct could incorporate the respectful protection, adaptation and reuse of the area's significant heritage assets through showcasing local First Nations stories and land management practises and celebrating and reusing Willards Farm and the US Army Corps-built World War II radio receiving station.



## Leverage our agriculture and rural tradition

The legacy of Willards Farm presents a unique opportunity to create a dynamic cluster of agritourism destinations and community assets that celebrate the region's rural tradition and history.



## Vision concept plan

The vision concept plan illustrates a high-level interpretation of what Birkdale Community Precinct could look like, once detailed masterplanning and design stages have been undertaken.

While this plan does not represent a resolved design ready to be built, it demonstrates the vast potential of the site to accommodate the vision – a picturesque, dynamic and diverse destination, that provides benefits beyond its boundaries.

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# Places and Experiences

## The Pedestrian Spine

This could be the precinct's most recognisable and consistent urban element, providing a clear and legible movement path with a series of plazas that link Old Cleveland Road East to the farthest reaches of the precinct. The pedestrian spine would be a focal point for activity, with the flexibility to accommodate community markets, food trucks, pop-ups, performances and many kinds of activations along its length.



# Places and Experiences

## Protect and showcase our environment and ecology



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**A reimagined precinct could enhance the considerable natural beauty of the site's conservation areas, wetlands and creek areas, protecting them for future generations to experience and enjoy.**

Protecting the site's valued conservation areas and natural assets is a core driver of the precinct Vision. Whether it's a bush walk on an Aboriginal art trail, a secluded trek down a newly renaturalised wetlands boardwalk, kayaking along Tingalpa Creek, learning about local wildlife on an overnight camping trip, or taking in the scenery from a treetop walk, Birkdale Community Precinct could deliver a multitude of environmentally sensitive ways for visitors to enjoy and experience the landscape.



Concept visualisation only

### Wetlands Walk

As a component of strengthening biodiversity and conservation outcomes, a renaturalised wetlands area could create new opportunities for visitors to engage with Tingalpa Creek and the new wetlands on a respectfully integrated walking network.

### Bush Walks

With the majority of the precinct remaining as untouched conservation bushland, a series of bush walks, Aboriginal art trails and night walks with nature play elements could create a diverse network of paths and trails for enjoying active recreation.

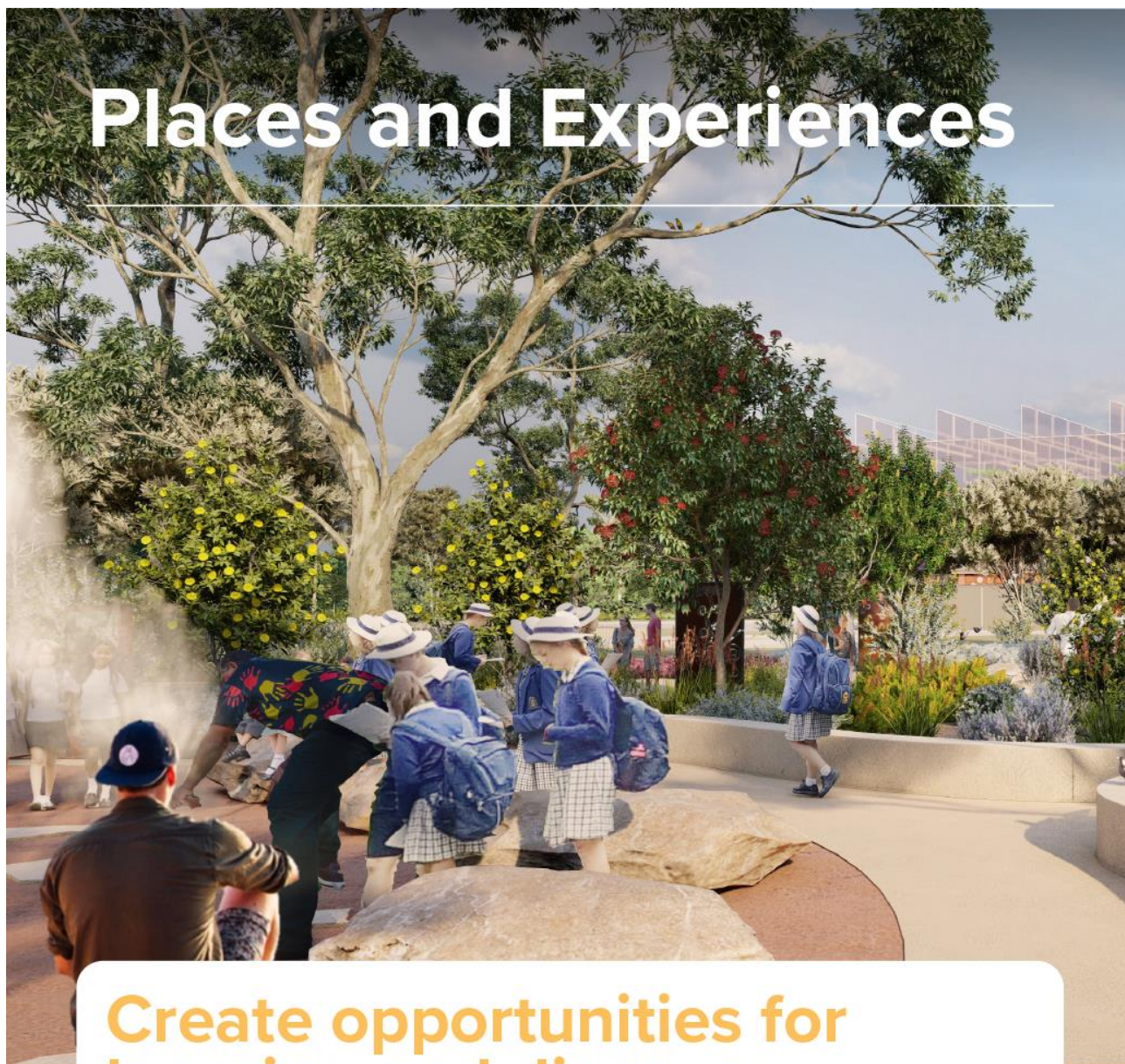
### Eco-Camping

The precinct could offer a select amount of environmentally sensitive eco-camping facilities, respectfully integrated into the bushland, creating more diverse ways for visitors to experience the precinct while learning about and engaging with the landscape.

### Treetop Walk

An elevated network of treetop walkways and viewing platforms could create a unique and memorable experience of the local landscape, offering views of the parklands and opportunities to learn and interact with wildlife.

# Places and Experiences



**Create opportunities for learning and discovery**



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**Engaging learning experiences could be embedded throughout the precinct, showcasing everything from Aboriginal land management techniques, to cutting-edge agricultural technologies.**

The precinct could be teeming with opportunities for learning and discovery through guided tours, outdoor classrooms in the bush, Aboriginal artefact display, koala tracking apps, digital learning facilities, energy / emissions education, a Wildlife and Landcare centre and a bush tucker garden. More subtle informal learning and discovery opportunities could be introduced through environmental signage displays and nature-based play elements.



### Bush Tucker Garden

The Bush Tucker Garden could be an engaging outdoor tourism and education destination in the heart of the precinct. Co-located with the Ag-Tech Hub and the Willards Farm Experience, the Bush Tucker Garden could create an engaging and interactive setting to learn about Aboriginal land management techniques.

### Ag-Tech Hub

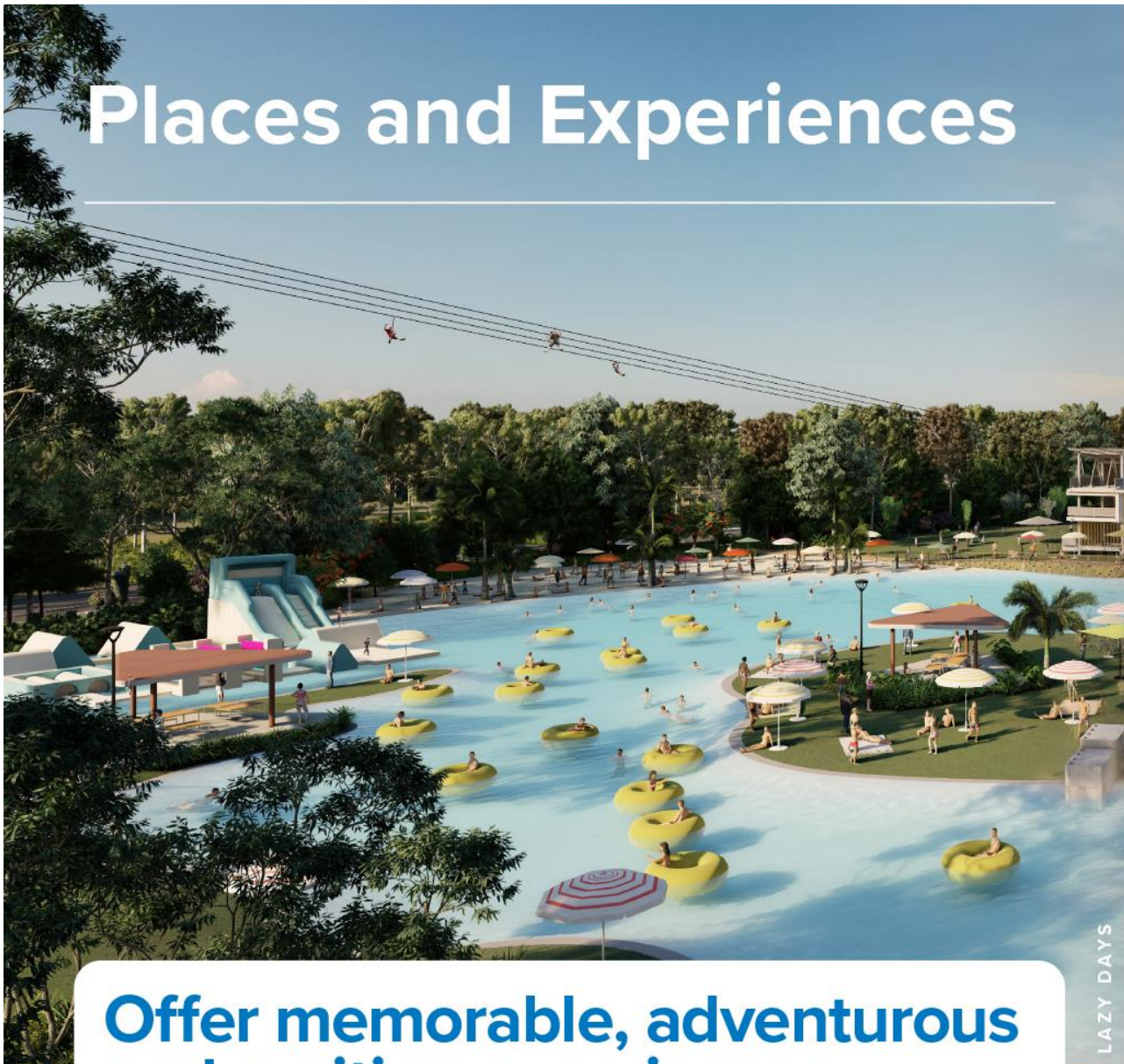
The Ag-Tech Hub could be a focal point for local food production, research, education and innovation. With opportunities to engage with university research and develop permaculture technologies on Redlands Coast, the Ag-Tech Hub could establish an enduring community asset for generations to come.

### Land Care Stewardship

A Wildlife and Land Care Centre could create opportunities for local landcare groups and school learning sessions to build a culture of local stewardship and allow the community to get hands-on experience in caring for the landscape. Throughout the precinct, a network of formal and informal interpretive learning elements could create a fun and engaging education experience.

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# Places and Experiences



**Offer memorable, adventurous and exciting experiences**



**Building on Redlands Coast's reputation for outdoor recreation, the precinct could offer a dynamic and diverse range of adventurous experiences that allow visitors to escape the ordinary.**

The Redlands Coast community is proud of the region's connection to nature and the diversity of outdoor recreation available. The Vision explores the potential for the precinct to accommodate outdoor venues for concerts and live sports events, adventure play facilities like high ropes courses, kayaking in the creek or more subtly integrated nature-based play elements woven throughout the precinct.



### Whitewater Facility

Featuring an Olympic-standard Canoe Slalom course, this facility could be designed to accommodate a range of complementary functions for year-round use, including an urban beach, a dive-in cinema, a lazy river and emergency services training.

### Swimming and Water Play

A community aquatic centre to complement the aquatic elements of the whitewater facility could act as a local community destination in its own right, activating the parkland and providing critical community recreation training and competition infrastructure.

### Adventure Play Hub

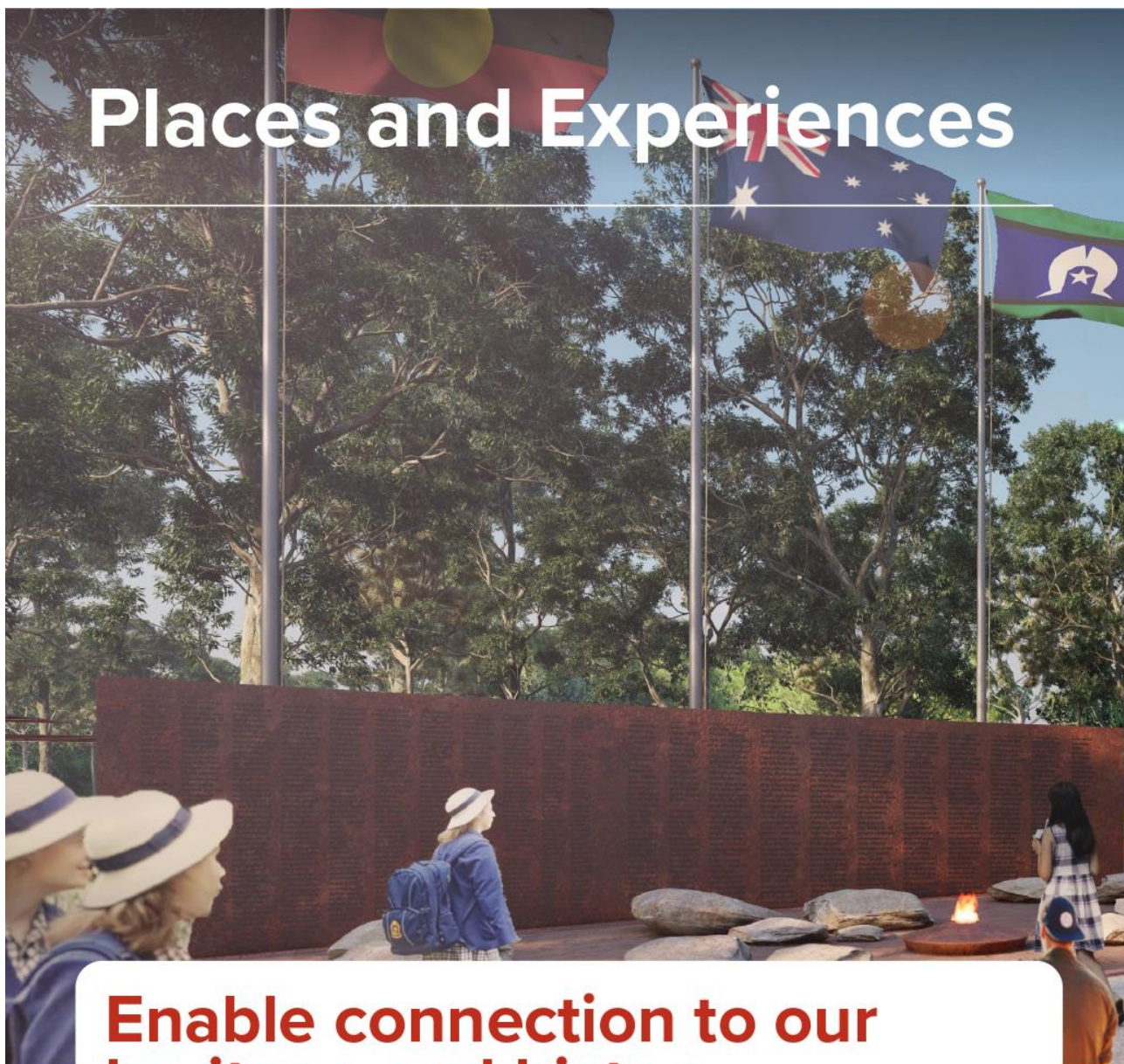
A regionally distinct adventure play destination that could define the precinct. Potential attractions could include a high ropes course, zip lining and nature-based play – integrated as a destination and a recurring theme throughout the precinct.

### Versatile Events Lawns

Different types of lawns could be incorporated throughout the precinct for temporary events, performances and concerts, as well as day-to-day recreation, socialising and relaxation. These areas could be supported by public barbecues, shelters and amenities.

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# Places and Experiences



## Enable connection to our heritage and history



**The site is rich with historical significance and opportunities to celebrate its First Nations history, pioneer past and role in World War II.**

Birkdale Community Precinct could incorporate the sensitive protection, adaptation and reuse of the area's

significant heritage assets. Through leveraging First Nations narratives and land management practises, celebrating and reusing Willards Farm and the World War II radio receiving station, the precinct could feature a diverse series of heritage destinations as focal points of activity for visitors to enjoy, while also finding more subtle and informal ways to weave the different histories of the region throughout the fabric of the precinct.



### Connection to Country

A priority for the project is to weave the stories and land management systems of the Traditional Owners throughout the very fabric of the precinct, creating many opportunities for visitors to learn about the Aboriginal history and culture of the region. This could include ceremonial spaces as well as formal and informal learning facilities.

### Pioneer Past

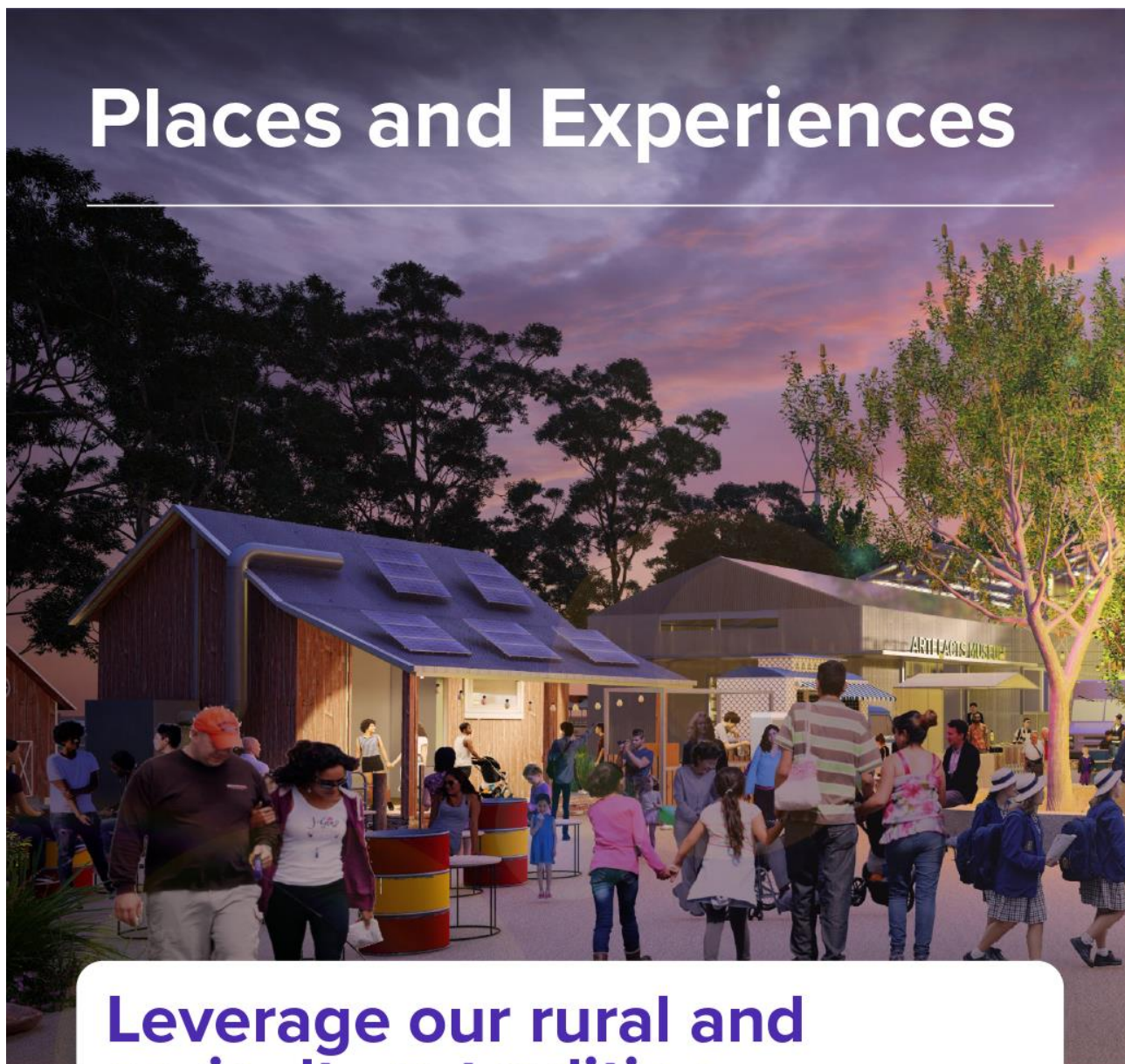
The Willards Farm heritage buildings could be lovingly restored and reused to celebrate their role in the region's history. A broad range of activities could be embedded throughout the Pioneer Past Experience, which could include interacting with farm animals and techniques, artefacts displays, paddock-to-plate restaurants and venue hire functions.

### World War II History

Celebrating the precinct's World War II legacy, the precinct could feature complementary heritage-related cultural experiences and creative facilities. This could include a museum, an interactive learning experience that engages with wartime communication techniques, and opportunities to recognise First Nation Peoples' contribution to the Australian Armed Services.

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# Places and Experiences



## Leverage our rural and agriculture tradition



The legacy of Willards Farm presents a unique opportunity to create a dynamic cluster of agritourism destinations and community assets that celebrate the region's rural tradition and history.

The precinct could allow visitors to experience the activities and outputs of a hands-on working farm, integrating food production and nature conservation through management practises that regenerate the environment.

The farm could provide a unique venue for events and functions – a place where visitors can engage with the region's agricultural history through varied and enjoyable experiences.



### Willards Agrifarm Experience

A range of farming, permaculture and livestock-related experiences could be included and centred around a newly restored Willards Farm and Creamery, exposing future generations to the region's agricultural history. Commercial opportunities could include cooking workshops, milking cows, cheese-making – reconnecting a contemporary audience with these traditional farming techniques.

### Flexible Farmer's Market Space

Flexible spaces embedded throughout the precinct could host a broad range of community market events, creating an evolving program that attracts repeat visitation.

### Paddock-to-plate Café and Dining

A café and restaurant that offers an authentic paddock-to-plate dining experience, utilising organic, locally grown produce to demonstrate sustainable, circular-economy alternatives to modern supply chains. The café and various heritage buildings could also be used for commercial activities such as venue and function hire.

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# Community engagement overview

Redland City Council undertook extensive, broad-scale promotion of the community engagement process in order to gain community input into the precinct design process. This provided a clear picture of the community's values and expectations for the transformation of the site, which will be a process spanning 25 years.



## Online engagement

Council's Your Say engagement platform was used to collect ideas. Online feedback and community insights were collected via a 5-question survey.



## Stakeholder forum

Special interest groups, stakeholders and community representatives were invited to participate in a half-day stakeholder forum.



## Pop-up engagement

To ensure a broad engagement reach, 10 pop-ups were hosted at 7 different locations throughout Redlands Coast and beyond. The pop-ups provided an opportunity for participants to learn more about the project and share their ideas via engagement activities.



## Community open days

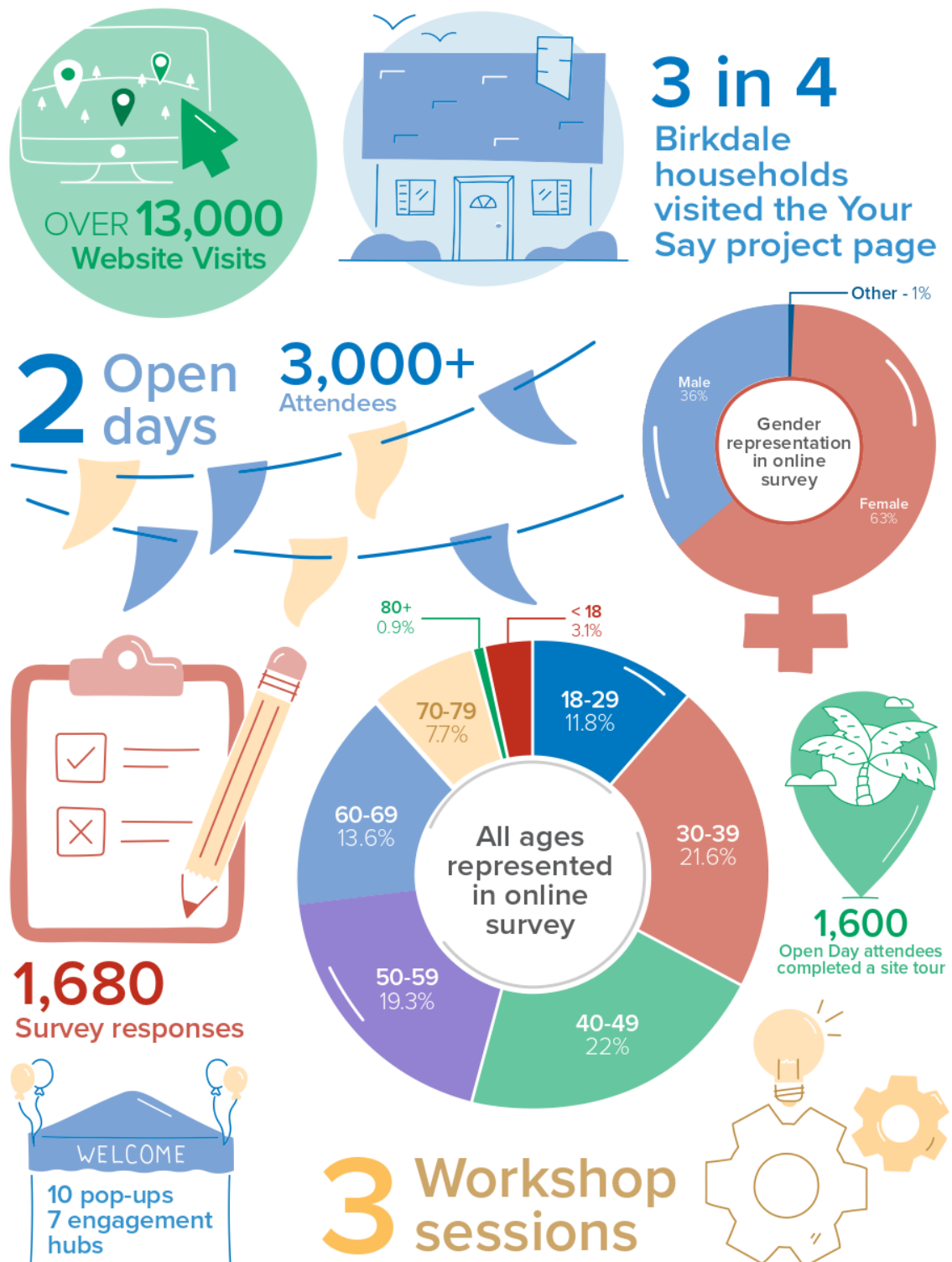
The Birkdale Community Precinct Open Days were the first time that the site had been officially opened to the public for many decades. The dotmocracy activity at the engagement hub provided an easy way for all to share their thoughts on what they imagine for the site's future.



## Youth targeted sessions

Three youth workshops were facilitated for different schools and youth groups. At each of these sessions, participants were asked to create a vision board sharing their ideas and aspirations for the site.

## Key engagement highlights



# You spoke, we listened

In what was one of the largest community engagement processes Redland City Council has ever undertaken, the responses received during the engagement process have been implemented as the primary set of inputs to create this Vision.

This includes survey responses (including open-ended questions), dotmocracy activities, and feedback provided through the various platforms that were made available. It also includes the thoughtful and considered written submissions provided by the community and stakeholders in relation to the Birkdale Community Precinct engagement process.

## Capturing Community Values

The consultation process revealed a common set of values, preferences and sentiments that were less about specific precinct functions and related more to how the community wanted the precinct to be designed, implemented and operated.



### Past, Present, Future

- A forward-looking, progressive mindset with how the precinct is designed, implemented and operated
- History is not static: share local stories and respect the past, its culture and context
- The need for adaptability, integration and continual evolution, refreshment and renewal, creating an enduring community asset
- A positive impact greater than its footprint

### A world-class destination, loved by locals

- A major, world-class destination with unique attractors, but with day-to-day local amenities that keep locals coming back regularly
- A place locals love to call home
- Opportunities for locals to engage with the process and the place, experiencing a sense of ownership and stewardship over both the precinct and the landscape
- Put Redlands Coast on the map internationally

### Resilience in all things

- Respectful of nature, ecology and biodiversity – a precinct sensitively integrated into the landscape
- Flexible and adaptable uses, capable of providing a range of functions and audiences
- Social inclusivity and thriving through civic stewardship
- Clear leadership, long term vision and an open and participatory process
- Industry diversification, economic resilience, specialisation and room for innovation

# Key feedback and responses

The table below lists the most popular elements identified in the various community consultation exercises and how they have been incorporated into the Vision for Birkdale Community Precinct.

What you asked for	What's in the Vision
Picnic facilities	A range of spaces for picnics and informal socialising. Barbeques. Outdoor shelters. Seating.
Cycling and walking paths / circuits	Bush walks. Wetlands walk. Aboriginal art trail. Treetop walk. Cycling paths and future cycle connection through the site.
Access to Tingalpa Creek and natural areas	Access via bush walks. Kayaking. Creek ecology educational assets.
Paddock-to-plate café and dining	Restaurant / café offering organic cuisine using produce grown or raised on site.
Adventure play	Adventure play hub with ropes course, water play, climbing frames etc.
Recreation equipment rental	Bicycle and kayak rental facilities.
Traditional open space	Lawns. Public spaces. Outdoor natural amphitheatre.
New swimming pool, water play, Olympic-standard whitewater and adventure sports facility	Redland Whitewater Centre as event venue during Brisbane 2032 Olympic and Paralympic Games. Community aquatic centre. Potential for dive-in cinema, urban beach and/or lazy river.
Physical activity	Adventure play hub with outdoor fitness equipment etc.
Amphitheatre and performance space	Outdoor natural amphitheatre for concerts and other live events and shows.
Education / training facilities	Ag-Tech hub. Learning and discovery aspects both formal and informal. Outdoor education spaces. Bush classroom.
Events space	Various facilities capable of hosting events. Amphitheatre. Restaurant and café. Lawns. Public spaces. Wedding venue.
Wildlife tourism	Wildlife and Landcare Centre. Bush classroom. Bush walks. Night walks.
Conserve natural landscapes	Existing conservation areas maintained, enhanced and protected.
Community markets	Flexible public spaces. Willards Farm.
Camping and overnight stays	Camping sites. Amenities. Sensitive integration into natural landscape.
Inclusivity	Multi-faceted site. All ages / abilities access.
History, heritage and Aboriginal culture	Heritage-listed World War II radio receiving station as an interactive learning experience. Historic Willards Farm. Celebration of rural traditions and First Nations cultures.

# Creating the vision concept plan

The vision concept plan explores a high-level interpretation of what Birkdale Community Precinct could look like – an exercise in bringing the values and aspirations of the community into the real world.

The following strategies illustrate how the concept plan has been developed, through applying the vision and principles to the site, while integrating recommendations from a series of technical studies.

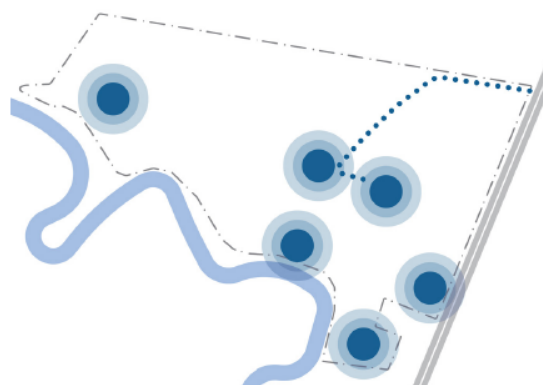


## Step 1: Respect conservation areas and wildlife habitats

The conservation of the natural landscape and enhancing local biodiversity were of critical importance to the community. This feedback, along with the technical advice regarding existing conservation land have shaped the development of the vision, defining the optimal locations for built elements in the precinct.

The vision concept plan achieves this through focusing urban elements in areas not identified for conservation, while integrating sensitive and subtle ways for visitors to experience conservation areas, such as bush walks, camping and wetlands boardwalks.

Not only are existing conservation areas protected – the plan also proposes an entirely new renaturalised wetlands area, improving local biodiversity outcomes.



## Step 2: Adapt, reuse and celebrate heritage assets

The site is rich with historical significance, featuring stories, buildings and artefacts ranging from World War II usage, as far back as usage by First Nations societies.

The vision concept plan explores ways to celebrate these stories, using these assets as the starting point – preserving and emphasising them in the structure of the precinct.

Willards Farm retains its pride of place on Old Cleveland Road East, reused as a celebration of the region's pioneer and agricultural past. The World War II rhombic antennas could retain its legacy as an interactive learning experience that engages with wartime communication techniques. There are opportunities for a memorial and other ways to bring the precinct to life through complementary cultural experiences.



#### Step 4: Group experiences into complementary nodes of activity

The movement network defines a series of differently sized spaces and sub-precincts, in which groupings of complementary experiences can be clustered.

The Olympic-standard whitewater facility and aquatic centre form part of an adventure sports precinct combining 'adrenaline' facilities with lagoon and beach features, with the potential to accommodate swimming, inflatable play, stand up paddling, a dive-in cinema and lazy river.

The Ag-Tech Hub could be located closer towards the precinct entry, contributing to a cluster of food production-centric uses, including Willards Farm and the Bush Tucker Gardens.

# Next steps

**Where to from here? The Birkdale Community Precinct Project still has a long way to go – with a project timeline horizon of 25 years.**

**In the near to mid term, there will be a range of opportunities for the community to engage with and input into future stages of the project.**

This document establishes a set of aspirations designed to unlock the potential of Birkdale Community Precinct and create an enduring community asset that benefits generations to come – an opportunity to put Redlands Coast on the map.

The vision and principles outline a range of potential directions and actions that can remain flexible and be refined and enriched over time.

This document and its contents are not a master plan – it is instead an overarching framework to guide decision making and allow individuals, institutions and businesses a starting point with which to establish a dialogue about the prospective future of the precinct.

## The next step – bringing the vision to life through the Draft Master Plan

The next step in the process is the Draft Master Plan and Priority Projects phase. This process will explore in much greater detail how the project vision could actually be brought to life – testing the vision and seeing what is actually possible for the precinct.

It will initiate detailed assessments to refine the spatial strategies, test land uses and identify the appropriate implementation and sequencing of priority projects to advance the adopted vision and principles. The process will also identify any additional technical studies that need to be undertaken.

The Draft Master Plan will focus on achieving a balance between community aspirations and good design along with other parameters that come with projects of this scale. This includes consideration of sustainable governance and activation models, protection of site values, planning constraints and opportunities, viable funding models and the alignment of this project with other competing objectives.



## Where to from here?

### The next opportunity for community engagement

Following the adoption of this Vision document, the Draft Master Plan and Priority Projects phase is the next opportunity for the community to engage with the project and provide input into the design process.

The community engagement period will occur once the Draft Master Plan has been developed to a more refined state – ascertaining the real-world capacity for the Vision to be implemented.

The engagement process will ask the community to comment upon a suite of more refined elements, including spatial plans, planning, design and implementation strategies, as well as a series of priority projects and early activation opportunities.



Concept visualisation only

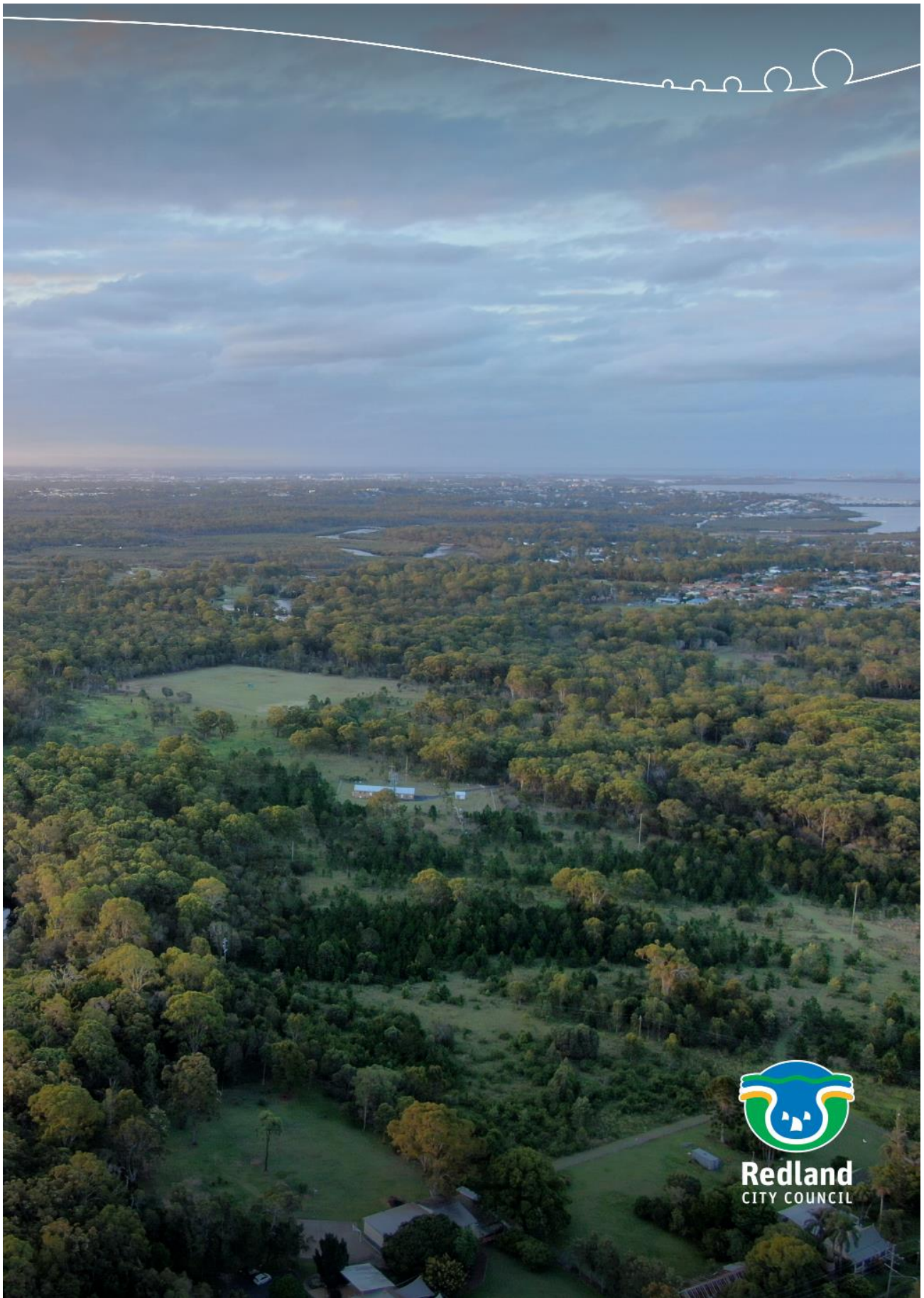


### Finalising and implementing the Master Plan

After the community consultation period has concluded, the outputs will be consolidated and fed back into the master planning process for a round of updates and Council review. Following this update period, the Draft Master Plan will be finalised and released to the community.

A key component of the Master Plan will be focused upon implementation strategies, dividing the broader precinct design into a series of phases, including near-term priority projects – each with their own concept and detailed design stages to be undertaken and opportunities for community consultation and input.





**14.4 03/19 - MAJOR AMENDMENT - HERITAGE - APPROVAL TO COMMENCE****Objective Reference:** A5568899**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning and Assessment**Report Author:** Sarah Ormesher, Strategic Planner

**Attachments:**

1. Ministerial Approval to Adopt 03/19 - Heritage Major Amendment - Heritage [↓](#)
2. List of Properties for Inclusion in Schedule 7 - Heritage Schedule [↓](#)
3. List of Properties to be Granted the Rate Concession as a Place Included in Schedule 7 - Heritage Schedule [↓](#)

**PURPOSE**

To seek Council resolution:

- To adopt and commence 03/19 - Major Amendment – Heritage.
- To repeal 01/21 - Temporary Local Planning Instrument – Protection of Local Heritage Places.
- To provide a one-off rate concession to affected and eligible landholders.

**BACKGROUND**

An overview of key dates and project milestones is outlined below:

- The Redland City European Heritage Review project, undertaken by the Strategic Planning Unit with assistance from Australian Heritage Specialists (AHS), was completed in June 2017. This project reviewed 354 properties and places within Redland City of local European heritage significance.
- At the General Meeting of 23 January 2019, a confidential report was presented to Council to consider a major amendment to City Plan to include 51 priority sites from the AHS report onto Schedule 7 – local heritage places, along with their accompanying citations and mapping (overlay maps OM-013 and OM-014).
- Council subsequently resolved to commence the amendment process pursuant to the Minister's Guidelines and Rules (MGR) and submit the amendment package to the Minister for State Development, Infrastructure, Local Government and Planning (the Minister) for the purpose of undertaking a State Interest Review (SIR).
- The SIR was finalised on 8 September 2019. It permitted Council to commence public consultation subject to the removal of two (2) sites, being:
  - Lot 12 on CP865858 (Foreshore, Ballow Road, Dunwich, North Stradbroke Island), which was already included in the State Heritage Register as a Queensland heritage place.
  - Lot 66 on SP115554 (Governor Gipps' landing site) which was included within the Toondah Harbour Priority Development Area (PDA). Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from starting development in a PDA is assessable development.

- Public consultation was undertaken from 12 October to 4 December 2020. The public consultation process was aligned to the notification, publication and submission process outlined by the *Queensland Heritage Act 1992* and the *Planning Act 2016*. In total, 37 public submissions were received.
- Council, at its General Meeting on 17 March 2021 resolved to endorse and distribute the public consultation report and submit the changed amendment to the Minister, seeking approval to adopt the amendment.
- In addition, on 17 March 2021 Council resolved to adopt 01/21 - Temporary Local Planning Instrument (TLPI) – Protection of Local Heritage Places and to seek the Minister’s approval for this to take effect immediately. On 25 March 2021, the Minister advised Council that the request had been approved and the TLPI applied retrospectively from 17 March 2021, as allowed for under Chapter 2, Part 1, Section 9 (4) of the *Planning Act 2016*.

## ISSUES

### Minister’s Consideration

In accordance with Section 21.5 of the MGR, on 21 June 2021 Council received notice from the Minister confirming that the SIR had been completed. In addition, Council was informed that it may proceed with the proposed amendment to City Plan subject to one (1) condition (refer to Attachment 1).

The condition relates to Lot 15 on D90415 (former Benevolent Asylum Ward 13), which was entered in the Queensland Heritage Register on 30 April 2021. The condition requires the site to be removed from the proposed amendment.

By way of background, the request to enter the property into the Queensland Heritage Register was referred to the State Department of Environment and Science by the North Stradbroke Island Museum. The Queensland Heritage Council, as independent assessor, subsequently approved the listing on 30 April 2021.

The entry in the Queensland Heritage Register recognises the site’s cultural heritage significance as it contributes to the regional pattern of development and evolution of Queensland. While the site is also important in the context of the local area and the settlement pattern of Redlands Coast, the assessment completed by the State department demonstrates a greater degree of significance and heritage value.

It is therefore recommended that Council remove Lot 15 on D90415 (former Benevolent Asylum Ward 13) from the proposed amendment. The revised list of properties, proposed for inclusion in the Local Heritage Register subsequently contains 44 sites, as listed in Attachment 2.

### 01/21 - Temporary Local Planning Instrument

Under the *Planning Act 2016* (the Act), a TLPI remains effective for two years unless repealed earlier. The process to repeal a TLPI is outlined in Section 24 of the Act and states *that ‘A local government may repeal a TLPI...by resolution’*. By letter dated 21 June 2021, the Minister requested Council consider repealing TLPI 01/21 at the same time this amendment takes effect.

As per section 23(1) of the Act, a TLPI may be implemented where there is significant risk of serious adverse cultural, economic, environmental or social conditions happening in the local government area.

Generally speaking, a TLPI is implemented as an interim measure until Council has the opportunity to give permanent effect to the requisite change via a planning scheme amendment.

Recognising final ministerial approval to adopt and commence the amendment has been received, it is appropriate that TLPI 01/21 be repealed at the same time the amendment takes effect.

#### Local Heritage Support Services

Council has maintained a consistent position that the amendment should not commence until local heritage support services (designed to provide financial and advisory support for impacted landholders) is in place. At its general meeting on 17 March 2021, Council officers provided a range of options to Council for consideration as part of its 2021-22 annual budget deliberations. Specific recommendations to assist impacted landholders included:

- A general rate rebate of \$1000 for the 2021/2022 financial year for each privately owned property that is subject to a general rate charge and is listed as a local heritage place under Schedule 7 of City Plan.
- Access to specialist heritage advice and information, including engagement of an external heritage consultant to provide:
  - Expert heritage advice to property owners whose property listed as a local heritage place under Schedule 7 of City Plan (up to one meeting per year for each property, the cost of which will be borne by Council).

In addition, it has been identified that there may be some circumstances where Council officers will require assistance from an external heritage consultant. At the general meeting on 17 March 2021 additional recommendations were included as follows:

- Expert heritage advice to Council for development applications and pre-lodgement meetings
- Assistance in developing further fact sheets and/or website information relating to the management of local heritage places

The Council 2021-2022 budget subsequently included funding to establish an incentives program to support the proposed amendment.

Key aspects of the recommended incentives package are outlined below.

#### Rate Rebate

Under section 120(1e) of the *Local Government Regulation 2012*, Council may grant a concession for rates if the concession will encourage land that is of cultural, environmental, historic, heritage or scientific significance to the local government area to be preserved, restored or maintained.

The *Local Government Regulation 2012* provides Council with the powers to grant a rate concession, either as a rebate of all or part of the rates or charges to a ratepayer, who is a member of a stated class of ratepayers. In this instance, the class of ratepayer is defined as a landholder who owns a property included in Schedule 7 – local heritage places. Refer to Attachment 3 for a list of all 44 properties included within the defined heritage rate class and who are eligible for a \$1000 rate concession over the 2021-2022 financial year.

It is however noted that within this class of ratepayer, 10 properties are exempt under legislation from rating and receive concessions on water and wastewater charges, which means they do not pay a general rate. Therefore, the owners of these 10 properties will not be entitled to the proposed concession. The properties are listed below:

1. 24 Queen Street, Cleveland (place of worship)
2. 228-234 Gordon Road, Redland Bay (place of worship)
3. 38-64 High Street, Russell Island (school)
4. 424 Redland Bay Road, Victoria Point (Scout organisation)
5. 1249-1251 Mount Cotton Road, Mount Cotton (community hall)
6. 2 Bayly Street, Dunwich (Police station)
7. 33 Thorne Road, Birkdale (place of worship)
8. 452-478 Main Road, Wellington Point (school)
9. 1257-1259 Mount Cotton Road, Mount Cotton (place of worship)
10. 17-19 Station Street, Wellington Point (place of worship)

It is recommended the concession is made as a one-off credit as opposed to being split over the remaining rate periods of the current financial year (October, January and April). The Financial Operations Unit has indicated it would be administratively simple to process a one-off rate concession. It is considered providing a concession will off-set ongoing building maintenance expenses and potentially encourage more substantial renovation projects by owners to maintain the heritage values of their properties. The proposed concession, if supported by Council would appear on the October rates notice issued shortly after the adoption and commencement of this amendment.

#### Access to Specialist Heritage Advice and Information

It is proposed that an expert specialist heritage consultancy provide guidance to private owners of listed local heritage places to encourage them to appropriately maintain and conserve the heritage values of their property and to assist Council's assessment officers through the development application and pre-lodgement processes.

This service will be available to private land holders, on request, subject to the remaining availability of budget allocated for the 2021/2022 financial year. It is unlikely that all landholders will request a one on one meeting as part of this local heritage support service.

A range of fact sheets have also been prepared to help owners understand their responsibilities as a landowner and custodian of a local heritage place and provide them with useful information that will assist in the care of their properties. Topics include 'Redlands' Heritage', 'Understanding Heritage' and 'Living with Heritage'.

### **STRATEGIC IMPLICATIONS**

#### **Legislative Requirements**

The major amendment is being undertaken in accordance with the requirements of the MGR, a statutory document under the *Planning Act 2016* and *Planning Regulation 2017*. It is also undertaken in accordance with the *Queensland Heritage Act 1992*.

The implementation of rate concessions, if supported by Council, will be undertaken in accordance with the *Local Government Regulation 2021*.

**Risk Management**

Undertaking amendments to City Plan will ensure that the document remains current, consistent with community expectations and fulfils Council's obligations to identify local heritage places.

However, in the event Council resolves to adopt this amendment and repeals TLPI 01/21 a potential compensation risk may arise.

In this regard it is noted Queensland planning legislation does not provide a mechanism for compensation to be given to landowners simply because they are included as a local heritage place in City Plan. To pursue a potential compensation claim a landowner must be able to demonstrate the inclusion of their property within the schedule constitutes an adverse planning change. An adverse planning change is defined as a planning change that reduces the value of an interest in premises.

To undertake such a claim a landowner is required to make a request for a development application to be dealt with under the planning scheme in place before the property was included as a local heritage place. Such an application must be lodged within twelve months of the property being included as a local heritage place in City Plan. If Council refuses such a request an application then needs to be made under the current City Plan which includes the property the local heritage place. If this application is refused or conditioned in a manner that would not have been the case under the superseded scheme before the property was included in the local heritage schedule a landowner may seek to pursue a compensation claim through the Planning and Environment Court. In this regard it is noted where an application is lodged under the current City Plan which includes the local heritage place, Council may through negotiation consider planning and building requirements which support the retention and potential reuse of any potential heritage building on the site which may offset any adverse planning change.

**Financial**

Processing of the amendment to City Plan is being funded within existing operating budget of the City Planning and Assessment Group. Budget has been allocated in the 2021-22 Financial Year to undertake public notification activities, providing expert advice to landholders and financial incentives (rates concession).

Any financial implications, including financial incentives beyond 2021-2022 will need to be considered by Council during the 2022/2023 budget development as part of the annual budget submission process.

**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 with support with community engagement activities from the Communication, Engagement and Tourism Group. Preparation and the facilitation of the rates concession will be completed by the Financial Operations Team.

**Environmental**

The amendment intends to secure ongoing and improved protection of sites of local European heritage significance in the City.

## Social

There is a potential for social benefits through increased protection of local European heritage values in the City.

## Human Rights

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

## Alignment with Council's Policy and Plans

The proposed amendment aligns with the goals contained in Council's Corporate Plan titled: 'Our Future Redlands – A Corporate Plan to 2026 and Beyond'. These goals are reflected in Council's Operational Plan 2021-2022, which includes a commitment to commence implementation of this amendment with a supporting incentives package and implementation of TLPI 01/21 as an interim protection measure (objective 5.1).

## CONSULTATION

In the preparation of this report, officers consulted with other sections of Council relevant to the matters being considered, as well as AHS, as identified below:

Consulted	Consultation Date	Comments/Actions
Financial Operations Unit	April, June & July 2021	Provided advice around budget considerations and legislative and operational requirements to provide a rates concession.
Legal Services	July 2021	Provided advice around the legalities of rates concessions and the process around compensation claims.
Australian Heritage Specialists	May, June & July 2021	Provided ongoing advice in relation to the proposed amendment including enquires relating to specific properties, the preparation of educational resources and legislative enquiries.

## OPTIONS

### Option One

That Council resolves as follows:

1. To adopt 03/19 - Major Amendment – Heritage, as outlined in Attachment 2, pursuant to Chapter 2, Part 4, Section 22.1 of the Minister's Guidelines and Rules under the *Planning Act 2016*.
2. To commence the amendment on 8 September 2021, or an alternative date as authorised by the Chief Executive Officer.
3. To repeal 01/21 - Temporary Local Planning Instrument – Protection of Local Heritage Places, as outlined in Section 24 of the *Planning Act 2016*, on 8 September 2021, or on an alternative date as authorised by the Chief Executive Officer.
4. To adopt a general rate concession of \$1000 for the 2021-2022 financial year for each privately owned property, as identified in Attachment 3, added to Schedule 7 – Heritage Schedule of City Plan, which is not exempt from the general rate, to be granted as a one-off credit 1 October 2021 and appear as a credit line item on the October rate notice.
5. To consider any financial incentives which may be provided beyond the 2021-2022 financial year as part of the annual budget submission process.

**Option Two**

That Council resolves as follows:

1. To adopt 03/19 - Major Amendment – Heritage, as outlined in Attachment 2, with changes, pursuant to Chapter 2, Part 4, Section 22.1 of the Minister’s Guidelines and Rules under the *Planning Act 2016*.
2. To commence the amendment package on 8 September 2021, or an alternative date as authorised by the Chief Executive Officer.

**Option Three**

1. That Council resolves not to proceed with 03/19 - Major Amendment – Heritage and repeals 01/21 - Temporary Local Planning Instrument – Protection of Local Heritage Places, as outlined in Section 24 of the *Planning Act 2016*, on 19 August 2021, or an alternative date as authorised by the Chief Executive Officer.

**OFFICER’S RECOMMENDATION**

That Council resolves as follows:

1. To adopt 03/19 - Major Amendment – Heritage, as outlined in Attachment 2, pursuant to Chapter 2, Part 4, Section 22.1 of the Minister’s Guidelines and Rules under the *Planning Act 2016*.
2. To commence the amendment on 8 September 2021, or an alternative date as authorised by the Chief Executive Officer.
3. To repeal 01/21 - Temporary Local Planning Instrument – Protection of Local Heritage Places, as outlined in Section 24 of the *Planning Act 2016*, on 8 September 2021, or on an alternative date as authorised by the Chief Executive Officer.
4. To adopt a general rate concession of \$1000 for the 2021-2022 financial year for each privately owned property, as identified in Attachment 3, added to Schedule 7 – Heritage Schedule of City Plan, which is not exempt from the general rate, to be granted as a one-off credit 1 October 2021 and appear as a credit line item on the October rate notice.
5. To consider any financial incentives which may be provided beyond the 2021-2022 financial year as part of the annual budget submission process.



**Hon Steven Miles MP**  
**Deputy Premier**  
**Minister for State Development, Infrastructure,**  
**Local Government and Planning**

Our ref: MC21/1299

Your ref: SO/DB A5246324

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21 JUN 2021

Councillor Karen Williams  
Mayor  
Redland City Council  
mayor@redland.qld.gov.au

Dear Councillor Williams 

Thank you for the letter of 18 March 2021 from the Redland City Council (the council), requesting approval to proceed to adopt the Heritage Major Amendment 03/19 (the proposed amendment) to the *Redland City Plan 2018* (the City Plan).

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

I am pleased to advise that in accordance with the MGR, I am satisfied that, subject to compliance with the enclosed condition, the proposed amendment appropriately integrates state interests. As such, the council may now adopt the proposed amendment submitted on 18 March 2021, including the revised Heritage Overlay Maps (OM-013 and OM-014) provided on 9 April 2021 (as amended by the Ministerial condition) to the Department of State Development, Infrastructure, Local Government and Planning (the department).

The department has informed senior council officers that a condition was required to avoid duplicating local and state heritage assessments.

I also understand that it is council's intention to delay the adoption of the proposed amendment until such time as it has a finalised position on the potential future heritage incentives scheme as part of the 2021/22 budget deliberations. While I agree the heritage incentives scheme compliments the proposed amendment, I strongly encourage the council to avoid delaying the adoption of this amendment to allow these provisions to be normalised in the scheme and the Temporary Local Planning Instrument (TLPI) I approved in March 2021 to be repealed.

Our local heritage is an important part of our community fabric and contributes greatly to the richness of our local neighbourhoods. I would like to thank the council for progressing this proposed amendment that, when adopted, will provide important protections to local heritage places so that these places remain for future generations.

If you require any further information regarding this matter, please contact Ms Danielle Cohen, Chief of Staff in my office, by email at [danielle.cohen@ministerial.qld.gov.au](mailto:danielle.cohen@ministerial.qld.gov.au) or by telephone on (07) 3719 7100.

Yours sincerely



**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure,**  
**Local Government and Planning**

Enc

## Ministerial condition

Pursuant to Section 20 of the *Planning Act 2016*

Pursuant to Section 20 of the *Planning Act 2016*, I hereby advise Redland City Council that it may proceed to adoption of the Major Amendment 03/19 – Heritage, as submitted under cover letter of 18 March 2021, subject to the following condition:

### State Planning Policy 2017 (SPP) – Environment and heritage

Condition	Timing
<p>State interest – Cultural heritage: Policy (4) - Local cultural heritage:</p> <ol style="list-style-type: none"> <li>Delete proposed local heritage place on Lot 15 on D90415, being proposed property 74 (described as Former Benevolent Asylum Ward 13, 8-22 Mallon Street) from: <ol style="list-style-type: none"> <li>the proposed Schedule 7 Heritage Schedule:</li> <li>the proposed Heritage Overlay Maps (OM-013 and OM-014).</li> </ol> </li> </ol> <p><i>Reason:</i> This site is identified as a Queensland Heritage Place (place reference number 650265) and, therefore, cannot be also identified as a local heritage place.</p>	Prior to adoption.

Dated this 21<sup>st</sup> day of June 2021

  
**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure,**  
**Local Government and Planning**

**Attachment 2 - Heritage Major Amendment 03/19**  
**Proposed sites to be added to Schedule 7 Heritage Schedule**

	Lot and Plan No	Locality	Address	Description
51	Lot 93 SL5245	Amity Point	2 Ballow Street, Amity Point	Cabarita
52	Lot 29 SP151524	Birkdale	50-60 Birkdale Road, Birkdale	Somersby Grange
53	Lot 1 RP143286	Birkdale	27 Roger Street, Birkdale	Birkdale House
54	Lot 1 B4271	Birkdale	33 Thorne Road, Birkdale	St George's Anglican Church
56	Lot 6 RP43359	Cleveland	200 Middle Street, Cleveland	Residence, 200 Middle Street
57	Lot 2 RP66399	Cleveland	219 Middle Street, Cleveland	Residence, 219 Middle Street
58	Lot 5 C14565	Cleveland	19 North Street, Cleveland	Residence, 19 North Street
59	Lot 3 SP260125	Cleveland	79 Passage Street, Cleveland	Shellim
60	Lot 1 RP181607	Cleveland	61 Princess Street, Cleveland	Callan Doon
61	Lot 6- 8 C730495	Cleveland	24 Queen Street, Cleveland	Methodist (Uniting) Church Hall
62	Lot 6- 8 C730495	Cleveland	24 Queen Street, Cleveland	Uniting Church (Formerly Methodist)
63	Lot 1 RP120477	Cleveland	1 Shore Street East, Cleveland	1 Shore Street, East
64	Lot 2 RP142152	Cleveland	3 Shore Street East, Cleveland	3 Shore Street, East
65	Lot 502 C14568	Cleveland	151 Shore Street North, Cleveland	Craigielea
66	Lot 1 RP1677	Cleveland	153 Shore Street North, Cleveland	Residence, 153 Shore Street North
67	Lot 4 RP1677	Cleveland	157 Shore Street North, Cleveland	Residence, 157 Shore Street North
68	Lot 1 RP211344	Cleveland	162 Shore Street North, Cleveland	Seaforth Cottage
69	Lot 5 C628	Cleveland	103 Passage Street, Cleveland	Residence, 103 Passage Street
70	Lot 719 D9044	Dunwich	14, Bingle Road, Dunwich	Former Benevolent Asylum Building, 14 Bingle Road
71	Lot 720 D9044	Dunwich	16, Bingle Road, Dunwich	Former Benevolent Asylum Building, 16 Bingle Road
72	Lot 721 D9044	Dunwich	18 Bingle Road, Dunwich	Former Benevolent Asylum Building, 18 Bingle Road
73	Lot 1 D9046	Dunwich	14 Stradbroke Place, Dunwich	Former Benevolent Asylum Building, 14 Stradbroke Place

**Attachment 2 - Heritage Major Amendment 03/19**  
**Proposed sites to be added to Schedule 7 Heritage Schedule**

76	Lot 1023 D9046	Dunwich	11 Parsons Street, Dunwich	Former Benevolent Asylum Building, 11 Parsons Street
77	Lot 2 D9046	Dunwich	12, Stradbroke Place, Dunwich	Former Benevolent Asylum Building, 12 Stradbroke Place
78	Lot 5 CP898073	Dunwich	2 Bayly Street, Dunwich	Police Station Cell Block
79	Lot 1 RP48370	Mt Cotton	1249-1251 Mount Cotton Road, Mount Cotton	Mount Cotton Hall
80	Lot 1 RP69724	Mt Cotton	1257-1259 Mount Cotton Road, Mount Cotton	St Paul's Lutheran Church
82	Lots 62-69 and 77-80 RP30542 and Lot 81 136364	Redland Bay	167 Esplanade, Redland Bay	Redland Bay Hotel
83	Lot 1 RP30547 and Lot 1 RP30550	Redland Bay	228-234 Gordon Road, Redland Bay	Methodist Church
84	Lot 1 SP127719	Redland Bay	6 Melrose Court, Redland Bay	Residence, 6 Melrose Court
85	Lot 22 SP115509	Redland Bay	214 School of Arts Road, Redland Bay	Mt Carmel Orchard – Belcher's House
86	Part of Lot 42 SL7635	Russell Island	38-64 High Street, Russell Island	Russell Island State School
88	Lot 1 RP216885	Victoria Point	55 Colburn Avenue, Victoria Point	The Point
89	Lot 38, part Lot 145 SL4362 Part Lot 2 RP123972	Victoria Point	424 Redland Bay Road (Corner Colburn Av) Victoria Point	Charles Snow Environmental Education Centre (Eprapah)
90	Lot 17 and 18 RP40809	Wellington Point	17-18 Esplanade, Wellington Point	17-18 Esplanade
91	Lot 139 RP14151	Wellington Point	35 Fernbourne Road, Wellington Point	Casurina Cottage
92	Lot 8 SP188629	Wellington Point	2 Raife Close, Wellington Point	The Palms
93	Lots 64 and 65 RP14152	Wellington Point	6 Harris Street, Wellington Point	6 Harris Street
94	Lot 165 CP888464	Wellington Point	452-478 Main Road, Wellington Point	Wellington Point State School
95	Lot 164 CP888464	Wellington Point	480-482 Main Road, Wellington Point	Wellington Point Schools Principals House (Former)
96	Lot 2 RP155349	Wellington Point	493 Main Road, Wellington Point	493 Main Road

**Attachment 2 - Heritage Major Amendment 03/19**  
**Proposed sites to be added to Schedule 7 Heritage Schedule**

97	Lot 2 RP107272, Lot 126 RP14151 and Lot 1 RP815402	Wellington Point	3 Station Street/509 Main Road, Wellington Point	3 Station Street
98	Lot 123 RP219139	Wellington Point	11 Station Street, Wellington Point	11 Station Street
99	Lot 118 SP138750	Wellington Point	17-19 Station Street, Wellington Point	St James Anglican Church

**Attachment 3 - Heritage Major Amendment 03/19**

List of properties to be granted the rate concession as a place included in Schedule 7 – Heritage Schedule.

	Lot and Plan No	Locality	Address	Description
51	Lot 93 SL5245	Amity Point	2 Ballow Street, Amity Point	Cabarita
52	Lot 29 SP151524	Birkdale	50-60 Birkdale Road, Birkdale	Somersby Grange
53	Lot 1 RP143286	Birkdale	27 Roger Street, Birkdale	Birkdale House
54	Lot 1 B4271	Birkdale	33 Thorne Road, Birkdale	St George's Anglican Church
56	Lot 6 RP43359	Cleveland	200 Middle Street, Cleveland	Residence, 200 Middle Street
57	Lot 2 RP66399	Cleveland	219 Middle Street, Cleveland	Residence, 219 Middle Street
58	Lot 5 C14565	Cleveland	19 North Street, Cleveland	Residence, 19 North Street
59	Lot 3 SP260125	Cleveland	79 Passage Street, Cleveland	Shellim
60	Lot 1 RP181607	Cleveland	61 Princess Street, Cleveland	Callan Doon
61	Lot 6- 8 C730495	Cleveland	24 Queen Street, Cleveland	Methodist (Uniting) Church Hall
62	Lot 6- 8 C730495	Cleveland	24 Queen Street, Cleveland	Uniting Church (Formerly Methodist)
63	Lot 1 RP120477	Cleveland	1 Shore Street East, Cleveland	1 Shore Street, East
64	Lot 2 RP142152	Cleveland	3 Shore Street East, Cleveland	3 Shore Street, East
65	Lot 502 C14568	Cleveland	151 Shore Street North, Cleveland	Craigielea
66	Lot 1 RP1677	Cleveland	153 Shore Street North, Cleveland	Residence, 153 Shore Street North
67	Lot 4 RP1677	Cleveland	157 Shore Street North, Cleveland	Residence, 157 Shore Street North
68	Lot 1 RP211344	Cleveland	162 Shore Street North, Cleveland	Seaforth Cottage
69	Lot 5 C628	Cleveland	103 Passage Street, Cleveland	Residence, 103 Passage Street
70	Lot 719 D9044	Dunwich	14, Bingle Road, Dunwich	Former Benevolent Asylum Building, 14 Bingle Road
71	Lot 720 D9044	Dunwich	16, Bingle Road, Dunwich	Former Benevolent Asylum Building, 16 Bingle Road
72	Lot 721 D9044	Dunwich	18 Bingle Road, Dunwich	Former Benevolent Asylum Building, 18 Bingle Road
73	Lot 1 D9046	Dunwich	14 Stradbroke Place, Dunwich	Former Benevolent Asylum Building, 14 Stradbroke Place

**Attachment 3 - Heritage Major Amendment 03/19**

List of properties to be granted the rate concession as a place included in Schedule 7 – Heritage Schedule.

76	Lot 1023 D9046	Dunwich	11 Parsons Street, Dunwich	Former Benevolent Asylum Building, 11 Parsons Street
77	Lot 2 D9046	Dunwich	12, Stradbroke Place, Dunwich	Former Benevolent Asylum Building, 12 Stradbroke Place
78	Lot 5 CP898073	Dunwich	2 Bayly Street, Dunwich	Police Station Cell Block
79	Lot 1 RP48370	Mt Cotton	1249-1251 Mount Cotton Road, Mount Cotton	Mount Cotton Hall
80	Lot 1 RP69724	Mt Cotton	1257-1259 Mount Cotton Road, Mount Cotton	St Paul's Lutheran Church
82	Lots 62-69 and 77-80 RP30542 and Lot 81 136364	Redland Bay	167 Esplanade, Redland Bay	Redland Bay Hotel
83	Lot 1 RP30547 and Lot 1 RP30550	Redland Bay	228-234 Gordon Road, Redland Bay	Methodist Church
84	Lot 1 SP127719	Redland Bay	6 Melrose Court, Redland Bay	Residence, 6 Melrose Court
85	Lot 22 SP115509	Redland Bay	214 School of Arts Road, Redland Bay	Mt Carmel Orchard – Belcher's House
86	Part of Lot 42 SL7635	Russell Island	38-64 High Street, Russell Island	Russell Island State School
88	Lot 1 RP216885	Victoria Point	55 Colburn Avenue, Victoria Point	The Point
89	Lot 38, part Lot 145 SL4362 Part Lot 2 RP123972	Victoria Point	424 Redland Bay Road (Corner Colburn Av) Victoria Point	Charles Snow Environmental Education Centre (Eprapah)
90	Lot 17 and 18 RP40809	Wellington Point	17-18 Esplanade, Wellington Point	17-18 Esplanade
91	Lot 139 RP14151	Wellington Point	35 Fernbourne Road, Wellington Point	Casurina Cottage
92	Lot 8 SP188629	Wellington Point	2 Raife Close, Wellington Point	The Palms
93	Lots 64 and 65 RP14152	Wellington Point	6 Harris Street, Wellington Point	6 Harris Street
94	Lot 165 CP888464	Wellington Point	452-478 Main Road, Wellington Point	Wellington Point State School
95	Lot 164 CP888464	Wellington Point	480-482 Main Road, Wellington Point	Wellington Point Schools Principals House (Former)
96	Lot 2 RP155349	Wellington Point	493 Main Road, Wellington Point	493 Main Road

**Attachment 3 - Heritage Major Amendment 03/19**

List of properties to be granted the rate concession as a place included in Schedule 7 – Heritage Schedule.

97	Lot 2 RP107272, Lot 126 RP14151 and Lot 1 RP815402	Wellington Point	3 Station Street/509 Main Road, Wellington Point	3 Station Street
98	Lot 123 RP219139	Wellington Point	11 Station Street, Wellington Point	11 Station Street
99	Lot 118 SP138750	Wellington Point	17-19 Station Street, Wellington Point	St James Anglican Church

**14.5 01/21 - MAJOR AMENDMENT - ENVIRONMENTAL SIGNIFICANCE OVERLAY****Objective Reference:** A5573744**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning and Assessment**Report Author:** Michael Beekhuyzen, Principal Strategic Planner

**Attachments:**

1. Summary of Recommendations [↓](#)
2. 01/21 - Major Amendment - Environmental Significance Overlay [↓](#)
3. Draft Planning Scheme Policy 1 - Environmental Significance [↓](#)

**PURPOSE**

To seek Council resolution:

- To undertake a major amendment to City Plan as detailed in Attachment 2, 01/21 - Major Amendment - Environmental Significance Overlay.
- To submit the amendment to the Planning Minister for the purposes of completing State interest review, in accordance with the process as outlined in the Minister's Guidelines and Rules.

**BACKGROUND**

**2018:** Council resolved to adopt the Wildlife Connection Plan 2018-2028 (WCP) and Action Plan at the General Meeting on 21 February 2018. The action plan included an action to 'Review City Plan to determine any necessary consequential amendments'.

As part of the adoption of the WCP, Council resolved to amend the WCP action plan to change the timing of protecting corridor habitat in the Redland City Plan from short-term to 'immediate' (within 12 months) and ensure that amendments to the City Plan to protect core habitat and wildlife corridors were undertaken and reported to Council within the first amendment package.

Later in 2018, at the General Meeting on 10 October, Council resolved to commence a major amendment to City Plan to reflect the principles of the WCP in line with endorsed drafting principles.

**2019:** A major amendment to City Plan to integrate the outcomes of the WCP was drafted and presented to the General Meeting of 20 February 2019. At this meeting, Council resolved to submit the draft major amendment (04/19 Major Amendment - Environmental) to the State Government for state interest review.

On 29 March 2019, the State Government issued a 'Notice of advice to change and pause the timeframe of a proposed amendment' under the Minister's Guidelines and Rules. This notice advised Council to either make changes to the proposed amendments or to provide further information on the proposed amendments to demonstrate how it appropriately integrated State interests.

At its General Meeting on 6 November 2019, Council considered the matters raised in this notice of advice and resolved to respond to the State Government and continue to proceed with the major amendment.

**2020:** At the General Meeting on 10 June 2020, Council resolved to not proceed with the major amendment and advise the State Government of this decision.

Following this decision in June, at the General Meeting on 4 November 2020 a notice of motion was moved to commence a new major amendment to provide statutory protections to the environmental corridors in the WCP using the previously draft major amendment as a basis.

Council subsequently 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 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.

**2021:** At the General Meeting on 17 February 2021, Council resolved:

1. To note the current status of the review of options to enhance the protection of core habitat and wildlife corridor habitat in the Urban Footprint of the City.
2. To note that consultation with Councillors will be undertaken by the end of February 2021.

At the General Meeting on 17 March 2021, Council resolved:

1. To commence a major amendment to the City Plan that reflects the findings and recommendations of the review of options to provide an enhanced level of statutory land use planning protection to environmental corridors in the Urban Footprint, as identified in the Wildlife Connections Plan 2018-2028, in accordance with Part 4, Clause 16.1 of the Minister's Guideline and Rules under the *Planning Act 2016*.
2. To endorse the recommendations, as outlined in Attachment 1, to inform the major amendment to the City Plan.
3. To ensure the major amendment is supported by a detailed mapping review and refinement of mapped Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES) in consultation with relevant divisional councillors.

At the General Meeting on 17 May 2021, an update on the major amendment was provided that noted that recent changes made to the *Local Government Regulation (2012)* limited Council's ability to maintain the confidentiality of any major amendment until the state interest review was completed and statutory public consultation commenced. This change has resulted in the need to bring forward the preparation of a communications plan to support the proposed major amendment.

It was also noted at this meeting that further work was being undertaken to investigate non-statutory measures that Council may consider to support landowners whose properties were included within the proposed major amendment.

At this meeting, Council resolved:

1. To note that in accordance with Council resolution 19.2 of the General Meeting 17 March 2021 a proposed major amendment to City Plan has been prepared to provide an enhanced level of statutory land use planning protection to environmental corridors in the Urban Footprint, as identified in the Wildlife Connections Plan 2018-2028.
2. To note that further work is being undertaken to support the proposed major amendment, including a communications plan and consideration of a range of non-statutory measures to support affected landowners prior to its public release.
3. That a further report be presented to Council by the end of September 2021 that outlines the further work undertaken, together with the proposed major amendment to City Plan for Council consideration.

## ISSUES

This report outlines both the proposed 01/21 - Major Amendment - Environment Significance Overlay (the amendment) and the further work undertaken to support it, including:

- A communications plan
- Non-statutory measures that Council may consider putting in place to support landowners whose properties are included within the proposed major amendment package

## The Amendment

The amendment has been prepared to incorporate the Council endorsed WCP into City Plan. The new environmental significance overlay mapping for the major amendment has been prepared in line with the recommendations of the review of options to provide an enhanced level of statutory land use planning protection to environmental corridors in the Urban Footprint as identified in the WCP (see summary of recommendations endorsed at the General Meeting on 17 March 2021 in attachment 1).

## Mapping Verification Process

The proposed new mapping for the environmental significance overlay involved firstly updating both the MLES and MSES mapping layers.

Following the update of MLES and MSES mapping layers, a further overall mapping verification was carried out on the properties that were identified, in accordance with the mapping principles endorsed at the General Meeting on 17 March 2021 in attachment 1. This further verification found that the MLES mapping layers used did not include one MLES mapping layer that was used in the City Plan MLES methodology. To address this issue, a further analysis was undertaken to accurately identify all properties that satisfied the endorsed mapping principles using the updated MLES mapping, including all mapping layers used for the City Plan.

The further verification identified an additional 398 private properties as meeting the endorsed mapping principles. In total, this increased the number of private properties located wholly or partially within the core habitat and wildlife corridor network as identified in the WCP within the urban footprint from 1,144 to 1,542.

Each of the 1,542 private properties was then reviewed to ensure it met the endorsed mapping principles which included:

- Being located within a WCP wildlife core habitat or corridor.
- Containing either MLES or MSES value and the values are located within the corridor on the property.
- Ensuring existing native vegetation with MLES or MSES values on the private property was not separated from a vegetated corridor by infrastructure (e.g. road) or houses (unless the property is in a Stepping stone corridor).

In undertaking the verification process the mapping was also refined to ensure:

- It aligns with any existing environmental covenants on larger properties. This means that the native vegetation to be protected is located in the environmental covenant area of a private property in line with previous development approvals.
- It more accurately reflects the extent of MLES or MSES values of core habitat areas.

The verification process also highlighted an issue with the mapping of private properties with core habitat values in the Marine Industry zone. The Marine Industry zone only applies to four (4) properties in Beveridge Road, Thornlands with two wholly zoned Marine Industry and the other two split zoned Marine Industry and Conservation. Due to the zoning of the properties, only the two properties with a split zoning would be mapped in line with the endorsed mapping principles despite all four properties having verified core habitat. To address this issue, it is proposed to include the core habitat areas of all four properties in the new environmental significance overlay as MLES wildlife core and corridor habitat.

As a result of the mapping verification process, 536 private properties have been removed that did not meet the three criteria outlined above. This has resulted in the total number of private properties being reduced from 1,542 to 1,006.

It should also be noted that in addition to private properties, 1,080 publicly owned properties that met the endorsed mapping principles are proposed to be mapped as MLES wildlife core and corridor habitat.

### **Environmental Significance Overlay Mapping**

Based on the mapping verification process outlined above, new MLES mapping has been prepared for the Environmental Significance Overlay. The new mapping splits the MLES mapping into two categories (currently only one category) being:

- MLES – wildlife core and corridor habitat
- MLES – other

This approach to split the mapping of MLES is proposed to provide an enhanced level of statutory regulation to the MLES wildlife core and corridor habitat recognising the WCP identifies these areas as the most important habitat to protect. It should be noted that the verified MLES wildlife core and corridor habitat mapping:

- Includes both existing MLES and MSES
- Only maps the part of the mapped MLES or MSES on each public and private property that is also located in a WCP core habitat or corridor area. This results in some larger properties having both MLES categories where only part of the property is in a core habitat or corridor area.

In addition, the MLES – wildlife core and corridor habitat includes all of the WCP corridor types (e.g. Established, Regional Riparian, and Coastal Foreshore, Enhancement and Stepping Stone corridors). This mapping approach is proposed as the same assessment benchmarks are proposed to apply to all corridor types and to ensure the legibility of the mapping for development assessment purposes.

In addition, it is proposed that the environmental significance overlay be split into two maps, one showing MLES, comprising MLES – wildlife core and corridor habitat and MLES – other, and the other map showing the latest MSES mapping. This has been undertaken to:

- Improve mapping legibility by allowing MSES and MLES to be viewed separately.
- Address an existing issue with the current mapping whereby the MSES mapping sits above the MLES, making the MLES mapping only visible where it does not overlap with MSES. This issue was raised by the State Government in reviewing the previous 04/19 - Major Amendment – Environmental and needs to be addressed as part of this amendment.

In summary, the proposed revised Environmental Significance mapping includes:

- Map 1: MSES.
- Map 2: MLES that includes two categories being
  - MLES wildlife core and corridor habitat.
  - Other MLES (existing MLES not located in either WCP core or corridor habitat areas).

In addition to the above it is important to note that the MLES and MSES mapping across the City has been updated.

### MSES mapping

The MSES mapping has been updated to reflect the current State Government MSES mapping. This has resulted in some significant changes to the MSES mapping. These changes are primarily due to the new mapping reflecting the significant changes made to the state koala habitat mapping in 2020. Table 1 presents a summary of the changes in hectares across the City.

Table 1: Summary of changes in current and updated MSES mapping across the City					
	Current mapping	MSES	Updated mapping	MSES	Difference between current and updated MSES mapping
Mainland (including Coochiemudlo Island)	9,220 ha		9,050 ha		-170 ha
North Stradbroke Island (Minjerribah)	24,680 ha		23,330 ha		-1,350 ha
Southern Moreton Bay Islands	805 ha		810 ha		+5 ha
Total	34,705 ha		33,190 ha		-1,515 ha

While the above table shows an overall difference for the mainland of 170 hectares, this masks that there have been significant removals of MSES and the addition of MSES in different locations. For example, 1,105 hectares of MSES on the mainland has been removed with an additional 935 hectares of MSES identified in different locations.

This is due to the changes the State made to the koala habitat mapping methodology, which removed areas but also included new areas not previously mapped.

The new MSES mapping also:

- Includes two additional categories of MSES (high ecological wetlands and watercourses) that are required to be mapped by the State Planning Policy. The inclusion of the two additional categories of MSES has not resulted in a significant change to the overall area of MSES mapped as the area mapped for the additional categories generally overlap with other categories of mapped MSES.
- Reflects the MSES mapping in Moreton Bay. This approach will align with the MSES map with the approach taken by other SEQ local governments in their City Plans.

Importantly, the new proposed MSES map simply reflects what is currently mapped as MSES by the state. This MSES mapping is already in place and currently overrides the City Plan MSES to the extent of any inconsistency.

### **MLES mapping**

The MLES mapping has also been updated to reflect changes since the commencement of the City Plan in October 2018. The update used the same methodology that was used for the City Plan MLES mapping. This has resulted in some additions and removals to the MLES mapping to reflect:

- Reconfigurations and amalgamations in the Urban Footprint that have resulted in changes in property size. For example, MLES has been removed where a reconfiguration has reduced the lot size below the 1,000m<sup>2</sup> used in the City Plan MLES methodology.

Residential development that has occurred outside the Urban Footprint on areas mapped as MLES. This involved removing MLES from areas of Mount Cotton that have been developed for residential purposes.

### **Amendments to City Plan**

A number of amendments to City Plan area are proposed to the environmental significance overlay code, the table of assessment and administrative definitions to incorporate the WCP into the City Plan.

#### ***Environmental Significance Overlay Code***

To incorporate the WCP into the City Plan, amendments are needed to the assessment benchmarks of the environmental significance overlay code. These amendments ensure that clearing in the new category of MLES wildlife core and corridor habitat, is subject to an enhanced level of regulation in the City Plan, consistent with its status as the city's most important urban habitat and urban corridors that connect them.

The proposed new assessment criteria will require that development firstly avoids clearing native vegetation within a mapped MLES wildlife core and corridor habitat. Where this is not reasonably possible, the clearing needs to be minimised and mitigated and an offset provided for any significant residual impacts. To demonstrate that that clearing cannot be reasonably avoided, a note has been included to advise applicants that an ecological report may be required by Council demonstrating that any proposed clearing cannot be avoided.

#### ***Table of assessment***

The City Plan table of assessment is proposed to be amended to apply a zero threshold for all clearing of native vegetation where mapped as a MLES wildlife core corridor habitat.

In effect this will make all clearing of native vegetation within these mapped areas code assessable against the environmental significance overlay.

This will require assessment against the proposed new assessment criteria, which will require development to avoid the clearing of native vegetation or where this is not reasonably possible minimise and mitigate and an offset provided for any significant residual impact.

Despite the detailed mapping verification process that has been undertaken, if an area without native vegetation has been mapped incorrectly as MLES wildlife core and corridor habitat an application will not be triggered as there will be no native vegetation to clear.

### **Administrative definition**

To support the major amendment, administrative definitions are required for MLES wildlife core and corridor habitat as follows:

- Wildlife core and corridor habitat being:
  - Areas of remnant vegetation with very high ecological value that are the highest priority for protection in the urban footprint of the city; and
  - Areas of native vegetation with ecological value that provide the highest priority connections between wildlife core habitat areas. These areas support ecological processes, including native fauna movements between the wildlife core habitat areas, and provide additional native fauna and flora habitat.
- In addition, a definition for other MLES is also required. This is the current extent of mapped MLES that has not been included in the above new MLES category. The definition is as follows:
- Other MLES being:
  - Areas that form part of regional biodiversity corridors;
  - Areas of biodiversity value including:
    - Intact areas with high ecological integrity containing many ecosystem functions that contribute to the city's ongoing biodiversity
    - Other vegetation areas that support interaction between intact areas
    - Areas that support a broad range and populations of the city's flora and fauna species
    - Areas that support a broad representation of the city's ecosystems, all with their own different set of functions that contribute to the city's overall biodiversity
    - Areas that support ecological resilience, the capacity of an ecosystem to recover from or withstand disturbance from threatening processes (including climate change)
    - Aquatic areas that are connected with other wetlands
    - Areas of habitat for locally significant species

Other administrative definitions for other matters of environmental significance and significant residual impacts are also proposed for clarity. These definitions simply refer to the relevant definitions in the State Planning Policy, *Environmental Offsets Act 2014* or Planning Scheme Policy 1 – Environmental Significance.

### **Planning Scheme Policy 1 – Environmental Significance**

To further support the major amendment it is proposed to amend Planning Scheme Policy 1 – Environmental Significance to:

- Require an offset for any clearing of native vegetation in a mapped wildlife core habitat or wildlife corridor habitat area that cannot be mitigated on-site

- Include the new definition of MLES wildlife core and corridor and MLES other
- Make consequential changes to reflect changes made in the environmental significance overlay code

Recognising that an amended policy does not require State interest review, it will be integrated with the major amendment for public consultation. This will allow the major amendment and the new policy to be publicly consulted on at the same time. An amended Planning Scheme Policy 1 is attached for noting purposes.

### **Communication Plan**

A two stage communication plan has been prepared to support the amendment. The first stage of the communication plan will commence immediately if Council resolves to adopt the amendment for the purposes of State interest review. This stage will include establishing a webpage and preparing media releases, which provide background information to the community on the proposed major amendment. This will include the reasons for the proposed changes as well as highlighting the future opportunities for the community to provide comments as part of the statutory public consultation process, following completion of the State interest review. This first stage is required to address recent changes made to the *Local Government Regulation (2012)*, which have limited Council's ability to maintain the confidentiality of any proposed major amendment until the State interest review process has been completed and the Planning Minister has given approval for Council to proceed to statutory public consultation.

The second stage of the communication plan will support the formal public consultation of the major amendment following Ministerial and Council approval. This stage includes the standard community consultation activities for a major amendment in line with the requirements of the *Minister's Guidelines and Rules*.

The key messages for both stages of the communications plan include:

- Council is proposing a major amendment to City Plan to strengthen the protection of the most important urban habitats and wildlife corridors.
- The proposed stronger protection will apply to both private and public properties.
- The proposed changes will only effect parts of properties that are already currently mapped in City Plan as having a local or state environmental value.
- The proposed amendment will not apply to parts of the City located outside the urban footprint or on the islands except Coochiemudlo Island.
- Council will consider providing additional support and assistance for private landowners affected by the proposed amendment.

### **Non-Statutory Support Measures for Affected Private Landowners**

A review has been undertaken of potential non-statutory measures that may assist and support private landowners affected by the proposed major amendment to manage the environmental values of their property. The review also considered the approach taken by other South East Queensland (SEQ) councils.

The review found that other SEQ councils provide a range of voluntary programs to support private landowners managing environmental values on their properties.

These programs are very similar to the existing Council Environmental Partnership Program, which provide a range of programs that suit different environmental values and property management needs from Voluntary Conservation Agreements to the Your Backyard Garden Program.

Council's Environmental Partnership Program is currently available to all private landowners affected by the proposed major amendment. Currently, 160 of the 1,006 private properties included in the proposed amendment participate in one or more of these existing programs.

To ensure that all affected private property owners are aware of the opportunity to participate in a program suited to their property, it is proposed that Council write to each landowner to highlight this opportunity.

In addition, other SEQ councils also provide rate concessions for landowners that commit to a voluntary program and binding agreement to protect environmental values. The rate concessions applied range from complex calculations to simple approaches.

To recognise the contribution that affected private landowners make to the protection of the city's environmental values, an environmental rate concession, tied to the environmental levy, for all private properties that pay a general rate included in the amendment is considered most appropriate. The introduction of such a measure would be relatively easy to implement, have limited administration requirements, would not require a landowner to apply or commit to a binding agreement and could be easily shown on a rates notice. The estimated rates revenue that Council would forgo in adopting such a rates concession is estimated to be in the order of approximately \$150,000 per annum.

It should be noted that some private properties affected by the proposed amendment are exempt under legislation from rating and do not pay a general rate. Accordingly, any property that is exempt from rating and does not pay a general rate would not be entitled to such a rates concession.

In summary, the recommended non-statutory measures to support and assist affected private landowners are:

- Writing to each private landowner to highlight the environmental management support and assistance currently provided in Council's Environmental Partnership Program.
- Introducing an environmental rates concession, tied to the environmental levy amount, for all private properties that pay a general rate and are affected by the proposed major amendment.

The above non-statutory measures would only commence following incorporation of the amendment into the City Plan following State interest review, public consultation and final Ministerial and Council approval. This is likely to take a minimum of 12-18 months to complete.

If Council provides in principle support for the recommended non-statutory measures, the environmental rate concession will be progressed through 2022/23 budget prioritisation and deliberations.

The expected take-up of the environmental partnership program and any associated budget and resourcing implications will also need to be considered and addressed as part of the 2022/23 budget deliberations.

### **Next Step**

The next step, subject to Council resolving to proceed, is to submit the amendment for State interest review and Ministerial approval to proceed to public consultation.

Stage one of the communications plan would also commence at this time, providing information to the community, on the amendment while the State interest review is undertaken.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

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

### **Risk Management**

Undertaking amendments to City Plan will ensure it remains current and consistent with community expectations. Mandatory public consultation requirements for major planning scheme amendments will also ensure the community is given the opportunity to provide feedback.

### **Financial**

The proposed amendment to City Plan will be funded as part of the operating budget of the City Planning and Assessment Group. If Council provides in principle support for the recommended non-statutory measures, the environmental rate concession will need to be considered as part of the 2022/23 budget deliberations.

### **People**

The staff and resourcing to make the proposed amendment to City Plan will be primarily drawn from the Strategic Planning Unit of the City Planning and Assessment Group and the Spatial Business Information Systems Unit of the Corporate Services Group.

### **Environmental**

The proposed amendment is an important component of implementing the Council endorsed Wildlife Connections Plan.

### **Social**

Habitat protection can provide significant social benefits such as improved open space, more shade, increased connection with nature and greater recreational value and usage of parks and reserves.

### **Human Rights**

Providing an enhanced level of protection to the city's most important urban habitat supports the human right to a healthy natural environment.

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

Providing for an enhanced level of statutory land use protection to the city's most important urban habitats supports:

- Implementation of the Wildlife Connections Plan 2018-2028
- Natural Environment Policy
- Natural Environment goal of Our Future Redlands: A Corporate Plan to 2026 and beyond

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
All Councillors	June—July 2021	All Divisional Councillors consulted.
Environment and Educational Unit	Ongoing	The Environmental and Education Unit have provided advice on the existing environmental partnership programs, the non-statutory measures of other SEQ councils to support and assist private landowners protect environmental values and the potential implications on resourcing of the preferred non-statutory measures.
Financial Operations Unit	16 June 2021	The Financial Operations Unit have provided advice on the rates concession.

**OPTIONS****Option One**

That Council resolves as follows:

1. To undertake a major amendment to City Plan as detailed in Attachment 2: 01/21 - Major Amendment - Environmental Significance Overlay.
2. To submit 01/21 - Major Amendment – Environmental Significance Overlay to the Planning Minister for the purpose of completing the State interest review, in accordance with the process outlined in the *Minister's Guideline and Rules*.
3. To provide in principle support for introduction of the non-statutory measures contained in this report.
4. To note that the preferred non-statutory measures will be further considered as part of the 2022/23 annual budget deliberations.

**Option Two**

That Council resolves as follows:

1. To undertake a major amendment to the Redland City Plan as detailed in Attachment 2: 01/21 - Major Amendment - Environmental Significance Overlay (subject to amendments).
2. To submit 01/21 - Major Amendment - Environmental Significance Overlay to the Planning Minister for the purpose of completing the State interest review, in accordance with the process outlined in the *Minister's Guideline and Rules*.
3. To provide in principle support for introduction of the non-statutory measures contained in this report.
4. To note that the preferred non-statutory measures will be further considered as part of the 2022/23 annual budget deliberations.

**Option Three**

That Council resolves to not proceed with 01/21 - Major Amendment – Environmental Significance Overlay.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To undertake a major amendment to City Plan as detailed in Attachment 2: 01/21 - Major Amendment - Environmental Significance Overlay.
2. To submit 01/21 Major Amendment – Environmental Significance Overlay to the Planning Minister for the purpose of completing the State interest review, in accordance with the process outlined in the *Minister's Guideline and Rules*.
3. To provide in principle support for introduction of the non-statutory measures contained in this report.
4. To note that the preferred non-statutory measures will be further considered as part of the 2022/23 annual budget deliberations.

## Attachment 1: Summary of recommendations

The following provides a summary of the recommendations in the attached report for an enhanced level of statutory land use planning protection of Wildlife Connections Plan 2018-2028 (WCP) core habitat and corridor habitat in the City Plan.

### Recommendation 1: High level mapping exclusions

It is recommended that the WCP core habitat and wildlife corridors in the following areas be removed from the consideration of options for an enhanced level of statutory protection in the City Plan:

- All land located outside the Urban Footprint of the SEQ Regional Plan 2017 (ShapingSEQ) in the City.
- The Priority Development Areas at Toondah Harbour and Weinam Creek.
- The Kinross Road, South East Thornlands, South West Victoria Point and Southern Redland Bay (Shoreline) areas that have been subject to detailed land use planning.
- Parts of the Southern Moreton Bay Islands (SMBIs) included in the Urban Footprint.
- The transport network including road reserves and rail corridors.

### Recommendation 2: Exclusion of properties without a mapped MSES or MLES value

It is recommended that all properties identified as being located within WCP core habitat and wildlife corridors that do not contain existing mapped MSES or MLES values are removed from the consideration of options for an enhanced level of statutory protection in the City Plan.

### Recommendation 3: Mapping principles

It is recommended that the following mapping principles be applied to each mapping approach:

- Mapping Principle 1: Land identified as core habitat and corridors in the WCP will be mapped as Matters of Local Environmental Significance (MLES) for core habitat and corridor purposes in the Environmental Significance Overlay map of the City Plan.
- Mapping Principle 2: Include all publically owned land located within a wildlife corridor in the WCP that is also currently mapped as MSES or MLES.
- Mapping Principle 3: Include all land identified as core habitat in the WCP that is currently mapped as MSES or MLES.
- Mapping Principle 4: Only include properties located within the Low density residential, Low medium density residential, Medium density residential, Conservation, Environmental Management, Rural, Recreation and Open Space, and Community Facilities zones. Centre and industry zones, due to their expected level of development and activity, are to be excluded from the analysis.

### Recommendation 4: Recommended environmental significance overlay mapping approach

It is recommended that the Environmental Significance Overlay map be amended to include all private properties 1,000m<sup>2</sup> or greater in size in all wildlife corridors where they are currently mapped as MSES or MLES for corridor purposes.

Recommendation 5: Enhanced level of statutory land use protection in the City Plan

It is recommended that the Environmental Significance Overlay table of assessment be amended to ensure a zero clearing threshold is applied to operational work involving the clearing of native vegetation, regardless of zoning, where mapped as a MLES core habitat or corridor. This will ensure that any proposed clearing of native vegetation on land mapped as MLES for core habitat and corridor purposes will trigger assessment against the Environmental Significance Overlay code.



## **01/21 Major Amendment Environmental Significance Overlay**

**Part 1: Environmental significance overlay code  
August 2021**



## 1. Introduction

01/21 Major Amendment: Environmental Significance Overlay primarily proposes to amend Redland City Plan to protect wildlife core habitat and wildlife corridor habitat where located in the Urban Footprint (ShapingSEQ) of the City as a Matter of Local Environmental Significance.

The proposed wildlife core habitat and wildlife corridor habitat areas are based on the Redland City Wildlife Connections Plan (2018-2028).

This major amendment proposes to make operational work involving the clearing of native vegetation code assessable development where in an area proposed to be mapped as MLES wildlife core and corridor habitat.

This major amendment includes:

- Part 1: proposed amendments to the Environmental Significance Overlay Code; and
- Part 2: proposed consequential amendments to the City Plan.

### 1.1 Conventions

In Part 1 and 2 of this major amendment, all proposed amendments to Redland City Plan are:

- highlighted in yellow to denote additions; and
- ~~highlighted in yellow with strikethrough~~ to denote deletions.



## 2. City Plan – Environmental Significance Overlay Code

### 8.2.4 Environmental significance overlay code

Editor's note – The MSES overlay mapping is sourced from the Queensland Government's State *Planning Policy 2017* (SPP) Interactive Mapping System (IMS). Review of the SPP IMS should be undertaken and may provide more recent MSES mapping (refer to section 8(4) of the *Planning Act 2016*).

#### 8.2.4.1 Application

This code applies to development:

- (1) This code applies to development:
  - (a) within the environmental significance overlay as identified on the overlay maps contained within Schedule 2 (mapping); and
  - (b) identified as requiring assessment against the environmental significance overlay code by the tables of assessment in Part 5 (tables of assessment).
- (2) Land with Environmental Significance overlay is identified on the Environmental Significance overlay maps as one of the following Matters of environmental significance:
  - (a) Matters of local environmental significance – wildlife core and corridor habitat;
  - (b) Matters of local environmental significance – other;
  - (c) Matters of state environmental significance.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

#### 8.2.4.2 Purpose

- (1) The purpose of the environmental significance overlay code is to manage development to avoid or minimise and mitigate significant impacts on matters of national, state and local environmental significance.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) areas of high biodiversity or environmental significance are retained and protected, enhanced and restored to provide a connected network of core habitat areas linked by wildlife corridors;
  - (b) development maximises the retention of native vegetation and significant habitat features;
  - (c) development avoids the clearing of native vegetation in wildlife core and corridor habitat areas, and where avoidance is not reasonably possible, development minimises and mitigates clearing and, provides an offset for any significant residual impacts;

Note—An ecological report in accordance with Planning Scheme Policy 1-Environmental significance may be required to demonstrate that the proposed clearing of native vegetation cannot be located in areas that avoid the clearing of native vegetation in wildlife core habitat and wildlife corridor habitat areas.

Editor's note—matters of local environmental significance for wildlife core habitat and corridor habitat areas includes areas mapped as Core koala habitat by the Queensland Governments' State Assessment Referral Agency (SARA) Development Assessment Mapping. The interfering of koala habitat in Core koala habitat areas are either prohibited



development (unless subject to an exemption in Schedule 24 of the *Planning Regulation 2017*) or requires assessment by the State Assessment Referral Agency (SARA).

- (d) development minimises the loss of koala habitat trees;

Editor's note—The interfering with koala habitat is:

- prohibited development (unless subject to an exemption in Schedule 24 of the *Planning Regulation 2017*) where it involves the interfering with koala habitat mapped within a Koala Priority Area and Core koala habitat in the Queensland Governments' State Assessment Referral Agency (SARA) Development Assessment Mapping; or
- subject to State Government assessment where it involves interfering with koala habitat mapped as Core koala habitat and located outside a Koala Priority Area in the Queensland Governments' State Assessment Referral Agency (SARA) Development Assessment Mapping.

- (e) impacts on matters of state or local environmental significance are minimised and mitigated;
- (f) development does not cause substantial fragmentation of habitat areas;
- (g) opportunities for safe and viable wildlife movement within and between habitat areas are facilitated;
- (h) landscaping and planting is undertaken in a manner that contributes to the ecological values of the site; and
- (i) where they occur, significant residual impacts on matters of local environmental significance or another prescribed environmental matter in accordance with section 15(4) of the *Environmental Offsets Act 2014*, may need to be offset.

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of environmental significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence. Any environmental offset for matters of state or local significance are to be consistent with the Queensland Government's *Environmental Offsets Act 2014*.



#### 8.2.4.3 Environmental significance overlay code – Specific benchmarks for assessment

**Table 8.2.4.3.1—Benchmarks for development that is accepted subject to requirements and assessable development**

Editor's note—Applicants should have regard to Planning Scheme Policy 1 – Environmental significance for guidance in demonstrating compliance with the performance outcomes in this code.

Performance Outcomes	Acceptable Outcomes
<b>For development that is accepted subject to requirements</b>	
<b>PO1</b> Development does not result in a significant reduction in the level or condition of biodiversity and ecological processes in the locality.  Editor's note— See Planning Scheme Policy 1 – Environmental significance for advice on achieving compliance with this outcome.	<b>AO1.1</b> Compensatory planting is undertaken on-site that is equal in area to the area of the vegetation cleared.
<b>For assessable development</b>	
<b>Values to be protected</b>	
<b>PO2</b> Development does not result in a significant reduction in the level or condition of biodiversity and ecological processes in the locality.	No acceptable outcome is nominated.
<b>(PO3 with consequential performance outcome number changes)</b> Development is located to avoid the clearing of native vegetation in wildlife core and corridor habitat areas.	No acceptable outcome is nominated.
<b>PO3</b> Development does not cause substantial fragmentation of habitat areas.	No acceptable outcome is nominated.
<b>PO4</b> Connections between habitat areas are retained, particularly wildlife corridor habitat, so that: <ul style="list-style-type: none"> <li>• movement of species is not inhibited or made less safe: and</li> <li>• normal gene flow between populations is continued.</li> </ul>	No acceptable outcome is nominated.



Performance Outcomes	Acceptable Outcomes
Connections may include both continuous corridors and “stepping stone” patches and refuges.	
<b>Minimising and mitigating impacts</b>	
<b>PO5</b> Edge effects on retained habitat areas are minimised by providing the smallest possible perimeter to area ratio.	No acceptable outcome is nominated.
<b>PO6</b> The design, scale and intensity of development minimises impacts on retained habitat.	No acceptable outcome is nominated.
<b>PO7</b> Retained habitat is protected to ensure its on-going condition and resilience, and to avoid degradation as a result of edge effects.	No acceptable outcome is nominated.
<b>PO8</b> Barriers restricting the movement and dispersal of wildlife are removed, except where they are necessary for the safety of people or animals.	No acceptable outcome is nominated. Editor's note—Guidance on fencing design, fauna movement structure and the like is provided in Planning Scheme Policy 1 – Environmental significance.
<b>PO9</b> Development does not result in the introduction of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native species.	No acceptable outcome is nominated. Editor's note—Weed species are identified in Council's Pest Management Plan 2012 – 2016, Part B.
<b>PO10</b> Development minimises alterations to natural landforms, flow regimes, groundwater recharge and surface water drainage patterns.	No acceptable outcome is nominated.
<b>PO11</b> Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other source.	No acceptable outcome is nominated.
<b>PO12</b> Roads and public access within and adjacent to areas of ecological significance are located	No acceptable outcome is nominated.



Performance Outcomes	Acceptable Outcomes
and designed to avoid disturbance of ecological values or danger to wildlife.	
<b>Corridors and enhancement planting</b>	
<b>PO13</b> Development contributes to the restoration of waterway or land based ecological corridors, where they would significantly enhance the condition and resilience of habitat and wildlife on and near the site.	No acceptable outcome is nominated.
<b>PO14</b> Ecological corridors have sufficient width to maintain viable wildlife or habitat linkages.	<b>AO14.1</b> Ecological corridors have a minimum width of 100m.
<b>PO15</b> Development incorporates opportunities for revegetation to enhance habitat condition, biodiversity and wildlife movement.	No acceptable outcome is nominated.
<b>PO16</b> Enhancement plantings and landscaping utilise endemic native species which replicate or complement the composition of the habitat it is connected to, unless this would increase bushfire risk.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Regional Ecosystem Mapping
<b>PO17</b> Where clearing occurs, it is sequenced and undertaken in a manner that provides opportunities for fauna to vacate affected land.	No acceptable outcome is nominated. Editor's note—It is likely that a wildlife habitat management plan, prepared by an ecologist with suitable experience may be needed to address survival and ongoing access to habitat trees during construction and operation of the development.
<b>Offsets</b>	
<b>PO18</b> Where development results in, or is likely to result in, a significant residual impact on matters of local environmental significance, despite all reasonable on-site mitigation measures, the impact will be offset.	<b>AO18.1</b> Offsets are provided in accordance with offset arrangements set out in Planning Scheme Policy 1 – Environmental significance.





## **01/21 Major Amendment Environmental Significance Overlay**

### **Part 2: Consequential Amendments to the City Plan August 2021**



## 5.9 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development and assessment from that stated in a zone and the relevant assessment benchmarks.

**Table 5.9.1—Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Environmental significance overlay</b>		
Any material change of use	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work involving the clearing of native vegetation within: <ul style="list-style-type: none"> <li>MLES – wildlife core and corridor habitat.</li> </ul>	Code assessable	Environmental significance overlay code



Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p>Operational work involving clearing of native vegetation <b>not within:</b></p> <ul style="list-style-type: none"> <li>• <b>MLES – wildlife core and corridor habitat.</b></li> </ul> <p>Note—Clearing for purposes mentioned in part 1 of Schedule 21 of the Regulation is not made assessable by this planning scheme. Essential management, as defined in the Regulation, is also not made assessable by this planning scheme.</p> <p>Editor's note—"Urban area" is defined under the Regulation. Refer also to section 1.7.3 of this planning scheme.</p> <p>Editor's note— Referral or approval under the <i>Planning Act 2016</i> and <i>Water Act 2000</i> may also be required.</p>	<p>Accepted subject to requirements if clearing within:</p> <p>(1) the rural zone on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since commencement of the first version of this planning scheme exceeds 500m<sup>2</sup> and does not exceed 2500m<sup>2</sup>.</p>	<p>Environmental significance overlay code</p>



Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessable, if not accepted subject to requirements, if clearing within:</p> <ul style="list-style-type: none"> <li>(1) the emerging community, environmental management, low-medium density residential, medium density residential or tourist accommodation zones; or</li> <li>(2) within the conservation and recreation and open space zones, other than clearing undertaken by Redland City Council or on Council land and in accordance with a Council resolution; or</li> <li>(3) any other zone within the urban area and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m<sup>2</sup>; or</li> <li>(4) within the community facilities zone (if outside the urban area) and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this</li> </ul>	<p>Environmental significance overlay code</p>



Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(5) planning scheme exceeds 2,500m <sup>2</sup> ; or within the rural zone and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 2,500m <sup>2</sup>	
Any other operational work	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for operational work
Any reconfiguration of a lot	No change to categories of development and assessment	Water resource catchments overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Any operational works	No change to categories of development and assessment	Water resource catchments overlay code where the development is assessable under the table of assessment for operational works



## Schedule 1 Definitions

### SC1.1 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in table SC1.2.1 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Note—As prescribed by section 8(1) of the Planning Regulation the administrative terms and their definitions are located in schedule 4 columns 1 and 2 of the Regulation.

Note – As prescribed by section 8(2) of the Planning Regulation, the Redland City Plan includes administrative terms, other than terms in schedule 4, column 1 of the Regulation. These additional administrative terms and their definitions are provided in Table SC1.2.1 – Additional administrative terms and their definitions.

**Table SC1.1.1—Additional administrative terms and their definitions**

Column 1 Administrative Term	Column 2 Definition
<b>Adult store sensitive use area</b>	Means the area from the boundary of land occupied by a child care centre, educational establishment or place of worship (Adult Store Sensitive Use) which is within the greater of the following: <ul style="list-style-type: none"> <li>• 200 metres of an Adult Store Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or</li> <li>• 100 metres of an Adult Store Sensitive Use measured in a straight line.</li> </ul>
<b>Defined flood event</b>	The 1% annual exceedance probability (AEP) flood event.
<b>Defined storm tide event</b>	The 1% annual exceedance probability (AEP) storm tide event, including allowance for 10% increase in storm intensity and a sea level rise of 0.8m.
<b>Low-rise</b>	One to two storeys.
<b>Matters of environmental significance</b>	See the <i>State Planning Policy, Glossary</i> .
<b>Matters of local environmental significance (MLES)</b>	MLES include: <ul style="list-style-type: none"> <li>- Wildlife core and corridor habitat being:               <ul style="list-style-type: none"> <li>▪ areas of remnant vegetation with very high ecological value that are the highest priority for protection in the urban footprint of the City; and</li> <li>▪ areas of native vegetation with ecological value that provide the highest priority connections between wildlife</li> </ul> </li> </ul>



	<p>core habitat areas. These areas support ecological processes, including native fauna movements between the wildlife core habitat areas, and provide additional native fauna and flora habitat; and</p> <p>- Other MLES being:</p> <ul style="list-style-type: none"> <li>▪ areas that form part of regional biodiversity corridors;</li> <li>▪ areas of biodiversity value including: <ul style="list-style-type: none"> <li>- intact areas with high ecological integrity containing many ecosystem functions that contribute to the City's ongoing biodiversity;</li> <li>- other vegetation areas that support interaction between intact areas;</li> <li>- areas that support a broad range and populations of the City's flora and fauna species;</li> <li>- areas that support a broad representation of the City's ecosystems, all with their own different set of functions that contribute to the City's overall biodiversity;</li> <li>- areas that support ecological resilience, the capacity of an ecosystem to recover from or withstand disturbance from threatening processes (including climate change);</li> <li>- aquatic areas that are connected with other wetlands;</li> </ul> </li> <li>▪ areas of habitat for locally significant species.</li> </ul>
<b>Matters of national environmental significance</b>	See the <i>State Planning Policy, Glossary</i> .
<b>Matters of state environmental significance (MSES)</b>	See the <i>State Planning Policy, Glossary</i>
<b>Mid-rise</b>	Three to six storeys.
<b>Rear lot</b>	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
<b>Significant residual impact</b>	<p>See <i>Environmental Offsets Act 2014</i>.</p> <p>Editor's note – guidance on significant residual impact for MLES is provided in Planning Scheme Policy 1 – Environmental significance.</p>



## Schedule 2 Mapping

### SC2.1 Map index

The table(s) below list any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

#### Editors Notes -

Editor's note - Mapping for the LGIP is contained within Schedule 3 of the planning scheme.

**Table SC2.1.1— Map index**

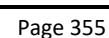
Overlay maps		
<b>OM-007</b>	<b>Environmental significance overlay – Mainland (sheet 1/2)</b>	<b>8 October 2018</b>
OM-007a	Environmental significance overlay – Matters of State Environmental Significance – Mainland (sheet 1/2)	Tbc
OM-007b	Environmental significance overlay – Matters of Local Environmental Significance – Mainland (sheet 1/2)	Tbc
<b>OM-008</b>	<b>Environmental significance overlay – Islands (sheet 2/2)</b>	<b>8 October 2018</b>
OM-008a	Environmental significance overlay – Matters of State Environmental Significance – Islands (sheet 2/2)	Tbc
OM-008b	Environmental significance overlay – Matters of Local Environmental Significance – Islands (sheet 2/2)	Tbc

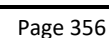
### SC2.5 Overlay maps

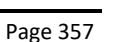
**Table SC2.5.3-Overlay maps**

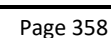
Map number	Map title
<b>OM-007</b>	<b>Environmental significance overlay – Mainland (sheet 1/2)</b>
OM-007a	Environmental significance overlay – Matters of State Environmental Significance – Mainland (sheet 1/2)
OM-007b	Environmental significance overlay – Matters of Local Environmental Significance – Mainland (sheet 1/2)
<b>OM-008</b>	<b>Environmental significance overlay – Islands (sheet 2/2)</b>
OM-008a	Environmental significance overlay – Matters of State Environmental Significance – Islands (sheet 2/2)
OM-008b	Environmental significance overlay – Matters of Local Environmental Significance – Islands (sheet 2/2)











## 1.0 PLANNING SCHEME POLICY 1 - ENVIRONMENTAL SIGNIFICANCE

### Proposed Amendment Conventions

The proposed amendments to this policy use the following conventions:

- Highlight in yellow to denote additions; and
- Highlighted in yellow with strikethrough to denote deletions.

### 1.1 RELATIONSHIP WITH THE PLANNING SCHEME

(1) This part sets out:

- particular standards called up as acceptable outcomes in 8.2.4 Environmental Significance Overlay Code. These are contained in the following subsections:
  - Environmental offsets
- information council may request to demonstrate compliance with the performance outcomes of the code. These are contained in the following subsections:
  - Ecological report
  - Land based offsets management plan
- guidance for applicants which is contained in the following subsections:
  - Compensatory planting
  - Minimising and mitigating impacts associated with development
  - Environmental offsets
  - Clearing thresholds
  - Mapping and data sources

### 1.2 COMPENSATORY PLANTING

(1) This section sets out guidance for applicants on how to achieve compliance with AO1.1 for self-assessable development in the Environmental Significance Overlay Code.

#### 1.2.1 Guidance for applicants

- Where self-assessable clearing is undertaken in accordance with Table 5.10.1, compensatory planting should be provided for clearing between 500m<sup>2</sup> and 2500m<sup>2</sup> to the nearest equivalent square metre.
- Table 1 provides a list of tree and shrub species which are locally occurring in most regional ecosystems in the rural part of Redland City and can be utilised for replanting cleared areas.

**Table 1: Replanting species**

	Scientific name	Common name
<b>Trees</b>	<i>Corymbia intermedia</i>	Pink bloodwood
	<i>Eucalyptus tereticornis</i>	Queensland Blue Gum
	<i>Lophostemon confertus</i> *	Brush Box

<b>Shrubs</b>	<i>Leptospermum polygalifolium</i>	Wild May
	<i>Jacksonia scoparia</i> *	Dogwood

\*Low flammability species (Table 8.2.2.3.2 of the planning scheme) recommended for use in areas identified in the bushfire hazard overlay, where planting within 10m of a building or structure.

- (3) The above trees and shrubs should be planted at the following densities based on the area of compensatory planting required:
- (a) 1 tree per 10m<sup>2</sup> of replanting area; and,
  - (b) 1 shrub per 2.5m<sup>2</sup> of replanting area.

- (b) For applications for small-scale development or operational works with limited capacity to adversely impact on environmental values or processes (at the site and adjoining area), it is sufficient to provide a basic assessment to complete the ecological assessment report (site visit and desktop assessment).
  - (c) For more complex applications or applications for large-scale development with potential for significant adverse impacts on environmental values or where development is located in particularly significant or sensitive areas, a more detailed ecological assessment, including flora and fauna surveys, is required.
- (4) This assessment should also consider the broader context of the proposal, including but not limited to:
- (a) safe fauna movement for all native fauna (throughout the proposed development, and with adjacent or nearby habitat); and,
  - (b) upstream and downstream water quality.
- (5) The Ecological Assessment Report should then provide an assessment and justification of the proposed development, including an assessment of how the development will avoid, minimise and mitigate impacts on the identified environmental values. Guidance on development design is provided in section 1.3.2. Incorporating these suggestions is one way that an applicant might demonstrate compliance with some of the performance outcomes in the overlay code.
- (6) A vegetation management plan and wildlife habitat management plan may be required to support the ecological assessment along with any other relevant site surveys and management plans (e.g. traffic), as determined by the values identified in the report.

#### 1.3.1.2 Vegetation Management Plan

- (1) A vegetation management plan must clearly identify the vegetation to be retained on site and vegetation that is proposed to be cleared and should include:
- (a) a tree management plan that demonstrates how retained trees are to be protected during construction (in accordance with Australian Standard 4970-2009 Protection of trees on development sites);
  - (b) details of the proposed landscaping and revegetation areas, including proposed species palettes and relevant ecosystem services that landscaping and revegetation is to provide (for example stormwater management or enhancing safe fauna movement); and,
  - (c) details of how weeds are to be managed on the site, by identifying any existing weed infestations and proposed actions to prevent weed incursion during construction.

#### 1.3.1.3 Wildlife Habitat Management Plan

- (1) A wildlife habitat management plan must be prepared by an ecologist with suitable experience and should address the survival and ongoing access to habitat during construction and operation of the development. This plan should indicate the broad range of fauna expected on the site, the proposed site preparation and construction methods (e.g. how the vegetation is to be cleared), as well as a summary of future on-site operations and any expected constraints. The plan must:
- (a) identify habitat trees, including standing trees with hollows, ground logs and bush rocks, to be retained wherever possible;
  - (b) clearly identify vegetation to be removed to ensure minimal disturbance to the existing native vegetation, including any significant understorey species identified in the ecological assessment report, or otherwise identified, for translocation prior to clearing operations commencing; and,
  - (c) details on how fauna will be managed during construction (for example, engaging an accredited spotter and ensuring clearing is undertaken sequentially).

### 1.3.2 Guidance for applicants

- (1) This section provides additional guidance for applicants, summarising development design considerations to assist in meeting the performance outcomes of the Environmental Significance Overlay Code. The additional guidance in this section can also be used to inform the ecological assessment report, as outlined in the previous section.
- (2) **Values to be protected:** The site's existing values and constraints should be identified and considered during development design (refer to previous section). The development design should then demonstrate how this design achieves the performance outcomes of the Environmental significance code.
- (3) These values and constraints should be taken into consideration in determining the 'development footprint'. The development footprint is the extent of the development and the location of works, including any proposed services and facilities that are incidental to the development. This development footprint should:
  - (a) avoid the need to clear vegetation, in particular habitat for priority species, mature trees, vegetation that is part of a corridor, or that is part of a larger contiguous patch of vegetation, **including vegetation mapped as MLES wildlife core and corridor habitat**;
  - (b) avoid the need for excavation or fill works and,
  - (c) provide an appropriately sized buffer between development and areas of environmental significance. Further guidance on buffers is below in part 4(h).
- (4) **Minimising and mitigating impacts:** Depending on the development being proposed, and the values and constraints that have been identified for protection, consideration should then be given to minimising and mitigating any impacts that may result from the development. These include:
  - (a) enhancement and landscaping planting should be directed to areas of environmental value or sensitivity, including riparian areas, to strengthen existing corridors or habitat (refer to section (5) below);
  - (b) pests and weeds should be removed, and future incursions prevented;
  - (c) stormwater quality and volume should be managed, in accordance with the Healthy Waters Code;
  - (d) the location of new potential noise sources should be determined as part of the Ecological Assessment report, and noise abatement measures applied to ensure that noise is not directed into habitat areas or where fauna movement is provided for;
  - (e) artificial light should not be directed into habitat areas. Particular consideration should be given to flying fox roost sites and turtle nesting areas:
    - (i) Within 50m of flying fox roost sites (identified through the Ecological Assessment Report) artificial light should be limited, and mitigation measures (e.g. shielding) should be implemented.
    - (ii) North Stradbroke Island - where development is in proximity to turtle nesting sites on beaches in and around Point Lookout:
      - within 1.5km - maintain a 'darkness zone' with no artificial light. This can be done by using 'low pressure sodium' (LPS) lights, using natural topography, vegetation and structures to shield the beach from light at turtle eye level, and by using directional lighting to directly light downwards and away from the beach;
      - between 1.5km and 5km - measures should be taken to limit the amount of artificial light used, by confining lighting to essential purposes only, and using LPS lighting, avoiding decorative or ultraviolet lights, and designing directed and shielded lights;

- (f) safe fauna movement should be provided for. This might include road treatments, exclusion fencing, funnelling fences and structures, underpass structures, lighting, speed limits and street signage. Refer to 'Fauna Sensitive Road Design; volume 1 and 2' (DTMR) for more specific guidance. Where fauna underpasses are proposed, they must be designed, constructed and furnished to facilitate the movement of target species (identified through the Ecological Assessment Report);
  - (g) for Koalas, the Koala-sensitive Design Guideline (DEHP) provides guidance on appropriate measures to avoid and minimise impacts of development on koala movement;
  - (h) buffers may be used for a number of different reasons, for example to allow for fauna movement, to protect an existing habitat area, to protect a waterway or to protect adjacent land uses from impacts as a result of noise, light, vibration or other reason. The size of the buffer area will vary, depending on the type and scale of the development proposed, surrounding land uses and the existing natural features. The following should be used to guide the use of buffers:
    - (i) buffers around waterways should provide an appropriate distance to allow for a diversity of flora species and provide for wildlife corridors, as well as accounting for any natural variation to the waterway over time (refer to Waterways and Wetlands Overlay Code);
    - (ii) habitat areas being buffered should also include areas like grassland (e.g. coastal saltmarsh, claypans etc.) and foreshore areas;
    - (iii) buffers should be sufficient to direct native animals away from those parts of development that potentially pose a threat and provide an effective separation between the source of the threat and habitat and movement networks;
    - (iv) an effective width to minimise the edge effects<sup>1</sup> of weed infestation, pedestrian and vehicle access, fires, etc;
    - (v) separate habitat areas from sensitive land uses. For example, sensitive land uses (e.g. childcare centres, vet clinics and retirement villages) should be located at least 300m from flying fox roost sites;
    - (vi) measures should also be taken to protect identified areas of significance during the construction stage of any development, for example by ensuring safe fauna access to retained habitat in accordance with a wildlife habitat management plan (refer to section 1.3.1.3);
- (5) **Corridors and enhancement planting:** Planting as part of a development could be undertaken as part of the site's landscaping, to enhance existing vegetation and habitat, or to replace habitat that was removed as part of the development. Applicants should consider at a minimum the following:
- (a) ensure weed management is also undertaken;
  - (b) undertake regeneration, including active management to encourage regrowth of native plants from the seedbank and rootstock that exist in the soil. This can be done by stockpiling topsoil on site and later spreading it in cleared, degraded or bare areas in accordance with the ecological assessment report, or as determined through site assessment, to encourage regeneration of native plants. Topsoil contains important seed bank and plant regeneration material that may be used for regeneration at low cost following its removal from construction areas;
  - (c) undertake replanting, by planting seedlings or tubestock and undertaking active management to nurture them through the first twelve months (unless otherwise specified through a condition on the development approval) until they are well established;

<sup>1</sup> a commonly used term in ecology and related research and literature. In this context it is used to describe the impact of urban development adjoining habitat areas, and impacts that include things like physical disturbance to soil and vegetation, increased weed and exotic species, reduced fauna diversity and increased vulnerability of fauna to predation, and the impacts from things like light and noise.

- (d) use native plants identified in the Redland City Council Regional Ecosystem (RE) Species Database as being suitable to the location of the planting; and
- (e) The [South East Queensland Ecological Restoration Framework](#) provides additional guidance for restoration planting and regeneration works in its 'Guideline' section.

## 1.4 ENVIRONMENTAL OFFSETS FOR MLES

- (1) This section sets out the standards called up in [AO17.1](#) [AO18.1](#) in the Environmental Significance Overlay Code. These standards represent the acceptable outcome which meets the performance outcomes set out in the code.

### 1.4.1 Standards called up as acceptable outcomes

#### 1.4.1.1 Relationship between MLES and MSES

- (1) In accordance with the *Queensland Environmental Offsets Act 2014* (the Offsets Act), offsets may be required for identified matters of state environmental significance (MSES) and for matters of local environmental significance (MLES)<sup>2</sup>. Guidance on satisfying offset requirements for MSES can be found on the State government's [offsets website](#).
- (2) For the purposes of the Environmental Significance overlay, the matters mapped as MLES are outlined in section 1.6.

#### 1.4.1.2 Types of offsets

- (1) Offsets may be provided in accordance with the Offsets Act as either:
  - (a) financial settlement (calculator provided on the [Queensland Government's offsets website](#)); or
  - (b) land-based offsets (proponent driven).
- (2) Offsets can be delivered as a combination of these, and offsets can also be provided as a 'staged offset' where the offset conditions specify this option. Staged offsets may be appropriate where a development that has a series of parts, or 'stages', and it is appropriate to deliver offsets at each stage of the development. The [Queensland Environmental Offsets Policy \(Version 1.2\)](#) provides more detail on delivering staged offsets.
- (3) Offsets for MLES are to be calculated on the basis of 1:3 (1 tree removed: 3 trees planted). The Queensland Government's offsets website has information on how this metric is to be calculated.
- (4) Land based offsets are to be provided as close as practicably possible to the development site, within the Redland City local government area.
- (5) Offset restoration works are to establish a restored ecosystem which:
  - (a) incorporates assemblages of species replicating those in ecosystems being offset (as set out in Redland City Council's regional ecosystems species database and Appendix 1 of this policy), and taking into consideration local conditions to ensure survivability;
  - (b) has the potential to recruit further species by natural means;
  - (c) supports the same structure and function as ecosystems being offset; and
  - (d) do not include exotic and invasive species.

<sup>2</sup> s14(2)(b) of the *Environmental Offsets Act 2014* does not allow for an offset condition to be imposed on a prescribed environmental matter that is "the same, or substantially the same". Therefore, Redland City Council as the local authority cannot impose an offset where the MLES being impacted is the same prescribed environmental matter as the MSES listed in the *State Planning Policy 2014*.

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#### 1.4.1.3 Determining significant residual impact for MLES

- (1) The State government's offsets policy (section 1.3) establishes a number of offsets principles and requires environmental impacts be avoided and then minimised before offsets can be considered for any remaining impact.
- (2) Offsets are not always suitable. An application must comply with all of the performance outcomes in the environmental significance overlay code in order to comply. There may be instances where an offset is not sufficient to warrant approval.
- (3) The ecological report (section 1.3.1.1 of this policy) should be used to demonstrate where environmental impacts have been avoided and minimised. It should also include details on the significant residual impact proposed to be offset.
- (4) For the purposes on MLES – wildlife core and corridor habitat, development has a significant residual impact where it results in the clearing of any native vegetation.
- (5) The following outlines the criteria to determine significant residual impact for other MLES. This reflects the [State guidelines used to assess significant residual impacts on MSES](#), adapted to apply to MLES.
- (6) An action will have a significant residual impact on MLES if the action is likely to:
  - (a) reduce the extent of the occurrence of a locally significant species;
  - (b) lead to a decrease in the size of the local population of a locally significant species;
  - (c) fragment an existing population for a locally significant species;
  - (d) result in genetically distinct populations forming as a result of habitat isolation;
  - (e) result in invasive species that are harmful to an endangered or vulnerable species becoming established in the endangered or vulnerable species habitat;
  - (f) introduce disease that may cause a locally significant species population to decline;
  - (g) interfere with the recovery of a locally significant species; or
  - (h) cause disruption to ecologically significant locations (breeding, feeding, nesting, migration or resting sites) of a locally significant species.
- (7) On-site mitigation is not considered an offset under the [Environmental Offsets Act 2014](#).

#### 1.4.2 Information the Council may request

##### 1.4.2.1 Land based offsets management plan

- (1) Where land based proponent driven offsets are proposed (either on private land or public land), a management plan is to be prepared which includes details (including costing) specifying:
  - (a) written agreement with the landowner (if relevant);
  - (b) how weeds and pests will be removed and prevented from re-infestation
  - (c) management actions to reduce risk from hazards (e.g. fire and flood);
  - (d) proposed maintenance periods;
  - (e) regular auditing and reporting to be undertaken by the proponent;
  - (f) ongoing management arrangements once the offset is established and the site/land has been legally secured;
  - (g) time frames within which the offset is to reach the desired ecosystem species diversity and community structure; and
  - (h) the conservation outcome to be achieved and how the outcome will be determined or measured and by whom (should be an appropriately qualified restoration ecologist and botanist).

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### 1.4.3 Guidance for applicants

#### 1.4.3.1 General

- (1) Details of proposed offsets must be included with a development application. The State government provides a series of forms that can also be used for MLES offsets to assist applicants to work through and enter into an agreement with Redland City Council, including how to deliver offsets.

#### 1.4.3.2 How to find a receiving site

- (1) Once it has been determined by the applicant that there is a need for an offset, Council can assist in determining if a suitable receiving site is available. If an offset is not suitable or an offset site is not available, the proposal will need to be revised to reduce the level and/or area of impact or an alternative offset type provided.
- (2) A Notice of Election will need to be prepared by the applicant which outlines how the offset is to be delivered and includes supporting information such as:
  - (i) financial settlement details, and/or
  - (ii) offset delivery plan
  - (iii) offset area details (including how the offsets area is proposed to be secured in perpetuity)
  - (iv) habitat quality details; and,
  - (v) staged offset details (if relevant).
- (3) The [South East Queensland Ecological Restoration Framework](#) provides further guidance relevant to the establishment of offset areas.

#### 1.4.3.3 More information

- (1) The State government has already drafted a number of supporting documents to guide applicants in determining what offsets they might be required to provide, and how those offsets are to be provided. Below is a summary of this offset framework:

Document	Summary
<a href="#">Environmental Offsets Act</a>	Provides the framework for what an offset is and how it is to be delivered. Identifies the legal security mechanisms that may be used for offsets including the new 'environmental offset protection area' designation Establishes a head of power for the supporting regulation and offset policy
<a href="#">Environmental Offsets Regulation</a>	Lists prescribed activities and prescribed environmental matters that may be subject to offset assessment requirements Provides further detail on other Act provisions.
<a href="#">Queensland Environmental Offsets Policy</a>	Provides requirements for impacts on prescribed environmental matters Impacts on protected areas Advanced offsets Strategic offset investment corridors Outlines the types of offset delivery Describes direct benefit management plans
<a href="#">Queensland Environmental Offsets Policy Significant Residual Impact Guideline</a>	Provides criteria for determining 'significant impact' sorted by prescribed environmental matters.

<a href="#">Draft guide to determining terrestrial habitat quality</a>	Provides a step-by-step methodology explaining how to measure habitat quality for land-based offsets.
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## 1.5 CLEARING

The tables of assessment in Section 5.10 'Environmental Significance overlay' make clearing assessable in certain circumstances. In some circumstances, a threshold is provided, and clearing below that threshold is not assessable development.

### 1.5.1 Guidance for applicants

- (1) To calculate whether or not the application will trigger assessment against the Environmental Significance Overlay code, an applicant will need to calculate the area of vegetation being cleared. The area of vegetation being cleared may be a contiguous patch of vegetation, or a number of scattered trees, or a combination of both.
- (2) If the development is over two or more property boundaries, the clearing thresholds apply to the whole development site, rather than applying to each individual property.
- (3) The method to be used to calculate the clearing thresholds is the canopy cover method.
- (4) The canopy cover method is based on measuring the canopy cover on an aerial photo using an appropriately calibrated GIS measuring tool and marking the canopy cover accurately on the ground.
- (5) For clearing areas which approach the assessable clearing thresholds a licensed surveyor is to be engaged to accurately plot the area to be cleared.
- (6) The area to be cleared relates to the extent of native vegetation. The planning scheme is concerned with the full canopy cover of the native vegetation whether or not exotic vegetation may co-exist within that area.

## 1.6 OVERLAY MAPPING AND DATA SOURCES

### 1.6.1 Guidance for applicants

- (1) The Environmental Significance Overlay in City Plan 2015 has been developed in accordance with the [State Planning Policy July 2014](#) (SPP).
- (2) Matters of State environmental significance (MSES) were mapped using the State government databases supporting the SPP, in accordance with the SPP definition of MSES. These include:
  - (i) wildlife habitat;
  - (ii) regulated vegetation;
  - (iii) protected areas;
  - (iv) regrowth and remnant koala habitat;
  - (v) urban trees that provide koala habitat;
  - (vi) wetlands and watercourses of high ecological value; and
  - (vii) regional ecosystems (including remnant and regrowth vegetation).
- (3) This data is available on Redland City Council's website.
- (4) There were some matters that, while defined as MSES, maps were not provided by the State. In these instances Council data has been used.
- (5) Redland City Council also used improved mapping of habitat and vegetation on the mainland. This included locally refined mapping of urban koala trees and remnant and regrowth regional ecosystems<sup>3</sup> and particular species (both flora and fauna). The regional ecosystem mapping was created by specialist ecological experts engaged by Council, using LiDAR, aerial photo interpretation as well as field data from a tailored

field investigation.

- (6) In accordance with the State's SPP and offsets framework the koala habitat and regional ecosystems are MSES. The remaining mapped values are matters of local environmental significance (MLES). Generally, MLES can be described as
- (i) **Wildlife core and corridor habitat being:**
    - areas of remnant vegetation with very high ecological value that are the highest priority for protection in the urban footprint of the City;
    - areas of native vegetation with ecological value that provide the highest priority connections between wildlife core habitat areas. These areas support ecological processes, including native fauna movements between wildlife core habitat areas, and provide additional native fauna and flora habitat; and
  - (ii) **Other MLES –**
    - areas that form part of regional biodiversity corridors;
    - areas of biodiversity value including:
      - intact areas with high ecological integrity containing many ecosystem functions that contribute to the City's ongoing biodiversity;
      - other vegetation areas that support interaction between intact areas;
      - areas that support a broad range and populations of the City's flora and fauna species;
      - areas that support a broad representation of the City's ecosystems, all with their own different set of functions that contribute to the City's overall biodiversity;
      - areas that support ecological resilience, the capacity of an ecosystem to recover from or withstand disturbance from threatening processes (including climate change);
      - aquatic areas that are connected with other wetlands;
    - areas of habitat for locally significant species (refer to 'locally significant species' in Appendix 1).
- (7) **habitat for particular species (refer to 'locally significant species' in Appendix 1)**
- (7) Both MLES and MSES are dealt with in the same way in the Environmental Significance Code. However, offsetting requirements may differ (refer to section 1.4 of this planning scheme policy).
- (8) Some areas mapped as MLES in the overlay may be found to have the attributes of MSES following more detailed investigation. In this event, these values are treated as MSES.
- (9) Within urban areas<sup>4</sup> vegetation on lots less than 1000m<sup>2</sup> have not been included in the overlay, other than where the land is zoned for recreation and open space, conservation or environmental management.

<sup>3</sup> Urban koala habitat was mapped where the RE type that is present includes koala food tree species, drawn from the Australian Koala Foundation's *National Koala Tree Protection List; Recommended Tree Species for Protection and Planting of Koala Habitat*.

<sup>4</sup> Refer to the, section 1.7.3 of the planning scheme for a definition of the urban area.

## 1.1.1 Appendix 1 - Locally significant species

Species ID	Species Number	Kingdom	Family	Scientific Name	Common Name	Type	Status				RE habitat description	Non-RE habitat description	Non RE	Regional Ecosystems
							EPBC Act	NC Act	Back On Track	Endemic				
484	SP001	Plant	Mimosaceae	<i>Acacia baueri</i> subsp. <i>baueri</i>	Tiny Wattle	flora		V	H		Low Dry to Moist Wallum Heath			12.2.5,12.2.9,12.2.12,12.2.13,12.3.13,12.5.9
8	SP002	Animal	Accipitridae	<i>Accipiter novaehollandiae</i>	Grey/White Goshawk	fauna		NT			Wooded habitats, sparse in region - concentrated on Mt Cotton - Sheldon			12.11.10,12.11.3,12.3.1,12.11.23,12.5.2,12.2.5,12.11.5k,12.11.5e,12.3.3d,12.2.6,12.9-10.19a,12.11.3,12.11.5j,12.9-10.17d,12.2.8,12.3.11,12.5.3,12.11.3a,12.11.5a,12.11.23,12.9-10.4,12.3.11a,12.5.6c,12.9-10.17c
12	SP003	Animal	LycaenidaeOrchidaceae	<i>Acrodipsas illidgei</i>	Illidge's ant-blue butterfly	fauna		V	C		<i>Casuarina glauca</i> and adjacent mangrove areas			12.1.1,12.2.5,12.2.6,12.2.7,12.2.8,12.2.9,12.2.10,12.3.1,12.3.5,12.3.6,12.3.11,12.5.2,12.5.3,12.9-10.4,12.11.3,12.11.23,12.12.14
13	SP004	Animal	Limnodynastidae	<i>Adelotus brevis</i>	Tusked Frog	fauna		V			Waterways and temporary and permanent pools		waterbody	12.1.1,12.2.1,12.2.2,12.2.5,12.2.6,12.2.7,12.2.8,12.2.9,12.2.10,12.2.12,12.2.13,12.3.1,12.3.5,12.3.6,12.3.11,12.3.13,12.5.2,12.5.3,12.9-10.4,12.11.3,12.11.10,12.11.23,12.12.14
611	SP005	Plant	Blandfordiaceae	<i>Blandfordia grandiflora</i>	Large Christmas Bell	flora		E	H		Moist to Wet Wallum Heath			12.2.12,12.3.13
66	SP006	Animal	Cacatuidae	<i>Calyptorhynchus lathami</i>	Glossy Black Cockatoo	fauna	E	V			<i>Allocasuarina</i> spp. and <i>C. glauca</i>			12.1.1,12.2.5,12.2.6,12.2.7,12.2.8,12.2.10,12.3.1,12.3.5,12.3.6,12.3.11,12.5.2,12.5.3,12.9-10.4,12.11.3,12.11.23,12.12.14
2081	SP007	Animal	Charopidae	<i>Charopid</i> BR38	A Land Snail	fauna				X	Eucalypt forest to Woodland containing <i>Eucalyptus racemosa</i> on Coastal Sands			12.2.10,12.2.6,12.2.8,12.2.1
723	SP008	Plant	Sparrmanniaceae	<i>Corchorus cunninghamii</i>	Native jute or Cunninghams jute	flora	E	E			Margins of Rainforest and Tall Eucalypt Forest			12.11.10,12.11.3,12.11.5,12.11.2
120	SP009	Animal	Myobatrachidae	<i>Crinia tinnula</i>	Wallum Froglet	fauna		V	H		Acid swamps and depressions			12.2.5,12.2.7,12.2.9,12.2.10,12.2.12,12.2.15,12.3.5,12.3.6,12.5.10
846	SP010	Plant	Rubiaceae	<i>Duringtonia paludosa</i>	Duringtonia	flora		N	C		Wet Wallum Heath and on Margins of Swamp Sclerophyll Forest <i>E. robusta</i>			12.2.5,12.2.7,12.2.12,12.2.15,12.3.4
861	SP011	Plant	Cyperaceae	<i>Eleocharis difformis</i>	Submerged Spikerush	flora		E		X	Submerged aquatic plant in Perched and Window Lakes restricted to Lacustrene wetlands 12.2.15a and 12.2.15f			12.2.15,12.2.15a,12.2.15f
470	SP012	Animal	Ciconiidae	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	fauna		NT			Wetlands, rare visitor			12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9
51	SP013	Animal	Burhinidae	<i>Esacus magnirostris</i>	Beach Stone Curlew	fauna		V	H		Dunes, beaches		beach	12.2.14,12.2.16,12.2.9,12.2.10,12.2.13,12.2.7
955	SP014	Plant	Orchidaceae	<i>Genoplesium</i> sp. (Raby Bay J. Elsol AQ462423)	Raby Bay Midge Orchid	flora				X	Eucalypt forest to Woodland containing <i>Eucalyptus racemosa</i>			12.5.3,12.9-10.4,12.11.5j,12.12.14
2082	SP015	Animal	Charopidae	<i>Gyrocochlea myora</i>	Myora Springs Snail	fauna				X	Moist Coastal Forests including Littoral Rainforest			12.2.6

Species ID	Species Number	Kingdom	Family	Scientific Name	Common Name	Type	Status				RE habitat description	Non-RE habitat description	Non RE	Regional Ecosystems
							EPBC Act	NC Act	Back On Track	Endemic				
203	SP016	Animal	Haematopodidae	<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	fauna		NT			Rocky coasts, coarse beaches		beach	12.2.14,12.12.19
393	SP017	Animal	Rallidae	<i>Lewinia pectoralis</i>	Lewin's Rail	fauna		NT			Riparian - with cover			12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9,12.3.1,12.3.11a
2083	SP018	Animal	Hylidae	<i>Litoria cooloolensis</i>	Cooloola Sedgefrog	fauna		NT			Sandy coastal freshwater lakes and stream - North Stradbroke Island			12.2.1,12.2.7,12.2.15
2084	SP019	Animal	Hylidae	<i>Litoria freycineti</i>	Freycinet's Frog	fauna		V			Open, vegetated coastal swamps and depressions			12.2.2,12.2.5,12.2.7,12.2.12,12.2.13,12.2.15,12.3.5,12.3.6,12.3.13,12.5.9,12.9-10.22
2085	SP020	Animal	Hylidae	<i>Litoria olongburensis</i>	Wallum Sedge Frog	fauna	V	V			Wallum sedgeland subject to <a href="#">inundation</a>			12.2.5,12.2.7,12.2.12,12.2.15
1861	SP021	Animal	Accipitridae	<i>Lophoictinia isura</i>	Square-tailed Kite	fauna		NT			Eucalypt woodland and open forest, rare and breeding in area			12.1.1,12.2.1,12.2.2,12.2.5,12.2.6,12.2.7,12.2.8,12.2.10,12.3.1,12.3.5,12.3.6,12.3.11,12.5.2,12.5.3,12.9-10.4,12.11.3,12.11.10,12.11.23,12.12.14
1135	SP022	Plant	Proteaceae	<i>Macadamia integrifolia</i>	Macadamia	flora	V	V			Dry Rainforests and Riparian Forests			12.3.1,12.11.3,12.11.10
1136	SP023	Plant	Proteaceae	<i>Macadamia tetraphylla</i>	Rough Shelled Macadamia	flora	V	V			Rainforests and Riparian Forests			12.11.10,12.3.1
2086	SP024	Plant	Apocynaceae	<i>Marsdenia coronata</i>	Slender Milk Vine	flora	V	V			Eucalypt Forests to Woodlands and Rainforest Margins Particularly associated with Lophostemon confertus in Whipstick Growth Habit (see BAAM point records at Mt Cotton Quarry)			12.3.11,12.11.3,12.11.10,12.11.5e
2087	SP025	Plant	Apocynaceae	<i>Marsdenia longiloba</i>	Clear Milk Vine	flora	V	V			Moist Tall Open Forest and rainforest margins (see BAAM point records at Mt Cotton Quarry)			12.11.10,12.11.3,12.11.23,12.3.8,12.3.2
2088	SP026	Plant	Juncaginaceae	<i>Maundia triglochinoides</i>	Maundia	flora		V			Wetlands including Paperbark Swamps Found At Karawatha and Woodforde	Wetland Mapping including Non Rem but only good quality so not used in waterbody designation		12.2.5a,12.2.7,12.3.5,12.3.5a,12.3.6
1557	SP027	Plant	Myrtaceae	<i>Melaleuca irbyana</i>	Swamp Tea-tree	flora		E	H		Woodland to Open forests on plains to riparian areas <a href="#">particularly</a> on sedimentary soils LZ 10			12.3.3,12.3.6,12.9-10.19a,12.9-10.17c

Species ID	Species Number	Kingdom	Family	Scientific Name	Common Name	Type	Status				RE habitat description	Non-RE habitat description	Non RE	Regional Ecosystems
							EPBC Act	NC Act	Back On Track	Endemic				
2089	SP028	Animal	Meliphagidae	<i>Melithreptus gularis</i>	Black-chinned Honeyeater	fauna		NT			Eucalypt woodland and open forest, occasional visitor			12.2.5,12.2.6,12.2.8,12.3.3d,12.3.11,12.3.11a,12.5.2,12.5.3,12.5.6c,12.9-10.4,12.9-10.17c,12.9-10.17d,12.9-10.19,12.11.3,12.11.5a,12.11.5e,12.11.5h,12.11.5k,12.11.23,12.12.14
2090	SP029	Animal	Percichthyidae	<i>Nannoperca oxleyana</i>	Oxleyan Pygmy Perch	fauna	E	V	C		Pristine watercourses in wallum			12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9,12.3.1,12.3.11a
2091	SP030	Animal	Anatidae	<i>Nettapus coromandelianus</i>	Cotton Pigmy Goose	fauna		NT			Wetlands, occasional			12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9
1551	SP031	Animal	Strigidae	<i>Ninox strenua</i>	Powerful Owl	fauna		V			Larger bushland areas containing patches of moderately dense cover			12.1.1,12.2.1,12.2.2,12.2.5,12.2.7,12.2.8,12.3.1,12.3.5,12.3.11,12.5.3,12.9-10.4,12.11.3,12.11.10,12.11.23
300	SP032	Animal	Scolopacidae	<i>Numenius madagascariensis</i>	Eastern Curlew	fauna		NT			Mudflats		intertidal flat	12.1.2,12.1.3
1198	SP033	Plant	Asteraceae	<i>Olearia hygrophila</i>	Swamp Daisy	flora	E	E		X	Wet Wallum Heath and on Margins of Swamp Sclerophyll Forest E. robusta			12.2.7,12.3.4
2092	SP034	Animal	Papilionidae	<i>Ornithoptera richmondia</i>	Richmond Birdwing Butterfly	fauna		V	H		Rainforest associated with <i>Paristolochia praevenosa</i>			12.11.10,12.3.1
2022	SP035	Plant	Polygonaceae	<i>Persicaria elatior</i>	Glandular Knotweed	flora	V	V			Wetlands and Swamp Forests	Wetland Mapping including Non Rem		12.2.15,12.3.4,12.3.5,12.3.6,12.3.8
1260	SP036	Plant	Orchidaceae	<i>Phaius australis</i>	Southern Swamp Orchid	flora	E	E	C		Swamp Forests especially those with rainforest elements in understorey where fires are less intense			12.2.5,12.2.7
1261	SP037	Plant	Orchidaceae	<i>Phaius bemaysii</i>	Yellow Swamp Orchid	flora	E	E	C	X	Swamp Forests especially those with rainforest elements in understorey where fires are less intense			12.2.7,12.3.4,12.3.5
2033	SP039	Plant	Orchidaceae	<i>Prasophyllum exilis</i>	Thin Leek Orchid	flora		NT			Wallum Heath			12.2.12,12.3.13,12.2.9,12.2.10,12.2.6
403	SP040	Animal	Rostratulidae	<i>Rostratula australis</i>	Australian Painted Snipe	fauna	V	V			Wetland edges, edge vegetation			12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9
1397	SP041	Plant	Cyperaceae	<i>Schoenus scabripes</i>	Rough Bog Sedge	flora		NT			Wallum Heath to Woodland and Wet Wallum			12.2.12,12.2.15,12.3.5,12.3.13
418	SP042	Animal	Laridae	<i>Sternula albifrons</i>	Little Tern	fauna		E	H		None	Sand banks	sandbank	
425	SP043	Animal	Anatidae	<i>Stictonetta naevosa</i>	Freckled Duck	fauna		NT			Wetlands, rare visitor			12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9

Species ID	Species Number	Kingdom	Family	Scientific Name	Common Name	Type	Status				RE habitat description	Non-RE habitat description	Non RE	Regional Ecosystems
							EPBC Act	NC Act	Back On Track	Endemic				
1465	SP044	Plant	Thelypteridaceae	<i>Thelypteris confluens</i>	Marsh Fern	flora		V			Swamps and Wetlands in Coastal Dunes			12.2.15
2094	SP045	Plant	Santalaceae	<i>Thesium australe</i>	Austral Toadflax	flora	V	V			Grasslands Woodlands and Forests associated with Themeda triandra as it <del>parasitises</del> <a href="#">parasitises</a> the roots of this grass			12.12.19,12.3.11,12.5.2
462	SP046	Animal	Tytonidae	<i>Tyto tenebricosa</i>	Greater Sooty Owl	fauna		NT			Closed forests [debateable whether this should be included]			12.2.1,12.2.2,12.3.1,12.11.10
471	SP047	Animal	Muridae	<i>Xeromys myoides</i>	False water rat	fauna	V	V	C		Tidal areas away from human habitation			12.1.1,12.1.2,12.1.3,12.2.5,12.2.6,12.2.7,12.2.8,12.2.9,12.2.10,12.2.12,12.2.13,12.2.15,12.3.1,12.3.5,12.3.6,12.3.8,12.3.11,12.3.13,12.5.2,12.5.3,12.5.9,12.9-10.4,12.11.3,12.11.23,12.12.14,12.12.19
2095	SP048	Plant	Orchidaceae	<i>Pterostylis chaetophora</i>	Bug Lipped Greenhood Orchid	flora		E			Grassy and shrubby areas in open forest and woodland known from Cedar Ck Falls Near Mt Tamborine and Coochiemudlo Is			12.5.3

## **APPENDIX 2**

### **Planning Scheme Policy 1 Environmental Significance Terms and Definitions**

## 1.7 TERMS AND DEFINITIONS

- (1) This part provides a list of terms, including definitions and guidance on how to interpret and apply these terms, that relate to the natural environment and are used in the City Plan generally, and more specifically in the:
  - a. Environmental significance overlay code
  - b. Waterway corridors and wetlands overlay code, and
  - c. Healthy waters code
- (2) The following hierarchy has been applied in providing definitions for terms (including scientific and technical terms) used in these codes:
  - a. Where a statutory definition exists, as set out by current State legislation, this is the definition that is applied. If no State statutory definition exists; then
  - b. Where a Commonwealth statutory definition exists (i.e. *Environmental Protection and Biodiversity Conservation Act 1999*), that definition is applied; or
  - c. If there is no statutory definition, the definition is based on either the ordinary meaning of the term, or a definition supported by relevant academic research and application.
- (3) In accordance with legal principle,<sup>5</sup> terms used in planning schemes are taken to have their natural and ordinary meaning, in the context of development occurring subject to the relevant zone and any applicable overlays.

## 1.2 Table 1. Terms and definitions

Term	Definition
Aquatic habitat	<p>The biophysical medium or media within the waterway or wetland that:</p> <p>(a) is occupied (continuously, periodically or occasionally) by an organism or group of organisms; or</p> <p>(b) was once occupied (continuously, periodically or occasionally) by an organism, or group of organisms, and into which organisms of that kind have the potential to be reintroduced.</p> <p>This encompasses the banks, snags, rocks, channels, substrates, riffles, macrophytes and riparian vegetation.</p>
Bank and bed stabilisation measures	<p><i>Bed and banks</i> of a waterway, means the land that is normally covered by the waterway, whether permanently or intermittently, regardless of frequency, but does not include adjoining land from time to time covered in flood events.</p> <p><i>Stabilisation measures</i> encompass activities within and adjacent to a waterway for rehabilitation or the mitigation of impacts. Activities include such works as:</p> <ul style="list-style-type: none"> <li>• Excavation and filling</li> <li>• Removing debris</li> <li>• Revegetation</li> <li>• Removing or redistributing sediment.</li> </ul>
Bank erosion	<p>The accelerated wearing away of a stream bank, caused by factors such as the destruction of riparian vegetation, clearing within the catchment, extractive activities, stream straightening or redirection of streams around infrastructure, changes to drainage, and weather events.</p> <p>Note: waterways are dynamic systems and natural bank erosion will occur. The generally accepted standard for determining whether erosion is a natural process is if it occurs slowly and imperceptibly.</p>

<sup>5</sup> *Boral Resources (QLD) Pty Ltd v Gold Coast City Council* [2017] QPEC 023.

Term	Definition
Bank slumping	<p>The mass failure of the bank material because:</p> <ul style="list-style-type: none"> <li>the waterway bed deepened at the toe of the bank, resulting in the bank becoming unstable and slumping into the waterway under its own weight (or under some surcharge weight on the top of the bank)</li> <li>high pore water pressure in the bank material was not balanced by adjacent hydrostatic pressures, causing the structure of the bank material to weaken and slump into the waterway.</li> </ul> <p>Slumping is often caused by high velocity stream flows made worse by land and vegetation clearing within the catchment, rapid draw down, and the removal of riparian vegetation.</p>
Biodiversity	<p>Means 'biological diversity', which is the natural diversity of native wildlife, together with the environmental conditions necessary for their survival, and includes—</p> <p>(a) regional diversity, that is, the diversity of the landscape components of a region and the functional relationships that affect environmental conditions within ecosystems; and</p> <p>(b) ecosystem diversity, that is, the diversity of the different types of communities formed by living organisms and the relations between them; and</p> <p>(c) species diversity, that is, the diversity of species; and</p> <p>(d) genetic diversity, that is, the diversity of genes within each species.</p>
Connections or Connectivity	The characteristic of, or suitability for, being connected.
Continuous ecological corridor	Unbroken and diversely structured habitat which facilitates wildlife movement.
Degradation	The state of being degraded; a state of degeneration.
Disturbance	The act of disturbing or state of being disturbed.
Drainage channels	A linear, generally sinuous open depression, comprising of a bed and banks which is in parts eroded, excavated, or built up by channelled stream flow, through which runoff drains to receiving waters.
Drainage patterns	System by which water moves across and through the land, influenced by topography and geology.
Ecological integrity	The ability of the natural ecosystem to support and maintain ecological structure and function.
Ecological processes	<p>Processes including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>Hydrological processes</li> <li>Soil development</li> <li>Nutrient cycling</li> <li>Decomposition and cycling of organic matter</li> <li>Pollination and seed production</li> <li>Seed dispersal</li> <li>Predator-prey relationships</li> <li>Germination and recruitment of species</li> <li>The carbon cycle and stability of atmospheric carbon</li> <li>Habitats for flora and fauna (such as particular regional ecosystems, logs, rocks, debris, leaf litter, nectar, hollow bearing trees, food and shelter).</li> </ul>

Term	Definition
Edge effects	The negative effects on wildlife and natural environments, caused by urbanisation and due to edge contrast, which is defined as being the compositional or structural difference between adjacent ecosystems at either side of the boundary. High contrast, and higher risk edges are often formed with urban development such as roads, residential areas, and commercial or industrial developments.
Endemic native species	Flora or fauna native to a locality.
Environmental values	A quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation, for example, under the <i>Environmental Protection (Water) Policy 2009</i> .
Erosion	The process of eroding or being eroded by wind, water or other natural agents.
Existing channel	A channel, including the bed and banks of a river, stream, creek or gully, occurring in a specified location and/or under specific conditions.
Flow regime	The natural variability in timing, frequency, duration, extent and depth of a waterway.
Geomorphological processes	Processes that influence and induce landforms including, for example, erosion, flooding, tides, wind.
Groundwater	Water that occurs naturally in, or is introduced artificially into, an aquifer.
Groundwater recharge	The vertical transfer of water from the water table to the groundwater table.
Habitat	The native environment or kind of place where a given animal or plant naturally lives or grows, including areas not presently occupied by a given animal or plant.
Habitat condition	The state of health of the habitat.
Habitat fragmentation	The act or process of fragmenting (a part broken off or detached) of habitat.
Habitat or wildlife resilience	The capacity of an organism, habitat and/or system (an ecological value) to recover from, or adapt to, natural and anthropogenic impacts.
Healthy water temperature	This should be determined, for the subject waterway, in accordance with the Queensland Water Quality Guidelines and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (Australian and New Zealand Environment and Conservation Council – ANZECC, 2000).
Hydrological processes	Hydrological processes include: <ul style="list-style-type: none"> <li>• surface water flows off the catchment into wetland pools and estuaries</li> <li>• groundwater-surface water exchange</li> <li>• high tides, storm surge, floods, run-off events connecting wetland pools to estuaries</li> <li>• crab burrows altering water flows</li> <li>• evapotranspiration from vegetation</li> <li>• evaporation from waterbodies</li> <li>• precipitation</li> <li>• tides – including spring and neap</li> <li>• freshwater and marine water exchange in estuaries.</li> </ul>


Term	Definition
Key species	A species or essential habitat listed under the: <ul style="list-style-type: none"> <li>• <i>Nature Conservation Act 1992</i></li> <li>• <i>Vegetation Management Act 1999</i></li> <li>• <i>Environment Protection and Biodiversity Conservation Act 1999</i></li> <li>• International Union for the Conservation of Nature (IUCN) Red List of Threatened Species.</li> </ul>
Large woody debris	Trees, branches, logs and sticks that fall into wetlands/waterways. Large woody debris provides habitat, inputs nutrients into waterways, provides cover and acts as a substrate for diatoms and algae.
Movement	The act or process or result of moving. For the purposes of City Plan, this does not include wildlife movement that is regulated to ensure appropriate protections and measures are implemented and enforced when native and exotic wildlife is required to be moved.
Native species	Means a species: <ul style="list-style-type: none"> <li>(a) that is indigenous to Australia or an external Territory; or</li> <li>(b) that is indigenous to the seabed of the coastal sea of Australia or an external Territory; or</li> <li>(c) that is indigenous to the continental shelf; or</li> <li>(d) that is indigenous to the exclusive economic zone; or</li> <li>(e) members of which periodically or occasionally visit: <ul style="list-style-type: none"> <li>i. Australia or an external Territory; or</li> <li>ii. the exclusive economic zone; or</li> </ul> </li> <li>(f) that was present in Australia or an external Territory before 1400.</li> </ul>
Natural filtration	The removal of sediments and other pollutants from water. Natural filtration of sediments in overland flow is performed by 'soft' surfaces (soil, grass) and various types of vegetation, for example, riparian vegetation, vegetation buffers, mangroves. 'Natural filtration' is achieved by retaining or reinstating natural sediment and erosion control measures, such as riparian vegetation, vegetation buffers, and natural ground surfaces (soil, grass).
Natural landform	A natural geographical feature or shape that appears on the Earth's surface, including plains, rises, low hills, plateaus, mountains, ranges, streams, lakes, swamps, wetlands, valleys and dunes.
Natural lateral and longitudinal movement	The natural meanders of a waterway, including its side channels (longitudinal connectivity) and flood plains and wetlands (lateral connectivity). Natural movement includes changes to the stream, its channels, floodplains and wetlands through erosion and sedimentation. Changes in the natural meanders of waterways can be accelerated by practices such as dredging, vegetation clearing, snagging and straightening, and by development in the vicinity of the waterway, which increases hard surfaces.
Normal gene flow	The regular, usual, and natural transfer of genes from one population to another of the same species, as by migration, seed dispersal, seasonal interbreeding, etc.
Off-site	External to the site the subject of the development application.
On-site	Located or done at the site the subject of the development application.

Term	Definition
Overland flow	Means water, including floodwater, that is urban stormwater or is other water flowing over land, otherwise than in a watercourse or lake— (a) after having fallen as rain or in any other way; or (b) after rising to the surface naturally from underground.  Overland flow water does not include— (a) water that has naturally infiltrated the soil in normal farming operations, including infiltration that has occurred in farming activity such as clearing, replanting and broadacre ploughing; or (b) tailwater from irrigation if the tailwater recycling meets best practice requirements; or (c) water collected from roofs for rainwater tanks.
Recharge	The entry into the saturated zone of water made available at the water table surface, together with the associated flow away from the water table within the saturated zone.
Recreational function	Primary recreational function: activity using full body contact with the water, for example, swimming, diving, surfing, water skiing, windsurfing. Secondary recreational function: activity in which there is contact other than full body contact with the water, for example, boating, fishing. Visual recreational function: viewing the water without contact with it.
Refuges	Retained habitat that is a place of shelter, protection or safety.
Riparian	Relating to or situated on the banks of a waterway.
Riparian buffer	The area of riparian vegetation on each side of a waterway, which: <ul style="list-style-type: none"> <li>• slows the velocity of overland flow</li> <li>• facilitates infiltration</li> <li>• filters overland flow</li> <li>• provides organic matter</li> <li>• provides shade</li> <li>• stabilises land and the banks of waterways</li> <li>• provides habitat.</li> </ul>
Riparian vegetation	Vegetation that lines a waterway and is the interface between land and the body of water.
Risk	The chance of injury or loss
Runoff	That part of water which is not lost to infiltration, evaporation, transpiration or depression storage.
Sediment concentration	Also known as sediment load - the volume of a pollutant in water.
Sediment treatment train	A succession of devices/systems for the removal of mineral or organic matter in runoff.
Sedimentation	The deposition or accumulation of sediment.
Stable geomorphological conditions	To reinstate stable geomorphological conditions means to reinstate the original landform.
Stable hydrological conditions	The maintenance or resistance to change of the distribution and dynamics of water and water quality.

Term	Definition
Stepping stone patches	Corridors of isolated patches of habitat that, while not physically connected, are functionally connected, allowing movement between larger patches. Stepping stones of suitable habitat enhance connectivity in developed landscapes for species able to make short movements through disturbed environments. Stepping stones may be natural patches, such as wetlands or patches of rainforest within drier forests or they may be small remnant patches of vegetation in a developed landscape. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.
Stormwater devices	Includes any device referred to in the Queensland Urban Drainage Manual (QUDM) and current Water by Design resources and Guidelines, and any device approved by Council for use in a proposed development.
Stream condition	The overall state of health of a waterway, based on an assessment of hydrology, water quality, its streamside zone, physical form and aquatic life.
Stream integrity	The ability of the natural ecosystem to support and maintain ecological structure and function.
Turbidity	The cloudiness of water caused by the presence of fine suspended matter.
Waterway	A waterway that is identified in the City Plan Waterway corridors and wetlands mapping (stream orders 3 or greater).
Waterway	Includes a river, creek, stream, watercourse or inlet of the sea
Wetland	Areas of permanent or periodic/intermittent inundation, whether natural or artificial, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres. To be a wetland the area must have one or more of the following attributes: <ul style="list-style-type: none"> <li>• At least periodically the land supports plants or animals that are adapted to and dependent on living in wet conditions for at least part of their life cycle</li> <li>• The substratum is predominantly undrained soils that are saturated, flooded or ponded long enough to develop anaerobic conditions in the upper layers</li> <li>• The substratum is not soil and is saturated with water, or covered by water at some time.</li> </ul> Examples of what constitutes a wetland may be found at: <a href="https://wetlandinfo.ehp.qld.gov.au/wetlands/what-are-wetlands/definitions-classification/wetland-definition.html">https://wetlandinfo.ehp.qld.gov.au/wetlands/what-are-wetlands/definitions-classification/wetland-definition.html</a>
Wildlife	Any taxon or species of an animal, plant, protista, procaryote or virus.
Wildlife dispersal	The gradual spread of a species and subsequent adaptations to a new environment.

### 1.3 Table 2. Guidance on interpreting qualitative terms

Term	Expected interpretation
Adversely impact	<i>Adversely</i> - antagonistic in purpose or effect; against the interests of <i>Impact</i> - The influence or effect of an action. Impact is not confined to direct physical impacts; it includes effects for which it can be readily said that they are a consequence of the action.
Avoid	To keep away from; keep clear of; evade
Avoid worsening	<i>Worsening</i> - to make or become worse
Effectively stabilised	<i>Stabilise</i> - is to make something stable. <i>Effectively</i> - adds the condition that the stabilisation measure produces the intended or expected result.
Enhance	To raise to a higher degree; intensify; magnify
Functionality	The purpose designed to be fulfilled by a device, tool, machine, etc
Incorporates opportunities	<i>Incorporate</i> - to put into a body or mass as an integral part or parts <i>Opportunities</i> - an appropriate or favourable time or occasion
Maintain or maintained	To keep in existence; preserve; retain; to keep in a specified state
Maximises opportunities	<i>Maximise</i> - to increase to the greatest possible amount or degree <i>Opportunities</i> - an appropriate or favourable time or occasion
Minimise	To reduce to the smallest possible amount or degree
Minimise impact	To reduce an impact to the smallest possible amount or degree. Where a mitigation measure is proposed that does not reduce an impact to the greatest extent possible, that measure is unacceptable.
Not inhibited or made less safe	Development does not constrain the movement of flora and fauna, and provides for the safe and natural distribution of species between habitat areas and populations
Protect	To defend or guard, cover or shield from injury or danger
Reduce the utility	The state or character of being useful. For the purposes of PO 7 of the Healthy Waters Code, it means that stormwater devices must not displace recreational or ecological uses within that space.
Reduction	The state of being reduced; the amount by which something is reduced or diminished
Reinstate	To put back or establish again, in a former position or state
Replicate or complement the composition [of the habitat]	<i>Replicate</i> - to be or make a replica of; to repeat <i>Complement</i> - that which completes or makes perfect
Restore	Bring back to a former, original, normal or unimpaired condition
Significant	Important, notable or of consequence, having regard to its context and intensity
Substantial fragmentation	The act or process of fragmenting (a part broken off or detached) that is material, or of an ample or considerable amount, quantity or size.



Term	Expected interpretation
Support	To maintain by supplying with things necessary to existence; provide for
Undertaken in a manner	In the context of PO 17 of the Environmental Significance Overlay Code, where clearing occurs, it is sequenced and executed to enable fauna to vacate affected land.



## 14.6 05/19 - MAJOR AMENDMENT - SOUTH WEST VICTORIA POINT LOCAL PLAN - MINISTERIAL APPROVAL TO PROCEED TO PUBLIC CONSULTATION (SUBJECT TO CONDITIONS)

**Objective Reference:** A5584302

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

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

**Report Author:** Michael Beekhuyzen, Principal Strategic Planner

**Attachments:**

1. Minister's Approval and Conditions [↓](#)
2. Ministerial Conditions and Proposed Amendments to the Local Plan [↓](#)

### PURPOSE

- Outline the conditions of the Ministerial approval for 05/19 - Major Amendment – South West Victoria Point Local Plan (the amendment) that are required to be addressed prior to public consultation.
- Seek Council endorsement to commence public consultation on the amendment, subject to changes that address the Ministerial conditions.

### BACKGROUND

**2018:** The South West Victoria Point Local Plan area (the local plan area) comprises of approximately 175 hectares of land currently zoned Emerging community in the City Plan. It is located between Bunker Road and Brendan Way in the north, Clay Gully Road and Cleveland-Redland Bay Road in the east, Double Jump Road in the south and Little Eprapah Creek in the west.

Following commencement of the new City Plan, Council resolved at its General Meeting on 10 October 2018 to undertake detailed planning of the area and incorporate the detailed planning into the City Plan as a major amendment in accordance with Part 4 Section 16.1 of the Minister's Guidelines and Rules under the *Planning Act 2016*.

**2019:** In November 2019 a draft local plan prepared as a major amendment to the City Plan was finalised.

At the General Meeting on 20 November 2019, Council resolved to submit the amendment to the Planning Minister for State interest review.

Council also resolved at this time to give notice to the Planning Minister that it would not proceed to adopt the amendment until the State Department of Transport and Main Roads released its findings on its study of the local road network around Victoria Point including the Victoria Point Bypass Feasibility Study, and made a firm commitment to upgrade Cleveland Redland Bay Road between Magnolia Parade Victoria Point and Giles Road Redland Bay.

In December 2019, the State planning department issued Council with a 'Notice of advice to change and pause the timeframe of a proposed amendment' (pause notice). The pause notice indicated that based on the initial State interest review, the draft amendment appeared to prohibit performance-based assessment of lot sizes and residential densities.

**2020:** On 24 February 2020, State planning officers provided Council with a complete State interest review that identified 27 separate matters that were required to be addressed before the State interest pause notice was removed and the State interest timeframe recommenced.

At the General Meeting of 12 June 2020, Council resolved to submit a revised local plan to the State planning department that addressed the 27 identified matters. Council also resolved to request that if any further changes are required to the local plan that these changes are directed through the Minister's conditions.

In response to the submitted revised local plan, the State planning department advised on 12 August 2020 that it had removed the pause notice and recommenced the State interest review timeframe.

## ISSUES

By letter dated 21 June 2021, the Planning Minister approved the local plan for public consultation subject to 14 conditions (Attachment 1). The conditions are required to be addressed prior to public consultation.

The conditions require that relevant background studies are completed and further amendments be made to the draft local plan that was submitted in June 2020 to integrate state interests about infrastructure planning, housing supply and diversity, management of natural hazards, biodiversity and public transport.

It should be noted that Ministerial condition 14 requires Council to resubmit an amended local plan to the State Planner for endorsement to ensure Ministerial conditions 1 to 13 have been addressed. The endorsement of the State Planner is required before public consultation can commence.

### **Draft Ministerial conditions and Council officer comments**

Before being issued with the Minister's approval, in July 2020, State planning officers provided a preliminary set of ten draft Ministerial conditions for comment and requested further information on long-term infrastructure planning for the local plan.

In response, Council officers provided further information on the long-term infrastructure planning and raised issues with some conditions, requesting that these conditions be reconsidered. This included conditions relating to minimum lot size for dwellings and dual occupancy, residential density of dual occupancies and building height of multiple dwellings. The key issues raised at the time by Council officers included:

- The draft conditions require changes to key outcomes that the Council and the community have sought greater levels of certainty on through the City Plan that have previously been approved by the Planning Minister for development elsewhere in the city.
- Many of the changes required by the draft conditions were considered to be not wholly consistent with the Planning Department's guidance document on drafting a planning scheme (City Plan) – *Drafting a planning scheme – guidance for local government* (June 2020).

On 20 August 2020, State planning officers subsequently provided Council officers with a further set of 13 draft Ministerial conditions for comment. The second set of draft conditions had been revised in light of Council officer comments but continued to maintain the conditions in relation to minimum lot size dwellings and dual occupancy, residential density of dual occupancy and building height of multiple dwellings.

The draft Ministerial conditions also included the need to undertake additional bushfire and flood hazard risk assessments for the draft local plan. Subsequently suitably qualified experts in bushfire and flood hazard assessments were engaged by Council and the required assessments were completed in 2020.

Prior to the State election Council officers were advised Ministerial approval to allow the draft local plan to proceed to public consultation, subject to conditions was imminent. Despite these assurances on 20 January 2021, Council officers were advised by the State Planner (acting) that the Planning Minister would not grant Council approval to progress the local plan to public consultation until further changes were made to the draft plan to address the draft Ministerial conditions.

At the suggestion of the State, the Mayor met with the Deputy Premier in February 2021 to discuss this matter and, as a result of the meeting, agreement was reached that the Minister would condition any further changes required to the local plan as part of his approval to proceed to public consultation.

### **Minister's conditions**

By letter dated 21 June 2021, the Planning Minister subsequently approved the local plan for public consultation subject to 14 conditions (Attachment 1). The conditions are required to be addressed prior to public consultation.

The following provides a summary of each of the Minister's conditions, grouped into key planning matters, and officer comments to each.

#### ***Planning for infrastructure – infrastructure integration (conditions 1-5)***

- **Condition 1:** completion of concept designs and cost estimates for the transport network including Double Jump Road upgrade, new roundabout on Bunker Road and entry boulevard treatment.
- **Condition 2:** amend the local plan to reflect the concept designs completed in condition 1, including any land requirements.
- **Condition 3:** make the long term infrastructure background studies publicly available during consultation.
- **Condition 4:** make additional guidance material available for consultation on the long term infrastructure planning.
- **Condition 5:** amend the overall outcome of the local plan on long term infrastructure to be consistent with the *Planning Act 2016*; amended wording provided.

The above planning for infrastructure Ministerial conditions are supported. The concept design and cost estimates for the transport network have been completed and incorporated into the local plan and made publicly available for consultation.

In addition, the amended wording for the long-term infrastructure overall outcome does not change the intent of this outcome and as such is supported.

#### ***Planning for liveable communities (conditions 6-8)***

- **Condition 6:** amend the Low density residential provisions for dual occupancy to remove any reference to a minimum lot size or density.

Council, in response to the 'pause notice' issued late in 2019 and subsequent State planning department comments in early 2020, revised the local plan to add a qualifying statement to the overall outcome that provides flexibility to undertake a performance assessment of dual occupancy development at a density of less than one dwelling per 400m<sup>2</sup> in the Low density residential zone.

Ministerial condition 6 requires that a further amendment be made to the overall outcome and also to the performance outcome for dual occupancy in the Low density residential zone to:

- Remove the dual occupancy minimum density of one dwelling per 400m<sup>2</sup> of site area from the Low density residential zone overall outcomes.
- Remove the dual occupancy minimum lot size of 800m<sup>2</sup> for the Low density residential zone performance outcomes.

This condition was included in the draft Ministerial conditions provided in 2020. In response, officers requested that this condition be reconsidered recognising that the local plan had already been amended to provide scope for dual occupancy development at a density less than one dwelling per 400m<sup>2</sup>.

The Minister has however maintained this condition. To progress the amendment it is recommended Council further amend the local plan to reflect the Minister's condition.

- **Condition 7:** amend the Low medium density residential provisions to provide some scope for building height greater than 2 storeys, moving reference to a minimum lot size from the performance outcome to an acceptable outcome and ensuring a dwelling house is accepted development on lots less than 400m<sup>2</sup>.

Each of the three matters raised in this condition are separately addressed.

**Building height** - The State planning department comments provided in early 2020, included a comment for Council to consider an alternative to limiting building height for multiple dwellings to low-rise (one to two storeys) as an overall outcome in the Low medium density residential (LMDR) zone. The State planning department considered it was not appropriate to limit multiple dwellings buildings to two storeys as buildings over two storeys would still achieve the purpose of the zone.

In response, no change was made to the building height in the LMDR zone. This was on the basis that the building height of low-rise is consistent with the LMDR zone in the City Plan and opportunities for three storey multiple dwelling development was provided in the Medium density residential zone.

This comment was then included as a condition as part of this draft package of conditions in 2020. In response, it was reiterated that the low rise building height was consistent with the City Plan and that the condition be reconsidered.

The Minister has however maintained this condition. The required amendments to address this condition will qualify the low rise overall outcome by stating 'predominately'. This will provide some scope for a multiple dwelling (e.g. townhouses and apartments) development to be greater than two storeys in the Low-medium density residential local plan zone.

**Minimum lot size** - In relation to minimum lot sizes the State interest comments provided following submission of the draft local plan included a comment to remove the prescriptive limitation of lot sizes (400m<sup>2</sup>) in the LMDR zone and replace it with performance based criteria that encouraged a greater diversity of potential lot sizes.

In response, Council proposed amendments to the both the overall outcome and performance outcomes in the LMDR zone to ensure a performance based assessment of lots below the minimum lot size of 400m<sup>2</sup>. Despite these changes, the Ministerial condition requires a further amendment to be made to the performance outcome to remove any reference to a 400m<sup>2</sup> lot size and 10m minimum frontage width. The reference to both minimum lot size and frontage may only be retained as an acceptable outcome.

**Dwelling house is accepted development on lots less than 400m<sup>2</sup>** - Having regard to the above condition, this Ministerial condition is supported as it aligns the table of assessment with the revised provisions of the LMDR zone as above in regards to minimum lot size, provides scope for performance assessment and approval of lots less than 400m<sup>2</sup>.

No further issues are raised with providing some scope for development above two storeys in height recognising previous representations have been made to reconsider the condition and that it is limited to land included in the LMDR zone, where increased residential density is expected.

To progress the amendment it is recommended Council further amend the local plan to reflect condition 7.

- **Condition 8:** amend the Medium density residential provisions to change the building height for a code assessable application to 13 metres.

This Ministerial condition simply corrects a minor misalignment between the multiple dwelling building height table of assessment for code assessment and the height supported in the Medium density residential local plan zone code.

As such, no issues are identified with amending the local plan table of assessment to address this Ministerial condition.

#### ***Planning for the environment (conditions 9-10)***

- **Condition 9:** amend the Conservation zone overall outcome to provide scope for land in the conservation zone, that is part of a development site, to be retained and managed in private ownership rather than requiring dedication into public ownership.
- **Condition 10:** amend the consequential amendment to the Environmental significance overlay to reflect that Council has withdrawn 04/19 - Major Amendment – Environmental.

In terms of Ministerial condition 9, the local plan has been drafted to ensure that land in the Conservation zone is progressively transferred into public ownership where part of a development site. This includes through the overall and performance outcomes of the local plan.

The amendment to the overall outcome to address this Ministerial condition will provide scope for land in the Conservation local plan zone to potentially remain in private ownership where part of a development site.

The initial draft Ministerial conditions provided for officer comment in 2020, proposed to remove any reference to land in the Conservation zone being transferred into public ownership from both the overall and performance outcomes. In response it was requested that the condition be reconsidered but if maintained it only apply to the overall outcome.

The final Ministerial condition 9 has reflected this comment, in part, by only applying to the overall outcome. On this basis, no issues are raised with amending the local plan to address Ministerial condition 9.

In addition, the local plan has included that part of the now withdrawn environmental corridor amendment (04/19 – Major Amendment – Environmental) within the local plan area. Ministerial condition 10 provides scope to amend the local plan to reflect that the environmental corridor amendment has been withdrawn and is supported. The local plan will be amended to remove any changes from the withdrawn amendment.

It should be noted that the current 01/21 – Major Amendment – Environmental Significance Overlay does not apply to the local plan area, based on the endorsed mapping principles, which excluded it from areas subject to detailed local area planning.

***Planning for safety and resilience to hazards (conditions 11-12)***

- **Condition 11:** provide a bushfire hazard assessment and incorporate the recommendations into the local plan.
- **Condition 12:** provide a flood hazard assessment and incorporate the recommendations into the local plan.

The bushfire and flood hazard assessment have been undertaken. Both hazard assessments found that development of the local plan can achieve an acceptable level of risk subject to a number of recommendations being addressed. These changes have been made and are documented in Attachment 2. Accordingly, the above Ministerial conditions have been addressed.

It should be noted that the bushfire hazard assessment developed new bushfire hazard mapping for the local plan area based on the future development state and recommended this be peer reviewed by the Queensland Fire and Emergency Services. Council officers have requested this of the State several times, but to date this has not been undertaken. As a result, the local plan has not been able to be amended to include the new bushfire hazard mapping. It is recommended that this outstanding matter will need to now be resolved through the compliance check by the State Planner (Ministerial condition 14).

***Planning for infrastructure – transport infrastructure (condition 13)***

- **Condition 13:** add a note into the local plan provisions to ensure that Translink is consulted on the design and type of traffic calming to facilitate bus movements. This relates to the local plan provision to provide traffic calming on the future collector road that connects Double Jump Road with Clay Gully Road.

No issues are raised with addressing the above Ministerial condition as it simply requires that when the north-south collector road is constructed that Translink are consulted to ensure traffic calming measures are designed for bus movements.

***Integration of state interests (condition 14)***

- **Condition 14:** requires submission of a statement with the associated documentation demonstrating compliance with Ministerial conditions 1 to 13 and a copy of the updated local plan to the State Planner for endorsement prior to public consultation.

The above Ministerial condition will require that the State Planner endorsement is required before public consultation can occur.

It should be noted that the above condition was not provided as part of the draft conditions in 2020.

## Ministerial Advice

In addition to the Ministerial conditions, the Minister has provided the following three items of advice to assist in strengthening the integration of state interests in the local plan:

- Ministerial Advice 1: update the Environmental significance overlay mapping of City Plan to reflect the current Matters of State Environmental Significance mapping.
- Ministerial Advice 2: update the Bushfire overlay mapping of the City Plan to reflect the current State Bushfire Prone Area mapping.
- Ministerial Advice 3: recommends additional reconfiguration provisions be added to the local plan to ensure where small or narrow lots are provided these lots are dispersed and incorporate laneways to ensure streets are not dominated by driveways and allow for on-street parking.

Ministerial Advice 1 and 2 are not directly related to the local plan.

Ministerial Advice 1 is proposed (subject to Council endorsement) to be progressed as part of the amendment to the Environmental Significance overlay (01/21 – Major Amendment – Environmental Significance Overlay).

Ministerial Advice 2 is intended to be progressed as part of a separate amendment. This amendment is however awaiting advice from the State planning department to issues raised by a number of local governments with the amendment process for bushfire mapping as currently set out in the *Minister's Guidelines and Rules*.

The recommended additional reconfiguration provisions in Ministerial Advice 3 have been reviewed and are supported with some modification to remove reference to lots with a frontage width less than 10 metres as an acceptable outcome. The local plan does not support lots with a frontage less than 10 metres as an acceptable outcome. The local plan has been amended to include the recommended (with modification) reconfiguration provisions.

## Amended Local Plan

The local plan has been amended to address Ministerial Conditions 1 to 13 as well as Ministerial Advice 3.

Attachment 2 provides details on the amendments made to the local plan to address the Minister's conditions and advice and includes officer comments on each.

## Planning applications and appeals.

Since 2015, there has been significant development interest in the local plan area with over ten development applications for residential development lodged. Seven of the development applications have resulted in a deemed refusal and appeal in the Planning and Environment Court (the Court).

The applications include significant residential development proposals, with the Planning and Environment Court making judgments on two residential development proposals and an over 50s lifestyle village. Approximately half of the development proposed for the local plan has been approved by the Court. The local plan, despite being in draft form, has provided an informed basis to negotiate settlements in these appeals as necessitated by the Court process.

The Court approvals have generally been consistent with the local plan. Any inconsistencies between the Court approvals and the local plan are considered relatively minor and can be addressed through the public consultation and submission review process.

Although approximately half of the development proposed for the local plan has been approved by the Court there is still benefit in continuing to progress the local plan to consultation and adoption into City Plan. The benefits include:

- Strengthening Council's ability to reach outcomes on the current applications and appeals, consistent with the local plan.
- To ensure a coordinated approach to the development is undertaken to ensure the achievement of the desired vision for the area, including areas not currently subject to applications or appeals.
- To ensure environmental values and corridors are protected and infrastructure networks are coordinated and effectively delivered in the local plan area.

### **Public consultation**

Public consultation on the local plan is required to be in accordance with the *Minister's Guidelines and Rules* and the communications strategy submitted on 6 August 2020. The submitted communications strategy was required to provide an extended consultation period of 40 business days supported by digital engagement activities to address the continuing COVID-19 event. The submitted communications strategy also identified that a more detailed strategy will be prepared.

A more detailed communication strategy has been prepared in consultation with the Communication and Community Engagement Unit that identifies a range of public consultation activities. These include:

- Opportunity for targeted consultation with affected landholders.
- An unstaffed community engagement 'information installation' at Victoria Point Shopping Centre.
- A dedicated 'Your Say' webpage where the community can view the proposed local plan and make a submission.

It should be noted that a 'Your Say' webpage is already in place providing the community with information on the Court approvals in the local plan area, the important role the draft local plan has provided in ensuring that outcomes of the appeals represent good planning outcomes for the community in the public interest and the benefit in progressing the local plan.

### **Next Steps**

Subject to Council approval an amended local plan that addresses the Minister's conditions will be provided for State Planner endorsement in accordance with Ministerial condition 14. If the State Planner requires any minor amendments to the local plan for endorsement it is recommended that the Chief Executive Officer be delegated authority to make these amendments.

Following State Planner endorsement the amended local plan will be released for public consultation.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

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

**Risk Management**

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

**Financial**

The processing of the amendment to the planning scheme will be funded within existing operating budget and there are no additional financial implications resulting from this report.

**People**

The staff resourcing required to make the amendment will be primarily drawn from the Strategic Planning Unit of Council's City Planning and Assessment Group with support for community engagement activities from the Communication, Engagement and Tourism Group.

**Environmental**

There are no environmental implications resulting from this report.

**Social**

There are no social implications resulting from this report.

**Human Rights**

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

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

The proposed amendment aligns with the Strong Communities goals contained in the Corporate Plan 2026 and Beyond.

Council's Operational Plan 2020-2021 includes commitments to progress the South West Victoria Point Local Plan (item 5.2.2).

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Infrastructure Planning and Charging Unit	June 2021	Provided assistance addressing Ministerial conditions.
Communication, Engagement and Tourism Unit	June 2021	Provided assistance to prepare the communication strategy.

## OPTIONS

### Option One

That Council resolves as follows:

1. That 05/19 – Major Amendment – South West Victoria Point Local Plan is amended to address the Ministerial conditions as detailed in Attachment 2 and submitted to the State Planner for endorsement.
2. That the Chief Executive Officer be delegated authority to make any minor amendments to 05/19 – Major Amendment – South West Victoria point Local Plan as required by the State Planner.
3. To commence public consultation on 05/19 – Major Amendment – South West Victoria Point Local Plan following endorsement by the State Planner.
4. That consultation is undertaken in accordance with the *Minister's Guidelines and Rules* and submitted communications strategy, including providing an extended consultation period of 40 business days to address the potential implications associated with COVID-19.

### Option Two

That Council resolves as follows:

1. That 05/19 – Major Amendment – South West Victoria Point Local Plan is amended to address the Ministerial conditions as detailed in Attachment 2 (with any amendments by Council) and submitted to the State Planner for endorsement.
2. That the Chief Executive Officer be delegated to make any minor amendments to 05/19 – Major Amendment – South West Victoria point Local Plan as required for State Planner.
3. To commence public consultation on 05/19 – Major Amendment – South West Victoria Point Local Plan following endorsement by the State Planner.
4. That consultation is undertaken in accordance with the *Minister's Guidelines and Rules* and submitted communications strategy, including providing an extended consultation period of 40 business days to address the potential implications associated with COVID-19.

### Option Three

That Council resolves as follows:

1. To not proceed with the proposed 05/19 – Major Amendment – South West Victoria Point Local Plan.
2. To give notice to the Department of State Development, Infrastructure, Local Government and Planning of this resolution.
3. To publish a public notice in accordance with the Minister's Guidelines and Rules, which outlines the reasons for not proceeding with the amendment.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. That 05/19 – Major Amendment – South West Victoria Point Local Plan is amended to address the Ministerial conditions as detailed in Attachment 2 and submitted to the State Planner for endorsement.
2. That the Chief Executive Officer be delegated authority to make any minor amendments to 05/19 – Major Amendment – South West Victoria point Local Plan as required by the State Planner.
3. To commence public consultation on 05/19 – Major Amendment – South West Victoria Point Local Plan following endorsement by the State Planner.
4. That consultation is undertaken in accordance with the *Minister's Guidelines and Rules* and submitted communications strategy, including providing an extended consultation period of 40 business days to address the potential implications associated with COVID-19.



Hon Steven Miles MP  
Deputy Premier  
Minister for State Development, Infrastructure,  
Local Government and Planning

Our ref: MC19/6212

21 JUN 2021

Councillor Karen Williams  
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ABN 65 959 415 158

Dear Councillor Williams

Thank you for the letter of 28 November 2019 from the Redland City Council (the council) to the Honourable Cameron Dick MP, Treasurer and former Planning Minister, providing Major Amendment 05/19 -South West Victoria Point Local Plan (the proposed amendment) to the *Redland City Plan 2018* for review and approval to proceed to public consultation. As the current Planning Minister, I am now responding.

As part of the state interest review, and in accordance with chapter 2, part 4, section 17.2 of the Minister's Guidelines and Rules (MGR), the proposed amendment has been assessed against the *Planning Act 2016*, the Planning Regulation 2017 and the state interests contained in the State Planning Policy July 2017 and the South East Queensland Regional Plan 2017 (*ShapingSEQ*).

I wish to advise that in accordance with section 17.5 of the MGR, I am satisfied the proposed amendment appropriately integrates the relevant state interests subject to complying with the enclosed Ministerial Conditions. The conditions require changes to the proposed amendment to integrate state interests about infrastructure planning, housing supply and diversity, management of natural hazards, biodiversity and public transport. These conditions also require additional information to be made available during public consultation.

My decision supports the council's resolution of 10 June 2020 (2020/174) that requests Ministerial Conditions be applied to address outstanding matters. While I am happy to support the council's request, given the nature of these conditions, I have included a condition requiring the council to submit a statement demonstrating compliance with the Ministerial Conditions to the State Planner for endorsement prior to public consultation commencing. I have also provided the council with advice that will assist in strengthening the integration of state interests in the planning scheme.

Accordingly, I am pleased to advise the council may now proceed to public consultation on the version of the proposed amendment submitted on 12 June 2020, subject to the enclosed Ministerial Conditions.

The council must undertake public consultation in accordance with the MGR and the communications strategy submitted on 6 August 2020, using the additional consultation period and digital engagement activities that appropriately respond to the COVID-19 event.

I note the council's comments in relation to the proposed amendment, upgrades to Cleveland-Redland Bay Road and the outcomes of the Victoria Point Bypass Study. I am pleased to advise that, on 25 September 2020, the Queensland Government announced an additional \$40 million for priority upgrades to Cleveland Redland Bay Road, bringing the government's total investment on the key Redlands connector to \$110 million. This commitment is demonstrated by the inclusion of these works in the current Queensland Budget.

I strongly encourage the council to commence public consultation as soon as possible.

If you require any further information regarding this matter, please contact Ms Danielle Cohen, Chief of Staff in my office, by email at [danielle.cohen@ministerial.qld.gov.au](mailto:danielle.cohen@ministerial.qld.gov.au) or by telephone on (07) 3719 7100.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'SM', is positioned above the printed name and title of the signatory.

**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure,**  
**Local Government and Planning**

Enc (2)

Enclosure 1

## Ministerial Conditions

### Pursuant to Section 20 of the *Planning Act 2016*

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Pursuant to Section 20 of the *Planning Act 2016*, I hereby advise the Redland City Council (the council) that it may proceed to public consultation of Major Amendment No. 5 of 2019 - South West Victoria Point Local Plan (the proposed amendment) to the *Redland City Plan 2018*, as submitted on 12 June 2020, subject to the following conditions:

#### **State Planning Policy (SPP) July 2017 – State interest: Planning for infrastructure (Infrastructure integration)**

1. Complete the necessary studies to inform the design standards, costs and land requirements of the long-term infrastructure – transport network, including:
  - A) a concept design and cost estimate for the Double Jump Road Upgrade (including realignment) to a two-lane sub-arterial generally in accordance with the standards in the council's Planning Scheme Policy 2 – Infrastructure Works
  - B) a concept design and cost estimate for a new roundabout on Bunker Road generally in accordance with the standards in the council's Planning Scheme Policy 2 – Infrastructure Works and
  - C) a concept design and cost estimate for the entry boulevard treatment on the proposed north-south collector road to connect Double Jump Road and Clay Gully Road generally in accordance with the Figure 7.2.1.3.8.1-Collector Street- Entry Boulevard Treatment.

#### Timing

Prior to public consultation of the proposed amendment.

AND

To be provided with public consultation material for the proposed amendment.

#### Reason

To ensure adequate infrastructure planning is complete and available for public consultation, consistent with the SPP – State interest: Planning for infrastructure (Infrastructure integration).

2. Amend the proposed amendment to reflect the concept designs and cost estimates for Double Jump Road, the new roundabout on Bunker Road and the entry boulevard treatment, as required by condition 1, including any land requirements and any consequential changes to the relevant overall outcomes and/or assessment benchmarks.

#### Timing

Prior to public consultation of the proposed amendment.

#### Reason

To ensure adequate infrastructure planning integrated into the proposed amendment and available for public consultation, consistent with the SPP – State interest: Planning for infrastructure (Infrastructure integration).

3. Make the submitted background studies and information which support the proposed long-term infrastructure planning available for inspection during public consultation, inclusive of all relevant background studies for the water supply and wastewater networks.

Timing

To be provided during the public consultation period for the proposed amendment.

Reason

To ensure information is available for public consultation that demonstrates transparent, efficient, cost effective and orderly infrastructure planning, consistent with the SPP – State interest: Planning for infrastructure (Infrastructure integration).

4. Provide additional guidance material for public consultation on the long-term infrastructure planning within the proposed amendment, explaining:
  - A) the operation of the long-term infrastructure planning outside of the council's Local Government Infrastructure Plan (LGIP) and Priority Infrastructure Area
  - B) how the long-term infrastructure planning will apply to development applications
  - C) how infrastructure charges will be applied to development applications and approvals, and how the long-term infrastructure planning will inform any extra trunk infrastructure costs under the *Planning Act 2016*
  - D) the timing and intention about how the council intends to review its LGIP regarding the long-term infrastructure plan.

Timing

To be provided during the public consultation period for the proposed amendment.

Reason

To ensure information is available for public consultation that demonstrates transparent, efficient, cost effective and orderly infrastructure planning, consistent with the SPP – State interest: Planning for infrastructure (Infrastructure integration).

5. Amend the following provisions which relate to long-term infrastructure planning to ensure the proposed amendment is consistent with the *Planning Act 2016*:
  - A) 7.2.1.2 Purpose (2)(k) must be changed to:
 

*development does not proceed until all local and long-term infrastructure requirements (both state and local) can be met by development proponents, including payment of any necessary extra infrastructure costs for long term infrastructure.*
  - B) 7.2.1.2 Purpose (2)(l) must be changed to an Editor's note:
 

*the infrastructure to service the development in the local plan area is not planned to be provided by council within the planning horizon of the Local Government Infrastructure Plan (2027).*

Timing

Prior to public consultation of the proposed amendment.

Reasons

- A) the wording of 7.2.1.2 Purpose (2)(k) infers that an agreement must be entered into between the council and a development applicant, which cannot be required under the *Planning Act 2016* and
- B) the wording of 7.2.1.2 Purpose (2)(l) indicates that development is not required before 2027, which is inconsistent with the Purpose and Overall outcomes of the proposed amendment which seek to deliver a new urban residential community.

**SPP – Guiding Principles and State Interest: Planning for liveable communities and housing (Housing supply and diversity)**

6. Amend the following provisions of the Low density residential zone (LPZ-001):

- A) 7.2.1.2 Purpose - (4) Low density residential zone (d) must be changed to:

*the density of dual occupancy development is in a form that is consistent with the low density character of the locality;*

- B) Table 7.2.1.3.1— Low density residential zone (LPZ-001) - Benchmarks for development that is accepted subject to requirements and assessable development – PO1 must be changed to:

*Dual occupancies:*

- 1) *are designed and sited in a form that is consistent with the low density, open and low-rise character of the locality;*
- 2) *contribute and protect Dwelling house neighbourhood character;*
- 3) *balance built form and green areas for landscaped private open space; and*
- 4) *provide a design response to site constraints that reduces amenity impacts.*

Timing

Prior to public consultation of the proposed amendment.

Reason

To ensure consistency with the SPP – Guiding Principles and State Interest: Planning for Liveable Communities and housing (Housing supply and diversity).

7. Amend the following provisions of the Low-medium density residential zone (LPZ-002):

- A) 7.2.1.2 Purpose - (5) Low-medium density residential zone (e) must be changed to:

*multiple dwelling developments are small scale, predominately low-rise and set back from property boundaries to maintain a consistent streetscape character, and protect the privacy and amenity of adjoining residences*

- B) Table 7.2.1.3.2—Low-medium density residential zone (LPZ-002) - Benchmarks for development that is accepted subject to requirements and assessable development – PO24 must be changed to:

*Reconfiguration provides for a mix of lot sizes consistent with the intended low-medium density character of the zone.*

And add a new AO24 which must be included as:

*Lots are equal to or greater than 400m<sup>2</sup> and have a frontage width of no less than 10m.*

- C) Table 5.8.1.2 Low medium density residential – Dwelling house must be changed to remove the limitation for accepted development to occur only if on a lot 400m<sup>2</sup> or greater in area.

Timing

Prior to public consultation of the proposed amendment.

Reason

To ensure consistency with the SPP – Guiding Principles and State Interest: Planning for liveable communities and housing (Housing supply and diversity), and Theme 1 – Grow of the South East Queensland Regional Plan 2017 (*ShapingSEQ*)

8. Amend Table 5.8.1.3 Medium density residential – Multiple dwelling, Residential care facility, Retirement facility and Short-term accommodation to change the Code Assessable building height limit to 13 metres.

Timing

Prior to public consultation of the proposed amendment.

Reason

To ensure the level of assessment for building height is consistent with the provisions of Table 7.2.1.3.2—Low-medium density residential zone (LPZ-002) - Benchmarks for development that is accepted subject to requirements and assessable development.

**SPP – State Interest: Planning for the environment and heritage (Biodiversity)**

9. Amend the following provisions of the Conservation zone to allow a range of solutions to environmental management:

- A) 7.2.1.2 Purpose - (2)(h) must be changed to:

*the conservation zone provides for the protection, enhancement, ecological connection and coordinated long-term management of land with ecological and waterway values;*

- B) 7.2.1.2 Purpose – (9) Conservation zone (a) must be changed to:

*development protects, enhances and avoids impacts on the landscape qualities, environmental values (matters of state and local environmental significance) and ecological functions of land in this zone;*

- C) 7.2.1.2 Purpose – (9) Conservation zone (g) must be changed to:

*coordinated long-term management is provided that ensures the protection, restoration and establishment of ecological connections of land in this zone*

Timing

Prior to public consultation of the proposed amendment.

Reason

To allow a range of appropriate solutions to environmental management in the Conservation zone, in addition to dedicating land into public ownership. This is consistent with the SPP – Guiding Principles and SPP – State Interest: Planning for the environment and heritage (Biodiversity).

10. Make the following amendments to reflect the council's current position that it has now withdrawn proposed Environmental Major Amendment 04/19 (MA-00030):

- A) Provide an amended Map 4 – Environmental significance overlay map that removes the 'Proposed - MLES - Corridors' which are outside the South West Victoria Point Local Plan area.

- B) Amend the proposed changes to 8.2.4 Environmental significance overlay code – PO4 and AO4 and SC1.2 Administrative Definitions for Matters of Local Environmental Significance to reflect the council's current position that it has now withdrawn proposed Environmental Major Amendment 04/19 (MA-00030).

Timing

Prior to public consultation of the proposed amendment.

Reason

To ensure the proposed amendment is correctly drafted and coordinated.

**SPP – State Interest: Planning for safety and resilience to hazards (Natural hazards, risk and resilience)**

11. Provide a fit-for-purpose risk assessment for bushfire hazard undertaken for the proposed amendment and a statement detailing how the recommendations of the fit-for-purpose risk assessment are incorporated into the proposed amendment, including any consequential changes.

The fit-for-purpose risk assessment is to:

- A) identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas bushfire
- B) be consistent with AS/NZS ISO 31000:2009 Risk Management
- C) ensure the proposed amendment appropriately integrates:
  - i. *State Planning Policy – state interest guidance material: Natural hazards, risk and resilience – Bushfire*, dated December 2019 and published by the Department of State Development, Manufacturing, Infrastructure and Planning;
  - ii. *Bushfire Resilient Communities*, dated October 2019 and published by Queensland Fire and Emergency Services; and
  - iii. the 5 December 2019 amendment to Schedule 6 and 7 of the Planning Regulation 2017 for vegetation clearing for necessary firebreaks and fire management lines;
- D) be undertaken by a suitably qualified and/or experienced person
- E) specifically consider bushfire hazard and respond to:
  - i. the proposed Low density residential zone precinct which is accessed from a single road connection to Brendan Way, and the need to provide alternative emergency service and community evacuation routes
  - ii. the need for parking bays to allow for access and operation of fire-fighting appliances and simultaneous evacuation of impacted areas for the Esplanade Roads adjacent to proposed Conservation Zone land and
  - iii. design of traffic management devices to allow rural or urban fire-fighting appliances to access all streets in the local plan area.

Timing

Prior to public consultation of the proposed amendment.

Reason

To ensure a fit-for-purpose risk assessment for bushfire hazard is prepared in accordance with the SPP – State Interest: Planning for safety and resilience to hazards (Natural hazards, risk and resilience).

12. Provide a fit-for-purpose risk assessment for flood hazard undertaken for the proposed amendment and a statement detailing how the recommendations of the fit-for-purpose risk assessment are incorporated into the proposed amendment, including any consequential changes.

The fit-for-purpose risk assessment is to:

- A) identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas for flood
- B) be consistent with AS/NZS ISO 31000:2009 Risk Management and
- C) be undertaken by a suitably qualified person.

The risk assessment can take the form of a letter prepared by the local government and endorsed by a suitably qualified expert or appropriate council delegate.

Timing

Prior to public consultation of the proposed amendment.

Reason

To ensure a fit-for-purpose risk assessment for flood hazard is prepared in accordance with the SPP – State Interest: Planning for safety and resilience to hazards (Natural hazards, risk and resilience).

**SPP – State Interest: Planning for infrastructure (Transport infrastructure)**

13. Amend Table 7.2.1.3.8—Reconfiguration - Benchmarks for development that is assessable development – PO22 to ensure potential future public transport provisions is appropriately integrated with proposed traffic calming on the planned north-south collector street connecting Double Jump Road and Clay Gully Road:

- A) Add the following Editor's note to PO22:

*Editor's note: TransLink is to be consulted on the design and type of proposed traffic calming measures to facilitate bus movements. The provision of bus services is subject to infrastructure outcomes and future network planning.*

Timing

Prior to public consultation of the proposed amendment.

Reason

To ensure integrated planning for future public transport provision on the planned north-south collector road, consistent with SPP – State interest: Planning for infrastructure (Transport infrastructure).

**Integration of State interests**

14. Submit a statement with associated documentation demonstrating compliance with Ministerial Conditions 1 to 13 and a copy of the updated proposed amendment to the State Planner for endorsement.

Timing

Prior to public consultation of the proposed amendment.

Reason

To ensure proposed amendment appropriately integrates the relevant state interests and the Ministerial Conditions are met.

Dated this 21<sup>st</sup> day of June 2021



**STEVEN MILES MP**  
**DEPUTY PREMIER**  
Minister for State Development, Infrastructure,  
Local Government and Planning

Enclosure 2

## Ministerial advice

The following advice is given to the Redland City Council, to further the integration of state interests:

<b>SPP – State Interest: Planning for environment and heritage (Biodiversity)</b>	
1. Update the current Matters of State Environmental Significance mapping under the State Planning Policy Interactive Mapping System in a future amendment to the Environmental significance overlay code mapping.	
<b>SPP – State Interest: Planning for safety and resilience to hazards (Natural hazards, risk and resilience)</b>	
2. Update the current Bushfire Prone Area mapping under the State Planning Policy Interactive Mapping System in a future amendment to the Bushfire hazard overlay code mapping.	
<b>SPP – Guiding Principles and State Interest: Planning for Liveable Communities and housing (Housing supply and diversity)</b>	
3. To ensure appropriate assessment criteria for lot reconfiguration for a range of lot sizes, it is recommended that the council amend Table 7.2.1.3.8—Reconfiguration - Benchmarks for development that is assessable development to incorporate additional provisions from the Model Code for Neighbourhood Design, published by Queensland Treasury, August 2020, in particular:	
<b>PO7</b> Street blocks containing small or narrow lots incorporate laneways (including rear lanes) that contribute to: (a) minimising the number of vehicle crossovers in the street and (b) accommodating sufficient onsite and on-street parking.	No acceptable outcome is nominated.
<b>PO9</b> A diversity of lot sizes facilitates housing choice and a variety of lot frontages contributes to an interesting streetscape in each street.	<b>AO9</b> There are no more than eight lots with the same frontage width in a row.
<b>PO10</b> Lots with frontages of 10 metres or less are dispersed and located so that streets are not dominated by driveways and sufficient on street parking can be provided.	<b>AO10</b> Narrower lots within the block are arranged so that: (a) there are no more than eight lots with a frontage of 10 metres or less in a row, unless serviced by a rear lane) and (b) there are no more than six lots with a frontage of 7.5 metres or less in a row, unless serviced by a laneway (including a rear lane).

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Ref.	Ministerial Condition	Officer Comments
1	<p>Complete the necessary studies to inform the design standards, costs and land requirements of the Long term infrastructure – transport network, including:</p> <ul style="list-style-type: none"> <li>a) a concept design and cost estimate for the Double Jump Road Upgrade (including realignment) to a two lane sub-arterial generally in accordance with the standards in the council's Planning Scheme Policy 2 – Infrastructure Works;</li> <li>b) a concept design and cost estimate for a new roundabout on Bunker Road generally in accordance with the standards in the council's Planning Scheme Policy 2 – Infrastructure Works; and</li> <li>c) a concept design and cost estimate for the entry boulevard treatment on the proposed north-south collector road to connect Double Jump Road and Clay Gully Road generally in accordance with the Figure 7.2.1.3.8.1-Collector Street- Entry Boulevard Treatment.</li> </ul> <p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p>AND</p> <p>To be provided with public consultation material for the proposed amendment.</p> <p><u>Reason</u> To ensure adequate infrastructure planning is complete and available for public consultation, consistent with State interest – Planning for infrastructure (Infrastructure integration)</p>	<p>Concept design drawings and cost estimates have been completed for the Long term infrastructure – transport network.</p> <p>This includes:</p> <ul style="list-style-type: none"> <li>• Concept design and cost estimate for the Double Jump Road upgrade (including realignment) to a two lane sub-arterial road.</li> <li>• Concept design and cost estimate for a new roundabout on Bunker Road.</li> <li>• Concept design and cost estimate for the entry boulevard treatment on the proposed north-south collector road.</li> </ul> <p>The concept drawings and cost estimates for the transport network will be included in the consultation material.</p> <p>No issues are identified with addressing this Ministerial condition.</p>
2	<p>Amend the proposed amendment to reflect the concept designs and cost estimates for Double Jump Road, the new roundabout on Bunker Road and the entry boulevard treatment, as required by condition 1, including any land requirements and any consequential changes to the relevant overall outcomes and/or performance criteria.</p>	<p>This Ministerial condition is supported as it provides scope to amend the local plan to incorporate the concept designs and cost estimates for Double Jump Road, the new roundabout on Bunker Road and the entry boulevard treatment. These concept designs and cost estimates were not completed following submission of the local plan</p>

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	<p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p><u>Reason</u> To ensure adequate infrastructure planning integrated into the proposed amendment and available for public consultation, consistent with State interest – Planning for infrastructure (Infrastructure integration)</p>	<p>for state interest. As a result, the design and cost estimates are not currently incorporated in the local plan.</p> <p>The following amendments have been made to incorporate the concept design and cost estimates for Double Jump Road, the new roundabout on Bunker Road and the entry boulevard treatment:</p> <p><b>Double Jump Road</b></p> <ul style="list-style-type: none"> <li>Identifying the land requirements in the Access and Connectivity figure (7.2.1.2.2) for the Double Jump Road upgrade and entry boulevard treatment, that include:             <ol style="list-style-type: none"> <li>Land for the four new t-intersections on the northern side of Double Jump Road</li> <li>Land for a 2m landscape zone along the northern side of the Double Jump Road to screen acoustic fencing.</li> <li>Land identified on both sides of Double Jump Road for earthworks (minimum batter extent) required for the upgrade of Double Jump Road.</li> </ol> </li> <li>Inclusion of a new overall outcome that reconfiguring a lot provides land to increase the width of Double Jump Road reserve to accommodate its upgrade as a well-designed two lane sub-arterial road (7.2.1.2, 11(c)(ii)).</li> </ul> <p>Inclusion of editor's note to support the above new overall outcome to identify that the upgrade of Double Jump Road is designed generally in accordance with the prepared concept design drawings.</p>
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	<ul style="list-style-type: none"><li>• Making amendments to the existing reconfiguration performance and acceptable outcomes for the Double Jump Road upgrade to reflect the prepared road upgrade concept drawings (Table 7.2.1.3.8, PO23 and AO23).</li></ul> <p>Inclusion of new Editor's note in the above performance and acceptable outcomes that:</p> <ol style="list-style-type: none"><li>1. Double Jump Road upgrade is designed generally in accordance with the prepared road upgrade concept drawings. This new Editor's note replaces the previous note.</li><li>2. Referring to two new typical cross sections for the Double Jump Road upgrade added to local plan.</li></ol> <ol style="list-style-type: none"><li>a. Double Jump Road upgrade typical cross section (Figure 7.2.1.3.8.8).</li><li>b. Double Jump Road realignment typical cross section (Figure 7.2.1.3.8.9).</li></ol> <ul style="list-style-type: none"><li>• Inclusion of new reconfiguration performance and acceptable outcomes for development to increase the width of the Double Jump Road reserve to facilitate its upgrade (Table 7.2.1.3.8, PO24 and AO24).</li></ul> <p>Inclusion of a new Editor's note in the above performance outcome that the Double Jump Road upgrade is designed generally in accordance with the prepared road upgrade concept drawings.</p> <p>Inclusion of a new Editor's note in the above acceptable outcome to clarify that the minimum</p>
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		<p>extent of earthwork batters has been identified using a 1:4 cut/fill batter.</p> <p><b>New Bunker Road roundabout</b></p> <ul style="list-style-type: none"><li>• Inclusion of a new overall outcome that identifies new roundabout on Bunker Road to replace current three way intersection at Estuary Avenue (7.2.1.2, 12(a)(iv)(C)).</li></ul> <p><b>Entry boulevard treatment</b></p> <ul style="list-style-type: none"><li>• Identifying the land requirements in the Access and Connectivity figure (7.2.1.2.2) for the Entry boulevard treatment, that includes:<ol style="list-style-type: none"><li>1. Land to accommodate the Entry boulevard treatment minimum road reserve width of 26m.</li><li>2. Land identified for the minimum earthworks (batter extents).</li></ol></li><li>• Inclusion of new reconfiguration acceptable outcome for the Entry boulevard treatment to be designed and constructed to provide a 26m minimum road reserve width plus the minimum land required for earthworks (batters extents) (Table 7.2.1.3.8, AO26).</li></ul> <p><b>Cost Estimates</b></p> <ul style="list-style-type: none"><li>• Inclusion of a new table (7.2.1.3.11 – Estimated Costs of Long Term Infrastructure) that includes the cost</li></ul>
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	<p>estimate for the road network that includes the Double Jump Road upgrade, Bunker Road roundabout and Entry boulevard treatment.</p> <ul style="list-style-type: none"><li>• The above table is referred to in a new editor's note in infrastructure performance outcome PO3.</li></ul> <p><b>Other required amendments</b></p> <ul style="list-style-type: none"><li>• The outcomes in the local plan that require acoustic walls and landscaping to be located on private land have been amended to remove the requirements for landscaping to be on private land. The Double Jump Road concept designs increase the road reserve width by 2 metres to provide landscaping for acoustic wall rather than on private land.</li></ul> <p>This has resulted in amending the relevant outcomes in the local plan that reconfiguration on land fronting Double Jump Road, Bunker Road and Cleveland-Redland Bay Roads provide sufficient land to accommodate landscaping to screen acoustic walls.</p> <p>This involved:</p> <ol style="list-style-type: none"><li>1. Amending overall outcome 7.2.1.2(11)(f);</li><li>2. Adding a new overall outcome 7.2.1.2(11)(g);</li><li>3. Amending reconfiguration performance outcomes PO15 and PO16</li><li>4. Amending reconfiguration acceptable outcomes AO15 and AO16.</li></ol>
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<b>3</b>	<p>Make the submitted background studies and information which support the proposed long term infrastructure planning available for inspection during public consultation, inclusive of all relevant background studies for the water supply and wastewater networks.</p> <p><u>Timing</u> To be provided with public consultation material for the proposed amendment.</p> <p><u>Reason</u> To ensure information is available for public consultation that demonstrates transparent, efficient, cost effective and orderly infrastructure planning, consistent with State interest – Planning for infrastructure (Infrastructure integration).</p>	<p>The background studies that support the Long term infrastructure plan will be publicly available during consultation.</p> <p>No issues are identified with addressing this Ministerial condition.</p>
<b>4</b>	<p>Provide additional guidance material for public consultation on the Long term infrastructure planning within the proposed amendment, explaining:</p> <ul style="list-style-type: none"> <li>a) the operation of the Long term infrastructure planning outside of the council's Local Government Infrastructure Plan (LGIP) and Priority Infrastructure Area;</li> <li>b) how the Long term infrastructure planning will apply to development applications;</li> <li>c) how infrastructure charges will be applied to development applications and approvals, and how the Long term infrastructure planning will inform any extra trunk infrastructure costs under the <i>Planning Act 2016</i>; and</li> <li>d) the timing and intention about how the council intends to review its LGIP regarding the Long term infrastructure plan.</li> </ul> <p><u>Timing</u> To be provided with public consultation material for the proposed amendment.</p> <p><u>Reason</u> To ensure information is available for public consultation that demonstrates transparent,</p>	<p>A fact sheet on the long term infrastructure planning will be prepared to provide additional guidance during public consultation.</p> <p>No issues are identified with addressing this Ministerial condition.</p>

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	efficient, cost effective and orderly infrastructure planning, consistent with State interest – Planning for infrastructure (Infrastructure integration)	
5	<p>Amend the following provisions which relate to Long term infrastructure planning to ensure the proposed amendment is consistent with the <i>Planning Act 2016</i>:</p> <p>a) 7.2.1.2 Purpose (2)(k) must be changed to:</p> <p><i>Development does not proceed until all local and long-term infrastructure requirements (both state and local) can be met by development proponents, including payment of any necessary extra infrastructure costs for long term infrastructure.</i></p> <p>b) 7.2.1.2 Purpose (2)(l) must be changed to an Editor's note:</p> <p><i>The infrastructure to service the development in the local plan area is not planned to be provided by council within the planning horizon of the Local Government infrastructure Plan (2027).</i></p> <p><u>Timing</u></p> <p>Prior to public consultation of the proposed amendment.</p> <p><u>Reasons</u></p> <p>a) The wording of 7.2.1.2 Purpose (2)(k) infers that an agreement must be entered into between the local government and a development applicant, which cannot be required under the Planning Act 2016; and</p> <p>b) The wording of 7.2.1.2 Purpose (2)(l) indicates that development is not required before 2027, which is inconsistent with the Purpose and Overall outcomes of the proposed amendment which seek to deliver a new urban residential community.</p>	<p>No issues are raised with amending the local plan to address this Ministerial condition.</p> <p>The subject provisions of the local plan have been amended to address this Ministerial condition.</p> <p>The amended provisions required by this Ministerial condition replace the following previous provisions:</p> <p>(k) development does not proceed until all local and long term trunk infrastructure requirements (both state and local) can be met by the development proponents, and an agreed funding mechanism established, including payment of extra infrastructure costs for long term infrastructure; and</p> <p>(l) development of the local plan area is not required to proceed until post 2027.</p>
6	<p>Amend the following provisions of the Low density residential zone (LPZ-001):</p> <p>a) 7.2.1.2 Purpose - (4) Low density residential zone (d) must be changed to:</p>	<p>Following submission of the local plan for state interest review in November 2019, the state paused the review and provided a set of proposed amendments to consider.</p>

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<p>the density of dual occupancy development is in a form that is consistent with the low density character of the locality;</p> <p>b) Table 7.2.1.3.1—Low density residential zone (LPZ-001) - Benchmarks for development that is accepted subject to requirements and assessable development – PO1 must be changed to:</p> <p>Dual occupancies:</p> <ol style="list-style-type: none"> <li>1) are designed and sited in a form that is consistent with the low density, open and low-rise</li> <li>2) character of the locality;</li> <li>3) contribute and protect Dwelling house neighbourhood character;</li> <li>4) balance built form and green areas for landscaped private open space; and</li> <li>5) provide a design response to site constraints that reduces amenity impacts.</li> </ol> <p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p><u>Reason</u> To ensure dual occupancy development is not sought to be prohibited, is subject to performance assessment when less than one dwelling per 400 square metres and allows for housing diversity and choice. This is consistent with the SPP – Guiding Principles and State Interest: Planning for Liveable Communities and housing (Housing supply and diversity).</p>	<p>Council subsequently reviewed the proposed amendments and resolved at its General Meeting on 10 June 2020 to submit an amended local plan that addressed the state comments.</p> <p>As part of the amendments made to the local plan, an amendment was made to the dual occupancy overall outcome. This particular amendment added a qualifying statement to the overall outcome that provides flexibility to undertake a performance assessment of dual occupancy development at a density of less than one dwelling per 400m<sup>2</sup> in the Low density residential zone.</p> <p>The subject Ministerial condition requires that a further amendment be made to the overall outcome and amendment also be made to the performance outcome for dual occupancy in the Low density residential zone. Specifically, to address this Ministerial condition the following is required:</p> <ul style="list-style-type: none"> <li>• Removing the dual occupancy minimum density of one dwelling per 400m<sup>2</sup> of site area from the Low density residential zone overall outcomes; and</li> <li>• Removing the dual occupancy minimum lot size of 800m<sup>2</sup> for the Low density residential zone performance outcomes.</li> </ul> <p>State officers provided draft Ministerial conditions in July 2020 for Council officer comment. This condition was included as part of this draft package of conditions. In response, it was requested that this condition be reconsidered recognising the local plan had already been amended to provide scope for dual occupancy</p>
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		<p>development at a density less than one dwelling per 400m<sup>2</sup>.</p> <p>The Minister has however maintained this condition. The required amendments to address this condition will not significantly expand the existing scope for dual occupancy at a density less than one dwelling per 400m<sup>2</sup> that has already been provided in response to state comments in 2020.</p> <p>No further issues are raised with this Ministerial condition. As such, the local plan has been amended to address this Ministerial condition.</p>
7	<p>Amend the following provisions of the Low-medium density residential zone (LPZ-002):</p> <p>a) 7.2.1.2 Purpose - (5) Low-medium density residential zone (e) must be changed to:</p> <p>multiple dwelling developments are small scale, predominately low-rise and set back from property boundaries to maintain a consistent streetscape character, and protect the privacy and amenity of adjoining residences</p> <p>b) Table 7.2.1.3.2—Low-medium density residential zone (LPZ-002) - Benchmarks for development that is accepted subject to requirements and assessable development – PO24 must be changed to:</p> <p>Reconfiguration provides for a mix of lot sizes consistent with the intended low-medium density character of the zone.</p> <p>And add a new AO24 which must be included as:</p> <p>Lots are equal or greater than 400m<sup>2</sup> and have a frontage width of no less than 10m.</p>	<p>a) Following submission of the local plan for state interest review in November 2019, the state paused the review and provided a set of proposed amendments to consider.</p> <p>The state interest comments included a comment to consider an alternative to limiting building height for multiple dwellings to low-rise (one to two storeys) as an overall outcome in the Low medium density residential zone. It was not considered appropriate to limit multiple dwellings buildings to two storeys as the buildings over two storey would still achieve the purpose of the zone.</p> <p>In response, no change was made to the building height in the Low medium density residential zone. This was on the basis that the building height of low-rise is consistent with the Low medium density residential zone in the City Plan and opportunity for three storey multiple dwelling development was provided in the medium density residential zone.</p>

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<p>c) Table 5.8.1.2 Low medium density residential – Dwelling house must be changed to remove the limitation for accepted development to occur only if on a lot 400m<sup>2</sup> or greater in area.</p> <p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p><u>Reason</u> To ensure lot size and residential density is subject to performance assessment to support housing diversity and choice. This approach is consistent with the SPP – Guiding Principles and State Interest - Planning for liveable communities and housing (Housing supply and diversity).</p>	<p>State officers provided draft Ministerial conditions in July 2020 for Council officer comment. This condition was included as part of this draft package of conditions. In response, it was reiterated that the low rise building height was consistent with the City Plan and should be reconsidered.</p> <p>The Minister has however maintained this condition. The required amendments to address this condition will qualify the low rise overall outcome with predominately. This will provide some scope for a multiple dwelling (e.g. townhouses and apartments) development to be more than two storeys in the Low-medium density residential local plan zone.</p> <p>No further issues are raised with providing some scope for development above two storeys in height recognising previous representations have been made to reconsider the condition and that it is limited to land included Low medium density residential zone, where increased residential density is expected.</p> <p>b) Similar to point a) above, the state interest comments provided following submission of the local plan included a comment to remove the prescriptive limitation of lot sizes (400m<sup>2</sup>) in the Low medium density residential zone and replace it with performance based criteria that encourages a greater diversity of potential lot sizes.</p> <p>In response, amendments were made to the subject overall outcome and performance outcomes to</p>
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		<p>provide for performance based assessment of lots below the minimum lot size of 400m<sup>2</sup>.</p> <p>The subject Ministerial condition requires that further amendment be made to the previously amended performance outcome to remove any reference to a 400m<sup>2</sup> lot size and 10m minimum frontage width. The reference to both is to be retained but as an acceptable outcome. As such, this condition is more about refining the previous amendments made to more clearly express there is some scope for performance assessment of lots less than 400m<sup>2</sup> and with a frontage width less than 10m in the Low medium density residential zone.</p> <p>On this basis, no issues are raised with refining the subject performance and adding a new acceptable outcomes to address this Ministerial condition.</p> <p>c) This Ministerial condition is supported as it aligns the table of assessment with the provisions of the Low medium density residential zone that (as discussed in point b) above) provide scope for performance assessment and approval of lots less than 400m<sup>2</sup>.</p> <p>The local plan has been amended to address this Ministerial condition.</p>
	<p>Amend Table 5.8.1.3 Medium density residential – Multiple dwelling, Residential care facility, Retirement facility and Short term accommodation must be changed to a Code Assessable threshold of 13 metres.</p> <p><u>Timing</u> Prior to public consultation of the proposed amendment.</p>	<p>This amendment corrects a minor misalignment between the multiple dwelling building height table of assessment for code assessment and the height supported in the Medium density residential local plan zone code.</p>

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	<p><u>Reason</u> To ensure the level of assessment for building height is consistent with the provisions of Table 7.2.1.3.2—Low-medium density residential zone (LPZ-002) - Benchmarks for development that is accepted subject to requirements and assessable development.</p>	As such, no issues are identified with amending the local plan table of assessment to address this Ministerial condition.
9	<p>Amend the following provisions of the Conservation zone to allow a range of solutions to environmental management:</p> <p>a) 7.2.1.2 Purpose - (2)(h) must be changed to:</p> <p>the conservation zone provides for the protection, enhancement, ecological connection and coordinated long-term management of land with ecological and waterway values;</p> <p>b) 7.2.1.2 Purpose – (9) Conservation zone (a) must be changed to:</p> <p>development protects, enhances and avoids impacts on the landscape qualities, environmental values (matters of state and local environmental significance) and ecological functions of land in this zone;</p> <p>c) 7.2.1.2 Purpose – (9) Conservation zone (g) must be changed to:</p> <p>coordinated long-term management is provided that ensures the protection, restoration and establishment of ecological connections of land in this zone</p> <p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p><u>Reason</u></p>	<p>The local plan has been drafted to ensure that land in the Conservation zone is transferred into public ownership where part of a development site. This includes through the overall and performance outcomes of the local plan.</p> <p>This Ministerial condition requires the amendment of the relevant overall outcome to remove that land in the Conservation local plan zone is 'transferred into public ownership where part of a development site'. The condition does not however amend the associated performance outcome.</p> <p>This change provides scope for land in the Conservation local plan zone to remain in private ownership where part of a development site.</p> <p>State officers provided draft Ministerial conditions in July 2020 for Council officer comment. This condition was included as part of this draft package of conditions but also required removing any reference from the local plan outcomes that land in the Conservation zone be transferred into public ownership where part of a development site.</p> <p>In response, it was requested that this condition be reconsidered but if maintained it be amended and only apply to the overall outcomes consistent with the</p>

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	<p>To allow a range of appropriate solutions to environmental management in the Conservation zone, in addition to dedicating land into public ownership. This is consistent with the SPP – Guiding Principles and SPP – State Interest: Planning for the environment and heritage (Biodiversity).</p>	<p>approach taken for previous structure plan major amendments for Kinross Road and South East Thornlands. While the request to reconsider this condition has not been supported it has been modified to only apply to the relevant overall outcomes.</p> <p>On this basis, no significant issues are raised with addressing this Ministerial condition and the subject provisions of the local plan have been amended to address this Ministerial condition.</p>
10	<p>Make the following amendments to reflect the council's current position that it has now withdrawn proposed Environmental Major Amendment 04/19 (MA-00030):</p> <ul style="list-style-type: none"> <li>a) Provide an amended Map 4 – Environmental significance overlay map that removes the 'Proposed - MLES - Corridors' which are outside the South West Victoria Point Local Plan area.</li> <li>b) Amend the proposed changes to 8.2.4 Environmental significance overlay code – PO4 and AO4 and SC1.2 Administrative Definitions for Matters of Local Environmental Significance to reflect the council's current position that it has now withdrawn proposed Environmental Major Amendment 04/19 (MA-00030).</li> </ul> <p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p><u>Reason</u> To ensure the proposed amendment is correctly drafted and coordinated.</p>	<p>The consequential amendments to the Environmental Significance Overlay for the local plan area have been removed.</p> <p>This reflects Council's resolution in June 2020 to not proceed with Environmental Major Amendment (04/19).</p>
11	<p>Provide a fit-for-purpose risk assessment for bushfire hazard undertaken for the proposed amendment and a statement detailing how the recommendations of the fit-for-purpose risk assessment are incorporated into the proposed amendment, including any consequential changes.</p> <p>The fit-for-purpose risk assessment is to:</p>	<p>A fit-for-purpose bushfire hazard assessment has been prepared by suitably qualified consultants for the local plan that meets this Ministerial condition.</p> <p>In summary, the bushfire assessment found that the development of the local plan area can achieve a tolerable level of bushfire risk based on the proposed land use zone</p>

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<p>a) identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas bushfire;</p> <p>b) be consistent with AS/NZS ISO 31000:2009 Risk Management;</p> <p>c) ensure the proposed amendment appropriately integrates:</p> <ol style="list-style-type: none"> <li>State Planning Policy – state interest guidance material: Natural hazards, risk and resilience – Bushfire, dated December 2019 and published by the Department of State Development, Manufacturing, Infrastructure and Planning;</li> <li>Bushfire Resilient Communities, dated October 2019 and published by Queensland Fire and Emergency Services; and</li> <li>the 5 December 2019 amendment to Schedule 6 and 7 of the Planning Regulation 2017 for vegetation clearing for necessary firebreaks and fire management lines;</li> </ol> <p>d) be undertaken by a suitably qualified and/or experienced person;</p> <p>e) specifically consider bushfire hazard and respond to:</p> <ol style="list-style-type: none"> <li>the proposed Low Density Residential Zone precinct which is accessed from a single road connection to Brendan Way, and the need to provide alternative emergency service and community evacuation routes;</li> <li>the need for parking bays to allow for access and operation of fire-fighting appliances and simultaneous evacuation of impacted areas for the Esplanade Roads adjacent to proposed Conservation Zone land; and</li> <li>design of traffic management devices to allow rural or urban fire-fighting appliances to access all streets in the local plan area.</li> </ol> <p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p><u>Reason</u> To ensure a fit-for-purpose risk assessment for bushfire hazard is prepared in accordance with the SPP – State Interest: Planning for safety and resilience to hazards (Natural hazards, risk and resilience)</p>	<p>pattern and incorporation of a number of recommended amendments to the local plan.</p> <p>The assessment produced new bushfire hazard mapping for the local plan area that reflects the future state of bushfire hazard following revegetation and rehabilitation of conservation areas and corridors.</p> <p>The recommended amendments include:</p> <ul style="list-style-type: none"> <li>Amending the City Plan bushfire hazard overlay map to incorporate new bushfire mapping prepared for the local plan area and immediate surrounds. The new bushfire map to be peer reviewed by the Queensland Fire and Emergency Services.</li> <li>Providing an emergency evacuation route for development in the northern part of the local plan area that only have access via Brenden Way. This emergency evacuation route is located across land in the Recreation and open space zone and provides a secondary exit for the residents in this northern area in the event of an emergency.</li> <li>Ensuring traffic management devices (traffic calming) allow for access by emergency service vehicles.</li> </ul> <p>The local plan has been amended to incorporate the recommendations by:</p> <ul style="list-style-type: none"> <li>Inclusion of new reconfiguration performance and acceptable outcomes (PO34 and AO34) for an emergency evacuation route to be provided across</li> </ul>
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		<p>land in the open space zone in the north of the local plan area.</p> <p>This emergency evacuation route provides residential a second evacuation routes for development in the northern part of the local plan area that would otherwise only have a single emergency evacuation route via Brenden Way.</p> <ul style="list-style-type: none"> <li>Identifying an indicative location for the emergency evacuation route in the Access and connectivity figure (7.2.1.2.2).</li> <li>Including an editor's note in the new emergency evacuation route acceptable outcome (AO34) that refers to the Access and connectivity figure for an indicative location of the route.</li> <li>Including an editor's note in the relevant reconfiguration performance outcome (PO26) that the design of traffic calming measures allows access by emergency service vehicles.</li> </ul>
12	<p>Provide a fit-for-purpose risk assessment for flood hazard undertaken for the proposed amendment. The fit-for-purpose risk assessment is to:</p> <ol style="list-style-type: none"> <li>identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas for flood;</li> <li>be consistent with AS/NZS ISO 31000:2009 Risk Management; and</li> <li>be undertaken by a suitably qualified person.</li> </ol> <p>The risk assessment can take the form of a letter prepared by the local government and endorsed by a suitably qualified expert or appropriate council delegate.</p>	<p>A fit-for-purpose flood hazard assessment has been prepared by suitably qualified consultants for the local plan that meets this Ministerial condition.</p> <p>The assessment found that the level of risk to people, property and infrastructure is acceptable based on:</p> <ul style="list-style-type: none"> <li>Major drainage corridors are included in the Conservation zone and will not impact future development.</li> </ul>

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## Ministerial Conditions and Proposed Amendments to the Local Plan

	<p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p><u>Reason</u> To ensure a fit-for-purpose risk assessment for flood hazard is prepared in accordance with the SPP – State Interest: Planning for safety and resilience to hazards (Natural hazards, risk and resilience).</p>	<ul style="list-style-type: none"> <li>• Detailed hydraulic assessment is undertaken as part of future detailed design to ensure development planning levels, earthworks and drainage requirements are addressed.</li> <li>• Stormwater management planning is undertaken as part of future applications.</li> <li>• Internal roads adequately consider cross drainage requirements and achieve the desired flood immunity.</li> <li>• Flood evacuation routes are investigated and upgraded as needed to ensure safe access and evacuation in a 1% AEP flood event.</li> <li>• Flood planning levels are to be set with consideration for climate change impacts.</li> </ul> <p>The recommendations have been reviewed and found to not require amendments to the local plan. The recommendations are addressed in the local plan by:</p> <ul style="list-style-type: none"> <li>• Including land subject to flooding associated with Little Eprapah and Moogurumpum Creeks in the Conservation zone.</li> <li>• Identifying an additional area of land in the north of the local plan area as subject to flooding and including this land in the Recreation and Open Space zone.</li> </ul> <p>Amending the City Plan flood overlay mapping to reflect the extent of flooding identified on the land in the north of the local plan area.</p> <ul style="list-style-type: none"> <li>• Development applications being subject to assessment against the Flood and Storm tide hazard overlay where located in an area mapped as subject to flooding.</li> </ul>
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## Attachment 2

## Ministerial Conditions and Proposed Amendments to the Local Plan

		<ul style="list-style-type: none"> <li>The Flood and Storm tide hazard overlay code requires that the risks of flooding are managed having regards to changes associated with climate change.</li> </ul> <p>In addition, the flood hazard assessment informed the concept design for the upgrade of Double Jump Road. This resulted in the concept design ensuring that replacement culverts required for Little Eprapah Creek and Moogurrapum Creek tributary are designed to provide flood free access and evacuation during a 1% AEP event.</p>
13	<p>Amend Table 7.2.1.3.8—Reconfiguration - Benchmarks for development that is assessable development – PO22 to ensure potential future public transport provisions is appropriately integrates with proposed traffic calming on the planned north-south collector street connecting Double Jump Road and Clay Gully Road:</p> <p>a) Add the following Editor's note to PO22:</p> <p>Editor's note: TransLink is to be consulted on the design and type of proposed traffic calming measures to facilitate bus movements. The provision of bus services is subject to infrastructure outcomes and future network planning.</p> <p><u>Timing</u> Prior to public consultation of the proposed amendment.</p> <p><u>Reason</u> To ensure integrated planning for future public transport provision on the planned north-south collector road, consistent with SPP - State interest - Planning for infrastructure (Transport infrastructure).</p>	<p>The required editor's note has been included in the relevant reconfiguration performance outcome of the local plan to address this Ministerial condition.</p>
<b>The following advice is given to the Redland City Council, to further the integration of State interests:</b>		
	SPP – State Interest: Planning for environment and heritage (Biodiversity	The update to MSES mapping is to be progressed through a separate amendment.

## Attachment 2

## Ministerial Conditions and Proposed Amendments to the Local Plan

	Update the current Matters of State Environmental Significance mapping under the State Planning Policy Interactive Mapping System in an amendment to the Environmental significance overlay code mapping.			
	<p>SPP – State Interest: Planning for safety and resilience to hazards (Natural hazards, risk and resilience)</p> <p>Update the current Bushfire Prone Area mapping under the State Planning Policy Interactive Mapping System in an amendment to the Bushfire hazard overlay code mapping.</p>	<p>The update to the bushfire prone area mapping will be progressed through a separate amendment.</p> <p>The bushfire hazard overlay amendment is awaiting advice from the Department of State Development, Infrastructure, Local Government and Planning to issues that have been raised by local governments on the amendment process for bushfire mapping in the Minister’s Guidelines and Rules.</p>		
	<p>SPP – Guiding Principles and State Interest: Planning for Liveable Communities and housing (Housing supply and diversity)</p> <p>To ensure appropriate assessment criteria for a range of lot sizes, it is recommended that the council amend Table 7.2.1.3.8—Reconfiguration - Benchmarks for development that is assessable development to incorporate additional provisions from the draft ‘Model code for neighbourhood design - A code for reconfiguring a lot’, published by the Department of State Development, Manufacturing, Infrastructure and Planning, July 2019, in particular:</p> <table><tr><td><p><b>PO7</b></p><p>Street blocks containing small or narrow lots incorporate laneways (including rear lanes) that contribute to:</p><p>(a) minimising the number of vehicle crossovers in the street; and</p><p>(b) accommodating sufficient onsite and on-street parking.</p></td><td>No acceptable outcome is nominated.</td></tr></table>	<p><b>PO7</b></p> <p>Street blocks containing small or narrow lots incorporate laneways (including rear lanes) that contribute to:</p> <p>(a) minimising the number of vehicle crossovers in the street; and</p> <p>(b) accommodating sufficient onsite and on-street parking.</p>	No acceptable outcome is nominated.	<p>The recommended benchmarks are supported and have been included as new reconfiguration outcomes in the local plan.</p> <p>It should be noted the recommended PO10 and AO10 have been amended to only refer to lots with a frontage width of 10 metres rather than 10 metres or less. This change has been made to reflect that the Low density residential local plan zone performance and acceptable outcomes do not support the creation of lots with a frontage width less than 10 metres.</p>
<p><b>PO7</b></p> <p>Street blocks containing small or narrow lots incorporate laneways (including rear lanes) that contribute to:</p> <p>(a) minimising the number of vehicle crossovers in the street; and</p> <p>(b) accommodating sufficient onsite and on-street parking.</p>	No acceptable outcome is nominated.			

## Attachment 2

## Ministerial Conditions and Proposed Amendments to the Local Plan

	<b>PO9</b> A diversity of lot sizes facilitates housing choice and a variety of lot frontages contributes to an interesting streetscape in each street.	<b>AO9</b> There are no more than eight lots with the same frontage in a row.	
	<b>PO10</b> Lots with frontages of 10 metres or less are dispersed and located so that streets are not dominated by driveways and sufficient on street parking can be provided.	<b>AO10</b> Narrower lots within the block are arranged so that: (a) there are no more than eight lots with a frontage of 10 metres or less in a row, unless serviced by a rear lane; (b) there are no more than six lots with a frontage of 7.5 metres or less in a row, unless serviced by a laneway (including a rear lane).	

## 15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

### 15.1 SOLE SUPPLIER

**Objective Reference:** A5463550

**Authorising Officer:** Dr Nicole Davis, General Manager Infrastructure & Operations

**Responsible Officer:** Richard Mann, Group Manager City Water

**Report Author:** Anne Jones, Group Support Officer

**Attachments:** 1. Sole Supplier 23 August 2021 - 22 August 2022 [↓](#)

#### PURPOSE

To seek approval to enter into a contractual arrangement with various suppliers for a period of 12 months from 23 August 2021, without first inviting written quotes or tenders, pursuant to section 235 of the *Local Government Regulation 2012 (LGR2012)*.

#### BACKGROUND

The allocated contract number for the current Sole Suppliers list is S-1960-20/21-RWW. Current Council approval of sole supplier arrangements provided in financial year 2020/2021, concludes on 22 August 2021.

Section 235 of the *LGR2012* provides a number of exceptions to inviting written quotes or tenders in relation to medium-sized (\$15,000 or more but less than \$200,000 in a financial year) and large-sized (\$200,000 or more in a financial year) contractual arrangements. Many of the goods and services that may be procured from the sole source suppliers during the authorised period, will cost less than these threshold limits.

The relevant exceptions in section 235 are where Council resolves that:

- It is satisfied that there is only one supplier who is reasonably available (s.235(a))
- Because of the specialised nature of the services that are sought, it would be impractical or disadvantageous for Council to invite quotes or tenders (s.235(b))

Council's Infrastructure & Operations Department (I&O) uses specialised equipment and materials manufactured, supplied and installed by the suppliers that can only be reasonably supplied, serviced and maintained by a sole supplier.

The Wastewater Operations Unit may require goods and services from suppliers to meet operational requirements and regulatory compliance, or specialised maintenance works to be performed at council's various wastewater treatment plants (WWTPs) and sewerage pumping stations.

Furthermore the proprietary nature of specialised equipment means that servicing and maintenance can only be provided by the supplier, or parts can only be supplied by the supplier. Additionally these goods and services are not reasonably available from other suppliers, either because there is only one supplier, or because the supply from alternative suppliers will not result in a value for money procurement.

In particular:

- Council's Water and Wastewater Infrastructure Asset Management (WWIAM) and City Water Group uses various equipment that require ongoing servicing, maintenance, renewal and repairs
- The use of non-original or non-proprietary products often results in reduced reliability or failure, and the resulting cost implications
- There is a cost benefit of using these suppliers to supply the goods and services
- The consequences of failure of specialised equipment would result is an unacceptable risk to council, including the unavailability of council's water and wastewater infrastructure, environmental impact, environmental protection obligations and safety
- The increased costs, reduced reliability and risk of failure associated with servicing and maintenance carried out by suppliers not familiar with the original or proprietary equipment or products, or from the use of non-original or non-proprietary parts during servicing and maintenance
- Council's requirements in having repairs carried out reliably and without delay
- The impact on the Redlands Coast community, in the event of interruption to Council's water and wastewater operations and services

WWIAM and City Water purchases specific pumps (and other smaller specialised parts) to meet defined applications, specifications, and performance criteria at wastewater pumping and processing assets across Redlands Coast. These pumps have to fit into existing infrastructure and being able to purchase the correct and specific pumps will remove the risk of alternative pump types not being suitable.

Council's Roads, Drainage & Marine Unit uses a small number of specialised products that are not available from other suppliers due to patents and licensing arrangements. Alternative products that purport to fulfil a similar function have been either trialled or investigated and found to be inferior.

Facilities Services Unit uses a small number of specialised products for partitions and building management systems, available from sole suppliers.

## ISSUES

These sole supplier arrangements have been developed in accordance with the Sound Contracting Principles set out in section 104(3) of the *Local Government Act 2009*. Particular focus was given to the principles of value for money and environmental protection noting that there is only one supplier who is reasonably available (and credentialed) for each of the goods and services required and in some cases, there are no comparable products available from other suppliers.

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

In particular:

- I&O will monitor the performance of the suppliers, and the value for money achieved from the suppliers, throughout the period of the arrangement.

- Where practical (principally dependent on urgency of need of the supply or service), a written quote will be sought from a supplier before goods or services are procured.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

In accordance with section 235(a) and (b) of *LGR2012*, a local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if:

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

Legal Services was consulted and have advised that references to legislation and the practices proposed in this report are correct.

### **Risk Management**

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

- Reduced reliability or failure, and the resulting cost implications resulting from the use of non-original or non-proprietary products.
- Consequences of failure, including the unavailability of council's water and wastewater infrastructure, environmental impact, environmental protection obligations and safety.
- Increased costs - reduced reliability and risk of failure associated with servicing and maintenance carried out by suppliers not familiar with the original or proprietary equipment or products, or from the use of non-original or non-proprietary parts during servicing and maintenance.
- Council's requirements in having repairs carried out reliably and without delay, and the unacceptable risk of the unavailability of Council's water and wastewater infrastructure, environmental impact, environmental protection obligations and safety.
- Impact on the Redland's community in the event of any interruption to Council's water and wastewater operations.

### **Financial**

There are no financial implications.

### **People**

There are no people implications.

### **Environmental**

Environmental issues and potential impact have been considered, including Council's obligations to meet Queensland Department of Environment and Science (DES) and relevant licence requirements, general environmental considerations and staff and public safety.

As noted above, various suppliers have been identified to assist with meeting Council's obligations, including the selection of suppliers to:

- Meet Council's DES and WWTP licence requirements
- Ensure reliability of equipment, maintenance, servicing, parts and products
- Ensure the supply of equipment, chemicals and consumables to monitor and control odour
- Ensure repairs are carried out reliably and without delay to avoid the unavailability of Council's water and wastewater infrastructure, environmental impact and breaches of safety obligations.

### Social

There are no social implications.

### Human Rights

There are no human rights implications.

### Alignment with Council's Policy and Plans

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

### CONSULTATION

Consulted	Consultation Date	Comments/Actions
Procurement Officer	31 May 2021	Confirmed the sole supplier process is still the same as last year.
Electrical Maintenance Supervisor Operations Maintenance	9 June 2021	List of suppliers sent requesting review/addition/removal.
Group Manager City Assets	9 June 2021	List of suppliers sent requesting review/addition/removal.
Facilities Coordinator	9 June 2021	List of suppliers sent requesting review/addition/removal.
Group Manager City Operations	9 June 2021	List of suppliers sent requesting review/addition/removal.
Group Manager Project Delivery	11 June 2021	List of suppliers reviewed and no changes required.
Service Manager Water Infrastructure	14 June 2021	List of suppliers reviewed and no changes required.
Service Manager Wastewater Operations	15 June 2021	Addition of Gardener Denver Industries Pty Ltd.
Supervisor Wastewater Reticulation	15 June 2021	Confirmation to keep Odour Technologies.
Service Manager Compliance and Reporting	16 June 2021	List of suppliers from last year reviewed and no changes requested.
Service Manager Roads, Drainage & Marine Maintenance	27 June 2021	No additional suppliers for inclusion and confirm to keep Viafix.
Group Manager City Water	19 July 2021	List of suppliers sent requesting review/addition/removal.
Service Manager Legal Services	19 July 2021	Legal request 9678 for review by Legal team.

**OPTIONS****Option One**

That Council resolves to enter into contractual arrangements with various suppliers detailed in Attachment 1 of this report, for a period of 12 months from 23 August 2021, without inviting open tenders, pursuant to section 235 of the *Local Government Regulation 2012*. These arrangements will be under contract number S-2007-21/22-RWW.

**Option Two**

That Council resolves to not approve contractual arrangements to be entered into with various suppliers detailed in Attachment 1 of this report, for a period of 12 months from 23 August 2021, without inviting open tenders, pursuant to section 235 of the *Local Government Regulation 2012*.

**OFFICER'S RECOMMENDATION**

**That Council resolves to enter into contractual arrangements with various suppliers detailed in Attachment 1 of this report, for a period of 12 months from 23 August 2020, without inviting open tenders, pursuant to section 235 of the *Local Government Regulation 2012*. These arrangements will be under contract number S-2007-21/22-RWW.**

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**SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS**

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In accordance with Section 235(a) and (b) of the *Local Government Regulation 2012*, Redland City Council is satisfied that the suppliers numbered 1 to 41 are the only suppliers reasonably available to supply the goods or services required by Council:

**1. Abberfield Technology Pty Ltd – ABN 31 050 336 091**

Provides specialist water dispensing units utilising credit card, stored value or account card accessibility, for the supply of potable and non-potable water to Redland City industries and customers. The company is required to manufacture custom made water filling stations and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**2. A.C. Hargreaves Pty Ltd – ABN 36 139 017 360**

Provides specialist condition monitoring, vibration analysis and reporting on aerators, gearboxes and large motors.

**3. Air-Met Scientific Pty. Ltd. – ABN 73 006 849 949**

Provides maintenance and renewal of Council's existing gas detection equipment and parts. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**4. Trustee for the BioRemedy Trust - ABN 49 027 112 101**

Supplies calcium nitrate chemical for odour control. Only some chemicals work in certain of Council's catchments to reduce odour in particular circumstances and this is the only supplier of this chemical.

**5. Collab IT Systems Pty Ltd T/As Collab Global – ABN 11 126 109 519**

Australian supplier of HACH WIMS database software used for storage, retrieval and analysis of Council's Water and Wastewater Compliance Monitoring data.

**6. DHI Water & Environment Pty Ltd – ABN 69 086 137 911**

Australian supplier of hydraulic software modules used by Council for network analysis of water supply and wastewater network systems and flood watch software. Modification of the software can only be undertaken by the supplier because of the software licence and licence renewal, upgrades and support must be provided by the supplier. This software is required to undertake water supply and wastewater network analysis.

**7. Eneraque Pty Ltd – ABN 81 605 908 549**

Required to provide OEM parts supply, maintenance, servicing and renewals to Eneraque generators using qualified tradespeople and the suppliers' proprietary equipment and parts.

**8. Flottweg Australia – ABN 89 147 749 095**

Parts and maintenance for the Capalaba WWTP centrifuge. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**9. Gardener Denver – ABN 69 004 152 907**

Supplies and maintains proprietary equipment installed on the treatment plants.

**10. Grundfos Pumps Pty Ltd – ABN 90 007 920 765**

Supplies and maintains existing dosing pumps and equipment renewal. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**11. Hach Pacific Pty Ltd – ABN 45 114 408 838**

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**SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS**

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Provides maintenance and replacements for water network pressure loggers. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**12. KSB Australia – ABN 29 006 414 642**

Manufactures submersible pumps for wet wells. KSB has custom built pumps to fit dry wells at Council's pump stations and WWTPs. The company is required to manufacture custom-made pump parts for critical spares and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**13. Collbrook Pty Ltd TTF Marschall Family Trust K/A Mann's Logan Crane Hire – ABN 95 879 142 306**

The only local supplier with the proven ability to respond in planned and emergent timeframes, and is also the only local supplier of Franna (light mobile cranes). When Council requires these services, they are often required urgently to avoid environmental impact and comply with environmental and licence obligations, e.g. from overflow. The cost and time implications of engaging a non-local supplier will not satisfy Council's requirements.

It is also noted that Council has established an approved contractor list under section 231 of the *Local Government Regulation 2012*, however there are no local suppliers on the list that supply Franna plant.

**14. Greenshow Pty Ltd t/as Dynapumps QLD – ABN 49 102 833 956**

Manufactures submersible pumps for RCC infrastructure. Dynapumps has custom built pumps to fit Council's pump stations and WWTPs. The company is required to manufacture custom-made pump parts for critical spares and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**15. Ecotech Environmental Monitoring Solutions – ABN 32 005 752 081**

Provides specialist service, maintenance and repair of automatic water samplers used in RCC's WWTPs.

**16. Hidrostral Australia Pty Ltd – ABN 64 607 570 534**

Supply, maintenance and renewal of existing centrifugal impeller pumps in WWTPs and sewer pumping stations. The existing equipment was manufactured and supplied by this company with maintenance and renewal being carried out by the supplier's skilled staff, using proprietary parts and equipment.

**17. Ixom – ABN 51 600 546 512**

Supplies chlorine gas for disinfection of effluent at RCC's WWTPs. Ixom is the only supplier of this chemical.

**18. MAK Industrial Water Solutions Pty Ltd – ABN 32 134 829 280**

Specialist provider of sand filtration equipment, media, spare parts and servicing for RCC's existing sand filters at Capalaba, Point Lookout and Dunwich WWTPs.

**19. Metrohm Australia Pty Ltd t/as MEP Instruments – ABN 93 081 861 645**

Australian agent for Metrohm pH meters used in Council's laboratory and WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment, parts and consumables.

**20. Merck Pty Ltd – ABN 80 001 239 818**

Manufacturer of laboratory deioniser. Sole supplier of parts, consumables and servicing. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment, parts and consumables.

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**SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS**

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**21. Nov Australia Pty Ltd t/as Mono Pumps Australia – ABN 77 004 449 478**

Manufactured and supplied Council's sludge handling pumps, dosing pumps and critical spares for pumps already custom fitted in Council's reticulation systems. The maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**22. Oberix Group Pty Ltd T/as Leading Edge Automation – ABN 39 058 251 906**

Maintains the Building Management System (BMS) mechanical services controls (air conditioning systems software). Leading Edge Automation (LEA) are part of Alerton Australia, LEA are the sole authorised dealer of the Alerton range of products in Queensland. The RCC Heating Ventilation and Air Conditioning systems (HVAC) are operated by a series of field devices (controllers located throughout our plant rooms) which are in turn controlled by Alerton software network. Due to the proprietary nature of the Alerton system, it would be cost prohibitive, operationally onerous with limited vendors in this specialist field.

**23. TTF PBVB Family Trust k/as Odour Technologies – ABN 49 162 877 377**

Manufactures "VS-4 Smartvalve" Air Release Valves, an efficient and low-maintenance air valve which will be installed throughout RCC's sewer network to standardise the air valve fleet. This company manufactures these valved, and RCC is unable to purchase this equipment via any other means.

**24. PR Power Pty Ltd – ABN 25 124 009 614**

Required to provide OEM parts supply, maintenance, servicing and renewals to PR Power generators using qualified tradespeople and the suppliers' proprietary equipment and parts.

**25. Prominent Fluid Control – ABN 83 080 688 795**

Manufactures dosing pumps that have been customised for critical dosing applications at Dunwich and Point Lookout WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**26. R & D Technology Pty Ltd – ABN 79 002 145 324**

Provides specialist automation and integration services to RCC's WWTPs and sewer pumping stations. This company has an intimate knowledge of Council's telemetry and SCADA systems, and undertakes routine system maintenance, equipment upgrades and day to day troubleshooting.

**27. Schneider Electric – ABN 42 004 969 304**

Distributor for Clear SCADA software, and the supply of licensing and annual support for Clear SCADA software used in water and sewerage telemetry licences. Schneider also provides services to maintain licences for control of SCADA systems to several WWTPs.

**28. SEW-Eurodrive Pty. Ltd. – ABN 27 006 076 053**

Supplies gearboxes and motors for WWTPs and is used for repair and replacement of several motors and gearboxes installed in several of Council's WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**29. Sibelco Australia Limited – ABN 20 000 971 844**

Supplies hydrated lime used at Council's WWTPs and the only supplier in Australia for this product. The market was tested by conducting a tender (T-1571-11/12-RDW Provision of a Preferred Supplier/s Arrangement for the Supply, Delivery and Unloading of Chemicals for Redland Water WWTPs). The results from this tender showed that no other tendering company was able to supply hydrated lime to Council. Hydrated lime is a vital chemical that is used in the treatment of wastewater at several WWTPs.

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**SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS**

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**30. Siemens Ltd – ABN 98 004 347 880**

Supplies PLC hardware, specialised activated carbon for odour control facilities and chlorine residual analyser equipment. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**31. SMC Corporation (Australia) Pty Ltd k/as SMC Pneumatics Aust Pty Ltd – ABN 64 000 543 519**

Provides maintenance and renewal of existing (pneumatic) process control valves. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**32. Spirac Pty Ltd – ABN 69 119 874 038**

Manufactures dewatering equipment for screw wash presses and grit collection bins and is used for the replacement of liners for existing screw conveyors, and designed template wear plates. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**33. Techniplan Pty Ltd k/as HMA Group – ABN 48 010 489 086**

Provides maintenance and renewal of existing valves and non-return valves. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**34. Thermo Fischer Scientific P/L – ABN 52 058 390 917**

Provides maintenance and renewal of existing auto samplers. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts. The supplier is the sole supplier of the equipment and parts.

**35. Tripstop Pty Ltd – ABN 45 099 500 384**

Provides a concrete joint product called "Tristop" which is unique in the market and creates a hinge at concrete joints allowing the adjoining concrete slabs to rotate without displacing vertically across the joint. This function is particularly useful on concrete footpaths where tree root uplift is a problem. There are many other construction jointing products available on the market but none that allows the joint to remain functional while being lifted by tree roots (sometimes in excess of 50mm). Tristop has been successfully used by RCC since 2007 and is only available from Tristop Pty Ltd.

**36. TTF OFI UNIT TRUST t/as UCI (QLD) PTY LTD – ABN 37 604 540 700**

Provides the latest type of screen partitions that we use in our office fit outs. UCI manufactures the screens in South Australia and holds the patent. It would be cost deficient to purchase these through another company.

**37. S.J Reynolds & C.P Reynolds t/as Viafix – ABN 16 044 541 688**

Provides "Viafix", a bagged asphaltic material for use in pothole repairs. RCC has used many cold asphaltic products for pothole repairs over the years with varying degrees of success. With the exception of Viafix, all have demonstrated average to poor durability, resulting in rework and complaints from the public. Viafix is more expensive than other products used, in some cases, substantially more expensive but the whole-of-life benefits provided by longevity of repair and lack of rework more than compensate for the additional initial cost of the product. Since first using Viafix six years ago, pothole repair failures have been limited to extreme circumstances such as ongoing road pavement failure adjacent to the pothole. Viafix is an imported product and is only available through Britstop.

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**SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS**

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**38. Wilo Australia Pty Ltd - 87 150 449 540**

Manufactures submersible pumps for wet wells. The supplier has custom built pumps to fit dry wells at Council's pump stations and WWTPs. The company is required to manufacture custom made pump parts for critical spares and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**39. Weir Minerals – ABN 69 009 71 802**

Manufactures aerator gearboxes for WWTPs. These gearboxes are critical assets for Council's WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

**40. WestWater Enterprises Pty Ltd – ABN 26 101 692 504**

Provides maintenance and equipment for the recently supplied proprietary chlorine shutdown and metering system installed at Cleveland, Victoria Point, Capalaba and Thorneside WWTPs. WestWater also provides critical spares and specialised servicing as required.

**41. Xylem Water Solutions Australia Ltd – ABN 28 000 832 922**

Custom-made manufacturing of pumps, mixers and other mechanical equipment for sewer pumping stations and WWTPs. This company provides a range of standard and custom-made pumps and other equipment for the treatment of wastewater within Redland City. Pumps are manufactured to meet Council's performance requirements and to fit well sizes as necessary for the location. The company is required to undertake OEM parts supply, maintenance, servicing and renewals as required using qualified tradespeople and the supplier's proprietary parts and equipment.

## **16      NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION**

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

## **17 NOTICES OF MOTION**

### **17.1 MACLEAY ISLAND CAMP GROUND**

**Objective Reference: A5601009**

**Attachments: Nil**

In accordance with section 6.16 of *Council Meeting Standing Orders*, at the General Meeting scheduled for Wednesday, 18 August 2021, 21 April 2021, notice is hereby given that Cr Mark Edwards intends to move the motion as follows:

#### **MOTION**

**That Council resolves as follows:**

- 1. That the Chief Executive Officer prepare a report to come back to Council by 15 December 2021 on the options for a proposed 12 month camping ground trial at 79 to 87 Coast Road, Sandpiper Beach, Macleay Island.**
- 2. That the proposal is for a basic facility only catering for kayakers, mountain bikers and boaties with a maximum 3 day stay. The intention would be for a local community group to run the camping ground on behalf of Council.**
- 3. That the report should consider planning scheme, local laws, risks and budget considerations.**

#### **BACKGROUND**

The goal of this notice of motion is to boost tourist numbers to the islands by providing a low scale free eco camping experience for kayakers, mountain bikers and boaters.

It is anticipated that these camp grounds would be a 2 night maximum (3 day) stay on the foreshore area with only tents and no powered sites, caravans or permanent fixtures.

The Sandy Beach precinct on Macleay Island is predominately faced by Council owned property and has grassed foreshores, walking tracks, tables and benches. Adjoining the 87 Coast Road property is the Tingira Boat Club and the Macleay Island Arts Complex, both of these locations are positioned on Council owned land and both groups are supportive of this proposal.

I have been provided with written support from the Macleay Island Progress Association and The Wooden Boat Association of Queensland. Along with this the Tingira Boat Club has made a written offer to provide their portable toilets to Council free of charge for the duration of the trial and have further offered their services to assist with the management and assistance of the trial period for Council. The Tingira Boat Club is a licensed sporting club and offers meals and functions which would assist in supporting this trial.

It is recommended the proposal be thoroughly researched and a report be brought back to Council by 15 December 2021.

## 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 Request For Waiver Or Deferral Of Infrastructure 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 a decision on an applicant request to waive or defer levied infrastructure charges.

#### **19.2 Queensland Recycling Modernisation Fund (QRMF) 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 endorsement for a joint application be made by Logan City Council on behalf of Logan City Council, Ipswich City Council and Redland City Council (the Sub-Regional Alliance Councils) for funding under the Queensland Recycling Modernisation Fund (QRMF) for the delivery of a Material Recovery Facility (MRF). This is in accordance with the Sub-Regional Alliance Councils Heads of Agreement for the Joint Government Activity – Regional Approach to Waste Treatment and Disposal.

#### **19.3 Weinam Creek Master Plan Delivery**

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**

This report presents options to deliver the Weinam Creek PDA Master Plan and along with funding requirements. The report discusses current commercial negotiations by the Council.

## **20 MEETING CLOSURE**