

**Redland**  
CITY COUNCIL

# **AGENDA**

## **GENERAL MEETING**

**Wednesday, 17 November 2021**  
**commencing at 9.30am**

The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD

## Order Of Business

<b>1</b>	<b>Declaration of Opening.....</b>	<b>4</b>
<b>2</b>	<b>Record of Attendance and Leave of Absence.....</b>	<b>5</b>
<b>3</b>	<b>Devotional Segment .....</b>	<b>6</b>
<b>4</b>	<b>Recognition of Achievement.....</b>	<b>7</b>
<b>5</b>	<b>Receipt and Confirmation of Minutes .....</b>	<b>8</b>
<b>6</b>	<b>Declaration of Prescribed Conflict of Interests and Declarable Conflict of Interests.....</b>	<b>9</b>
<b>7</b>	<b>Matters Outstanding from Previous Council Meetings .....</b>	<b>12</b>
7.1	Expressions of Interest Campaign - Redlands Coast Tourist and Community Destination, MacArthur St, Alexandra Hills.....	12
7.2	Investigations to Potentially Acquire Additional Land for Sport and Recreation Purposes .....	13
7.3	Notice of Motion - Macleay Island Camp Ground.....	14
7.4	Mayoral Minute - State Government Bulk Water Rebate .....	15
7.5	Mayoral Minute - Olympic Legacy Working Group.....	16
7.6	Notice of Motion - Investigation and Consideration Around New Commercial Developments Located Within Existing District Centres.....	17
<b>8</b>	<b>Mayoral Minute .....</b>	<b>18</b>
<b>9</b>	<b>Public Participation .....</b>	<b>19</b>
<b>10</b>	<b>Petitions and Presentations.....</b>	<b>20</b>
10.1	Petition Cr Mark Edwards – Opposition of Temporary Macleay Island Campground .....	20
10.2	Petition Cr Adelia Berridge – Opposition to Proposed Development MCU21/0109 .....	20
<b>11</b>	<b>Motion to Alter the Order of Business .....</b>	<b>21</b>
<b>12</b>	<b>Reports from the Office of the CEO .....</b>	<b>22</b>
<b>13</b>	<b>Reports from Organisational Services .....</b>	<b>23</b>
13.1	October 2021 Monthly Financial Report.....	23
13.2	Operational Plan Quarterly Performance Report September 2021 .....	40
<b>14</b>	<b>Reports from Community &amp; Customer Services.....</b>	<b>103</b>
14.1	MCU17/0057 and MCU17/0058 - Material Change of Use for a Multiple Dwelling and Reconfiguring a Lot for 3 into 2 Lots and New Road - 410-426 Boundary Road, 359-379 and 381-405 Cleveland Redland Bay Road, Thornlands.....	103
14.2	MCU21/0063 - Material Change of use for a Multiple Dwelling x 30 Units and Building Work for Demolition of a Local Heritage Place (Dwelling House) at 217 Middle Street, Cleveland .....	510
14.3	Draft Minjerribah (North Stradbroke Island) Public Transport Strategy - Submission.....	568



14.4	Animal Management Systematic Inspection Program.....	569
<b>15</b>	<b>Reports from Infrastructure &amp; Operations .....</b>	<b>573</b>
15.1	Amendment to Approved Register of Fees Requested by City Water.....	573
15.2	New Trustee Lease - Stradbroke Early Learning Association Incorporated.....	579
15.3	Lease Renewal - North Stradbroke Island Rugby League and All Sports Club Incorporated.....	594
15.4	Lease Renewal - Redlands Modern Country Music Inc. ....	599
<b>16</b>	<b>Notices of Intention to Repeal or Amend a Resolution .....</b>	<b>604</b>
<b>17</b>	<b>Notices of Motion.....</b>	<b>605</b>
<b>18</b>	<b>Urgent Business Without Notice .....</b>	<b>606</b>
<b>19</b>	<b>Confidential Items .....</b>	<b>607</b>
19.1	Voluntary Transfer of Land Concession .....	607
19.2	Tenure of Wastewater Irrigation Area Dunwich .....	607
19.3	Encroachment Issue - Birkdale .....	607
19.4	2021/22 Sponsorship Round 1 Report - Applications over \$15,000.....	607
<b>20</b>	<b>Meeting Closure .....</b>	<b>608</b>

## **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**

Reverend Dr Joseph Wood of Nazarene Theological College a member of the Ministers' Fellowship will lead Council in a brief devotional segment.

#### **4 RECOGNITION OF ACHIEVEMENT**

Mayor to present any recognition of achievement items.

## **5 RECEIPT AND CONFIRMATION OF MINUTES**

General Meeting - 20 October 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 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.

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

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

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

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

**7.3 NOTICE OF MOTION - MACLEAY ISLAND CAMP GROUND**

At the General Meeting 18 August 2021 (Item 17.1 refers), Council resolved as follows:

*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.*

A report will be brought to Council by 15 December 2021.

**7.4 MAYORAL MINUTE - STATE GOVERNMENT BULK WATER REBATE**

At the General Meeting 15 September 2021 (Mayoral Minute Item 8.1 refers), Council resolved as follows:

*That Council resolves as follows:*

- 1. To write to the State Government and Seqwater and request that they support Council's existing concealed leaks policy by implementing a concealed leaks policy and associated processes to cover the State Government's bulk water component of water consumption in Redland City.*
- 2. To seek support for the policy change from Redlands Coast Members of Parliament. Through a petition seeking public support to State Parliament to be published on Council's website and shared through media.*
- 3. To request that any decision by the Government to provide a concealed leaks rebate be conveyed to Council by February 2022, to allow time for Council 2022-23 Budget deliberations.*
- 4. Subject to the State Government implementing a bulk water rebate, Council considers any policy change to complement the State's bulk water rebate to further assist ratepayers.*

A report will be brought to a future meeting of Council by February 2022.

## 7.5 MAYORAL MINUTE - OLYMPIC LEGACY WORKING GROUP

At the General Meeting 20 October 2021 (Mayoral Minute Item 8.1 refers), Council resolved as follows:

1. *Council requests officers investigate options to establish a Redlands Coast Olympic and Paralympic Legacy Working Group.*
2. *In undertaking these investigations, Officers are asked to consider:*
  - a. *Objectives: Identify objectives for the Redlands Coast Olympic and Paralympic Games Legacy Working Group that help identify and advise on community legacy opportunities created from the Brisbane 2032 Olympic and Paralympic Games.*
  - b. *Governance: Investigate a governance model that supports the overall objectives of the Working Group while also providing the necessary flexibility to ensure it remains dynamic and contemporary throughout the Olympic and Paralympic Games development.*
  - c. *Membership: Investigate membership composition that supports the Legacy Working Group's objectives. This should include external representatives in disciplines including but not limited to; transport, sport and recreation, community and cultural development, education and economic development.*

*It is envisaged that membership will be honorary, unremunerated and appointed for a fixed term, with the flexibility to appoint new members as agreed by the Legacy Working Group.*

- d. *Reporting: Provide options for the frequency and format of meetings that supports the Working Group's objectives and provides regional legacy opportunities for the Redlands Coast community. This should include options for the Legacy Working Group to communicate with other regional Olympic and Paralympic working groups and authorities.*

*The Mayor, as Council's appointed Council of Mayors (SEQ) representative, will utilise the Legacy Working Group's advice and recommendations to advocate for regional legacy opportunities through the Council of Mayors (SEQ) and other stakeholders.*

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

## **7.6 NOTICE OF MOTION - INVESTIGATION AND CONSIDERATION AROUND NEW COMMERCIAL DEVELOPMENTS LOCATED WITHIN EXISTING DISTRICT CENTRES**

At the General Meeting 20 October 2021 (Item 17.1 refers), Council resolved as follows:

*That Council resolves as follows:*

- 1. To investigate and consider the issues related to the new commercial development which is located within existing district centres to include, but not limited to:*
  - a) Vehicular and pedestrian access, safety and lighting*
  - b) Potential reduction in car parking, traffic and amenity impacts on the surrounding road network*
  - c) Neighbourhood and operating characteristics of the use*
  - d) Relevant benchmark provisions of other local government authorities in South East Queensland*
  - e) Options and recommendations relating to the appropriateness of existing assessment benchmarks, including the scale and intensity of the proposed use i.e. number of customer visits and gross floor area, as well as the levels of assessment.*
- 2. Prepare a major amendment as part of the next general amendment package, pursuant to Part 4 of the Minister's Guidelines and Rules under the Planning Act 2016, if required, incorporating the proposed changes to City Plan as supported by Council.*
- 3. That officers prepare a report to Council addressing the above by the end of January 2022.*

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

In accordance with s.6.10 Council Meeting Standing Orders:

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

**10 PETITIONS AND PRESENTATIONS****10.1 PETITION CR MARK EDWARDS – OPPOSITION OF TEMPORARY MACLEAY ISLAND CAMPGROUND**

In accordance with s.6.11 of Council Meeting Standing Orders, Cr Mark Edwards will present the petition and motion as follows:

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

**10.2 PETITION CR ADELIA BERRIDGE – OPPOSITION TO PROPOSED DEVELOPMENT MCU21/0109**

In accordance with s.6.11 of Council Meeting Standing Orders, Cr Adelia Berridge will present the petition and motion as follows:

That the petition be recieved.

**11 MOTION TO ALTER THE ORDER OF BUSINESS**

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

## **12      REPORTS FROM THE OFFICE OF THE CEO**

Nil

## **13 REPORTS FROM ORGANISATIONAL SERVICES**

### **13.1 OCTOBER 2021 MONTHLY FINANCIAL REPORT**

**Objective Reference:** A5995235

**Authorising Officer:** Deborah Corbett-Hall, Chief Financial Officer

**Responsible Officer:** Deborah Corbett-Hall, Chief Financial Officer

**Report Author:** Udaya Panambala Arachchilage, Corporate Financial Reporting Manager

**Attachments:** 1. Monthly Financial Report RCC Oct 21 [↓](#)

#### **PURPOSE**

To note the year to date financial results as at 31 October 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**

##### ***Capital carryover budget 2020-21***

Council adopted a carryover budget on 18 August 2021 to accommodate capital works straddling two financial years. The attached monthly financial report for October includes the carryover budget adopted by Council. The differences between the carryover budget figures contained in the attached report and those published on 18 August 2021 are due to the actual opening balances on 1 July 2021. The final audited opening balances, together with other revisions to the budget, will be adopted as part of the revised budget in early 2022, and will reconcile to the financial management system and end of year accounts finalisation process.

##### ***Monitoring of the capital program progress***

As mentioned in the risk management section below, the Executive Leadership Team reviews the progress of the capital program on a regular basis. Over the last nineteen months, the global pandemic has played a role in the procurement lead time, availability of contractors and price of materials. Constant focus, review and mitigation where possible is occurring by the organisation's senior leaders and these factors are considerations when management reviews the organisation risk registers.

##### ***2021-22 Budget review***

Council officers are currently compiling submissions for a budget review. The monthly analysis will be consolidated to update Council's budget for the 2021-22 financial year. Officers are planning to table a revised budget for Council's consideration in February 2022.

#### **STRATEGIC IMPLICATIONS**

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

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

The following ratios did not meet the target at the end of October 2021:

- Asset sustainability ratio

The asset sustainability ratio did not meet the target at the end of October 2021 and continues to be a stretch target for Council with renewal spends of \$6.55M and depreciation expense of \$19.52M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful lives. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

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

### **Legislative Requirements**

The October 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 October 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 October 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 October 2021	Consulted on financial results and outcomes
Financial Services Group officers	Year to date October 2021	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date October 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 October 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 October 2021 as presented in the attached Monthly Financial Report.**

Monthly Financial Report



# Monthly Financial Report

October 2021





## Monthly Financial Report

## CONTENTS

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

## 1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 October 2021. The year to date annual revised budget referred to in this report incorporates the changes from budget capital carryovers adopted by Council on 18 August 2021.

## Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	43	35,571	<b>40,194</b>	4,623	13%	✓
Recurrent Revenue	310,942	135,714	<b>137,236</b>	1,522	1%	✓
Recurrent Expenditure	310,899	100,143	<b>97,042</b>	(3,101)	-3%	✓
Capital Works Expenditure	102,732	20,146	<b>17,201</b>	(2,945)	-15%	✓
Closing Cash & Cash Equivalents	196,457	221,816	<b>189,084</b>	(32,732)	-15%	✗

Council reported a year to date operating surplus of \$40.19M which is favourable to budget by \$4.62M mainly on account of lower than budgeted expenditure on materials and services and higher fees income. The second quarter rate notices were issued in October 2021.

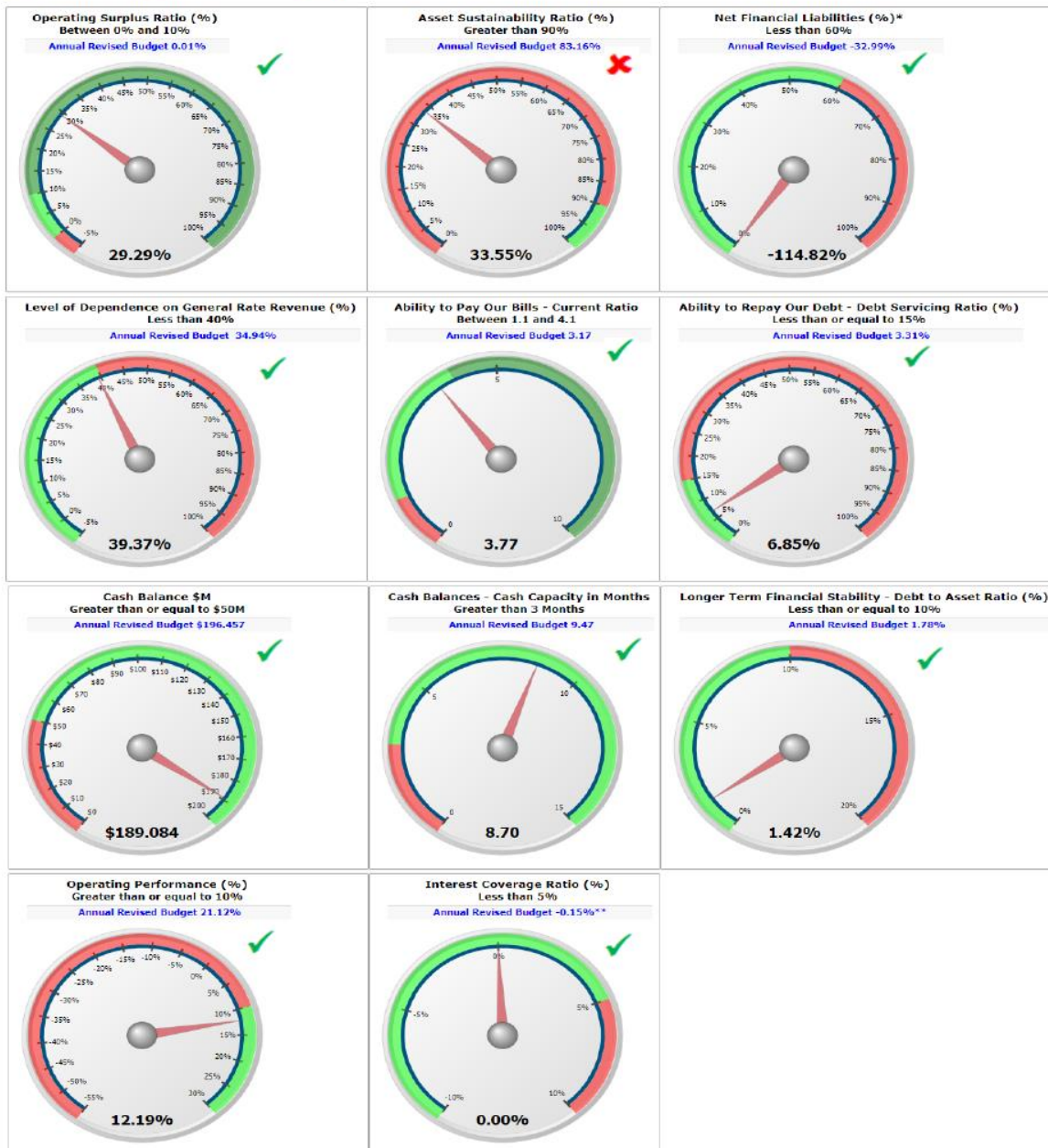
The Infrastructure and Operations (I&O) Department presented a briefing to Council that addressed the supply chain issues that are contributing to forecast underspends to the FY2021-22 capital works portfolio. This briefing included mitigation strategies that addressed the risks to delivering the capital works which was agreed to and resolved by Council at the General Meeting held on 20 October 2021.

Council's cash balance is behind budget mainly due to higher than anticipated payments to suppliers and lower than expected receipts from customers. Constrained cash reserves represent 60% of the cash balance.

## Monthly Financial Report

## 2. KEY PERFORMANCE INDICATORS

■ Target met 
 ■ Target exceeded 
 ■ Target not met



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

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

## Monthly Financial Report

## 3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 October 2021					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
<b>Recurrent revenue</b>					
Rates charges	111,574	111,650	55,439	55,571	132
Levies and utility charges	170,378	170,378	69,625	69,612	(13)
Less: Pensioner remissions and rebates	(3,486)	(3,486)	(1,668)	(1,735)	(67)
Fees	15,337	15,337	5,523	6,455	932
Rental income	1,067	1,067	360	401	41
Interest received	2,037	2,037	634	546	(88)
Sales revenue	3,682	3,682	1,395	1,800	405
Other income	469	469	299	504	205
Grants, subsidies and contributions	9,496	9,808	4,107	4,082	(25)
<b>Total recurrent revenue</b>	<b>310,554</b>	<b>310,942</b>	<b>135,714</b>	<b>137,236</b>	<b>1,522</b>
<b>Recurrent expenses</b>					
Employee benefits	97,172	97,295	32,210	32,477	267
Materials and services	145,459	145,725	45,351	42,855	(2,496)
Finance costs	2,007	2,007	656	643	(13)
Depreciation and amortisation	67,563	67,563	22,522	21,725	(797)
Other expenditure	522	522	128	109	(19)
Net internal costs	(2,213)	(2,213)	(724)	(767)	(43)
<b>Total recurrent expenses</b>	<b>310,511</b>	<b>310,899</b>	<b>100,143</b>	<b>97,042</b>	<b>(3,101)</b>
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>43</b>	<b>43</b>	<b>35,571</b>	<b>40,194</b>	<b>4,623</b>
<b>Capital revenue</b>					
Grants, subsidies and contributions	22,133	28,638	4,384	4,351	(33)
Non-cash contributions	2,461	2,461	793	-	(793)
<b>Total capital revenue</b>	<b>24,594</b>	<b>31,099</b>	<b>5,177</b>	<b>4,351</b>	<b>(826)</b>
<b>Capital expenses</b>					
(Gain) / loss on disposal of non-current assets	289	289	42	(295)	(337)
<b>Total capital expenses</b>	<b>289</b>	<b>289</b>	<b>42</b>	<b>(295)</b>	<b>(337)</b>
<b>TOTAL INCOME</b>	<b>335,148</b>	<b>342,041</b>	<b>140,891</b>	<b>141,587</b>	<b>696</b>
<b>TOTAL EXPENSES</b>	<b>310,799</b>	<b>311,188</b>	<b>100,185</b>	<b>96,747</b>	<b>(3,438)</b>
<b>NET RESULT</b>	<b>24,349</b>	<b>30,853</b>	<b>40,706</b>	<b>44,840</b>	<b>4,134</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>30,853</b>	<b>40,706</b>	<b>44,840</b>	<b>4,134</b>

## Monthly Financial Report

## 3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

**LEVIES AND UTILITY CHARGES ANALYSIS**  
 For the period ending 31 October 2021

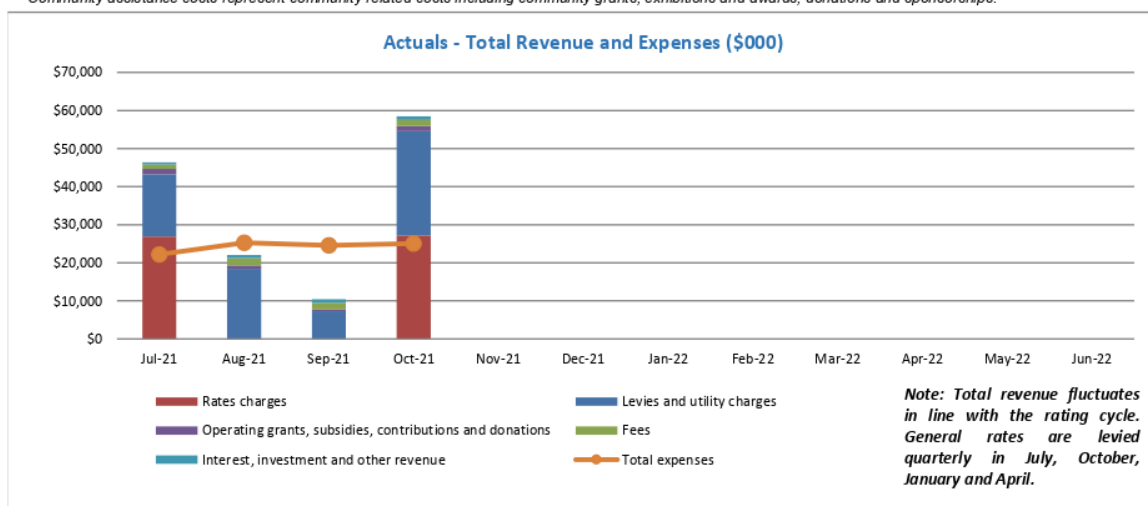
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
<b>Levies and utility charges</b>					
Refuse collection rate charge	30,931	30,931	10,220	10,282	62
SES separate charge	514	514	256	255	(1)
Environment separate charge	10,802	10,802	5,300	5,355	55
Separate charge landfill remediation	3,473	3,473	1,853	1,722	(131)
Wastewater charges	50,354	50,354	24,863	24,911	48
Water access charges	20,949	20,949	10,442	10,389	(53)
Water consumption charges	53,355	53,355	16,691	16,698	7
<b>Total levies and utility charges</b>	<b>170,378</b>	<b>170,378</b>	<b>69,625</b>	<b>69,612</b>	<b>(13)</b>

**MATERIALS AND SERVICES ANALYSIS**  
 For the period ending 31 October 2021

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
<b>Materials and services</b>					
Contractors	37,447	38,123	9,034	8,669	(365)
Consultants	2,775	3,030	853	491	(362)
Other Council outsourcing costs*	26,444	24,926	8,275	7,215	(1,060)
Purchase of materials	54,490	55,245	17,487	17,134	(353)
Office administration costs	7,194	7,195	4,053	3,829	(224)
Electricity charges	5,723	5,723	1,943	1,812	(131)
Plant operations	3,458	3,458	1,007	1,083	76
Information technology resources	3,685	3,665	1,254	1,458	204
General insurance	1,467	1,467	489	494	5
Community assistance**	1,716	1,836	628	334	(294)
Other material and service expenses	1,057	1,057	328	336	8
<b>Total materials and services</b>	<b>145,459</b>	<b>145,725</b>	<b>45,351</b>	<b>42,855</b>	<b>(2,496)</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.



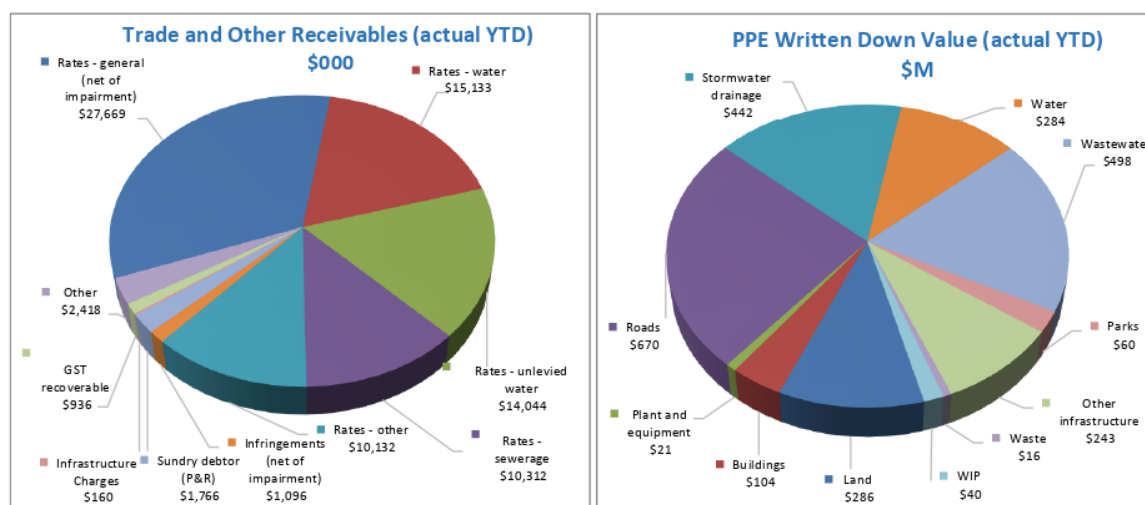
## Monthly Financial Report

## 4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 October 2021				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	198,990	196,457	221,816	189,084
Short-term investment - CBA	-	-	10,000	10,068
Trade and other receivables	42,672	43,012	78,228	83,666
Inventories	916	1,024	917	868
Other current assets	1,810	4,967	4,967	4,802
<b>Total current assets</b>	<b>244,389</b>	<b>245,460</b>	<b>315,928</b>	<b>288,488</b>
<b>NON-CURRENT ASSETS</b>				
Investment property	1,225	1,225	1,225	1,225
Property, plant and equipment	2,619,909	2,705,684	2,666,470	2,663,623
Intangible assets	1,135	1,160	1,522	1,511
Right-of-use assets	4,723	4,984	5,679	5,676
Other financial assets	73	73	73	73
Investment in other entities	12,657	12,657	12,657	12,657
<b>Total non-current assets</b>	<b>2,639,722</b>	<b>2,725,783</b>	<b>2,687,626</b>	<b>2,684,765</b>
<b>TOTAL ASSETS</b>	<b>2,884,111</b>	<b>2,971,243</b>	<b>3,003,554</b>	<b>2,973,253</b>
<b>CURRENT LIABILITIES</b>				
Trade and other payables	37,171	45,927	50,306	34,109
Borrowings - current	8,326	8,919	8,919	8,919
Lease liability - current	1,294	1,130	1,130	1,130
Provisions - current	15,270	15,791	16,107	16,547
Other current liabilities	1,911	5,758	35,155	15,823
<b>Total current liabilities</b>	<b>63,972</b>	<b>77,525</b>	<b>111,617</b>	<b>76,528</b>
<b>NON-CURRENT LIABILITIES</b>				
Borrowings - non-current	38,659	37,990	26,823	26,741
Lease liability - non-current	4,377	4,704	5,466	5,496
Provisions - non-current	21,539	22,676	21,446	22,154
<b>Total non-current liabilities</b>	<b>64,576</b>	<b>65,370</b>	<b>53,735</b>	<b>54,391</b>
<b>TOTAL LIABILITIES</b>	<b>128,547</b>	<b>142,895</b>	<b>165,352</b>	<b>130,919</b>
<b>NET COMMUNITY ASSETS</b>	<b>2,755,563</b>	<b>2,828,348</b>	<b>2,838,202</b>	<b>2,842,334</b>
<b>COMMUNITY EQUITY</b>				
Asset revaluation surplus	1,035,840	1,106,353	1,106,353	1,106,353
Retained surplus	1,619,513	1,623,315	1,621,431	1,622,570
Constrained cash reserves	100,210	98,681	110,418	113,411
<b>TOTAL COMMUNITY EQUITY</b>	<b>2,755,563</b>	<b>2,828,348</b>	<b>2,838,202</b>	<b>2,842,334</b>

## Monthly Financial Report

## 4. STATEMENT OF FINANCIAL POSITION - CONTINUED



### RIGHT-OF-USE ASSETS

For the period ending 31 October 2021

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
<b>Right-of-use asset</b>				
Buildings	2,109	2,127	2,532	2,536
Land	2,435	2,533	2,794	2,787
Plant and Equipment	179	324	353	353
<b>Closing balance</b>	<b>4,723</b>	<b>4,984</b>	<b>5,679</b>	<b>5,676</b>

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

For the period ending 31 October 2021

	Annual Original Budget \$000	Annual Revised 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	2,667,979	2,667,979
Acquisitions and WIP in year movement	72,958	105,193	20,938	17,201
Depreciation in year	(65,977)	(65,977)	(21,992)	(21,182)
Disposals	(1,511)	(1,511)	(455)	(380)
Other adjustments**	-	-	-	5
<b>Closing balance</b>	<b>2,619,909</b>	<b>2,705,684</b>	<b>2,666,470</b>	<b>2,663,623</b>

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

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



## Monthly Financial Report

## 5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 October 2021				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	297,941	298,017	127,902	<b>93,907</b>
Payments to suppliers and employees	(246,606)	(246,995)	(73,643)	<b>(85,125)</b>
	<b>51,334</b>	<b>51,022</b>	<b>54,259</b>	<b>8,782</b>
Interest received	2,037	2,037	634	<b>523</b>
Rental income	1,067	1,067	360	<b>401</b>
Non-capital grants and contributions	14,109	14,421	4,015	<b>4,175</b>
Borrowing costs	(1,763)	(1,763)	(1,736)	<b>(1,769)</b>
Right-of-use assets interest expense	(131)	(131)	(44)	<b>(42)</b>
<b>Net cash inflow / (outflow) from operating activities</b>	<b>66,654</b>	<b>66,654</b>	<b>57,488</b>	<b>12,070</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Payments for property, plant and equipment	(70,498)	(102,732)	(20,146)	<b>(15,870)</b>
Proceeds from sale of property, plant and equipment	1,222	1,222	413	<b>675</b>
Capital grants, subsidies and contributions	22,133	28,638	4,384	<b>9,052</b>
Other cash flows from investing activities*	3,500	3,500	-	<b>3,500</b>
<b>Net cash inflow / (outflow) from investing activities</b>	<b>(43,642)</b>	<b>(69,372)</b>	<b>(15,349)</b>	<b>(2,643)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds of borrowings	10,323	10,323	-	<b>-</b>
Repayment of borrowings	(7,243)	(7,243)	(7,180)	<b>(7,230)</b>
Right-of-use lease payment	(1,145)	(1,145)	(383)	<b>(353)</b>
<b>Net cash inflow / (outflow) from financing activities</b>	<b>1,936</b>	<b>1,935</b>	<b>(7,563)</b>	<b>(7,583)</b>
<b>Net increase / (decrease) in cash held</b>	<b>24,947</b>	<b>(783)</b>	<b>34,576</b>	<b>1,844</b>
Cash and cash equivalents at the beginning of the year	174,043	197,240	187,240	<b>187,240</b>
<b>Cash and cash equivalents at the end of the financial year / period</b>	<b>198,990</b>	<b>196,457</b>	<b>221,816</b>	<b>189,084</b>

**Cash Inflow (actual YTD)**

Category	Percentage
Utility charges	48%
Rates charges	29%
Capital grants, subsidies and contributions	8%
Other cash receipts	3%
Fees	8%
Operating grants and contributions	4%
Interest received	0%

**Cash Outflow (actual YTD)**

Category	Percentage
Materials and services	47%
Employee costs	30%
Repayment of borrowings	7%
Payments for property, plant and equipment	14%
Borrowing costs	2%

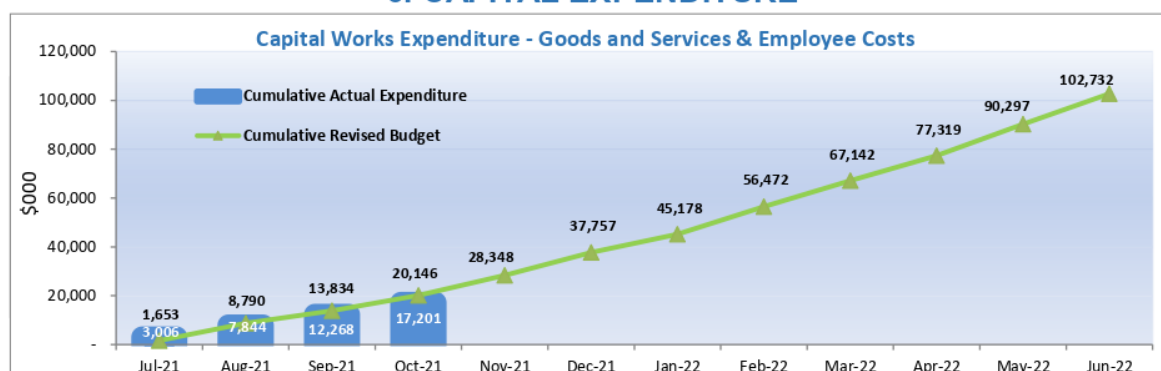
  

<b>Total Cash Funding (Actual YTD)</b>	<b>112,233</b>	<b>Total Cash Expenditure (Actual YTD)</b>	<b>110,389</b>
Total Cash Funding (Annual Revised Budget)	359,226	Total Cash Expenditure (Annual Revised Budget)	360,009
% of Budget Achieved YTD	31%	% of Budget Achieved YTD	31%

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

## Monthly Financial Report

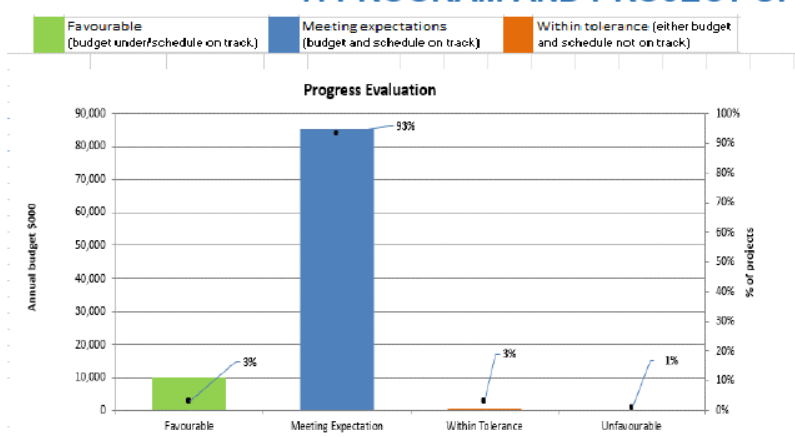
## 6. CAPITAL EXPENDITURE



	Annual Revised Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services*	95,085	18,659	14,571	(4,088)
Capitalised employee costs	7,647	1,487	2,630	1,143
<b>Total</b>	<b>102,732</b>	<b>20,146</b>	<b>17,201</b>	<b>(2,945)</b>

\* Excludes capital prepayments.

## 7. PROGRAM AND PROJECT UPDATE



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

Council is currently progressing more than 100 programs and projects.

## Notable Projects

The status of two notable projects are as follows:

Project description	Progress
Road Upgrade & Expansion Program - Gravel road resealing program for Mainland and NSI.	Meeting Expectations
Aquatic Paradise Navigation Beacon Renewal	Meeting Expectations

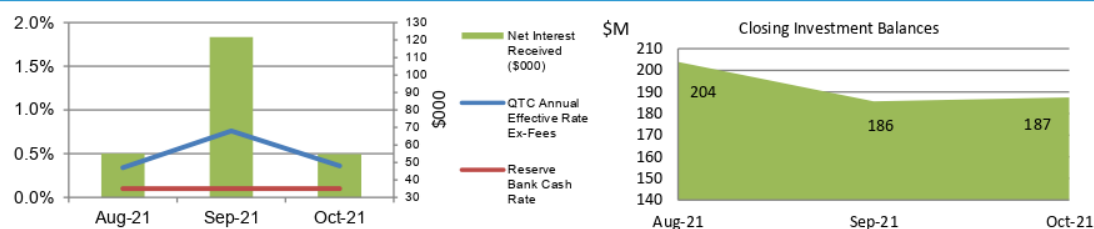


## Monthly Financial Report

## 8. INVESTMENT &amp; BORROWINGS REPORT

For the period ending 31 October 2021

## INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total QTC Investment at End of Month was \$187.40M

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 2021 \$10.068M was re-invested in a term deposit of Commonwealth Bank of Australia (CBA) to maximise interest earnings.

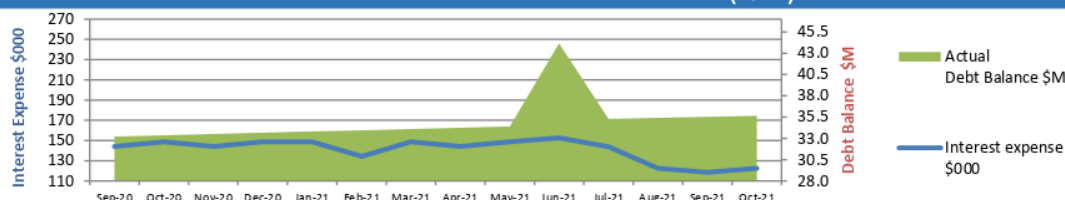
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

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 0.36%. 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 \$35.66M

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

## BORROWINGS

For the period ending 31 October 2021

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
<b>Borrowings</b>				
Opening balance	(44,228)	(44,153)	(44,153)	(44,153)
Accrued interest on borrowings	(1,439)	(1,438)	(507)	(507)
Interest paid on borrowings	1,763	1,763	1,736	1,769
Principal repaid	7,243	7,243	7,182	7,231
Loan drawdown	(10,324)	(10,324)	-	-
<b>Closing balance</b>	<b>(46,985)</b>	<b>(46,909)</b>	<b>(35,742)</b>	<b>(35,660)</b>

## Monthly Financial Report

## 9. CONSTRAINED CASH RESERVES

Reserves as at 31 October 2021	Purpose of reserve	Opening Balance	To Reserve	From Reserve	Closing Balance
		\$000	\$000	\$000	\$000
<b>Special Projects Reserve:</b>					
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	13	(3)	10
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	-	164	(2)	162
Waste Levy Reserve	To fund Waste Levy Program	-	2,643	(2,041)	602
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	4,265	1,375	(68)	5,572
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	3,716	902	(314)	4,304
		<b>7,981</b>	<b>5,097</b>	<b>(2,428)</b>	<b>10,650</b>
<b>Constrained Works Reserve:</b>					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	6,148	1,097	(1,105)	6,140
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	4,829	39	-	4,868
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,760	39	-	14,799
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,165	588	(735)	11,018
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	36,517	1,726	(410)	37,833
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	13,288	613	(239)	13,662
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,898	157	-	10,055
Tree Planting Reserve	Acquisition and planting of trees on footpaths	169	41	(7)	203
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	226	20	(16)	230
Special Property Reserve	Acquisition of property in line with the strategic property framework	0	714	(10)	704
		<b>97,000</b>	<b>5,034</b>	<b>(2,522)</b>	<b>99,512</b>
<b>Separate Charge Reserve:</b>					
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	5,355	(3,152)	2,203
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	70	255	(136)	189
		<b>70</b>	<b>5,610</b>	<b>(3,288)</b>	<b>2,392</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>15,741</b>	<b>(8,238)</b>	<b>113,411</b>
		Closing cash and cash equivalents			<b>189,084</b>
		Reserves as percentage of cash balance			<b>60%</b>

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

## Monthly Financial Report

## 10. CITY WATER STATEMENTS

CITY WATER SUMMARY OPERATING STATEMENT					
For the period ending 31 October 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	128,647	128,647	53,378	53,651	273
Total expenses	76,264	76,465	24,100	23,516	(584)
Earnings before interest, tax and depreciation (EBITD)	52,382	52,182	29,278	30,135	857
External interest expense	224	224	81	80	(1)
Internal interest expense	15,139	15,139	5,046	5,046	-
Depreciation	24,711	24,711	8,237	8,230	(7)
Operating surplus / (deficit)	12,309	12,109	15,914	16,779	865
CITY WATER CAPITAL FUNDING STATEMENT					
For the period ending 31 October 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants and subsidies	2,956	2,956	985	627	(358)
Net transfer (to) / from constrained capital reserves	1,019	1,019	(985)	(598)	387
Non-cash contributions	5,747	5,747	793	-	(793)
Funding from utility revenue	(2,699)	7,450	2,593	2,087	(506)
Total sources of capital funding	7,023	17,173	3,386	2,116	(1,270)
Contributed assets	2,379	2,379	793	-	(793)
Capitalised expenditure	3,982	14,132	2,197	1,682	(515)
Loan redemption	662	662	396	434	38
Total application of capital funds	7,023	17,173	3,386	2,116	(1,270)

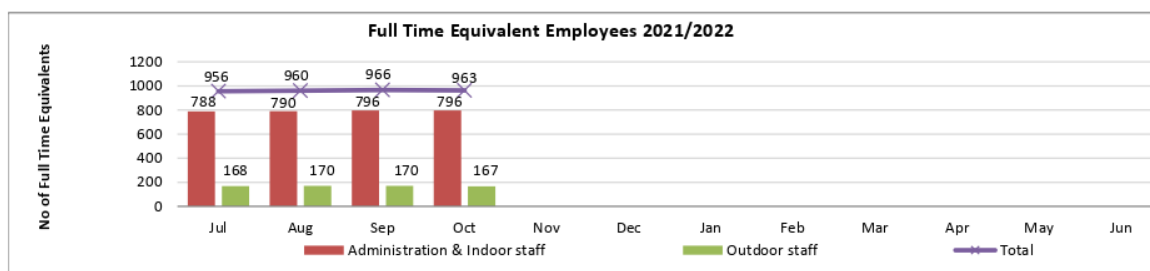
## 11. CITY WASTE STATEMENTS

CITY WASTE OPERATING STATEMENT					
For the period ending 31 October 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	33,057	33,057	13,444	13,579	135
Total expenses	24,137	24,137	9,569	9,113	(456)
Earnings before interest, tax and depreciation (EBITD)	8,920	8,920	3,875	4,466	591
External interest expense	7	7	3	3	-
Depreciation	423	423	141	116	(25)
Operating surplus / (deficit)	8,490	8,490	3,731	4,347	616
CITY WASTE CAPITAL FUNDING STATEMENT					
For the period ending 31 October 2021					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Funding from utility revenue	755	1,005	503	424	(79)
Total sources of capital funding	755	1,005	503	424	(79)
Capitalised expenditure	600	850	374	310	(64)
Loan redemption	155	155	129	114	(15)
Total application of capital funds	755	1,005	503	424	(79)

## Monthly Financial Report

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

## Workforce Reporting



October 2021: Headcount	Employee Type			
Department Level	Casual	Full Time	Part Time	Total
Office of CEO and People and Culture	7	40	9	56
Organisational Services	3	205	26	234
Community and Customer Services	43	286	66	395
Infrastructure and Operations	8	348	14	370
<b>Total</b>	<b>61</b>	<b>879</b>	<b>115</b>	<b>1,055</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 &amp; Statistics

Comparison October 2021 to October 2020									
Days Overdue	Oct-21	% Overdue	Oct-20	% Overdue	\$	%	Rates & Charges Statistics		
0 - 30	\$5,852	0.0%	\$220	0.0%	\$5,632	0.0%	Levied (Billed) Rates & Charges since 1 July 2021	\$146,505,535	\$139,614,706
31 - 60	\$1,039	0.0%	\$711	0.0%	\$328	0.0%	Rate arrears b/fwd 1 July 2021	\$10,693,344	\$12,988,652
61 - 90	\$2,578,362	1.6%	\$2,962,785	1.9%	-\$384,423	-0.3%	<b>Total</b>	<b>\$157,198,879</b>	<b>\$152,603,358</b>
91 - 180	\$1,351,364	0.9%	\$1,634,744	1.1%	-\$283,380	-0.2%	Balance of overdue rates & charges	\$7,237,282	\$8,298,305
>180	\$3,300,685	2.1%	\$3,699,845	2.4%	-\$399,160	-0.3%	<b>Percentage Overdue</b>	<b>4.6%</b>	<b>5.4%</b>
<b>Total</b>	<b>\$7,237,282</b>	<b>4.6%</b>	<b>\$8,298,305</b>	<b>5.4%</b>	<b>-\$1,061,023</b>	<b>-0.8%</b>			

## Monthly Financial Report

## 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 OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT SEPTEMBER 2021****Objective Reference:** A5994572**Authorising Officer:** Louise Rusan, Acting 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 2021-2022 Performance Report July to September Quarter One 2021** [↓](#)**PURPOSE**

To provide an update on the progress of the Operational Plan 2021-2022 from 1 July to 30 September 2021.

**BACKGROUND**

The *Local Government Act 2009* requires Council to adopt an operational plan each year. The Operational Plan 2021-2022 (the Plan) is an important planning document which sets out how Council intends to implement the Corporate Plan *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

The Plan is structured to reflect the seven goals (themes) of the Corporate Plan, and outlines 30 catalyst project activities and 37 key initiative activities that are planned to be delivered in the 2021-2022 financial year.

The *Local Government Regulation 2012* 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 attached Operational Plan 2021-2022 Performance Report July to September Quarter One 2021 includes a progress and status update for each activity for catalyst projects and key initiatives outlined in the Plan.

The report provides commentary by exception on activity tasks that have a monitor or concern status. In addition, the report provides Key Activities and Highlights under each goal (theme) of the Corporate Plan and links to resources which provide further information and updates for the community.

The information in the report has been provided by the Council business area accountable for each activity.

The following summarises the status of the 67 activities outlined in the Plan:

On Track	61
Monitor	4
Concern	1
Completed	1
<b>Total</b>	<b>67</b>

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

This report has been prepared in compliance with section 174(3) of the *Local Government Regulation 2012* which 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 of not more than 3 months*”.

### **Risk Management**

The risk of not delivering the Plan is that Council does not achieve the commitments set out in the longer term Corporate Plan. Each activity has associated risks which are managed by the relevant area of Council.

### **Financial**

The Plan is funded from the 2021-2022 Annual Budget.

### **People**

Although delivery of the Plan itself is dependent on staff resources, there are no direct impacts on people resulting from this report.

### **Environmental**

Some activities within the Plan directly contribute to Council’s environmental commitments. However, this report does not have any direct environmental impacts.

### **Social**

Some activities within the Plan 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**

The Plan outlines activities against the seven goals (themes) in the Corporate Plan that Council plans to deliver in 2021-2022. As such, it is a key planning document and consistent with the Corporate Plan.

Council adopted its Corporate Plan on 16 December 2020, for commencement on 1 July 2021. The Corporate Plan provides Council with a framework for forward planning and future delivery of services and infrastructure.

This performance report is in response to Council’s Corporate Plan.

**CONSULTATION**

Consulted	Date	Comments
Office of CEO Head of People, Culture and Organisational Performance	October 2021	The activity progress and comments have been provided by the officers involved in delivering the particular activities within the Operational Plan 2021-2022.
Organisational Services General Manager Organisational Services	October 2021	The activity progress and comments have been provided by the officers involved in delivering the particular activities within the Operational Plan 2021-2022.
Community and Customer Services General Manager Community and Customer Services	October 2021	The activity progress and comments have been provided by the officers involved in delivering the particular activities within the Operational Plan 2021-2022.
Infrastructure and Operations General Manager Infrastructure and Operations	October 2021	The activity progress and comments have been provided by the officers involved in delivering the particular activities within the Operational Plan 2021-2022.

**OPTIONS****Option One**

That Council resolves to note the Operational Plan 2021-2022 Performance Report July to September Quarter One 2021, as attached to this report.

**Option Two**

That Council resolves to note this report and requests additional information.

**OFFICER'S RECOMMENDATION**

**That Council resolves to note the Operational Plan 2021-2022 Performance Report July to September Quarter One 2021, as attached to this report.**





# **Operational Plan 2021-2022**

## **Performance Report**

**July to September**  
**Quarter One (Q1)**



## Operational Plan Performance Reporting

The *Local Government Act 2009* requires Council to adopt an operational plan each year. The Operational Plan 2021-2022 (the Plan) is an important planning document which sets out how Council intends to implement the Corporate Plan 'Our Future Redlands – A Corporate Plan to 2026 and Beyond'.

The Plan is structured to reflect the seven goals (themes) of the Corporate Plan, and outlines 30 catalyst project activities and 37 key initiative activities that are planned to be delivered in the 2021-2022 financial year.

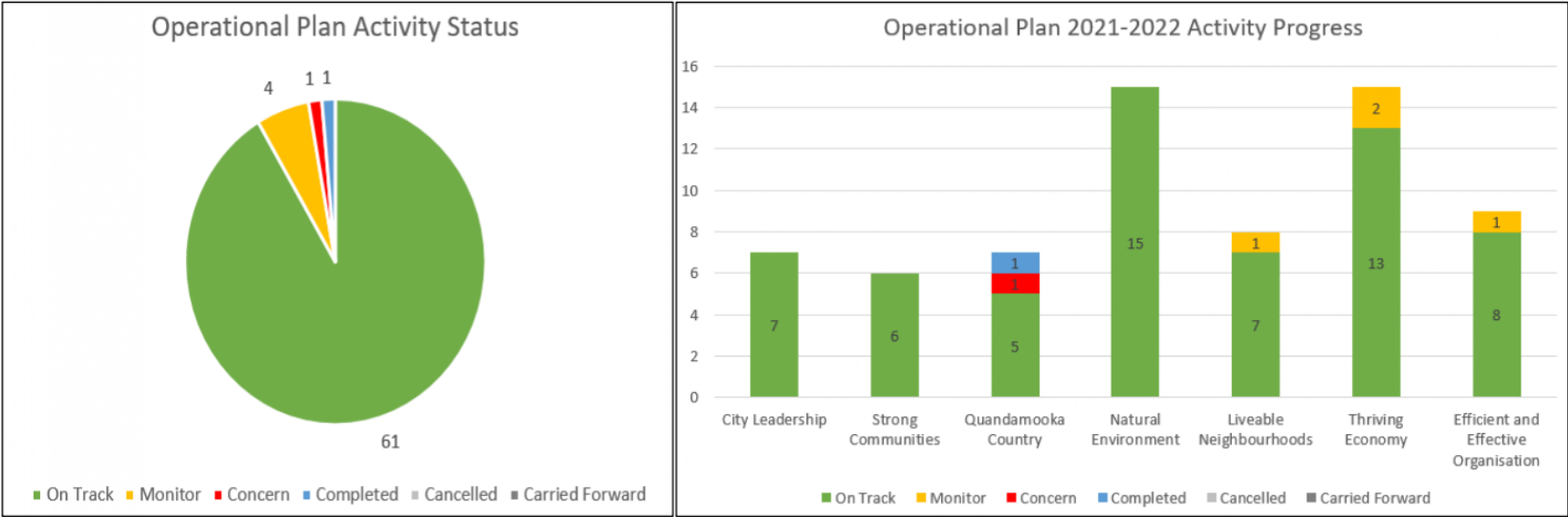
The *Local Government Regulation 2012* requires the Chief Executive Officer to present a written assessment of Council's progress towards implementing the annual operational plan at meetings of Council, at least quarterly.

The Operational Plan Quarterly Performance Report includes a progress and status update for each activity for catalyst projects and key initiatives outlined in the Plan. The report provides commentary by exception on activity tasks that have a monitor or concern status. In addition, the report provides Key Activities and Highlights under each goal (theme) of the Corporate Plan and links to resources which provide further information and updates for the community.

### What's in the Operational Plan 2021-2022?

Goals (Themes)	Catalyst Project Activities	2021-2026 Key Initiative Activities	Status Year to Date
 CITY LEADERSHIP	3	4	
 STRONG COMMUNITIES	3	3	
 QUANDAMOOKA COUNTRY	3	4	
 NATURAL ENVIRONMENT	4	11	
 LIVEABLE NEIGHBOURHOODS	4	4	
 THRIVING ECONOMY	8	7	
 EFFICIENT AND EFFECTIVE ORGANISATION	5	4	

Operational Plan 2021-2022 Activity Progress

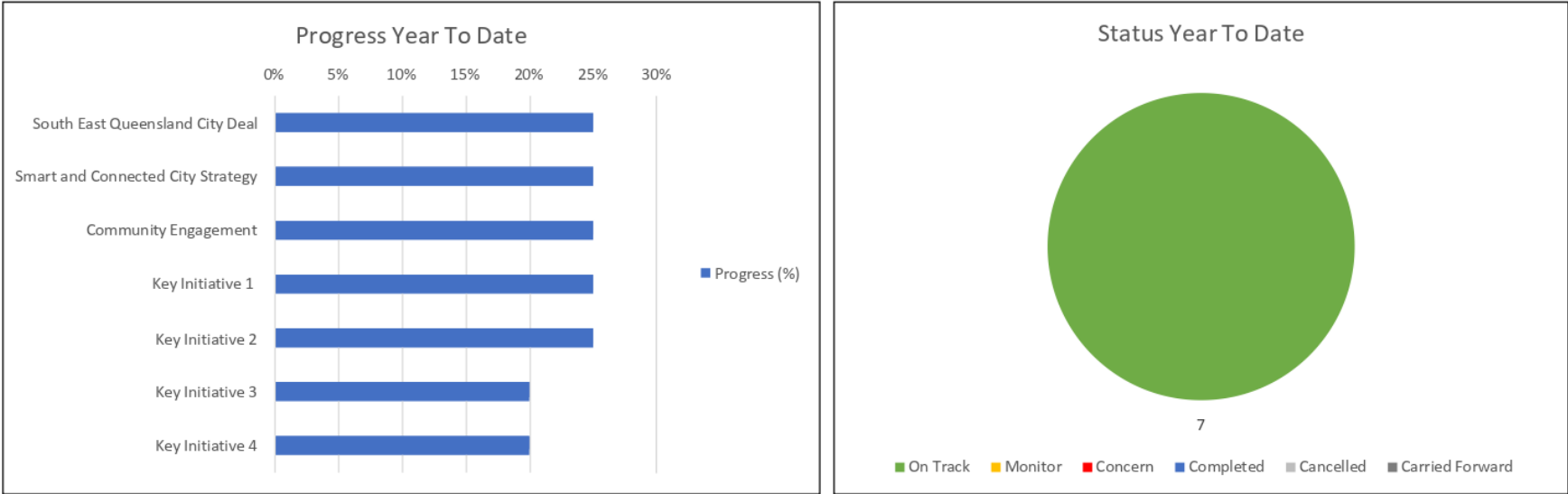


### Operational Plan 2021-2022 Activity Progress - Organisational Performance

Department/Key Accountable	On Track	Monitor	Concern	Completed	Cancelled	Carried Forward	Total
Office of the CEO	2	1	-	-	-	-	3
Community and Customer Services	30	-	-	-	-	-	30
Infrastructure and Operations	11	1	-	-	-	-	12
Organisational Services	18	2	1	1	-	-	22
<b>Total</b>	<b>61</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>67</b>

Group/Lead	On Track	Monitor	Concern	Completed	Cancelled	Carried Forward	Total
People, Culture and Organisational Performance	2	1	-	-	-	-	3
City Planning and Assessment	3	-	-	-	-	-	3
Community and Economic Development	15	-	-	-	-	-	15
Customer and Cultural Services	2	-	-	-	-	-	2
Environment and Regulation	10	-	-	-	-	-	10
City Assets	10	1	-	-	-	-	11
City Operations	1	-	-	-	-	-	1
Communications, Engagement and Tourism	6	-	-	1	-	-	7
Corporate Governance	6	-	1	-	-	-	7
Corporate Services	3	-	-	-	-	-	3
General Counsel	1	-	-	-	-	-	1
Office of the General Manager Organisational Services	1	2	-	-	-	-	3
Strategic Asset and Portfolio Management	1	-	-	-	-	-	1
<b>Total</b>	<b>61</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>67</b>




City Leadership





For details on City Leadership Key Initiatives 1-4 please see pages 7 to 9 of this attachment.

### City Leadership


**Catalyst Project CP1.1 South East Queensland City Deal** - Support agreement between the three levels of government to deliver investment in regionally transformative infrastructure which provides long term benefits for Redlands Coast.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP1.1.1 Represent Redlands Coast interests in the development and implementation of the South East Queensland City Deal.			Community and Economic Development	
a) Contribute through regional collaboration initiatives and targeted advocacy, including participation in Council of Mayors (SEQ) advocacy and economic development working groups.	Q1		25%	
b) Promote collaborative economic outcomes through participation in local government working groups.	Q1		25%	
c) Develop a Redlands Coast advocacy plan for key city building infrastructure.	Q1		25%	



**Catalyst Project CP1.2 Smart and Connected City Strategy** - Implement the Smart and Connected City Strategy to deliver smart local and regional solutions that improve the liveability, productivity and sustainability of the city.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP1.2.1 Enhance Redlands Coast liveability, sustainability and attractiveness as a place for business through smart and connected city initiatives.			Community and Economic Development	
a) Finalise and commence implementation of the Smart and Connected City Strategy.	Q1		25%	
b) Promote opportunities for driving innovation through initiatives for business and community.	Q1		25%	

**Catalyst Project CP1.3 Community Engagement** - Strengthen Council's internal capacity to undertake meaningful community engagement using a broad range of tools and deliver enhanced promotion of engagement activities.



Operational Plan 2021-2022 Activity			Progress	Commentary
CP1.3.1 Investigate Council's capacity to deliver meaningful engagement.			Communication, Engagement and Tourism	
a) Review internal engagement processes, resources, skills and budget requirements.	Q1		25%	

**Key Initiative KI1.1 Key Initiative 1** - Improve ways of engaging with our community to encourage diverse participation in local decision making, and co-design of community outcomes.



Operational Plan 2021-2022 Activity			Progress	Commentary
KI1.1.1 Investigate new and improved ways of engaging with the Redlands Coast community.			Communication, Engagement and Tourism	
a) Review engagement activities delivered across Council and other agencies including engagement models and innovations.	Q1		25%	
b) Implement improved engagement activities.	Q1		25%	



**Key Initiative KI1.2 Key Initiative 2** - Improve communication with our community to increase awareness and transparency around Council operations.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI1.2.1 Investigate new and improved ways of communicating with the Redlands Coast community.			Communication, Engagement and Tourism	
a) Review communication processes, resources and skills including market researching best practice and innovative processes being utilised by other organisations.	Q1		25%	
b) Implement improved communication activities.	Q1		25%	

**Key Initiative KI1.3 Key Initiative 3** - Develop a strategic framework to guide Council's advocacy efforts with both the Commonwealth and State Governments for the betterment of Redlands Coast.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI1.3.1 Develop a strategic framework to guide Council's advocacy efforts with other governments.			Corporate Governance	
a) Define the project scope, key milestones and identify resourcing required.	Q1		20%	
b) Develop a process and criteria for nominating key projects and initiatives to be included in Council's advocacy framework.	Q1		20%	



**Key Initiative KI1.4 Key Initiative 4** - Advocate for all islands to be recognised as a regional status to create greater funding opportunities.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI1.4.1 Undertake research to support advocacy efforts for all islands to be recognised as a regional status.			Corporate Governance	
a) Conduct a needs assessment for our island communities.	Q1	●	20%	
b) Analyse island eligibility for State and Federal regional and remote grant allocations.	Q1	●	20%	
c) Identify specific projects and initiatives that would benefit from State and Federal regional funding.	Q1	●	20%	

### City Leadership - Key Activities and Highlights

**Investigate Council's capacity to deliver meaningful engagement.**

Council continued to review its community engagement processes, resources, capacity and functions to identify opportunities for continuous improvement and best practice standards.

**Undertake research to support advocacy efforts for all islands to be recognised as a regional status.**

Brief scope drafted and implementation meeting scheduled to review existing data and identify gaps.

**Investigate new and improved ways of engaging with the Redlands Coast community.**

Council reviewed its engagement processes and methods for all major community engagements that occurred in the quarter and implemented formal mechanisms for capturing participant satisfaction with engagement processes and sharing project good news. Participant submission experience was improved through use of industry best practice form creation software. Council participated in the International Association of Public Participation professional development events to review engagement activities and innovations delivered across other agencies.

**Investigate new and improved ways of communicating with the Redlands Coast community.**

A review of communication systems and processes is currently being finalised.

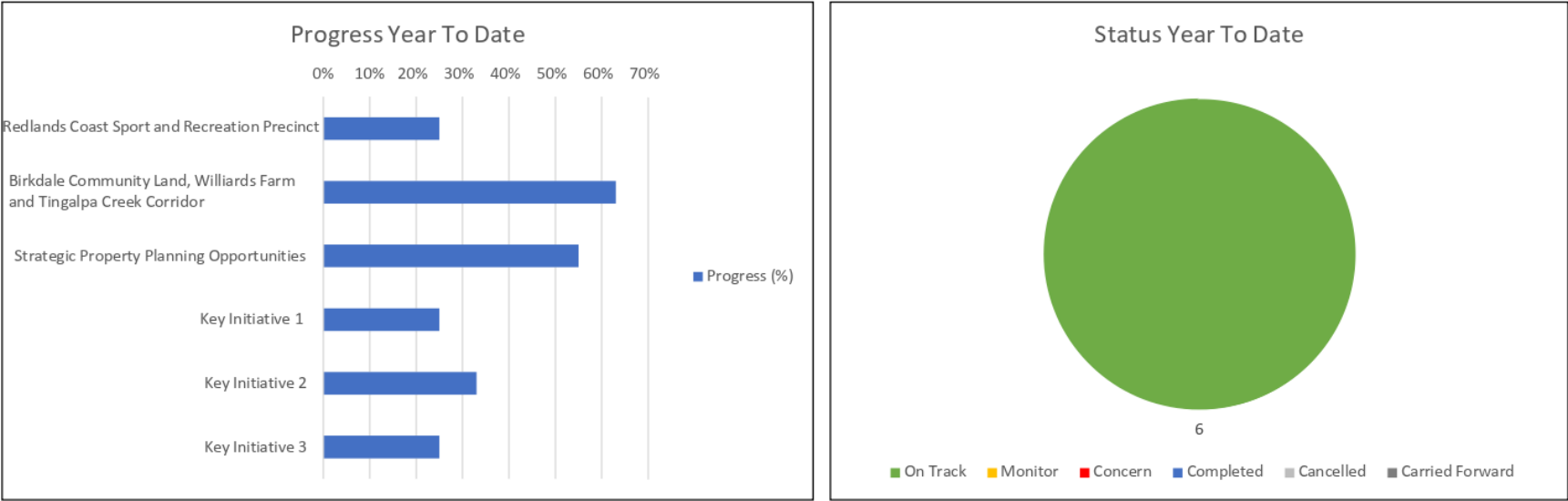
**Enhance Redlands Coast liveability, sustainability and attractiveness as a place for business through smart and connected city initiatives.**

Work continued to finalise the draft Redlands Coast Smart and Connected City Strategy.

**Develop a strategic framework to guide Council's advocacy efforts with other governments.**

Initial scoping of advocacy needs has begun, including analysis of existing advocacy frameworks across other Councils and internal discussions to identify key advocacy projects.



Strong Communities





For details on Strong Communities Key Initiatives 1-3 please see pages 13 to 15 of this attachment.

### Strong Communities



**Catalyst Project CP2.1 Redlands Coast Sport and Recreation Precinct** - Progress Council's staged master-plan including sporting fields, club buildings, car parking, cycling tracks, recreation trails and spaces to play and explore.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP2.1.1 Plan for effective sport and recreation at Heinemann Road, Redland Bay.			City Assets	
a) Continue to develop the Redlands Coast Regional Sport and Recreation Precinct through preliminary design and construction programming.	Q1		25%	
b) Commence implementing the action plan.	Q1		25%	





**Catalyst Project CP2.2 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.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP2.2.1 Create a shared vision for the end use of Birkdale Community Land, Willards Farm and the Tingalpa Creek Corridor.			Environment and Regulation	
a) Develop a shared vision for the Birkdale Community Precinct, based on the previous community consultation process.	Q1		100%	
b) Commence development of the draft Birkdale Community Precinct master-plan and planning for future community consultation on the master-plan for the Precinct.	Q1		25%	

**Catalyst Project CP2.3 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.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP2.3.1 Generate enhanced community outcomes through strategic alignment and transitioning of Council's property portfolio.			Environment and Regulation	
a) Complete Council's strategic property framework.	Q1		65%	
b) Complete investigations into options for industrial land on Macleay Island.	Q1		45%	

**Key Initiative KI2.1 Key Initiative 1 - Stronger Communities Strategy** – Implement the Stronger Communities Strategy and Action Plans to help ensure the city has services and social infrastructure to support the health and wellbeing of people of all ages and abilities.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI2.1.1 Undertake planning and implement initiatives that support community wellbeing and build community resilience, and investigate new and improved ways of engaging with the Redlands Coast community.			Community and Economic Development	
a) Finalise and commence implementation of the Redlands Coast Stronger Communities Strategy 2021-2041.	Q1		25%	
b) Implement the Redlands Coast Age-friendly Action Plan 2021-2026.	Q1		25%	
c) Develop the Redlands Coast Youth Action Plan 2022-2027.	Q1		25%	
d) Develop the Redlands Coast Community Facilities Action Plan 2022-2027.	Q1		25%	

e) Deliver initiatives that target vulnerabilities and build community capacity and resilience.	Q1	●	25%	
f) Deliver the Grants and Sponsorship Program to achieve strong community investment outcomes.	Q1	●	25%	
g) Deliver initiatives that aim to reduce crime and improve community safety.	Q1	●	25%	

**Key Initiative KI2.2 Key Initiative 2** - Develop and deliver initiatives to recognise and celebrate our local heritage and diverse cultures through the arts and events that promote connectivity.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI2.2.1 Develop and deliver initiatives to recognise and celebrate our local heritage and diverse cultures through the arts and events that promote connectivity.			Customer and Cultural Services	
a) Revise Council's cultural policy to align with Our Future Redlands – A Corporate Plan to 2026 and Beyond.	Q1	●	25%	
b) Engage the Redlands Coast creative community to develop a one to five year culture plan.	Q1	●	25%	
c) Review the Redland Performing Arts Centre and Redland Art Gallery facility and site utilisation in the delivery of arts activities and events.	Q1	●	50%	

**Key Initiative KI2.3 Key Initiative 3** - Advocate for lifelong learning and capacity building opportunities to enable social, cultural and economic participation and enhance productivity.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI2.3.1 Collaborate with schools, tertiary education providers, businesses, industries and communities to advance education opportunities in Redlands Coast.			Community and Economic Development	
a) Continue to facilitate and develop employment and training initiatives for Indigenous and island residents.	Q1	●	25%	
b) Advocate for education investment opportunities and initiatives from the Education and Training Network.	Q1	●	25%	
c) Continue to explore higher education models and options.	Q1	●	25%	
d) Continue to investigate the development of a Centre of Excellence in Education for the Ageing.	Q1	●	25%	
e) Investigate opportunities and feasibility to develop an international education cluster and partnerships with international institutes.	Q1	●	25%	

### Strong Communities - Key Activities and Highlights

**Undertake planning and implement initiatives that support community wellbeing and build community resilience, and investigate new and improved ways of engaging with the Redlands Coast community.**

The draft Redlands Coast Stronger Communities Strategy was reviewed by Council and its structure revised to better inform development of key action plans. Implementation of Year One of the Redlands Coast Age-friendly Action Plan 2021-2026 commenced. Vulnerable groups in the local community were identified and connected to support services to improve wellbeing and help build resilience in times of crisis. The Community Grants Program was promoted, with applications assessed from a diverse range of community and recreational organisations seeking funding.

**Create a shared vision for the end use of Birkdale Community Land, Willards Farm and the Tingalpa Creek Corridor.**

Following community consultation, Council adopted the Birkdale Community Precinct Vision in August 2021. Council has received a regional ecosystem review report and an environmental early works and social land management plan to assist with preliminary environmental works on the site and in preparation for the master-plan.

**Plan for effective sport and recreation at Heinemann Road, Redland Bay.**

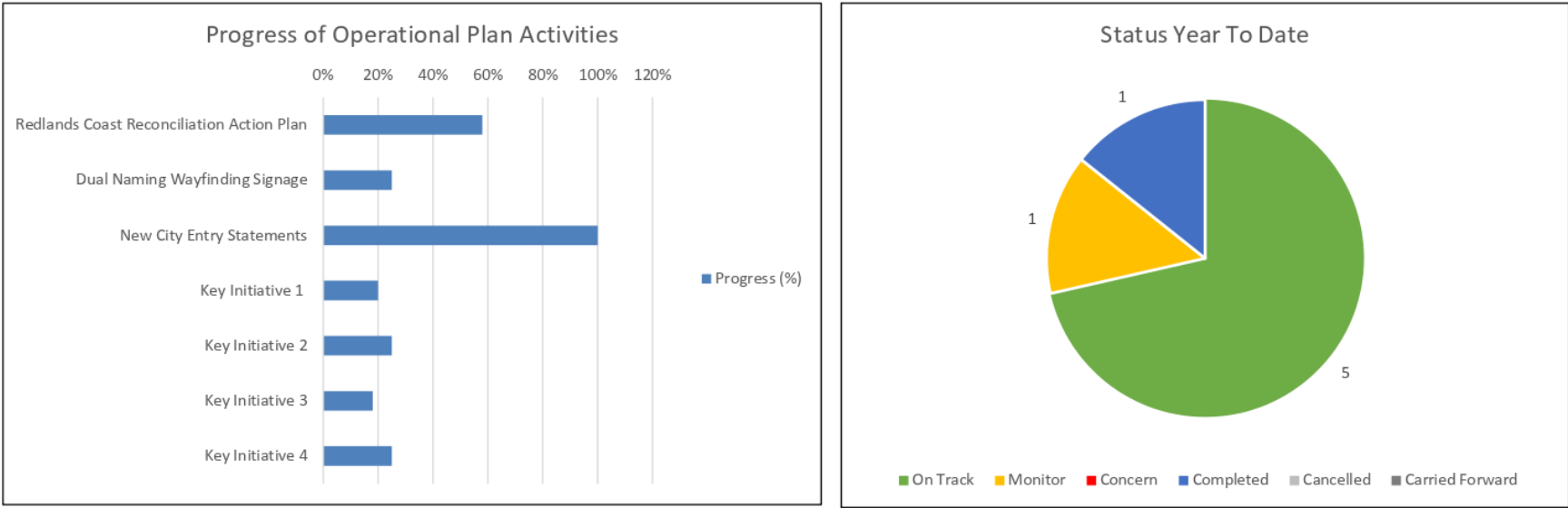
Developed and released tender documentation for the Preliminary and Detailed Design of the Redlands Coast Sport and Recreation Precinct. Conducted procurement evaluations and contract was awarded to the successful tenderer. Collaboration occurred with key community and primary tenant clubs. Briefs are underway for additional consultancies and peer reviews of various specialist elements of the design, such as field lighting and irrigation.

**Generate enhanced community outcomes through strategic alignment and transitioning of Council's property portfolio.**

Council's Strategic Property Framework has received endorsement from internal stakeholders and Councillors. Council continued to engage with stakeholders to explore opportunities for industrial land on Macleay Island.





Quandamooka Country




For details on Quandamooka Country Key Initiatives 1-4 please see pages 19 to 21 of this attachment.

### Quandamooka Country


**Catalyst Project CP3.1 Redlands Coast Reconciliation Action Plan** - Progress our reconciliation journey through the development of an externally facing Redlands Coast Reconciliation Action Plan.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP3.1.1 Implement and establish reconciliation action plans.			Corporate Governance	
a) Continue to implement the Kanara Malara - One People 2019-2021 Redland City Council Reconciliation Action Plan.	Q1		90%	
b) Develop an externally facing Redlands Coast reconciliation action plan through Reconciliation Australia.	Q1		25%	




**Catalyst Project CP3.2 Dual Naming Wayfinding Signage** - Progress roll-out of dual naming wayfinding signage across the Redlands Coast that incorporates Quandamooka Jandai language.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP3.2.1 Develop a dual naming policy for Council.			Corporate Governance	
a) Investigate and research other local governments in Australia that have dual naming protocols for local Indigenous languages.	Q1		25%	



**Catalyst Project CP3.3 New City Entry Statements** - Installation of new city entry statements that include acknowledgement of Quandamooka Country.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP3.3.1 Deliver City Entry Statements.			Communication, Engagement and Tourism	
a) Promote the installation of six new City Entry Statements across Redlands Coast.	Q1		100%	


**Key Initiative KI3.1 Key Initiative 1** - Work closely with the Traditional Owners of much of Redlands Coast, the Quandamooka People, and representative body Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC), to foster a positive, mutually respectful working relationship.


Operational Plan 2021-2022 Activity			Progress	Commentary
KI3.1.1 Support delivery of Indigenous Land Use Agreement (ILUA) commitments.			Corporate Governance	
a) Manage Council's commitments under the ILUA by coordinating with the ILUA Consultative Committee and Protecting Sea, Land and Environment Committee.	Q1		10%	Despite a number of attempts to arrange meetings of the Consultative Committee and Protecting Sea, Land & Environment Committee, this commitment has not been able to be met due to the unavailability of key QYAC personnel. Attempts by Council to meet with QYAC will continue to be made.
b) Monitor progress of ILUA activities delivered by key internal stakeholders and report to Council's Executive Leadership Team quarterly.	Q1		25%	
c) Continue to work collaboratively with Quandamooka Yoolooburrabee Aboriginal Corporation.	Q1		25%	


**Key Initiative KI3.2 Key Initiative 2** - Continue to improve Council's capacity to deliver positive outcomes for the Traditional Owners of much of Redlands Coast, the Quandamooka People, and all Aboriginal and Torres Strait Islander people living on Redlands Coast, through policy as well as cultural awareness and heritage training for elected representatives and Council employees.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI3.2.1 Implement culturally appropriate protocols and promote traditional knowledge.			Corporate Governance	
a) Implement and monitor cultural heritage and cultural awareness training to employees and elected members.	Q1		25%	
b) Promote cultural awareness to staff and celebrate Quandamooka and Aboriginal and Torres Strait Islander culture through key events such as the National Aborigines and Islanders Day Observance Committee (NAIDOC) and National Reconciliation Week.	Q1		25%	


**Key Initiative KI3.3 Key Initiative 3** - Work with the Quandamooka People to promote respect and understanding of Quandamooka culture and Native Title within the Redlands Coast community.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI3.3.1 Engage key stakeholders for the preparation of the determination of Native Title on the Redlands Coast mainland.			Corporate Governance	
a) Work with Traditional Owners and the Queensland Government on Native Title claim requirements.	Q1		15%	Council has undertaken preparatory work in relation to the mainland Native Title Claim. This has involved the identification of over 1,100 parcels of land currently under Council's control or with Council assets built thereon. An initial meeting between Council and the claimants has taken place during the reporting period.

Operational Plan 2021-2022 Activity			Progress	Commentary
K13.3.1 Engage key stakeholders for the preparation of the determination of Native Title on the Redlands Coast mainland.			Corporate Governance	
b) Develop a mainland Indigenous Land Use Agreement for both Traditional Owner groups.	Q1		5%	No progress on the development of the ILUA at the time of reporting due to extended Court timetable for the two Mainland Native Title Applications.

K13.3.2 Promote Quandamooka culture and information to improve understanding of Native Title.			Communication, Engagement and Tourism	
a) Provide information through Council's communication channels including Our Redlands magazine, social media and website.	Q1		25%	

**Key Initiative K13.4 Key Initiative 4** - Work collaboratively with the Quandamooka People to help achieve a positive future for NorthStradbroke Island/Minjerribah post sandmining, including advocacy for local planning.

Operational Plan 2021-2022 Activity			Progress	Commentary
K13.4.1 Strengthen the local North Stradbroke Island (Minjerribah) economy.			Community and Economic Development	
a) Engage with key stakeholders on Minjerribah to identify and deliver initiatives to strengthen the local economy.	Q1		25%	

### Quandamooka Country - Key Activities and Highlights

**Deliver City Entry Statements.**

Council installed six new roadside entry signs to promote the Redlands Coast brand and our location on Quandamooka Country. The entry signs were promoted to the Redlands Coast Tourism Sub-Committee.

**Promote Quandamooka culture and information to improve understanding of Native Title.**

Council promoted Quandamooka culture information in the Our Redlands Coast magazine spring edition. Where known, Jandai dual names were included in fortnightly print and digital advertising and on Council's website. Quandamooka elders were invited to present Welcome to Country at Council delivered events which included information and education about native title.

**Implement and establish reconciliation action plans.**

Council continued to implement actions in the Kanara Malara - One People 2019-2021 Internal Redland City Council Reconciliation Action Plan. The Plan has 55 actions and 50 of these have been completed. Council has registered with Reconciliation Australia to develop an external reconciliation action plan.

**Develop a dual naming policy for Council.**

Research into the legalities and operation of a dual naming policy commenced in quarter one.

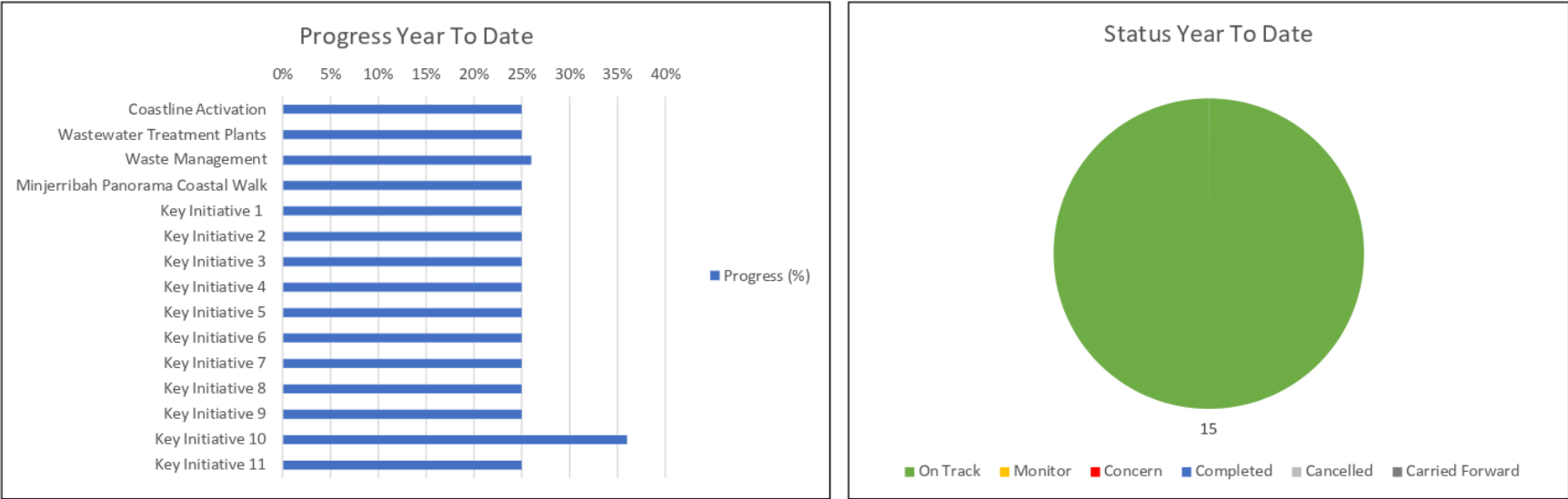
**Implement culturally appropriate protocols and promote traditional knowledge.**

Council celebrated National Aborigines and Islanders Day Observance Committee (NAIDOC) week holding many events in recognition of the week. There were 17 Council employees nominated as NAIDOC Ambassadors. Council's cultural awareness training program has been recognised as a finalist in the category of Best Diversity and Inclusion Program in the Australian Institute of Training and Development Excellence Awards 2021. Council continued to run Indigenous cultural training and information sessions within the organisation.

**Support delivery of Indigenous Land Use Agreement (ILUA) commitments.**

Council continued to manage the ILUA sub-committees and monitor progress of ILUA activities. The quarter four ILUA report for 2020-2021 was presented to the Executive Leadership Team in July 2021.


Natural Environment





For details on Natural Environment Key Initiatives 1-11 please see pages 26 to 32 of this attachment.

### Natural Environment

**Catalyst Project CP4.1 Coastline Activation** - Finalise a strategy to activate the Redlands coastline, including Cleveland Point land access improvements and other landside improvements across the city, to encourage appreciation, recreation and utilisation of our unique natural bay and creek waterfront spaces and places.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP4.1.1 Commence scoping a strategy to activate the Redlands Coast coastline.			Environment and Regulation	
a) Establish a working group for pre-planning of the strategy.	Q1		25%	

**Catalyst Project CP4.2 Wastewater Treatment Plants** - Develop a strategy to review opportunities associated with Council's wastewater treatment plants including new forms of energy.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP4.2.1 Develop an overall strategy for wastewater treatment plants.			City Assets	
a) Review release to environment requirements based on proposed strategy options for treatment plants.	Q1		25%	
b) Finalise the strategy based on preferred options for treatment plants.	Q1		25%	






**Catalyst Project CP4.3 Waste Management** - Participate in the development of a regional waste plan, and develop a local Waste Recycling and Reduction Plan to move towards a zero waste future.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP4.3.1 Participate in the development of a regional waste plan.			City Assets	
a) Continue to participate in regional forums.	Q1	●	25%	
CP4.3.2 Develop a local waste recycling and reduction plan to move towards a zero waste future.			City Assets	
a) Consolidate community feedback and finalise the plan.	Q1	●	30%	
b) Seek Council endorsement of the plan.	Q1	●	25%	
c) Implement actions from the plan.	Q1	●	25%	


**Catalyst Project CP4.4 Minjerribah Panorama Coastal Walk** - Progress next stages of this unique connection to enhance visitors' experiences, by harnessing key views and completing a safe pedestrian link between Point Lookout Village and Cylinder Beach.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP4.4.1 Plan for the Minjerribah Panorama Coastal Walk Project on North Stradbroke Island (Minjerribah).			City Assets	
a) Continue to deliver stages of Minjerribah Panorama Coastal Walk works.	Q1	●	25%	

**Key Initiative KI4.1 Key Initiative 1** - Continue to target rehabilitation, regeneration and habitat management works in key priority areas, based on strategic mapping and research through the delivery of the Redlands Wildlife Connections Action Plan.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.1.1 Implement the Wildlife Connections Action Plan 2018-2023.			Environment and Regulation	
a) Improve corridor habitat by identifying strategic areas for native vegetation planting, threat management and extension programs in identified corridor gaps and pinch points.	Q1		25%	
b) Reduce impacts on corridors by enhancing buffers on freehold land and supporting landholders in creating buffers of native vegetation to reduce the risk of edge effects along priority corridors.	Q1		25%	
c) Reduce impacts on corridors by reviewing conservation land acquisition priorities.	Q1		25%	

**Key Initiative KI4.2 Key Initiative 2** - Deliver Council's Koala Conservation Strategy and review and update the Koala Conservation Action Plan to commit to proactively preserve our koala population.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.2.1 Implement the Koala Conservation Strategy 2016 and review the Koala Conservation Action Plan 2016-2021.			Environment and Regulation	
a) Continue to collaborate with research bodies, government agencies and the Redlands Coast community to develop a robust understanding of koala population, health, ecology and movement to inform and strengthen koala conservation planning.	Q1		25%	

b) Continue to support the creation of a connected, high quality network of koala habitats capable of supporting a long term, viable and sustainable population of koalas.	Q1	●	25%	
c) Manage the impacts of threatening processes on koala populations by undertaking on-ground works that reduce koala mortality.	Q1	●	25%	
d) Increase understanding, connection to and participation in koala conservation actions and behaviours with the Redlands Coast community.	Q1	●	25%	
e) Review the Koala Conservation Action Plan 2016.	Q1	●	25%	

**Key Initiative KI4.3 Key Initiative 3** - Partner with the community to manage fire risk through Council's fire management program.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.3.1 Implement Council's fire management program.			City Operations	
a) Plan and review key areas for mitigation of fire risk rate and carry out maintenance programs as required.	Q1	●	25%	Fire risk management activities have included planned burns and vegetation management in fire access trails and community engagement sessions.
b) Continue to deliver community education events.	Q1	●	25%	


**Key Initiative KI4.4 Key Initiative 4** - Explore and implement opportunities to proactively reduce Council's carbon footprint.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.4.1 Explore and implement opportunities to proactively reduce Council's carbon footprint.			Environment and Regulation	
a) Continue to maintain and improve Council's carbon and energy dashboard.	Q1	●	25%	
b) Continue to investigate renewable energy opportunities on Council buildings.	Q1	●	25%	
c) Deliver information promoting sustainable living options including alternative energy usage to the Redlands Coast community.	Q1	●	25%	



**Key Initiative KI4.5 Key Initiative 5** - Continue to implement the Coastal Hazard Adaptation Strategy to proactively manage the impact of climate change on our foreshores.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.5.1 Implement the Coastal Hazards Adaptation Strategy across Redlands Coast.			City Assets	
a) Continue to implement actions in accordance with the Strategy including coastal monitoring and protection work.	Q1	●	25%	
b) Implement knowledge sharing actions recommended in the Strategy including working with community groups, providing fact sheets and collaborating with infrastructure providers.	Q1	●	25%	
c) Embed hazard modelling in asset management practices across relevant asset classes.	Q1	●	25%	


**Key Initiative KI4.6 Key Initiative 6** - Support the transition to a circular economy for waste and participate in regional collaboration and other partnership opportunities to improve resource efficiency.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.6.1 Continue to implement the Sub Regional Waste Procurement Process.			City Assets	
a) Continue as part of the external working group and provide status updates.	Q1		25%	Council collaboration with working group on procurement process.

**Key Initiative KI4.7 Key Initiative 7** - Partner with Seqwater and other water service providers to contribute to the development of the Water for SEQ Plan – an integrated plan for water cycle management in South East Queensland, supporting drought preparedness for the region.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.7.1 Partner with Seqwater and other water service providers.			City Assets	
a) Continue participation with Seqwater and other water service providers in regular forums.	Q1		25%	
b) Contribute to the development of the Water for South East Queensland: Planning for our future Annual Report 2021.	Q1		25%	

**Key Initiative KI4.8 Key Initiative 8** - Deliver the Redlands Coast Biosecurity Plan to proactively manage the impacts to Redlands Coast environmental assets and community lifestyle posed by biosecurity risks.








Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.8.1 Deliver the Redlands Coast Biosecurity Plan 2018-2021.			Environment and Regulation	
a) Prevent and detect invasive biosecurity matter.	Q1		25%	

b) Promote awareness and education of biosecurity and pest management.	Q1	●	25%	
c) Manage systems to provide effective pest control and enforcement activities.	Q1	●	25%	


**Key Initiative KI4.9 Key Initiative 9** - Work with the community to provide education opportunities to support, enhance and encourage environmental understanding and grow environmental connections.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.9.1 Provide education opportunities to the Redlands Coast community to support, enhance and encourage environmental understanding and grow environmental connections.			Environment and Regulation	
a) Develop and deliver a wildlife education program through scheduled workshops, events, social media and online resources which includes endangered, threatened and iconic species.	Q1	●	25%	
b) Deliver the IndigiScapes workshop and event schedule to align with environmental strategies and plans, and respond to the community.	Q1	●	25%	
c) Provide extension services with private land owners and the community in accordance with identified priority areas.	Q1	●	25%	
d) Deliver community Bushcare programs in identified priority areas.	Q1	●	25%	

**Key Initiative KI4.10 Key Initiative 10** - Implement programs to address the impacts of land uses on waterways by delivering a coordinated approach to catchment management.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.10.1 Implement waterway catchment management programs.			Environment and Regulation	
a) Finalise the Redlands Coast Bay and Creeks Plan.	Q1		100%	
b) Contribute to the Lower Brisbane - Redlands Coastal Catchment Action Plan 2018-2021.	Q1		25%	
c) Participate in relevant partnerships and networks that foster catchment management and improved water quality.	Q1		25%	
d) Undertake catchment water quality monitoring.	Q1		25%	
e) Monitor recreational water quality.	Q1		25%	
f) Respond to and investigate customer service requests for erosion and sediment control matters.	Q1		25%	
g) Monitor compliance with development approvals for sediment and erosion control matters.	Q1		25%	

**Key Initiative KI4.11 Key Initiative 11** - Partner with industry leaders to investigate alternative sources of energy that provide environmental, community and economic benefits.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI4.11.1 Support initiatives that advance alternative sources of energy for Redlands Coast.			Community and Economic Development	
a) Investigate opportunities to advance a green hydrogen economy for Redlands Coast.	Q1		25%	

b) Facilitate partnerships with industry and all levels of government to externally fund green hydrogen projects.	Q1	●	25%	
c) Promote opportunities to partner with governments, industry and research sectors on green energy initiatives to secure economic, environmental and social opportunities for Redlands Coast.	Q1	●	25%	



### Natural Environment - Key Activities and Highlights

**Deliver the Redlands Coast Biosecurity Plan 2018-2021.**

To prevent and detect invasive biosecurity matter, 210 properties were visited and inspected (626 hectares). As a result, 22 advisory notices were issued for declared plants, four General Biosecurity orders issued, and three Biosecurity orders relating to declared plants. Council removed seven prohibited plants from properties. To increase awareness and education of biosecurity and pest management, Council participated in two market stalls and a community education event on Karragarra Island. Information on declared weeds was provided to local produce stores throughout Redlands Coast.

**Develop a local waste recycling and reduction plan to move towards a zero waste future.**

Council initiated the coordination of community consultation responses and the new draft State Organics Action Plan, supporting finalisation of the Waste Reduction and Recycling Plan 2012-2025.

**Plan for the Minjerribah Panorama Coastal Walk Project on North Stradbroke Island (Minjerribah).**

Works on Stage 1 of the Minjerribah Panorama Coastal Walk link at Point Lookout, North Stradbroke Island/Minjerribah have progressed and are nearing completion. Stage 2 planning and procurement has commenced.

**Implement the Koala Conservation Strategy 2016 and review the Koala Conservation Action Plan 2016-2021.**

A review of the Koala Conservation Action Plan 2016 is underway.

**Continue to implement the Sub Regional Waste Procurement Process.**

Council continued to collaborate with the working group to progress the Sub Regional Waste Procurement Process.

**Implement Council's fire management program.**

Community engagement and communication activities such as meetings, training, and educational/information sessions were delivered at various locations. Participation in these activities has included community champions, Council, specific property owners and also the general public. Fire risk management activities undertaken have included planned burns, post-burn weed management and proactive slashing. Vegetation management in fire access trails has also occurred across the mainland and Southern Moreton Bay Islands.

**Provide education opportunities to the Redlands Coast community to support, enhance and encourage environmental understanding and grow environmental connections.**

The Get Grubby program, which supports educators, families and children to learn more about sustainable living options, was launched in September 2021. Through the program, educators and families can access 10 units that are supported by a range of activity and experience kits. School holiday programs in July and September 2021 included native bee workshops, geckoes wildlife with Ranger Stacey, marine biologist for a day workshop with Ocean Life Education, big bang science, nature photography, STEAM based nature inspired creative workshops, sustainable fashion workshop, outdoor nature plan and citizen science (iNaturalist). Council's Eco Market was also held in September 2021. The re-scheduled National Tree Day planting was held at IndigiScapes. The planting attracted 68 volunteers, who successfully planted 1,700 native plants in two hours.

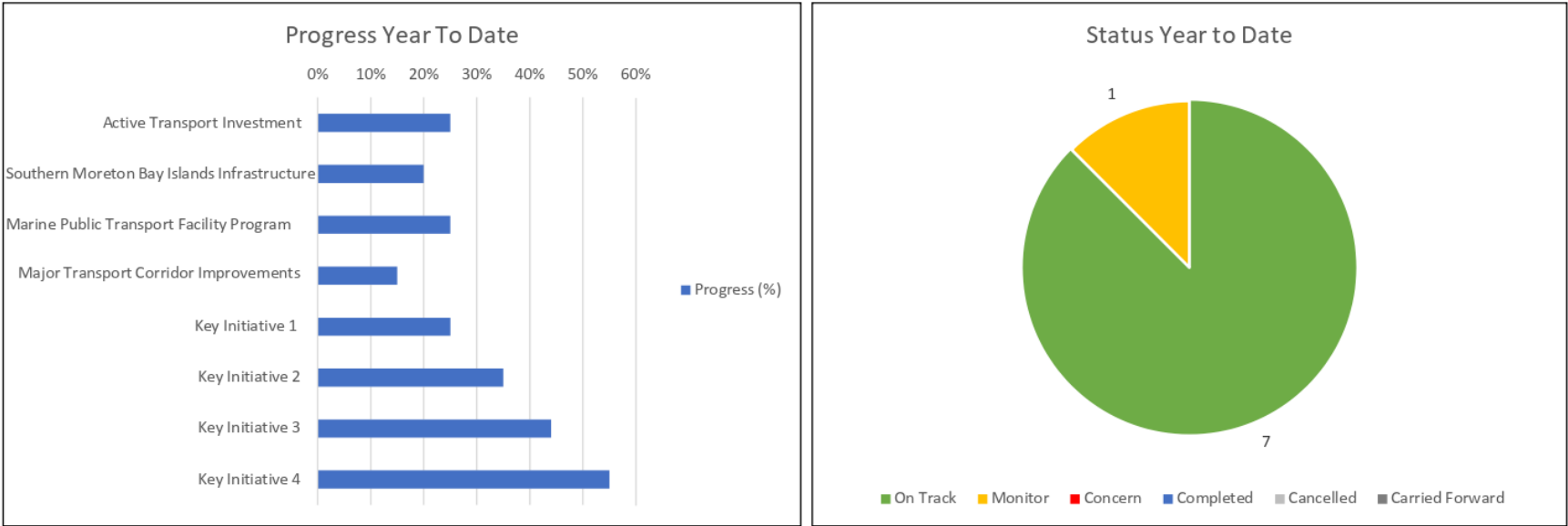
**Implement the Wildlife Connections Action Plan 2018-2023.**

Council's Community Bushcare team and volunteers promoted weed awareness at the annual Trees for Weed events, held on Saturday 18 September 2021 at the Bay Islands and North Stradbroke Island (Minjerribah), with residents invited to exchange weeds for native plants. More than 720 plants were handed out across the islands to the community in interactive community education events that highlighted two weeds; Singapore Daisy and ground Asparagus, and promoted the benefits of native plants. Council has commenced development of a Redlands Coast Flying-Fox Management Plan to manage an ecologically sustainable approach to flying-foxes across the City. Through Council's Environmental Partnerships Program, a community education workshop was held in September 2021. Officers presented information about common weeds found in Redlands Coast, and provided a field demonstration on weeding techniques.

**Implement waterway catchment management programs.**

Waterway catchment management programs received 52 customer requests for investigations into potential contaminate release and dust concerns. 27 investigations were concluded, with 25 remaining open for ongoing monitoring. 15 proactive investigations were raised in the quarter, with 12 currently under routine monitoring. Council's recreational water quality monitoring is conducted monthly in winter (April – September) and fortnightly during summer months (October – March) on sites located across the mainland and islands. Since the start of the financial year five routine samples have been collected at each of the recreational water quality sites throughout Redlands Coast.




Liveable Neighbourhoods




For details on Liveable Neighbourhoods Key Initiatives 1-4 please see pages 38 to 40 of this attachment.

### Liveable Neighbourhoods



**Catalyst Project CP5.1 Active Transport Investment** - Pivot Council's existing transport expenditure to deliver a step-change in active transport connectivity across the city, through improving cycling and pedestrian facilities.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP5.1.1 Continue to provide transport connectivity across Redlands Coast by improving cycling and pedestrian facilities.			City Assets	
a) Develop capital works program planning to improve connectivity of footpaths and cycleways.	Q1		25%	
b) Deliver the capital works program to construct footpaths and cycleways.	Q1		25%	
c) Continue to advocate with funding partners to align existing and future projects to targeted funding opportunities.	Q1		25%	


**Catalyst Project CP5.2 Southern Moreton Bay Islands Infrastructure** - Consolidate existing plans and strategies to develop a roadmap to improve infrastructure on the islands.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP5.2.1 Consolidate existing plans and strategies for infrastructure across the Southern Moreton Bay Islands.			City Assets	
a) Define the project scope and identify resourcing required to consolidate strategies and plans from a planning, social, infrastructure and environmental perspective.	Q1		20%	

**Catalyst Project CP5.3 Marine Public Transport Facility Program** - Progress the upgrade of the four Southern Moreton Bay Islands ferry terminals and review development opportunities both on adjoining land and through the repurposing of existing structures for recreational purposes.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP5.3.1 Deliver Southern Moreton Bay Island jetty upgrades in partnership with the Queensland Government.			City Assets	
a) Collaborate with the Queensland Government to deliver stages of nominated sites.	Q1		25%	
b) Monitor project progression including expenditure of the overall project.	Q1		25%	

**Catalyst Project CP5.4 Major Transport Corridor Improvements** - Including Wellington Street and Panorama Drive Upgrade Program – Deliver Stage 1 of the multi-stage upgrade of this major transport corridor.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP5.4.1 Deliver the Wellington Street and Panorama Drive Upgrade Program Stage 1 in partnership with the Federal Government.			City Assets	
a) Complete service relocations and commence civil construction works.	Q1		15%	Planning for service relocations has been completed, on-site works have not commenced and expect to release multi-year construction tender to market in late quarter two.





**Key Initiative KI5.1 Key Initiative 1** - Undertake planning to create attractive and vibrant city centres where people can live and work locally.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI5.1.1 Leverage the centres management approach to support mixed-use centres that provide opportunities for living and working locally.			Community and Economic Development	
a) Identify development and investment opportunities.	Q1	●	25%	
b) Coordinate local activity to improve and promote liveability of centres.	Q1	●	25%	




**Key Initiative KI5.2 Key Initiative 2** - Develop a framework for an ongoing local area planning program to provide solutions to meet the specific needs of individual local areas and support their unique character and identity.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI5.2.1 Develop a framework for an ongoing local area planning program.			City Planning and Assessment	
a) Define local area planning, identify key locations that require finer grade planning, establish a level of significance and priority, and prepare a work program.	Q1	●	25%	
b) Commence a statutory review of the Local Government Infrastructure Plan.	Q1	●	25%	
c) Continue collaboration and input into the review of planning provisions for the City's canal and lakeside estates.	Q1	●	25%	
d) Finalise Major Amendment 05/19 – South West Victoria Point Local Plan.	Q1	●	50%	
e) Continue to progress land use investigations of the Southern Thornlands Potential Future Growth Area including drafting any required amendments to City Plan.	Q1	●	50%	

**Key Initiative KI5.3 Key Initiative 3** - Engage our community to co-design the liveability of their neighbourhoods through planning, placemaking, and the management of community assets.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI5.3.1 Engage the Redlands Coast community to co-design the liveability of their neighbourhoods through planning, placemaking, and the management of community assets.			City Planning and Assessment	
a) Progress two minor/administrative amendments and Major Amendment 02/20 - General.	Q1		25%	
b) Commence implementation of Major Amendment 03/19 – Heritage with a supporting incentives package and implement Temporary Local Planning Instrument 01/21 – Protection of Local Heritage Places (TLPI 01/21) as an interim protection measure.	Q1		75%	
c) Finalise Major Amendment 04/20 - Medium Density Residential Zone Code Amendment.	Q1		50%	
d) Finalise Major Amendment 01/21 Environmental.	Q1		25%	

**Key Initiative KI5.4 Key Initiative 4** - Deliver the Redlands Coast Transport Strategy, to create a more efficient, accessible and safer integrated transport system.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI5.4.1 Deliver the Redlands Coast Transport Strategy 2041.			City Planning and Assessment	
a) Commence development of the Redlands Coast Active Transport Plan.	Q1		25%	
b) Implement the Weinam Creek car share initiative.	Q1		100%	
c) Commence an options analysis for the Northern Greenway Transport Corridor.	Q1		40%	



### Liveable Neighbourhoods - Key Activities and Highlights

**Leverage the centres management approach to support mixed-use centres that provide opportunities for living and working locally.**

Investment opportunities for Cleveland were promoted through development of a Cleveland Productive Precinct Prospectus, complementing Council's coordinated approach to Centres Management.

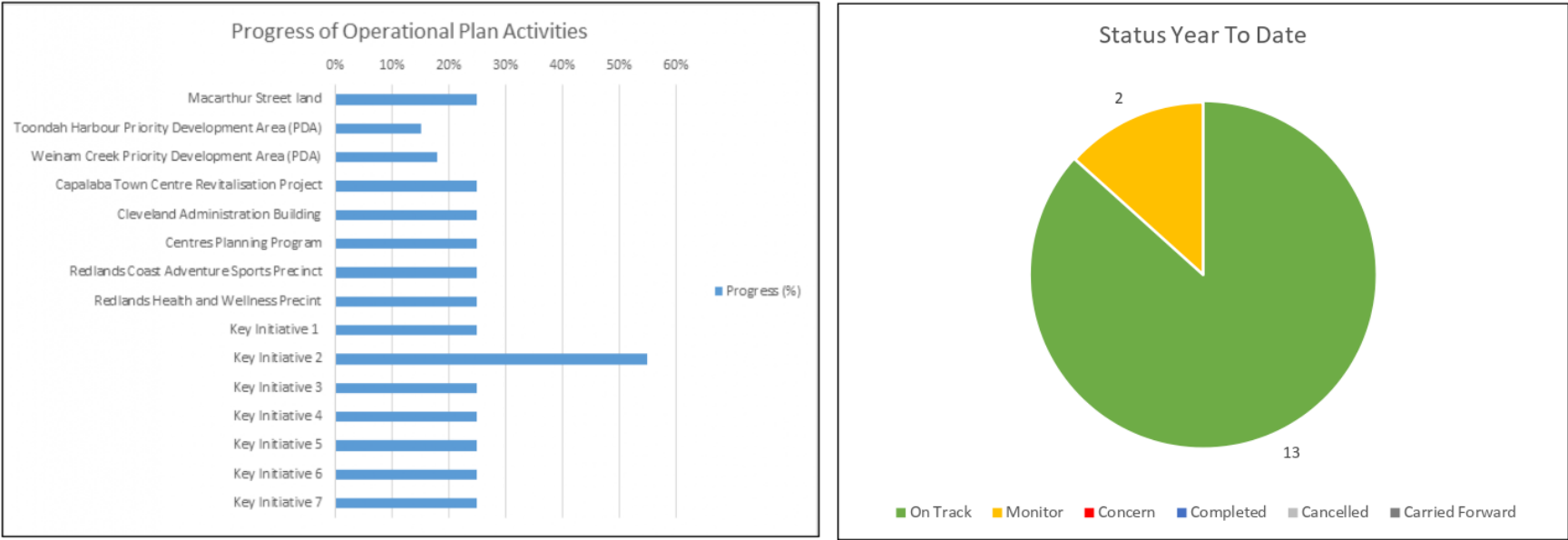
**Engage the Redlands Coast community to co-design the liveability of their neighbourhoods through planning, placemaking, and the management of community assets.**

At its General Meeting on 18 August 2021 Council resolved to approve the proposed Major Amendment 01/21 Environment for the purposes of State interest review. Public consultation on the proposed Major Amendment 04/20 - Medium Density Residential zone code review was undertaken from 4 August to 16 September 2021. At the close of the submission period 120 submissions had been received.

**Develop a framework for an ongoing local area planning program.**

Council at its General Meeting in August 2021 approved changes to the draft South West Victoria Point Local Plan to address conditions imposed by the Planning Minister.


Thriving Economy





For details on Thriving Economy Key Initiatives 1-7 please see pages 47 to 50 of this attachment.

### Thriving Economy



**Catalyst Project CP6.1 MacArthur Street land** - Seek partnerships for investment in infrastructure and facilities that balance enhanced social and economic opportunities.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP6.1.1 Seek partnerships for investment in infrastructure and facilities for MacArthur Street Land.			Environment and Regulation	
a) Finalise recommendations in relation to the social and economic opportunities for the land.	Q1		25%	



**Catalyst Project CP6.2 Toondah Harbour Priority Development Area (PDA)** - Progress Council's obligations under its Development Agreement with Economic Development Queensland and Walker Corporation to support the commitment to reinforce Toondah Harbour as the regional gateway to Moreton Bay and the islands.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP6.2.1 Progress the delivery of the Toondah Harbour PDA.			Office of the General Manager Organisational Services	
a) Report on progress of the development of the Environmental Impact Statement (EIS) covering coastal processes, water quality, aquatic ecology, fisheries, shorebirds, koalas and cultural heritage.	Q1		15%	The draft EIS has been submitted to the Department of Agriculture, Water and the Environment and is in the adequacy review stage.
b) Report on the implementation of a public consultation process on the final EIS.	Q1		15%	Public Notice period (40 business days) will commence when the Department of Agriculture, Water and the Environment approves the release of the draft EIS to the community.


**Catalyst Project CP6.3 Weinam Creek Priority Development Area (PDA)** - Progress Council's staged master-plan that will transform the waterfront of Redland Bay, provide community infrastructure for local families, improve the usability of the transport hub, attract visitors, create jobs and drive economic development in the area.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP6.3.1 Progress the delivery of the Weinam Creek PDA.			Office of the General Manager Organisational Services	
a) Finalise the PDA master-plan with Economic Development Queensland.	Q1		25%	
b) Progress Stage 3 of the Weinam Creek PDA project involving civil works on the northern side of Weinam Creek, and investigate boat ramp changes and carpark alterations.	Q1		15%	The master-plan for the Weinam Creek Priority Development area has been submitted to Economic Development Queensland for assessment. The master-plan was available for public consultation in quarter one of 2021-2022. The next step is for Economic Development Queensland to review the application and submissions made during the public consultation period and make a decision on the application.


**Catalyst Project CP6.4 Capalaba Town Centre Revitalisation Project** - Progress the revitalisation of Capalaba Town Centre to create a vibrant mixed-use centre anchored by community, commercial, and retail facilities, and activated public spaces with integrated transport.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP6.4.1 Progress the Capalaba Town Centre Revitalisation Project.			Community and Economic Development	
a) Coordinate the project steering committee and maintain oversight over deliverables.	Q1		25%	
b) Leverage wider investment opportunities for the Capalaba Town Centre.	Q1		25%	

**Catalyst Project CP6.5 Cleveland Administration Building** - Undertake a review of Council's Cleveland accommodation requirements.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP6.5.1 Commence a review of Council's Cleveland accommodation.			Office of the General Manager Organisational Services	
a) Undertake pre-planning activities to determine options for Council's office footprint in Cleveland.	Q1		25%	

**Catalyst Project CP6.6 Centres Planning Program** - Accelerate a centres planning program to enhance the city's productive precincts including the Cleveland CBD, creating opportunity for business investment, and increase in skills and capacity for employment.



Operational Plan 2021-2022 Activity			Progress	Commentary
CP6.6.1 Implement a centre management approach to enhance Redlands Coast key economic and lifestyle precincts.			Community and Economic Development	
a) Establish a place management governance and delivery model with an initial focus on Cleveland CBD.	Q1		25%	

b) Deliver priority projects focused on economic impact, activations and placemaking.	Q1	●	25%	
c) Review progress in Cleveland and apply learnings to the implementation of other centres.	Q1	●	25%	

**Catalyst Project CP6.7 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.


Operational Plan 2021-2022 Activity			Progress	Commentary
CP6.7.1 Undertake planning for integrated aquatic and canoe/kayak slalom facilities.			Community and Economic Development	
a) Progress detailed master-planning for an integrated aquatic Olympic standard whitewater facility.	Q1	●	25%	
b) Continue planning and advocacy for the 2032 Olympic and Paralympic Games.	Q1	●	25%	
c) Leverage opportunities connected to the broader Birkdale Community Precinct.	Q1	●	25%	



**Catalyst Project CP6.8 Redlands Health and Wellness Precinct** - Facilitate the delivery of the Redlands Health and Wellness Precinct as a catalyst economic opportunity to create an expanded health, social services, education and allied health cluster that can generate employment growth, and promote higher order specialist and tertiary health services.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP6.8.1 Collaborate with industry and government to advance the Redlands Health and Wellness Precinct.			Community and Economic Development	
a) Collaborate with project partners for delivery of the Redlands Health and Wellness Precinct and establish a Memorandum of Understanding with key stakeholders and other relevant parties.	Q1		25%	
b) Contribute to activating a legislative pathway for delivering the Redlands Health and Wellness Precinct Master Plan.	Q1		25%	



**Key Initiative KI6.1 Key Initiative 1** - Continue to implement the Redlands Economic Development Framework 2041 and key industry sector plans to grow the city's economy in key sectors:

- Health Care and Social Assistance
- Education and Training
- Rural Enterprise
- Manufacturing
- Tourism


Operational Plan 2021-2022 Activity			Progress	Commentary
KI6.1.1 Implement plans to grow the Redlands Coast economy in key economic industry sectors.			Community and Economic Development	
a) Finalise and commence implementation of the Redland City Manufacturing Industry Sector Plan 2021-2026.	Q1		25%	

b) Contribute to implementation of the Redlands Coast Destination Management Plan 2021-2026.	Q1		25%	
c) Continue to implement industry sector plans for health care and social assistance, the education and training industry, and the rural enterprises industry.	Q1		25%	


**Key Initiative KI6.2 Key Initiative 2** - Promote Redlands Coast as a destination of choice through the delivery of the Redlands Coast Destination Management Plan.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI6.2.1 Deliver the Redlands Coast Destination Management Plan 2021-2026.			Communication, Engagement and Tourism	
a) Finalise the Redlands Coast Destination Management Plan 2021-2026.	Q1		85%	
b) Implement actions of the Redlands Coast Destination Management Plan 2021-2026	Q1		25%	


**Key Initiative KI6.3 Key Initiative 3** - Advocate for improved digital infrastructure to enhance the city's capacity to attract business investment and growth and enhance productivity.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI6.3.1 Undertake advocacy with all levels of government and industry for improved data and communications infrastructure to support Redlands Coast current and future business needs.			Community and Economic Development	
a) Advocate for expansion of the national broadband network business grade fibre zone in key business precincts across Redlands Coast.	Q1		25%	






b) Support identification of funding opportunities for expansion of Council's dark fibre project and opportunities for businesses to connect.	Q1		25%	
---	----	---	-----	--


**Key Initiative KI6.4 Key Initiative 4** - Collaborate with community, industry, local businesses, and entrepreneurs to realise opportunities in the circular economy.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI6.4.1 Promote opportunities in the circular economy.			Community and Economic Development	
a) Facilitate partnerships that encourage industry and business to participate in the circular economy.	Q1		25%	


**Key Initiative KI6.5 Key Initiative 5** - Deliver initiatives to attract investment to Redlands Coast across key industry sectors, and support local businesses.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI6.5.1 Boost the Redlands Coast investment profile through targeted proactive strategy, marketing and focused implementation.			Community and Economic Development	
a) Develop an investment attraction plan to support growth of the Redlands Coast economy, based on sound economic analysis.	Q1		25%	
b) Produce an investment prospectus that captures the current pipeline of investment, local success stories, specific opportunities and identifies new incentives.	Q1		25%	
c) Develop a marketing plan that drives implementation and supports a seamless customer experience.	Q1		25%	

**Key Initiative KI6.6 Key Initiative 6** - Support the attraction and delivery of events through improved infrastructure at event locations across the city.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI6.6.1 Review events infrastructure requirements at Council venues.			Communication, Engagement and Tourism	
a) Investigate event infrastructure requirements at key Council venues, such as parks and the showground, to maximise event attraction.	Q1		25%	

**Key Initiative KI6.7 Key Initiative 7** - Support key festivals that drive visitors to Redlands Coast.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI6.7.1 Deliver actions from the Redland City Events Strategy and Action Plan 2017- 2022.			Communication, Engagement and Tourism	
a) Attract and retain key festivals and events on Redlands Coast.	Q1		25%	

### Thriving Economy - Key Activities and Highlights

**Deliver the Redlands Coast Destination Management Plan 2021-2026.**

The Redlands Coast Destination Management Plan is on track to be adopted by Council in late 2021.

**Boost the Redlands Coast investment profile through targeted proactive strategy, marketing and focused implementation.**

A Cleveland Productive Precinct Prospectus was developed that focuses on the location proposition, major project pipeline and investor/business attraction.

**Progress the delivery of the Weinam Creek PDA.**

Further detailed negotiations continued with Emergency Services (Australian Volunteer Coast Guard, Queensland Police Service, Queensland Fire and Emergency Service, Queensland Ambulance Service and the State Emergency Service) on the draft master-plan.

**Implement plans to grow the Redlands Coast economy in key economic industry sectors.**

The development of the draft Manufacturing Industry Sector Plan continued to be progressed with KPMG consultants, with the draft plan to be reviewed by Council. Work continued on strengthening the network of manufacturing businesses through a planned Business Brews networking event in October 2021. Implementation of actions under the Health Care and Social Assistance Industry Sector Plan 2018-2023 continued, while delivery of the Health Care and Social Assistance Summit was postponed from financial year 2020-2021 quarter four due to COVID-19 international and State border restrictions. Engagement with education stakeholders to identify education pathway opportunities, an initiative under the Education and Training Industry Sector Plan 2018-2023, continued to be undertaken with support provided to not-for-profit training organisations interested in expanding their services in the city.

**Implement a centre management approach to enhance Redlands Coast key economic and lifestyle precincts.**

Immediate issues have been identified and addressed within Cleveland centre, including signage and footpath hazards. A Cleveland investment prospectus was developed to promote and attract investment and business interest. A coordinated program of initiatives is in development, focused on economic outcomes and revitalisation.

**Undertake planning for integrated aquatic and canoe/kayak slalom facilities.**

The International Olympic Committee announced Brisbane as host city for the 2032 Olympic and Paralympic Games on 21 July 2021. Redlands Coast was included as the location for a new canoe slalom venue. Birkdale Community Precinct was confirmed as the location of the Adventure Sports Precinct, which will include the Redland Whitewater Centre, as part of Council's adoption of the Birkdale Community Precinct Vision on 18 August 2021.

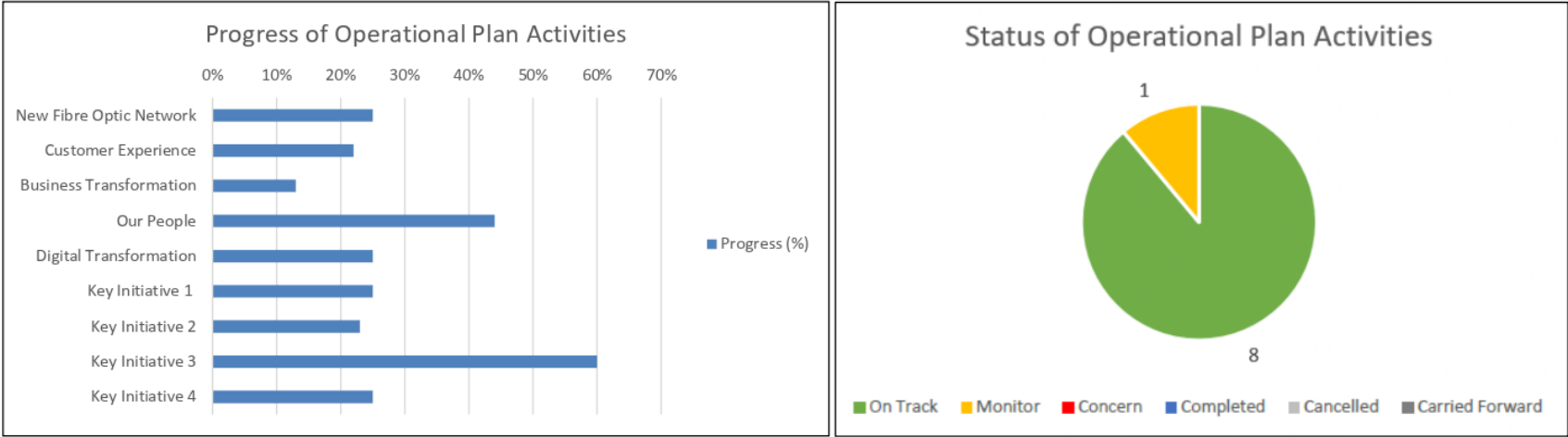
**Progress the Capalaba Town Centre Revitalisation Project.**

Redland Investment Corporation continued to work closely with preferred development partner Shayher Group to progress the draft master-plan and finalise commercial agreements.

**Collaborate with industry and government to advance the Redlands Health and Wellness Precinct.**

A stakeholder engagement program to advance the Redlands Health and Wellness Precinct, which will include reassessing land availability and strategic opportunities, was developed for progression in quarter two.

Efficient and Effective Organisation



For details on Efficient and Effective Organisation Key Initiatives 1-4 please see pages 56 to 58 of this attachment.

### Efficient and Effective Organisation



**Catalyst Project CP7.1 New Fibre Optic Network** - Deliver Council's fast fibre optic network to provide savings for Council's own existing operating costs, improve connectivity between Council sites, while also offering capacity to improve services for local businesses.

Operational Plan 2021-2022 Activity			Progress	Commentary
CP7.1.1 Progress the Redlands Coast Fibre Optic Network.			Corporate Services	
a) Continue to build the fibre optic network across Redlands Coast including connecting Council sites to the network.	Q1	●	25%	
b) Investigate opportunities to optimise the fibre optic network for community benefit.	Q1	●	25%	




**Catalyst Project CP7.2 Customer Experience** - Deliver Council's Customer Experience Strategy to enable customer centric service delivery which meets the community's changing needs, making it easier to work with Council and provides quality customer outcomes consistently. By engaging with our community we will work to enhance our digital first capabilities.


Operational Plan 2021-2022 Activity			Progress	Commentary
CP7.2.1 Deliver Council's Customer Experience Strategy to enable customer centric service delivery.			Customer and Cultural Services	
a) Investigate options to establish a 'voice of customer' program.	Q1	●	20%	
b) Identify and review options to implement customer experience measures.	Q1	●	25%	
c) Identify customer experience training needs for employees and review training implementation options.	Q1	●	20%	

**Catalyst Project CP7.3 Business Transformation** - Deliver a Business Transformation Strategy to enable changes which reduce red tape, save money, and improve community outcomes.



Operational Plan 2021-2022 Activity			Progress	Commentary
CP7.3.1 Deliver the Business Transformation Strategy.			People, Culture and Organisational Performance	
a) Finalise the draft Strategy.	Q1		13%	Pre-engagement with key stakeholders across Council was undertaken to discuss the facilitation of Business Transformation Strategy development workshops.
b) Implement the Strategy including engagement with key stakeholders and benchmarking with other organisations.	Q1		13%	Pre-engagement with key stakeholders across Council was undertaken to discuss the facilitation of Business Transformation Strategy development workshops.

**Catalyst Project CP7.4 Our People** - Deliver Council's People Strategy to enable a thriving organisation, supported by a healthy and inclusive work environment, organisational agility, cultural integrity and responsible leadership.


Operational Plan 2021-2022 Activity			Progress	Commentary
CP7.4.1 Embed and promote the Redland City Council employer brand.			People, Culture and Organisational Performance	
a) Embed the employee value proposition in all people practices within Council.	Q1		25%	
b) Deliver targeted and ad-hoc communications both internally and externally.	Q1		25%	
CP7.4.2 Embed Council's organisational values.			People, Culture and Organisational Performance	
a) Enable delivery of 'our team, our values' workshops to articulate team behaviours to values.	Q1		100%	

b) Promote and celebrate outcomes of 'our team, our values' and continue the conversation.	Q1		25%	
--	----	---	-----	--

**Catalyst Project CP7.5 Digital Transformation** - Review and modernise Council's systems and implement digital processes to enable contemporary and easier ways to access and interact with Council information and services.




Operational Plan 2021-2022 Activity			Progress	Commentary
CP7.5.1 Develop an information management strategy for Council.			Corporate Services	
a) Identify opportunities to improve business process through automation and technology.	Q1		25%	
b) Identify ways to modernise Council's systems and implement digital processes.	Q1		25%	

**Key Initiative KI7.1 Key Initiative 1** - Review Council services to ensure we have the right offering, to meet our community needs and remain financially sustainable.



Operational Plan 2021-2022 Activity			Progress	Commentary
KI7.1.1 Review Council's services.			People, Culture and Organisational Performance	
a) Implement a self-service approach and service catalogue via Council's new intranet.	Q1		25%	



**Key Initiative KI7.2 Key Initiative 2** - Continue our transformation toward asset management best practice by using improved data to shift from reactive to planned maintenance.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI7.2.1 Continue to improve Council's asset management.			Strategic Asset and Portfolio Management	
a) Invest in data improvements.	Q1		25%	
b) Strengthen the culture, increase the skills and knowledge of key stakeholders.	Q1		25%	
c) Develop a maintenance management strategy.	Q1		20%	

**Key Initiative KI7.3 Key Initiative 3** - Improve our value for money delivery through the upgrade of our financial management system.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI7.3.1 Improve Council's financial management system.			Corporate Services	
a) Implement Council's new financial management system.	Q1		60%	
b) Optimise Council's financial business processes to enhance efficiency.	Q1		60%	

**Key Initiative KI7.4 Key Initiative 4** - Strengthen internal efficiencies, external savings and Council's long-term sustainability to deliver on the Corporate Plan through implementation of strategic procurement practices and initiatives which improve opportunities for local, social, sustainable and good governance purchasing outcomes.

Operational Plan 2021-2022 Activity			Progress	Commentary
KI7.4.1 Deliver the Procurement Transformation Program and continue to implement strategic contracting procedures including a forward contracting plan.			General Counsel	
a) Implement phase two of the MyBuy portal.	Q1	●	25%	
b) Continue to develop ArcBlue dashboards to align with categories.	Q1	●	25%	
c) Continue to scope out and implement the contract management system.	Q1	●	25%	
d) Deliver category management training.	Q1	●	25%	
e) Increase local benefit and maintain a positive trend.	Q1	●	25%	

### Efficient and Effective Organisation - Key Activities and Highlights

**Progress the Redlands Coast Fibre Optic Network.**

Tender for Stage 2A commenced in quarter one. Entered negotiations for commercial arrangements for Stage 1. This work reduced operational costs with microwave links retired and ceased fibre optic rental arrangements resulting in significant operational savings.

**Embed Council's organisational values.**

Council's leaders (supervisors and managers) within their teams workshoped the behaviours that align to Council's new organisational values.

**Embed and promote the Redland City Council employer brand.**

Continued external promotion of employer brand messages through the careers website, recruitment system, job advertisements and social media platforms such as LinkedIn. Alignment of new People Strategy with brand promise. Ongoing internal brand promotion through monthly employee letter, intranet and corporate onboarding.

**Deliver the Procurement Transformation Program and continue to implement strategic contracting procedures including a forward contracting plan.**

Quarter one saw a sustained level in local spend activity at approximately 26% or just over \$8m spent directly with local based suppliers. Additionally there are broader benefits with principal suppliers employing locals and working directly with local subcontractors and goods and service providers. Council has conducted two industry briefings to improve supplier awareness of procurement practices in conjunction with the Redlands Coast Chamber of Commerce and the Department of State Development, Infrastructure, Local Government and Planning. A modernised contract management system is in its final stage of implementation. Contract management training was completed with all key stakeholders and 80% of Council's procurement spend is covered by contracted performance criteria.

## Links to resources that support Operational Plan activities

### City Leadership

[Redlands Coast Smart and Connected City Strategy](#)  
[Your Say Redlands](#)

### Quandamooka Country

[Calendar of Significant Events](#)  
[Native Title in the Redlands](#)  
[North Stradbroke Island Economic Transition Strategy](#)

### Liveable Neighbourhoods

[Southern Moreton Bay Islands Ferry Terminals Upgrade Project](#)  
[Redland City Plan](#)  
[Redland City Plan amendments](#)  
[Redlands Coast Transport Strategy](#)

### Thriving Economy

[Weinam Creek Priority Development Area](#)  
[Capalaba Town Centre Revitalisation Project](#)  
[Cleveland Centre Master Plan](#)  
[Redlands Coast Adventure Sports Precinct](#)  
[Future Planning and Development](#)  
[ASPIRE Circular Economy Business Platform](#)

### Strong Communities

[Redlands Coast Regional Sport and Recreation Precinct](#)  
[Birkdale Community Precinct](#)  
[Age-friendly Action Plan 2021-2026](#)  
[Grants and Sponsorship Program](#)  
[Community Safety Initiatives](#)  
[Redland City Education and Training Industry Sector Plan 2018-2023](#)

### Natural Environment

[Minjerribah Panorama Coastal Walk](#)  
[Wildlife Connections Plan](#)  
[Wildlife in the Redlands - Koala](#)  
[Koala Conservation Program](#)  
[Fire Risk Management Program](#)  
[Coastal Hazard Adaptation Strategy](#)  
[Seqwater](#)  
[About City Water](#)  
[Redlands Coast Biosecurity Plan](#)  
[Indigiscapes](#)  
[Waterway management programs](#)  
[Recreational water quality](#)

### Efficient and Effective Organisation

[Working for Redland City Council](#)  
[Tenders and Contracting](#)

## 14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

### 14.1 MCU17/0057 AND MCU17/0058 - MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING AND RECONFIGURING A LOT FOR 3 INTO 2 LOTS AND NEW ROAD - 410-426 BOUNDARY ROAD, 359-379 AND 381-405 CLEVELAND REDLAND BAY ROAD, THORNLANDS

**Objective Reference:** A5330819

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

**Responsible Officer:** Chris Vize, Acting Group Manager City Planning and Assessment

**Report Author:** Justin Leach, Planning Officer

**Attachments:**

1. Acoustic Report [↓](#)
2. Architectural Plans [↓](#)
3. Architectural Plans [↓](#)
4. Engineering Plans [↓](#)
5. Flooding Report [↓](#)
6. Landscape Plans [↓](#)
7. Conditions [↓](#)
8. Plan of Reconfiguration [↓](#)
9. Executed Infrastructure Agreement [↓](#)

#### PURPOSE

This application is referred to the General Meeting of Council for determination, due to the deviation of the request from the zoning set out by the Redlands Planning Scheme in the South East Thornlands structure plan area.

#### BACKGROUND

##### The Development Applications

Council received two applications (Council ref: MCU17/0057 and MCU17/0058) from Wolter Consulting Group Pty Ltd on behalf of the landowner Philip Usher Constructions Pty Ltd, on 10 September 2017. The applications sought development permits for:

##### MCU17/0057

Material change of use (MCU) for a multiple dwelling (129 units) and reconfiguring a lot for 3 into 2 lots and new road over land at 410-426 Boundary Road, 359-379 and 381-405 Cleveland-Redland Bay Road, Thornlands, and more particularly described as Lot 18 on SP119616, Lot 10 on SP216148 and Lot 20 on SP140739.

##### MCU17/0058

MCU for a multiple dwelling (123 units) over part of the land (the balance) at 410-426 Boundary Road, 359-379 and 381-405 Cleveland-Redland Bay Road, Thornlands, and more particularly described as part of Lot 18 on SP119616, Lot 10 on SP216148 and Lot 20 on SP140739.

Due to the development applications being lodged on the same date, and essentially for staging purposes of the multiple dwelling development, this report relates to both applications and is structured as follows:

- Application A – MCU17/0057
- Application B – MCU17/0058



A red-e-map extract is provided in Figure 1 below, depicting the location of the development and the general areas subject to each development application.



Figure 1 – Development application areas in South East Thornlands (Red-e-map extract)

The key issues identified in the assessment are:

- Consistency of proposal with the Redlands Planning Scheme
- Building design/streetscape
- Access/road design
- Traffic
- Environmental values
- Stormwater management
- Landscaping
- Open space design
- Earthworks
- Sewer
- Waste management
- Water
- Electricity/telecommunications and
- Road noise

The above issues have been assessed in the report, in accordance with section 60 of the *Planning Act 2016*, and it is recommended that the applications be approved subject to conditions.

## Planning history

The following approvals are relevant to the site:

- MCU012923 – Development permit for a material change of use for multiple dwellings (x103 units) was given in 2013, for the site adjoining the development to the north-west. The development permit has been changed multiple times subsequent to the initial approval, and most recently via a decision notice issued on 30 October 2018 under Council ref: MCU18/0127. The relevance of this development to the subject site is that a temporary stormwater solution was provided on the adjoining land (the subject site – Figure 2 below), which will ultimately be directed to the stormwater facility proposed at the southern corner of the subject site. The development was also conditioned to provide four-way signalisation and associated works at the intersection of Pateman Parade, Boundary Road and Highgrove Street Thornlands, by both Council and SARA conditions. The landowner is the same for both sites.
- OPW17/0002 – A standalone application for Operational works approval for the trunk collector extension (Pateman Parade), via negotiated decision notice approved 6 February 2018. The survey plan (Figure 2 below) approved as part of this approval (POS18/0079) created Lot 500 on SP306136 over the subject site, cancelling Lot 18 SP 119616, Lot 10 SP 216148 and Lot 20 SP 140739. It is noted that the Pateman Parade roadworks result in a left-in left-out arrangement onto Boundary Road, and terminate at the eastern extent prior to the connection with the Beveridge/Cleveland-Redland Bay Road intersection.

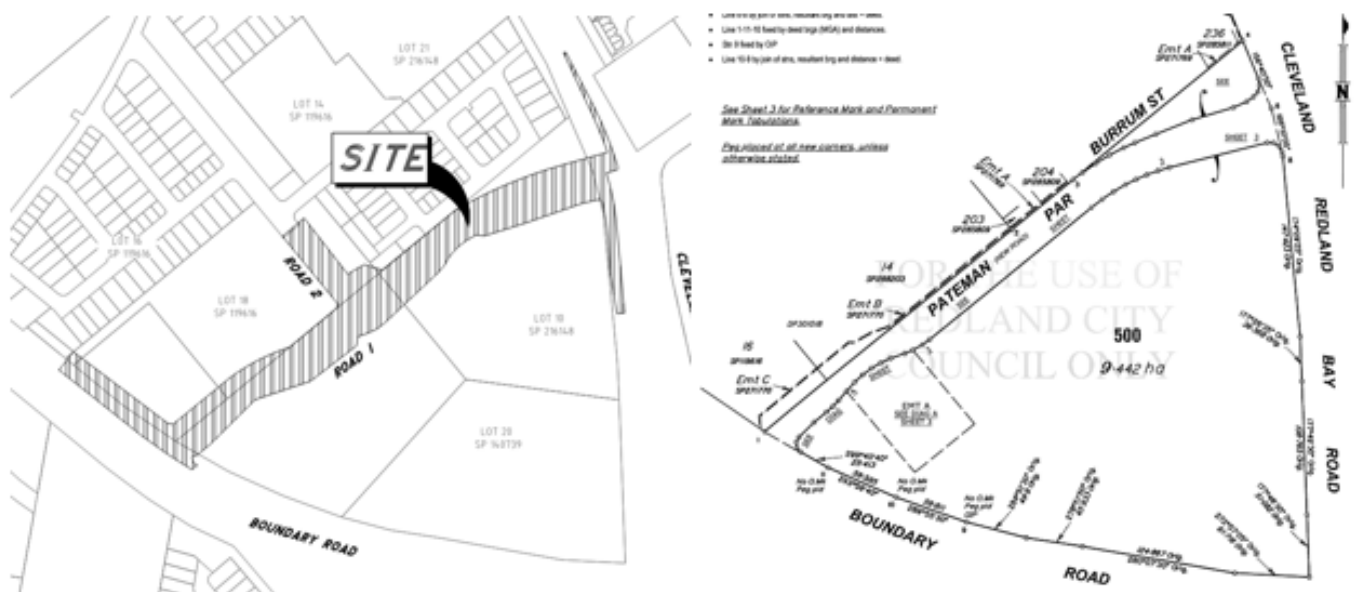


Figure 2 – Lot layout at time of application lodgement (left) and lot layout subsequent to OPW17/0002 approval (right).

## South East Thornlands Structure Plan

The site is within the South East Thornlands Structure Plan Overlay (SETSPO) area. The South East Thornlands structure plan was adopted by Council on 31 March 2010 and took effect as an amendment to the then Redlands Planning Scheme on 19 April 2010. A relevant extract from the SETSPO is located in Figure 3 below. The site is noted to be located within precincts 2a (attached housing), 3 (medium density housing) and 4f (flood prone area – central open space). A local park is also designated within the northern extent of the site.



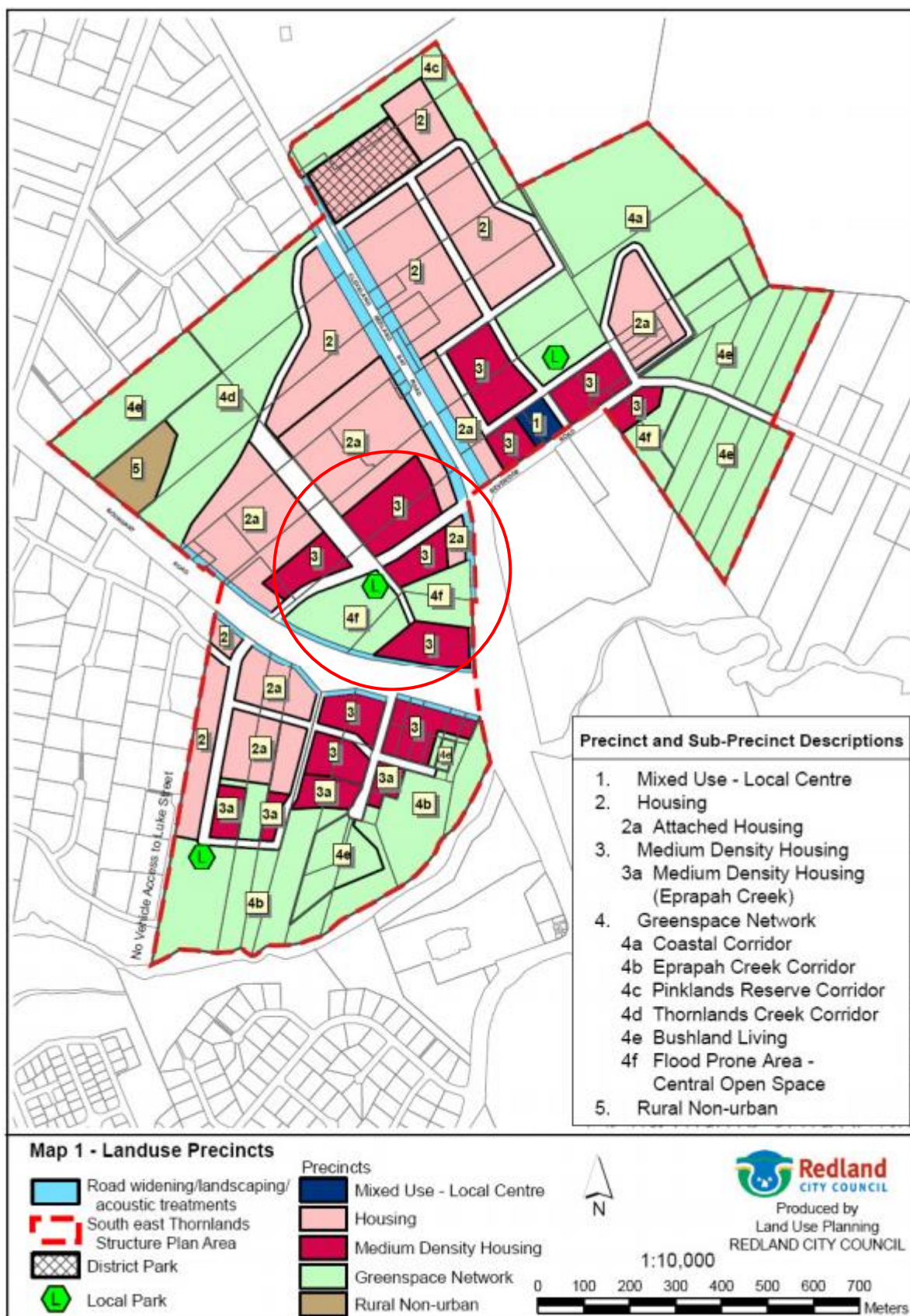


Figure 3 – South East Thornlands Structure Plan Overlay



## ISSUES

### Proposal

#### Application A – MCU17/0057

The proposal includes developing land at the corner of Boundary Road and Cleveland-Redland Bay Road, Thornlands to create two (2) development lots; proposed Lot 1 (8.337 hectares) to be developed for townhouses and proposed Lot 2 (3,293m<sup>2</sup>) to remain a balance allotment to be developed in the future (refer Attachment 1). The lots are divided by substantial community infrastructure in the form of the new trunk connector road between Boundary Road and Cleveland-Redland Bay Road.

At initial lodgement Application A comprised 129 multiple dwelling units with 11 different unit typologies, ranging from a single-dwelling unit (manager's residence), duplexes, triplexes, quadplexes to row housing (6 attached units), within the western part of proposed Lot 1 (refer Attachment 2). Building height is limited to two storeys, with each dwelling unit provided private open space for passive recreation. A communal open space areas is located central to the site and complemented by the stormwater management wetland at the southern portion of the site. The proposal also includes dedication of a 10 metre wide strip at the Boundary Road and Cleveland-Redland Bay Road frontages for a landscape buffer area.

The development site is proposed to be accessed off of the new trunk collector (Pateman Parade), with an internal driveway arrangement providing vehicular/pedestrian movement. A total of 235 car parks are proposed as part of Application A.

#### Minor change

A response to the information request (IR) was initially provided on 7 September 2018 and a number of minor changes have been submitted since in response to further issues raised in the assessment. The changes are considered to collectively comprise a minor change under Schedule 2 of the *Planning Act 2016* as they do not result in substantially different development, and generally respond to matters raised in an information request. A summary of the changes and resulting proposed development is as follows:

- Reduction in proposed number of dwelling units from 129 to 119, resulting in:
  - 16 x 2 bedroom units
  - 103 x 3 bedroom units
- A low-rise two storey 'townhouse' style built form, with attached building product consisting of two, three or four contiguous units, while retaining a separate manager's residence.
- Central communal open space area with improved north/south and east/west pedestrian connections.
- Provision of 292 car parks.

An extract of the site layout (Figure 4) for Application A is extracted below:



An extract of the revised site layout (Figure 5) Application B is extracted below:

**Figure 5 – Site layout Application B (changed plan)**

The site is the largest residential zoned area in the SETSPO area still to be developed, and is considered a prominent location when heading north along Cleveland-Redland Bay Road. The site adjoins UR and MDR zoned lots on all sides except for a community purposes sub-area CP3 (Faith Lutheran College) and larger conservation (CN) zoned lots to the east, bordering Eprapah Creek. The Victoria Point Shopping Centre is located within 500m of the site and the surrounding neighbourhood is a newly established residential area with a mixed density ranging from single dwelling houses to multiple dwellings.

### Assessment framework

The application has been made in accordance with the *Planning Act 2016* Development Assessment Rules and constitutes an impact assessable application for a material change or use and reconfiguring a lot under the Redlands Planning Scheme V7.1.

In accordance with section 45 of the *Planning Act 2016*:

*'(5) An **impact assessment** is an assessment that—*

*(a) must be carried out—*

*(i) against the assessment benchmarks in a categorising instrument for the development; and*

*(ii) having regard to any matters prescribed by regulation for this subparagraph; and*

*(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

*Examples of another relevant matter—*

- a planning need*
- the current relevance of the assessment benchmarks in the light of changed circumstances*
- whether assessment benchmarks or other prescribed matters were based on material errors*

*(6) Subsections (7) and (8) apply if an assessment manager is, under subsection (3) or (5), assessing a development application against or having regard to—*

*(a) a statutory instrument; or*

*(b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*

*(7) The assessment manager must assess the development application against or having regard to the statutory instrument, or other document, as in effect when the development application was properly made.*

*(8) However, the assessment manager may give the weight the assessment manager considers is appropriate, in the circumstances, to—*

*(a) if the statutory instrument or other document is amended or replaced after the development application is properly made but before it is decided by the assessment manager—the amended or replacement instrument or document; or*

*(b) another statutory instrument—*

*(i) that comes into effect after the development application is properly made but before it is decided by the assessment manager; and*

- (ii) *that the assessment manager would have been required to assess, or could have assessed, the development application against, or having regard to, if the instrument had been in effect when the application was properly made.*

Section 31 of the *Planning Regulation 2017* identifies that:

*'(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—*

- (a) the matters stated in schedules 9 and 10 for the development; and*
- (c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and*
- (d) if the prescribed assessment manager is a person other than the chief executive—
  - (i) the regional plan for a region; and*
  - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
  - (iii) for designated premises—the designation for the premises; and**
- (e) any temporary State planning policy applying to the premises; and*
- (f) development approval for, and any lawful use of, the premises or adjacent premises; and*
- (g) common material.*

**common material**, for a development application, means—

- (a) all the material about the application that the assessment manager receives before the application is decided, including—
  - (i) any material relating to a proposed development application that is substantially similar to the development application as made; and*
  - (ii) any material attached to, or given with, the development application; and*
  - (iii) any material relating to the application given to the assessment manager after the application is made; and*
  - (iv) any referral agency's response, including any advice or comment given by a referral agency and any response given under section 57 of the Act; and*
  - (v) any properly made submissions about the application, other than a submission that is withdrawn; and*
  - (vi) any other submission about the application that the assessment manager has accepted; and*
  - (vii) any other advice or comment about the application that a person gives to the assessment manager; and**
- (b) if a development approval for the development is in effect—the approval; and*
- (c) an infrastructure agreement applying to the premises.*

Pursuant to section 45(5) of the *Planning Act 2016*, the application was assessed against the following applicable assessment benchmarks.

- Redlands Planning Scheme V7.1:
  - Medium density residential zone code
  - Urban residential zone code
  - Open space zone code
  - Community purposes zone code
  - Multiple dwelling code
  - Reconfiguration code
  - Acid sulfate soils overlay code
  - Flood prone, storm tide and drainage constrained land overlay code
  - Habitat protection overlay code
  - Road and rail noise impacts overlay code
  - South East Thornlands structure plan overlay code
  - Access and parking code
  - Erosion prevention and sediment control code
  - Excavation and fill code
  - Landscape code
  - Stormwater management code
- State Planning Policy 2017, Part E
- South East Queensland Regional Plan 2017
- *Planning Regulation 2017*, Schedule 11
- Local Government Infrastructure Plan

Pursuant to section 45(5) of the *Planning Act 2016*, Council had regard to the following matters in its assessment of the application.

- Existing development
- Current development approvals
- Submissions made during public notification
- State Assessment Referral Agency (SARA) response
- City Plan V5

### **Comments received**

#### External comments received

Council has received comments that form part of the common material to the application. Council has had regard to this information in the assessment of the application, as outlined above.

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

The proposal was referred to SARA in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – State transport corridors and future State transport corridors; and Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future State transport corridors. SARA provided referral agency responses dated 8 April 2021 for Application A (SARA reference: 1710-1963 SRA) and Application B (1710-1966 SRA). SARA indicated no objection to the proposed development subject to referral agency conditions in regards to stormwater management and acoustic treatment (fences and building attenuation). The Department's referral response notices, including conditions, will be attached to Council's Decision Notice.

Public notification

The proposed development is impact assessable and required public notification. The applications were publicly notified for 16 business days from 20 September 2018 to 12 October 2018. A notice of compliance for public notification was received on 16 October 2018.

Submissions

There were a total of 121 properly made submissions received during the notification period (Application A – 10 submissions, Application B – 111 submissions). A further 17 submissions were received, which were not properly made but were accepted under Part 4 Section 19 of the Development Assessment Rules. The following planning matters were raised in the written submissions received.

- Zone/precinct changes inconsistent with SETSPO
- Interurban break not provided
- Filling of the flood prone area inconsistent with SETSPO and will impact on waterways
- Need for a local park in the area
- Reduction in open space and associated impacts on habitat corridor functionality and greenspace network/recreation space
- Built design out of character with surrounding area
- Density does not respond to capacity of roads, schools, health care etc
- Traffic impacts on surrounding roads network
- Insufficient infrastructure
- Stormwater management
- Pateman Parade not fauna friendly
- Koala offsets have not been considered
- Dedication of open space
- The development conflicts with desired environmental outcome (DEO) 1
- Stormwater infrastructure should not be located within the greenspace network
- Internal comments received
- The application was referred to the divisional Councillor in accordance with standard procedure.
- The assessment manager has received assessment advice from the following Council teams/officers:
  - Engineering Assessment
  - Environmental Assessment
  - Landscaping
  - Arborist
  - Infrastructure Charges Unit
  - Health and Environment
  - Legal Services



## Decision Making Rules

Section 60 of the *Planning Act 2016* states that:

- (3) To the extent the application involves development that requires impact assessment, and subject to section 62, the assessment manager, after carrying out the assessment, must decide—
  - (a) to approve all or part of the application; or*
  - (b) to approve all or part of the application, but impose development conditions on the approval; or*
  - (c) to refuse the application.**
- (5) The assessment manager may give a preliminary approval for all or part of the development application, even though the development application sought a development permit.*
- (6) If an assessment manager approves only part of a development application, the rest is taken to be refused.*

## Application assessment

The following section of this report provides an assessment against the relevant assessment benchmarks, relative to Application A – MCU17/0057 and Application B – MCU17/0058. As the two separate applications have been lodged to Council essentially for staging purposes the key issues raised are addressed for both applications, unless otherwise noted.

### Consistency of proposal with the Redlands Planning Scheme

The development site includes a mix of zones including MDR, UR sub-area UR1, OS and CP sub-area CP7. The development includes a reconfiguring a lot component, which is essentially a management subdivision that seeks to establish the multiple dwelling development on Lot 1, with Lot 2 as a balance lot on the northern side of Pateman Parade. As identified in the 'planning history' section above, a survey plan has already been registered for the road and lot alignment resulting from the operational works approval for the Pateman Parade road works under OPW17/0002. The resulting layout of the development does not align with the zone mapping in the Redlands Planning Scheme and the precincts set out by the SETSPO code. In particular the following are noted:

- Pateman Parade does not strictly follow the alignment of the CP zoned land.
- The residential component of the development is located wholly within the northern section of the site and is provided on land with a mix of zoning (MDR, UR, OS and CP).
- Communal open space and stormwater management for the development is provided at the southern extent of the site on land zoned as MDR and OS.
- A local park has not been provided on the subject site.

Accordingly, assessment of the development against the relevant provisions within relevant codes is required, which are detailed below.

SETSPO code

Specific outcome S1.3



*'(2) Sub-Precinct 2a – Attached Housing is designed and located to provide an increased range of residential uses including multiple dwellings and aged persons and special needs housing.'*

Specific outcome S1.4

*(1) 'Precinct 3 – Medium Density Housing is designed and located to –*

*(a) provide for a range of medium density uses such as multiple dwellings, apartment buildings and aged persons and special needs housing;*

*(b) limit overall building height to 13m and 3 storeys except in Sub-precinct 3a;*

*(c) maximise views and outlook across adjoining areas of open space;*

*(d) facilitate convenient walking to –*

*(i) public open space and local and district parks; or*

*(ii) convenience shopping employment and community opportunities within Precinct 1 – Mixed Use – Local Centre; or*

*(iii) higher order facilities and bus interchange at Victoria Point Major Centre*

*(e) ensure that where development adjoins Precinct 4 – Greenspace network it is located and designed so as not to compromise adjoining environmental values or the hydraulic capacity and ability of the adjoining land to accommodate the one percent AEP flood;*

*(f) ensure a building layout and design that –*

*(i) contributes to the establishment of an attractive streetscape;*

*(ii) reduces building bulk by a combination of balconies, recesses and variations in building form and materials;*

*(iii) requires roofs to be pitched, articulated, gabled or other features to avoid single plane or flat rooflines;*

*(iv) on lot 20 on SP140739 incorporates a range of design treatments that:*

- ensure the establishment of a high quality attractive streetscape on the corner of the visually prominent intersection of Cleveland-Redland Bay Road and Boundary Road;*
- positively recognises the strategic position of the locality as the southern gateway to the South East Thornlands Structure Plan area.'*

Overall outcome 5.14.7(2)(d)

*'Sub-precinct 4f Flood Prone Area – Central Open Space protects and enhances publicly owned land that:*

- maintains the hydraulic capacity, water quality and ecological values of this locally important drainage line;*
- incorporates a local park;*
- provides opportunity for establishing habitat and movement corridor for koalas and other fauna;*
- in combination with the existing school grounds and bushland areas to the east and south east provides for a physical and visual break between the urban communities of Thornlands and Victoria Point.'*

MDR zone code

S2.4

*'(1) Lot reconfiguration creates larger lot sizes that provide opportunities for medium density housing uses;*

*(2) On sub-arterial roads, consolidates lots to allow access to the development from alternative lower order roads to maximise high order road efficiency and safety;'*

UR zone code

S2.4(1) *'Reconfiguration provides a mix of lot sizes to accommodate a variety of dwelling types.'*

S2.8(2) *'Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by –*

*(a) lots being orientated and of a length and width to –*

*(i) maximise solar access to the north in winter;*

*(ii) minimise solar access to the east and west in summer;*

*(b) having regard to the topography of the land.'*

Open space zone code

S1.3(1) *'Reconfiguration –*

*(a) facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in Part 10 – Priority Infrastructure Plan;*

*(b) enhances social, cultural and recreational opportunities;*

*(c) provides linkages between existing and/or open space areas;*

*(d) does not prejudice the future use of this land for open space purposes.'*

Strategic framework 3.2.3

*'(7) Recreation and Open Space -*

*(a) The City's key recreational resources are identified and protected for recreational purposes through complementary inclusion generally in the Open Space and Conservation Zones. Refer to Diagram 5 - Open Space and Recreation Areas and Facilities and Diagram 6 - Open Space and Recreation Areas - Local Government Control.*

*(b) Recreational resources and open space are provided to:*

*(i) ensure a diversity of recreation settings;*

*(ii) encourage multiple use of open space;*

*(iii) co-locate compatible recreation activities;*

*(iv) ensure a non-motorised recreation trail network is integrated into the open space and transport networks;*

*(v) ensure linkages are provided between open space areas;*

*(vi) provide a significant contribution to the greenspace character of the City and the region.'*

CP zone code

S1.3 *'Reconfiguration does not prejudice the intended use of this zone for its specified community purpose.'*

Reconfiguration code

S1.1(1) *'The reconfiguration design –*

- (a) responds to the landscape setting and topography of the location;*
- (b) protects environmental values and functions including habitat areas, corridors and waterways;*
- (c) responds to potential impacts of previous land uses such as land contamination;*
- (d) does not result in lots that are subject to risk or hazard from flood, bushfire or landslip;*
- (e) maintains a high level of environmental amenity from existing or potential emissions such as noise and air quality impacts;*
- (f) does not compromise the ongoing operation of existing uses;*
- (g) integrates with surrounding neighbourhoods and areas of economic or social activity;*
- (h) ensures future development on adjacent and nearby lands is able to occur in an orderly, efficient and cohesive manner;*
- (i) complements existing attractive streetscapes and aids in establishing attractive streetscapes in newly developing areas;*
- (j) takes into account the location, size, accessibility and function of existing and future open space networks;*
- (k) enhances personal safety and perception of safety and minimises potential for crime, vandalism and fear through achievement of surveillance by drivers, pedestrians and occupants.'*

The development is considered to comply with the above assessment benchmarks as follows:

- The reconfiguring a lot facilitates a suitable alignment for Pateman Parade, which has been assessed previously (under OPW17/0002) and subsequently plan sealed, dedicating the road alignment and creating the large Lot 1 for the proposed multiple dwelling development and Lot 2 as a balance lot to the north of Pateman Parade. It is considered that the shape and size of Lot 2 is suitable for providing medium density attached housing as sought by the zoning of this part of the land.
- The development facilitates the proposed medium density attached housing wholly in the northern section of the site and an open space area for stormwater management, environmental function, and communal open space at the southern part of the site. It is identified that the original zoning sought for the residential development to be at the northern and southern extents of the site separated by a central east/west open space corridor primarily for stormwater function. Accordingly, the proposal essentially swaps the zoning of the land to achieve this.
- The resulting proposal allows for an increase in amenity for future residents of the site as the development is set back considerably from the Boundary Road and Cleveland-Redland Bay Road intersection. A more effective 'break' between Victoria Point and the structure plan

area is also provided, increasing the visual amenity of the location from Boundary and Cleveland-Redland Bay Roads.

- While the open space area is not dedicated to Council, and does not comply with the relevant specific outcome of the open space zone code, the proposal is considered to meet the intent of the SETSPO code and the strategic framework 3.2.3, specifically section 7(b) as the development allows for provision of open space as follows:
  - A range of recreational activities for the residents of the multiple dwelling development in the communal open space and kick and play areas.
  - Linkages are provided for pedestrian and cycle traffic primarily along Pateman Parade, but also through the site via clear pedestrian linkages.
  - The existing open space zoned land does not exhibit significant environmental values. The proposed open space area provides stormwater treatment and management, as well as revegetation to enhance habitat values.
  - A local park has been delivered to the north along Harrington Boulevard, which services the Esperance estate and the subject site.
- To enable the location of the stormwater management and communal open space areas at the southern extent of the site significant earthworks are required to be undertaken which includes reshaping of the drainage line within the site. The resulting landform will still ultimately discharge stormwater under Cleveland-Redland Bay Road to the Eprapah Wetlands to the east, as per the current scenario. On-site stormwater quantity and quality treatment, and associated revegetation works, will result in the hydraulic capacity, water quality and ecological values of this locally important drainage line being enhanced. Further detail on this matter and impacts such as flooding is provided in the 'stormwater management' section.
- A local park has been delivered to the north of the subject site along Harrington Boulevard as part of an earlier development approval. The park is within a reasonable walking distance of the intended catchment, including the subject site, which will also be serviced by communal open space areas. The 'open space' area (recreational and stormwater) on the site will service the development and will be maintained in private ownership, as part of a community title, with the developer responsible for the maintenance of the stormwater management structures. An easement is to be secured via a condition to enable public access through this open space area via the public footpath.
- A revised vegetation management plan is a recommended condition of approval to ensure planting and revegetation works within the redefined 'open space' area meets the intent of precinct 4f of the SETSPO code.
- The development is conditioned to provide an extension to Pateman Parade and the fourth leg of the existing Beveridge/Cleveland-Redland Bay Road signalled intersection. Completion of Pateman Parade will provide a link to the surrounding neighbourhood, shops and services. The development also provides the finalisation of the east/west pedestrian cycle link along Pateman Parade joining in to the intersection at Beveridge/Cleveland-Redland Bay Roads. An internal east/west and north/south pedestrian link is provided to allow residents of the development to access the open space area at the south and external connections.
- The development facilitates suitable interaction with the streetscape in terms of built form and landscaping. Units will also overlook communal open space areas while the pedestrian

paths through the site will provide good line-of-sight to ensure a safe environment for residents. Further detail on this matter is provided in the 'building design/streetscape' section.

- As demonstrated in Figure 6 below the zoning under Redlands Planning Scheme (RPS) and intent of precincts from SETSPO have been adopted into the City Plan mapping and relevant assessment benchmarks. Accordingly, the development is considered to be in keeping with the contemporary planning instrument.



Figure 6 – Comparison of zoning (RPS – left, City Plan – right)

### Building design/streetscape

The following codes are relevant to the assessment of the proposed multiple dwelling design:

SETSPO code

Specific outcome S1.3

*'(2) Sub-Precinct 2a – Attached Housing is designed and located to provide an increased range of residential uses including multiple dwellings and aged persons and special needs housing.'*

Specific outcome S1.4

*(2) 'Precinct 3 – Medium Density Housing is designed and located to –*

- (a) provide for a range of medium density uses such as multiple dwellings, apartment buildings and aged persons and special needs housing;*
- (b) limit overall building height to 13m and 3 storeys except in Sub-precinct 3a;*
- (c) maximise views and outlook across adjoining areas of open space;*
- (d) facilitate convenient walking to –*
  - (i) public open space and local and district parks; or*
  - (ii) convenience shopping employment and community opportunities within Precinct 1 – Mixed Use – Local Centre; or*
  - (iii) higher order facilities and bus interchange at Victoria Point Major Centre*

*(e) ensure that where development adjoins Precinct 4 – Greenspace network it is located and designed so as not to compromise adjoining environmental values or the hydraulic capacity and ability of the adjoining land to accommodate the one percent AEP flood;*

*(f) ensure a building layout and design that –*

*(i) contributes to the establishment of an attractive streetscape;*

*(ii) reduces building bulk by a combination of balconies, recesses and variations in building form and materials;*

*(iii) requires roofs to be pitched, articulated, gabled or other features to avoid single plane or flat rooflines;*

*(iv) on lot 20 on SP140739 incorporates a range of design treatments that:*

- ensure the establishment of a high quality attractive streetscape on the corner of the visually prominent intersection of Cleveland-Redland Bay Road and Boundary Road;*
- positively recognises the strategic position of the locality as the southern gateway to the South East Thornlands Structure Plan area.'*

Multiple dwelling code

Specific outcome S3

*'(1) Layout and design enhances the built form of the surrounding streetscape by –*

*(a) contributing to the establishment of an attractive streetscape in new areas;*

*(b) ensuring the use addresses the street frontage;*

*(c) varying the built form appearance of each dwelling unit to provide a diversity of building styles;*

*(d) reducing building bulk through a combination of verandahs, recesses and variations in building form and materials;*

*(e) using a variety of materials, colours and/or textures between levels to create visual interest;*

*(f) ensuring that roof design contributes to good building form through articulation, architectural interest and attractive visual elements at the highest points of the building. The roof should be proportionate to the size, scale and bulk of the building as well as its elevation and orientation;*

*(g) roof forms minimize the visual intrusiveness of service elements and facilitate their use for sustainable functions;*

*(h) buildings on sloping sites being designed to produce a stepped pattern involving roof ridges, guttering, balustrade and floor levels;*

*(i) ensuring building height and site coverage is consistent with the proposed height and scale in the locality;*

*(j) where the built form is taller or wider than the type of building expected in the street - then the use is articulated into clearly distinguishable parts, similar in scale to existing housing, so that individual dwelling units can be identified from the street;*

*(k) ensuring setbacks complement the existing streetscape and maximise private open space areas, privacy, solar access and provide for service areas;*

*(l) ensuring the streetscape is not affected by multiple access points or the dominance of garages.'*

Specific outcome S6

*'(1) Landscape design contributes to a pleasant, safe and attractive living environment by –*

*(a) retaining existing mature trees;*

*(b) using plants that are native to the area;*

*(c) enhancing privacy, surveillance and amenity;*

*(d) providing surveillance to communal open space areas and pedestrian paths;*

*(e) enhancing climatic conditions;*

*(f) emphasising clear pedestrian entry points that offer good visibility along paths and driveways;*

*(g) planting being used to frame views and view corridors through the main pedestrian pathways of the site;*

*(h) incorporating semi-transparent fencing and planted landscaping as a buffer between communal areas and private open space areas;*

*(i) not blocking or interrupting overland flowpaths.'*

The development is considered to comply with the above assessment benchmarks as follows:

- The development results in a two-storey 'townhouse' style attractive built form. The proposal provides a number of different attached product, which incorporate different design features through the use of a range of materials, recesses and variations in building form and articulated/gable roof forms.
- The development results in buildings addressing the Pateman Parade Street frontage, through the inclusion of built form elements such as balconies and verandahs overlooking the street.
- Direct pedestrian access is also provided to dwelling units from Pateman Parade where possible, increasing the interactivity of the streetscape.
- A landscaping strip, typically of 1.5 metres in width, is proposed along the full frontage of Pateman Parade in front of any fences. Generally, where in front of dwelling units, a combination of fencing styles will be utilised which will include either a 1.8m high timber fence, 1.8m high semi-transparent fence, or 1.5m high pool style fence with access gate. The range of fences allows for casual surveillance opportunities where possible, an aesthetically pleasing streetscape, and privacy for private open space areas for units that incorporate their primary open space adjoining Pateman Parade.
- Specifically for unit 31 a revised cladding/façade design has been conditioned where a blank wall is prominent from Pateman Parade. For units 3-4, also adjoining Pateman Parade, a revised fence design and gate are conditioned to provide interactivity of the built form with the streetscape.
- Where on the corners of Pateman Parade and Boundary Road/Cleveland-Redland Bay Road, deeper landscaping areas are provided in front of acoustic fences. This has been necessitated by SARA conditions. The landscaping areas are considered sufficient to provide vegetation that will screen the fencing at maturity.

Access/road design

The following specific outcomes of the infrastructure works code and SETSPO code are relevant to the assessment of the access to the site and road provision/design:

Infrastructure works code S7

*'(1) Uses or reconfiguration that create new public roads or require the upgrading of a public road reserve –*

*(a) maintain or improve the safe and efficient operation of roads having regard to –*

*(i) the functional classification of the road from which it gains access;*

*(ii) the location and design of access points;*

*(iii) facilitating links between the use or other development and other high activity nodes such as educational facilities, communal facilities, centres and open space;*

*(iv) the potential for conflict between vehicles, pedestrians and cyclists;*

*(v) the location, construction and maintenance of utility infrastructure;*

*(vi) the location of activities within the site and their relationship with adjacent public roads; (vii) the nature and intensity of traffic generated by the use or other development;*

*(viii) the number of vehicles likely to be attracted to the site at any one time, whether due to the use or other uses;*

*(ix) the location, capacity and configuration of any existing or proposed car parking areas associated with the use;*

*(x) if located in a centre zone, the predominantly pedestrian orientated nature of public spaces in that zone;*

*(b) are provided with a road reserve and verge width sufficient to accommodate the –*

*(i) safe and efficient movement of all users, including pedestrians and cyclists;*

*(ii) on-street parking;*

*(iii) street tree planting;*

*(iv) utility infrastructure, including stormwater management and run-off from road surfaces;*

*(c) facilitate safety by providing –*

*(i) safe sight distances based on - a. road classification; b. target speed; c. expected access points;*

*(ii) pedestrian and cyclist crossings at intersections or where required to access –*

*a. high activity nodes;*

*b. public transport;*

*c. centres;*

*(iii) an alignment that does not result in excessive speeds;*

*(iv) a combination of speed reduction techniques to achieve desired speeds including –*

*a. speed platforms;*



- b. t-junction with splitter islands;*
- c. modified intersections;*
- d. roundabouts; or*
- e. other speed control devices.'*

SETSPO code S2.1

*'(1) Principal streets that include trunk collector and collector streets are provided generally in accordance with Map 2 – Road Movement Network Plan.*

*(2) Trunk collector and collector streets are designed to accommodate the safe and efficient movement of public transport buses.'*

The development proposes to maintain the existing left-in left-out arrangement onto Boundary Road from Pateman Parade, with alternate access being provided from Harrington Boulevard to either Boundary or Cleveland-Redland Bay Roads. The proposal and supporting traffic impact assessment has been reviewed by SARA, as a referral agency, in relation to the impact of the development on the State controlled road network in accordance with the State Development Assessment Provisions. SARA has determined that the impact of the traffic on the State controlled road network is acceptable, and no conditions have been imposed in this regard on the development.

Council has had regard to SARA's referral agency response in accordance with *Section 45(5)* of the PAct. To inform its decision, Council officers requested a copy of the assessment conducted by the State government to inform Council decision. However, the State government declined to provide this information.

Ultimately, the proposal is not considered to realise the connectivity of the movement network within the structure plan area, as the trunk collector (Pateman Parade) remains unconnected to the trunk collector (Beveridge Road) on the eastern side of Cleveland-Redland Bay Road and the four-way signalised intersection is incomplete. The proposal is considered to be deficient in terms of providing a safe, integrated, highly accessible and interconnected road network for vehicular and pedestrian movement. There is also a noted impact on the local road network, especially for Harrington Boulevard, which would be required to act as a higher order road (and is not designed to do so) as a result of not completing Pateman Parade.

To ensure compliance with the infrastructure works and SETSPO codes, it is recommended that completion of the trunk collector road and provision of the (non-trunk) fourth leg of the signalised intersection be undertaken. A condition is also recommended for dedication of road where additional land may be required for the delivery of the intersection. It is noted that the intersection works are located within a State controlled transport corridor and as such further approval will be required by the State in this regard.

In accordance with section 45 (7) of the PAct, the assessment manager may give weight it considers appropriate to any changed planning instrument that has taken effect since the development application was properly made. City Plan continues to reflect the importance and need to provide the road connection and as the contemporary planning instrument significant weight has been afforded to it in the assessment of this development application.

PO24 of the low-medium density residential zone code requires development to facilitate the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 6.2.2.3.4 road movement network and 6.2.2.3.6 pedestrian/cycleway and public transport network plan (Figure 7).

The purpose of the LMDR 1: South East Thornlands Precinct, requires a co-ordinated and interconnected transport network to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles. Further, development should not compromise or constrain the potential for well-designed future urban communities.

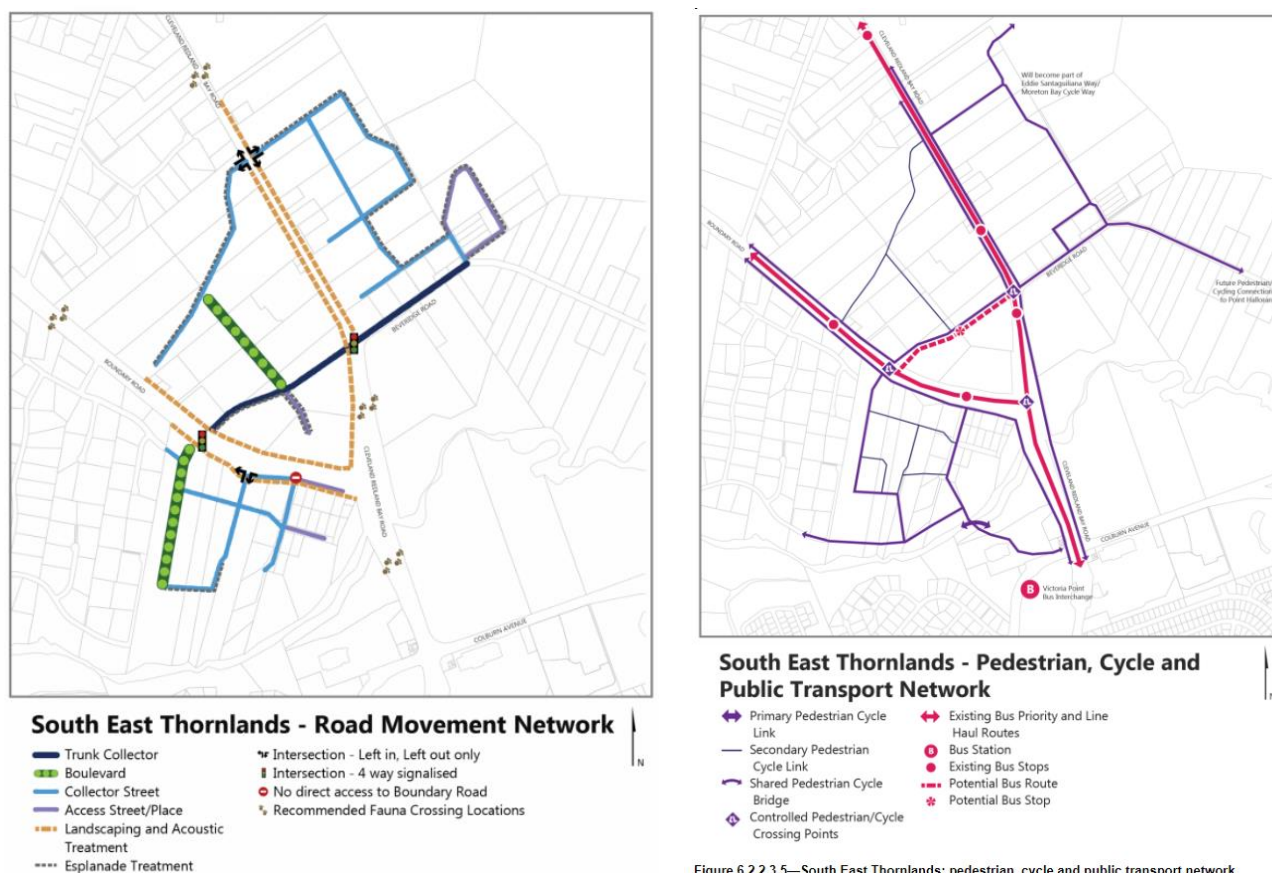


Figure 6.2.2.3.4—South East Thornlands: road movement network

Figure 6.2.2.3.5—South East Thornlands: pedestrian, cycle and public transport network

**Figure 7** – Road Movement network (figure 6.6.6.3.4) and pedestrian, cycle and public transport network (figure 6.2.2.3.6) in the Low-medium density residential zone code in City Plan

### Traffic and parking

Specific outcome S1 and S3.1 of the access and parking code are relevant to the assessment of the development:

Specific outcome S1

*'(1) Uses and other development provide off-street vehicle parking that -*

*(a) is clearly defined, safe and easily accessible;*

*(b) takes into consideration -*

*(i) the type and size of development;*

*(ii) expected resident, employee and customer movements;*

*(iii) the location of the use;*

*(iv) the capacity of the existing road network to accommodate on-street parking;*

*(v) access to public transport;*

*(c) includes dedicated parking spaces for -*

- (i) people with a disability;*
- (ii) motor cycles and bicycles;*
- (d) where on SMBI or NSI - incorporates the number of spaces determined by the local government on the basis of the location and nature of the use.'*

Specific outcome S3.1

*'(1) Driveways are located having regard to the following -*

- (a) optimising public safety and convenience;*
- (b) characteristics of the frontage road including -*
  - (i) road type;*
  - (ii) road target speed;*
  - (iii) traffic volumes;*
  - (iv) vertical and horizontal geometry;*
  - (v) queue and turn lane lengths;*
- (c) where the site is bounded by more than one street frontage, the secondary street provides the main vehicle entry/exit point;*
- (d) location of existing utility infrastructure, such as power poles, street lighting, gully pits and the like;*
- (e) location of existing bus stops, taxi ranks, traffic control devices;*
- (f) pedestrian and cycle paths and crossings;*
- (g) maintaining on-street parking;*
- (h) ensuring adequate visibility between vehicles on a driveway and pedestrians on the verge;*
- (i) reconfiguration, whether or not including a community management statement, allows for lots to be truncated at accessways and on corner lots and fencing and landscaping reduced in these truncated areas to ensure clear visibility between driveways and the verge;*
- (j) location of street trees existing in the road reserve;*

*(2) The maximum number of driveways accessing a lot or premises is one, unless it can be shown that multiple driveways will improve ingress/egress, internal traffic operation, and pedestrian safety.'*

As identified in the 'proposal' section of the report the development includes provision of 556 car parks for a total of 225 dwelling units. The development provides car parking spaces in excess of the deemed to comply car park rate (i.e. category A development requires a minimum 282 car parks) under the access and parking code. With respect to the driveway access locations and design, it is considered that the provision of the two driveways proposed off Pateman Parade is acceptable in relation to the characteristics of the existing road network and for optimising safety of road users and pedestrians. The proposal is considered to comply with specific outcomes S1 and S3.1 of the access and parking code in relation to driveway access and on-site parking.

### Environmental values

The subject site is mapped as being in a priority koala development assessable area and is wholly located within a koala broad-hectare area.

The following assessment benchmarks in Schedule 11 of the *Planning Regulation 2017* (current from 1 September 2017 to 5 October 2017), applicable at the time the development application was properly made, are relevant to the assessment:

Part 2, section 2, sub-section 2 states:

*“The following matters are assessment benchmarks for the development—*

- (a) the development provides, to the greatest extent practicable, safe koala movement measures that are appropriate for—*
    - (i) the development; and*
    - (ii) the habitat connectivity value of the premises;*
  - (b) any clearing of native vegetation complies with part 3;*
  - (c) measures are implemented to ensure that construction activities on the premises do not increase the risk of death or injury to koalas;*
  - (d) any area on the premises that is cleared of native vegetation is progressively rehabilitated, if—*
    - (i) the vegetation was removed as a result of construction activities; and*
    - (ii) the area is to be used to provide for safe koala movement measures, including, if appropriate, koala movement infrastructure;*
  - (e) if an area is to be used to provide for safe koala movement measures—the development involves landscaping that provides food, shelter and movement opportunities for koalas.*
- (3) In this section—***habitat connectivity value***, of premises, means the extent to which the premises facilitate the movement of koalas across the premises, having regard to—*
- (a) the characteristics of the premises, including, for example—*
    - (i) whether koalas are present on the premises; and*
    - (ii) the condition of any koala habitat on the premises; and*
    - (ii) whether there is a waterway or ecological corridor on the premises; and*
    - (iv) whether the premises contain remnant vegetation or regulated regrowth vegetation; and*
  - (b) whether the premises are near—*
    - (i) a koala habitat area, particularly a bushland habitat area, high value rehabilitation habitat area or medium value rehabilitation habitat area; or*
    - (ii) an area of remnant vegetation, or regulated regrowth vegetation, in which koalas are present, or which contains regional ecosystems in which koalas are known to be present (where the ecosystems are consistent with essential koala habitat, for example); or*

- (iii) *an area of ecological significance; or*
  - (iv) *a waterway; or*
  - (v) *an ecological corridor; and*
- (c) *factors that may reduce or adversely affect koala movement, including, for example—*
  - (i) *the proximity and location of roads or other infrastructure; and*
  - (ii) *any indirect impacts of development on the ecological features of the premises; and*
  - (iii) *ecological changes to koala habitat happening at the boundary of the premises.”*

### Part 3

- “(1) For part 2, the clearing of native vegetation on premises must be carried out in a way that ensures—*
- (a) koalas have enough time to move from the area being cleared without human intervention; and*
  - (b) links between koala habitats are maintained to allow koalas to move from the area being cleared; and*
  - (c) a tree is not cleared if—*
    - (i) a koala is present in the tree; or*
    - (ii) the crown of the tree overlaps another tree in which a koala is present; and*
  - (d) a non-juvenile koala habitat tree is only cleared under the guidance of a koala spotter.*
- (2) Also, for premises larger than 3ha—*
- (a) the clearing must be carried out in stages, with each stage involving the clearing of—*
    - (i) if the total area to be cleared is 6ha or less—no more than 50% of the area; or*
    - (ii) if the total area to be cleared is larger than 6ha—no more than 3ha, or 3% of the area, whichever is greater; and*
  - (b) clearing must not be carried out on the premises between each stage of clearing for at least 1 period starting at 6p.m. on a day and ending at 6a.m. the following day.*
- (3) In this section— koala spotter means a person who—*
- (a) has demonstrated experience in locating koalas in koala habitats or conducting fauna surveys; and*
  - (b) holds a current authority under the Nature Conservation Act 1992 for the activities stated in paragraph (a).”*

As the development is located within a koala broad hectare area, and according with the assessment benchmarks above there are no planting or offset requirements for the approximately 92 non-juvenile koala habitat trees for both stages that will need to be removed to facilitate the development under the Regulation. Clearing of native vegetation will be managed at construction stage as provided on the applicant's vegetation management plan.

In terms of the habitat connectivity values of the premises the following overall outcome of the SETSPO code is also relevant:

Overall outcome 5.14.7(2)(d)

*'Sub-precinct 4f Flood Prone Area – Central Open Space protects and enhances publicly owned land that:*

- maintains the hydraulic capacity, water quality and ecological values of this locally important drainage line;*
- incorporates a local park;*
- provides opportunity for establishing habitat and movement corridor for koalas and other fauna;*
- in combination with the existing school grounds and bushland areas to the east and south east provides for a physical and visual break between the urban communities of Thornlands and Victoria Point.'*

The site is bounded by major roads that limits habitat connectivity and safe movement opportunities for koalas, which is not encouraged for urban infill development. It is noted that the development is connected to habitat areas directly to the east via a culvert under Cleveland-Redland Bay Road. A culvert is also existing under Boundary road however links to habitat corridors are diminished in this location due to existing residential development. Nevertheless, the SETSPO seeks that development provides opportunity for establishing habitat and movement corridors. Accordingly, revegetation is proposed within the open space portion of the site, as indicated on the concept landscape plans. A condition is imposed for a revised vegetation management plan to be provided to detail all revegetation works.

#### Stormwater Management

Specific outcome S1 and S2 of the stormwater management code are relevant to the assessment of the development:

Specific outcome S1

*'(1) Stormwater drainage design -*

- (a) protects and preserves land below the 1 percent Annual Exceedance Probability (AEP) flood level;*
- (b) retains, enhances and incorporates natural overland drainage lines;*
- (c) maintains the hydraulic capacity of natural overland drainage lines within the lot or premises;*
- (d) maintains pre-development velocity and quantity of run-off;*
- (e) protects and enhances water quality of receiving waters;*
- (f) does not worsen or cause nuisance to adjacent, upstream and downstream land;*

- (g) maximises the application of water sensitive urban design principles including source, conveyance and discharge mechanisms;*
- (h) ensures the mechanisms incorporated are of a size and nature suited to the expected run-off;*
- (i) integrates with open space without adversely impacting on the core purpose of the open space;*
- (j) considers the full extent of maintenance requirements and costs associated with devices used within the system.'*

#### *Specific outcome S2*

##### *'(1) Stormwater drainage design -*

- (a) safely conveys stormwater flow resulting from the relevant AEP design storm under normal operating conditions;*
- (b) ensures the major system design, including overland flow paths, takes into account minor system blockage.'*

The superseded *Priority Infrastructure Plan* (PIP) identifies land within the subject site as water sensitive urban design areas in the form of wetland C, which was intended to cater for stormwater quality treatment for the wider catchment. However, the upstream developed catchments have since been conditioned to treat stormwater quality and quantity on site. The only upstream development still requiring stormwater treatment on the subject site is also in the ownership of Philip Usher Constructions, therefore the proposed stormwater solution is not trunk infrastructure but development infrastructure.

Accordingly, the development manages stormwater discharge to the proposed detention basin via a treatment train within the South Eastern corner of the development site. This stormwater quality treatment solution is considered to comply with the relevant assessment benchmarks in Part E of the *State Planning Policy, July 2017* (SPP) by:

- Treating all stormwater onsite and therefore capturing nutrients and sediments which will protect environmental values external to the site.
- Achieving water management design objectives outlined in tables A and B of appendix 2 of the SPP.

The stormwater treatment area is to be maintained in private ownership as part of the community title, with the responsibility for the maintenance of the stormwater management structures in private ownership. It is noted that there are also several small irrigation dams located on site that will need to be removed as part of the development. While these dams do not contain any environmental values (water storage for the nurse), the removal may present a water quality risk. A condition is recommended to provide detailed designs of the stormwater systems as part of conditioned works assessment as well as a dam dewatering report to demonstrate compliance with S1 and S2 of the stormwater management code.

#### Landscaping

Specific outcome S6 of the multiple dwelling code is relevant to the assessment of the development:

- '(1) Landscape design contributes to a pleasant, safe and attractive living environment by -*
  - (a) retaining existing mature trees;*

- (b) using plants that are native to the area;*
- (c) enhancing privacy, surveillance and amenity;*
- (d) providing surveillance to communal open space areas and pedestrian paths;*
- (e) enhancing climatic conditions;*
- (f) emphasising clear pedestrian entry points that offer good visibility along paths and driveways;*
- (g) planting being used to frame views and view corridors through the main pedestrian pathways of the site;*
- (h) incorporating semi-transparent fencing and planted landscaping as a buffer between communal areas and private open space areas;*
- (i) not blocking or interrupting overland flowpaths.'*

The development is considered to comply with the above specific outcome as follows:

- The development provides a substantial amount of landscaping along external road frontages, which has been addressed in the 'building design/streetscape' and 'road noise' sections of this report. This landscaping provides a screening function for the residential component of the development and enhances the amenity of the streetscape.
- In particular, it is noted that where the residential portion of the development adjoins Cleveland-Redland Bay Road, significant fill is required resulting in a combined retaining wall (maximum height 2.7m) and acoustic fence (height 2.8) with total height of 5.5m. Landscaping is proposed within the 'landscape buffer' between the development and the road to provide a screening function to the structure. It is noted however that this area is proposed to be combined with a swale, which limits the amount of planting provided and species selection. In this regard the fence above the retaining wall has been proposed to be set back 1.5m to allow for additional planting to screen the fence. The areas available are considered sufficient to provide a screening function for the development, noting that conditions seek that the applicant provide specific planting details as part of conditioned works assessment. The landscape strip will be accessible from the south of unit 49, as well as via gates that will be incorporated at the rear of selected courtyards for maintenance purposes.
- Internal to the site further landscaping is provided within the 'built' portion of the site, both in front of the dwelling units and within private open space areas. Within the open space portion of the site, landscaping is proposed to complement open space activities, stormwater function, and habitat/ecological values.
- Conditions are recommended for the applicant to provide detailed landscape plans to include all planting details, such as species selection, densities and planting placements. A maintenance plan for the landscaping and details of lighting to common areas within the site will also be conditioned to be included in a revised landscape plan to ensure compliance with the code.

#### Open space design

Specific outcome S7 of the multiple dwelling code is relevant to the assessment of the development:

##### *'(1) Open space –*

- (a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from the main living areas;*



- (b) includes sufficient communal open space areas at ground level that are usable, functional and accessible to the anticipated number of residents;*
- (c) have adequate dimensions to ensure spaces can be used for outdoor living and passive recreation;*
- (d) is situated on a suitable slope to ensure residents can easily move throughout the premise;*
- (e) is capable of receiving sufficient sunlight;*
- (f) is located behind the building frontage, and where above ground level protects the privacy of adjoining and nearby properties.'*

The development is considered to comply with the above specific outcome as follows:

- Each unit is provided with a private open space area directly accessible off mainly living areas that are of suitable dimension and area, that allow for recreation, service facilities and landscaping. On average each unit is provided with 47m<sup>2</sup> of private open space.
- A dedicated communal open space area is located towards the southern end of the development. The area is largely grassed/landscaped and provides a transition between the residential use and the stormwater treatment area. The area contains a covered patio/BBQ area which also contains a gym. A kick and play area is also located in the southern part of the site, however this area does not contain specific facilities as it may be inundated during rain events.
- A central spine travelling north from the communal open space area to Pateman Parade also provides both a pedestrian link and a green space for residents to contemplate or congregate.

#### Earthworks

The following assessment benchmarks of the excavation and fill code are considered relevant to the development:

##### Specific outcome 1

##### *(1) Excavation and fill -*

*(a) does not reduce the amenity of adjoining properties through the -*

*(i) loss of solar access or privacy;*

*(ii) intrusion of negative visual or overbearing impacts;*

*(iii) ensuring retaining walls or structures -*

*a. are constructed of materials that are of a high quality appearance;*

*b. incorporate landscaping or other features to assist reducing their visual bulk and length;*

*c. do not dominate over, and are of an appropriate scale to buildings / structures and land uses in the locality;*

*(b) is minimised by development being located and designed to -*

*(i) prevent the unnecessary removal of native plants;*

*(ii) protect existing and natural overland drainage systems;*

*(iii) reduce erosion and sediment run-off;*

*(c) protects the safety of people and property from -*

*(i) drainage impacts such as the ponding or concentration of run-off or alteration of existing drainage systems;*

*(ii) impacts associated with unstable fill;*

*(iii) sub-standard retaining structures by ensuring -*

*a. construction materials are durable;*

*b. the structural strength of the walls is sufficient to support the works.*

*(2) On slopes in excess of 10% excavation and fill is minimised to the extent practicable by avoiding slab on ground construction methods in preference of post supported construction methods.'*

Specific outcome 2

*'(1) Excavation and fill does not result in land or water contamination, or the harbourage of vermin.'*

Specific outcome 3

*'(1) Excavation and fill does not cause environmental nuisance due to -*

*(a) hours of construction;*

*(b) dust emissions;*

*(c) truck movements.'*

A significant level of cut and fill is required across the site to facilitate building pads for the residential component of the development and to re-route stormwater/flooding risk towards the southern portion of the site where the detention basin is located. Typically the earthworks allow the development to 'tie in' with the external streetscape and avoid retaining walls fronting roads. As discussed in the 'road noise' section however there is a significant concrete sleeper retaining wall of up to 2.72m at the rear of the units fronting Cleveland-Redland Bay Road. For the reasons outlined in the 'road noise' section it is considered that the structure is adequately screened by landscape planting to reduce the visual impact of the structure on the streetscape. Conditions are recommended to ensure that the earthworks are conducted and retaining walls constructed in accordance with the relevant Australian Standards, and certified by an Registered Professional Engineer of Queensland (RPEQ) where greater than 1 metre in height. A construction management plan also ensures that impact to surrounding amenity is minimised during works associated with excavation and fill (e.g. dust management). The proposal is considered to comply with specific outcomes S1, S2 and S3 of the excavation and fill code.

### Sewer

Specific outcome S4 of the infrastructure works code is relevant to the development:

*'(1) Sewerage infrastructure -*

*(a) is consistent with the expected capacity of the use or other development;*

*(b) upgrades existing networks where current capacity is insufficient for the needs of the use or other development.'*

At the time of lodgement the *Priority Infrastructure Plan* (PIP) was in effect, which has now been superseded by Council's *Local Government Infrastructure Plan* (LGIP), current from 1 July 2018.

To service the structure plan area within the catchment of sewer pump station 68, Council has sought that this catchment be diverted to the Cleveland wastewater treatment plant in lieu of the existing connection to the Victoria Point wastewater treatment plant. The required works include:

- Provision of a sewer gravity main within Cleveland-Redland Bay Road between manhole 223515 and manhole 456377.
- Decommissioning of an existing sewer gravity main (and manholes) from upstream of the proposed connection point (manhole 223520) located within the Cleveland-Redland Bay Road road reserve.
- Provision of a sewer rising main within the Cleveland-Redland Bay Road road reserve from sewer pump station No.68 to the proposed discharge point at manhole 46375 and any associated works required.
- Replacement of existing sewer pump station No. 68, provision of emergency storage (wet well refurbishment and new offline emergency storage tank) and associated works.

Accordingly, an infrastructure agreement has been entered in to by Council and the applicant, requiring that the works (being an 'infrastructure contribution') be completed by the applicant prior to the use commencing for stage 1 of the development (refer Attachment 6). The infrastructure agreement provides for the 'infrastructure contribution' to be subject to an offset due to the 'trunk' nature of the works. The sewer upgrade is considered to comply with specific outcome S4 of the infrastructure works code.

#### Waste management

Specific outcome S11 of the multiple dwelling code is relevant to the development:

*'(1) Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.*

*(2) An on-site waste collection system has –*

*(a) an internal road network allowing the waste collection vehicle to service wheelie bins from independent dwelling units; or*

*(b) an internal bulk bin collection system to service semi-independent or dependent units.'*

Each dwelling unit is proposed to be provided with individual waste and recycle wheelie bins, within the curtilage of the dwelling unit. Typically this will be at the rear of dwelling units where side access is available or otherwise at the front of a unit behind screening. Bins are generally collected from the front of each dwelling unit within the site, however there are bin bay locations identified for certain dwellings, within close proximity, for collection purposes where a waste collection vehicle cannot directly access the dwelling's frontage.

A concept waste management plan has been provided depicting suitability of the manoeuvring of the waste collection vehicle within the site. A condition is recommended to be included for a RPEQ certification of the suitability of the internal access roads design and construction. The development is considered to comply with S11 of the multiple dwelling code.

#### Water

Specific outcome S3 of the infrastructure works code is relevant to the development:

*'(1) Water supply infrastructure -*

*(a) is consistent with the expected capacity of the use or other development;*

*(b) upgrades existing networks where current capacity is insufficient for the needs of the use or other development.'*

With the construction of Pateman Parade, a water connection and hydrant has been provided on the southern side of Pateman Parade, in the road reserve. This connection will be able to service the site and the existing water network has sufficient capacity to cater for the development. Conditions are recommended to ensure that the development complies with S3 of the infrastructure works code.

#### Electricity/telecommunications

Specific outcomes S2 and S5 of the infrastructure works code are relevant to the development:

##### Specific outcome S2

##### *'(1) Electrical infrastructure -*

- (a) is consistent with the expected capacity of the use or other development;*
- (b) upgrades existing networks where current capacity is insufficient for the needs of the use or other development;*
- (c) enhances opportunities for extension of below ground networks.'*

##### Specific outcome S5

##### *'(1) Communications infrastructure -*

- (a) is consistent with the expected capacity of the use or other development;*
- (b) upgrades existing networks where current capacity is insufficient for the needs of the use or other development.'*

Underground electricity infrastructure is provided to Pateman Parade. Conditions are recommended to provide an underground electricity connection and telecommunications to the multiple dwelling development to ensure that the development complies with S2 and S5 of the infrastructure works code.

#### Road noise

There is a road noise buffer extending 20m from the edge of Pateman Parade, and approximately 35m from both State-controlled roads, as indicated in Figure 8. The relevant assessment benchmarks relating to road noise are discussed below:

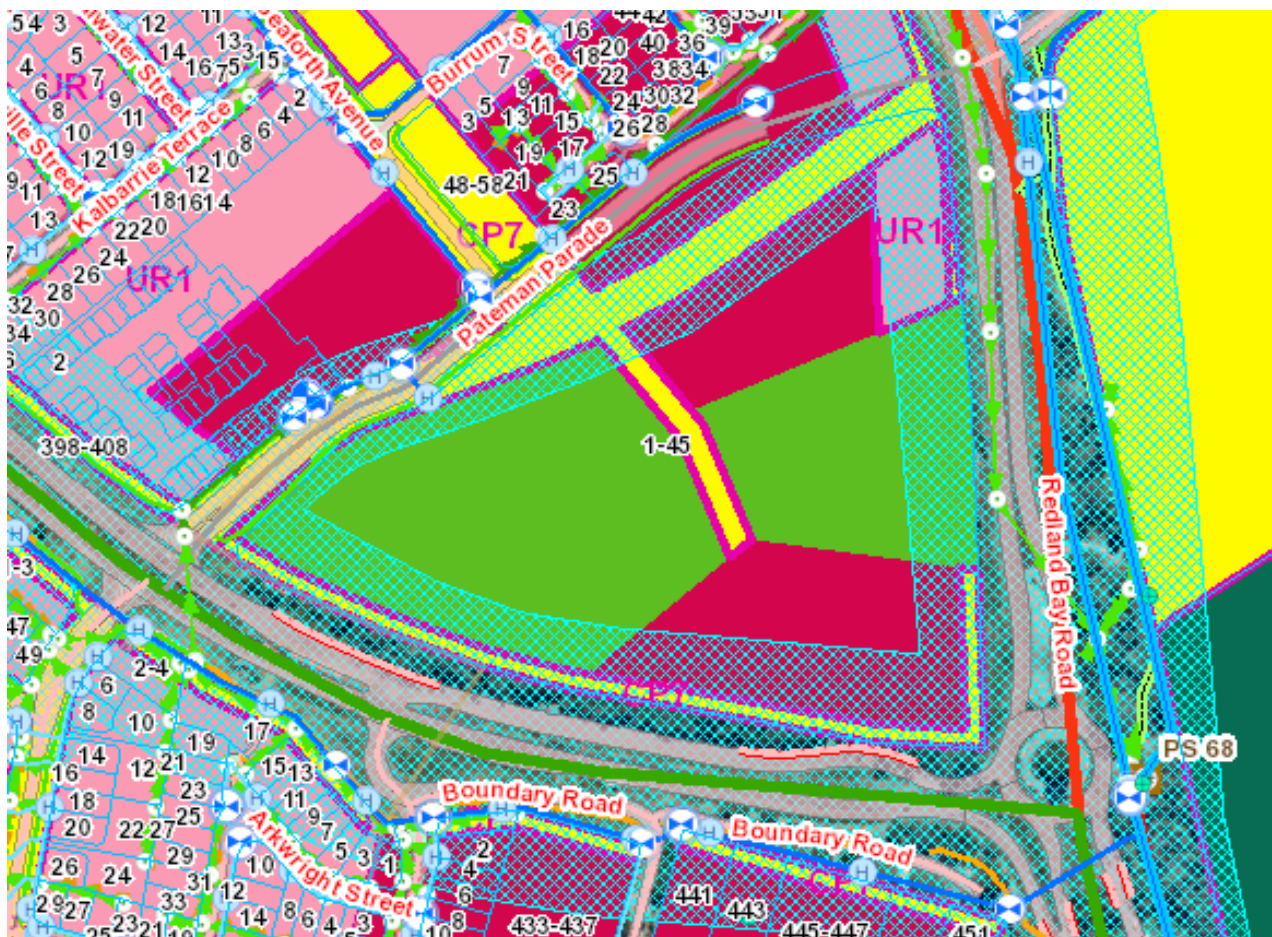


Figure 8 – Road noise buffer

## SETSPO

### S2.6(1)

*'Road corridors under the control of the Department of Transport and Main Roads (DTMR), (Cleveland-Redland Bay Road and Boundary Road) are designed and of sufficient width, as identified on Map 2 – Road Movement Network Plan to –*

- (iv) a minimum ten (10) metre wide strip of land on both sides of Cleveland-Redland Bay Road to accommodate noise attenuation treatments including fencing, landscaping and earth mounds;*
- (v) a minimum ten (10) to fifteen (15) metre wide strip of land on both sides of Boundary Road to accommodate noise attenuation treatments including fencing landscaping and earth mounds.'*

### S2.7

*'Noise attenuation measures undertaken with DTMR road corridors (Cleveland-Redland Bay Road and Boundary Road) are designed to –*

- (a) achieve a high quality visual appearance;*
- (b) ensure any acoustic fencing is erected on property boundaries and screened from the road carriageway by landscaping and landscaped earth mounds of at least ten (10) metres in width;*
- (c) incorporate physical and visual breaks to allow for pedestrian and cyclist permeability;*

- (d) *give consideration to innovative measures for land identified on Map 1 – Land Use Precincts within Precinct 4 – Greenspace Network so as to maintain acoustic controls for adjoining properties while maintaining a high quality visual appearance, the hydraulic capacity of the land in coordination with providing opportunities for re-establishing habitat and movement corridors for koalas and other fauna.'*

*S3.1(1)*

*'Uses and other development that adjoin Boundary Road and Cleveland-Redland Bay Road incorporate noise attenuation measures that –*

- (a) *achieve a high quality attractive visual appearance from all public streets;*
- (b) *include a combination of –*
  - (i) *vegetated earth mounds;*
  - (ii) *acoustic screens;*
  - (iii) *acoustic treatments incorporated into the building design;*
- (c) *incorporate landscaping to enhance visual amenity and minimise the visual impacts of noise screens;*
- (d) *incorporate physical and visual breaks where adjoining cul de sacs and bus stops to allow for pedestrian and cyclist permeability.'*

*Road and rail noise impacts overlay*

*'S1.1(1) For reconfiguration, other than subdividing one lot into two, reduce noise nuisance through providing –*

- (a) *a buffer between lots and the noise source; or*
- (b) *service roads between lots and the noise source; or*
- (c) *larger lots closest to the noise source that allow dwelling units to be set back from the noise source; or*
- (d) *incorporating mounding and landscaping into the reconfiguration design; or (e) a mixture of (a) - (d).*

*S1.2(1) Uses reduce noise nuisance by –*

- (a) *siting to minimise the impact through distance, layout and orientation;*
- (b) *design and construction techniques;*
- (c) *incorporating soft engineering measures, such as –*
  - (i) *vegetated buffers;*
  - (ii) *vegetated earth mounds; or*
- (d) *fencing where it can be demonstrated that (a), (b) or (c) cannot be implemented; and*
- (e) *a combination of (a), (b), (c) or (d).'*

*S1.3(1) Noise attenuation measures utilised –*

- (a) *do not restrict access or movement for people or native animals;*
- (b) *are integrated with the streetscape and landscape setting;*
- (c) *are designed and constructed for longevity and a low level of maintenance.*



- (d) are integrated into building design and layout;
- (e) avoid the use of acoustic fencing.

A 10 metre wide landscape buffer is proposed along both State controlled road boundaries. This area is intended to be landscaped only, except for a section along Cleveland-Redland Bay Road, with acoustic fences located on or within the property boundaries. Acoustic fences are proposed in sections on the boundaries facing both State controlled roads, and have been designed to not impact on pedestrian permeability, with linkages provided to both boundaries to the south of the acoustic fences. The acoustic fences will be screened by landscaping in the 10 metre buffer.

For a section along the Cleveland-Redland Bay Road frontage a swale is proposed for stormwater management purposes forward of a retaining wall with associated acoustic fencing above. The applicant has provided a design that addresses the performance outcomes of the SETSPO and road and rail noise impacts overlay codes, with adequate areas for landscape planting provided to minimise the visual impact of the screen and enhance the visual appearance of the development from the road. An excerpt from the landscape concept plan is provided below in Figure 9 demonstrating the outcome.



**Figure 9** – Landscape design for buffer area adjoining units on Cleveland-Redland Bay Road

The location of the fences in the northern part of the site will be located behind landscape buffers of varying widths, depending on the required wall height, to ensure the development integrates with the streetscape along Pateman Parade and at the entrances from the adjoining State controlled roads. Other noise mitigation including glazing, mechanical ventilation and wall, roof, floor and door construction, will be incorporated into the architectural design as part of the building approval.

Accordingly, the development is considered to comply with the relevant assessment benchmarks with respect to road noise.

### Easement

An easement was created to provide a temporary drainage solution for the upstream property, which is in the same ownership as the subject site (refer Figure 10). Originally the upstream property had onsite stormwater management, but once this site was purchased by the common owner, additional units were constructed where the onsite detention was proposed, with the temporary stormwater solution relocated to the easement area.

Once the subject site develops, the easement will no longer be required as the proposed stormwater management in the southern part of the site will cater for both developments.



Figure 10 – Existing stormwater discharge easement over site

## Infrastructure Charges

### Application A

The proposed development is subject to infrastructure charges in accordance with the Adopted Infrastructure Charges Resolution (No. 2.3) August 2016 (the Infrastructure Charge Resolution). The total charge applicable to this development is:

**Total charge: \$3,428,570.60**

### Residential Component

(103.00 X Multiple Dwelling - 3 or more bedroom X \$30,226.70)	\$3,113,350.10
(16.00 X Multiple Dwelling - 1 or 2 bedroom X \$21,590.45)	\$345,447.20

### Residential Demand Credit

(1.00 X Dwelling House - 3 or more bedroom X \$30,226.70)	\$-30,226.710
<b>Total Council Charge</b>	<b>\$3,428,570.60</b>

### Offsets

The following offset applies under Chapter 4 Part 2 of the *Planning Act 2016*, calculated in accordance with Redland City Council's Adopted Infrastructure Charges Resolution:

Infrastructure Agreement executed between Philip Usher Constructions Pty Ltd. and Redland City Council as set out above in the sewer section of this report.



In accordance with Redland City Council's Adopted Infrastructure Charges Resolution, any offset listed in this notice only accrues when the trunk infrastructure works is accepted on maintenance by Council. Any request for an early plan sealing will require the bonding of any uncompleted trunk works.

### Refunds

There are no refunds that apply under Chapter 4 Part 2 of the *Planning Act 2016*.

### Application B

The proposed development is subject to infrastructure charges in accordance with the Infrastructure Charges Resolution. The total charge applicable to this development is:

**Total charge: \$3,152,212.70**

### **Residential Component**

(100.00 X Multiple Dwelling - 3 or more bedroom X \$30,226.70)	\$3,022,670.00
(6.00 X Multiple Dwelling - 1 or 2 bedroom X \$21,590.45)	\$129,542.70
<b>Total Council Charge</b>	<b>\$3,152,212.70</b>

### Offsets

The following offset applies under Chapter 4 Part 2 of the *Planning Act 2016*, calculated in accordance with Redland City Council's Adopted Infrastructure Charges Resolution:

Infrastructure Agreement executed between Philip Usher Constructions Pty Ltd. and Redland City Council.

In accordance with Redland City Council's Adopted Infrastructure Charges Resolution, any offset listed in this notice only accrues when the trunk infrastructure works is accepted on maintenance by Council. Any request for an early plan sealing will require the bonding of any uncompleted trunk works.

### Refunds

There are no refunds that apply under Chapter 4 Part 2 of the *Planning Act 2016*.

### **Conclusion**

The application has been assessed against the relevant planning instruments and is considered to comply. It is therefore recommended that development permits be granted subject to conditions. Strategic Implications

### **Legislative Requirements**

In accordance with the *Planning Act 2016* this development application has been assessed against the RPS (7.1) and other relevant planning instruments. The decisions for both applications are due on 19 November 2021 and if not decided by this date the applications will be potentially deemed refused.

### **Risk Management**

The applicant has the right to appeal a decision of Council to refuse the development applications or to not make a decision by the due date as a deemed refusal. Alternatively, the applicant also has the right to appeal conditions imposed on development permits.

**Financial**

Subsequent to a decision being made, and as outlined in the risk management section above, legal costs will apply if the applicant chooses to appeal Council's decision.

**People**

There are no implications for staff associated with this report.

**Environmental**

Where relevant, the environmental implications are detailed within the assessment in the 'issues' section of this report.

**Social**

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

**Human Rights**

In accordance with section 58 of the *Human Rights Act 2019*, consideration has been given to the relevant human rights in particular c.25 Privacy and Reputation, when drafting this report.

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

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

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

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Divisional Councillor	11 September 2017	Sent to Councillor for comment in accordance with standard procedure.

**OPTIONS****Option One**

That Council resolves to grant development permits for Application A (MCU17/0057) and Application B (MCU17/0058), subject to the conditions outlined in Attachment 7.

**Option Two**

That Council resolves to grant development permits for Application A (MCU17/0057) and Application B (MCU17/0058), subject to alternate conditions to those outlined in Attachment 7.

**Option Three**

That Council resolves to grant preliminary approvals for Application A (MCU17/0057) and Application B (MCU17/0058).

**Option Four**

That Council resolves to refuse Application A (MCU17/0057) and Application B (MCU17/0058).

**OFFICER'S RECOMMENDATION**

**That Council resolves to grant development permits for Application A (MCU17/0057) and Application B (MCU17/0058), subject to the conditions outlined in Attachment 7.**



Proposed Townhouse Development  
Corner Boundary Road and Cleveland-Redland Bay Road  
Thornlands

ACOUSTIC REPORT



**Client:**  
Philip Usher Constructions

**Reference:**  
*2017122 R01L Corner Boundary Road and Cleveland-Redland Bay Road,  
Thornlands ENV RTN*

**Date Issued:**  
23 November 2020

## Document Information

### Contact Details

Acoustic Works  
Unit 2/8 Castlemaine Street  
Coorparoo QLD 4151  
(07) 3393 2222  
ABN: 56 157 965 056

PO Box 1271  
Coorparoo DC  
QLD 4151

Greg Pearce  
Email: gpearce@acousticworks.com.au

Mark Enersen  
Email: menersen@acousticworks.com.au

### Report Register

Date	Revision	Author	Reviewer
10/05/17	R01A	Andrew Mackie	Greg Pearce
24/07/17	R01B	Marcus Kamppi	Greg Pearce
07/08/17	R01C	Marcus Kamppi	Greg Pearce
16/07/18	R01D	Karen McMorrow	Greg Pearce
20/07/18	R01E	Karen McMorrow	Greg Pearce
25/07/18	R01F	Karen McMorrow	Greg Pearce
14/11/18	R01G	Karen McMorrow	Greg Pearce
12/06/20	R01H	Karen McMorrow	Greg Pearce
17/06/20	R01J	Karen McMorrow	Greg Pearce
23/11/20	R01L	Mahbub Sheikh	Greg Pearce

### Disclaimer

Reports produced by Acoustic Works are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed between Acoustic Works and the Client. Under no circumstances shall information and/or report(s) prepared by Acoustic Works be used by other parties other than the Client without first obtaining written permission from Acoustic Works.

## TABLE OF CONTENTS

<b>1. Introduction .....</b>	<b>5</b>
<b>2. Site Description .....</b>	<b>5</b>
2.1 Site Location .....	5
2.2 Proposal .....	6
2.3 Acoustic Environment .....	6
<b>3. Equipment .....</b>	<b>6</b>
<b>4. Receivers and Noise Monitoring .....</b>	<b>7</b>
4.1 Receiver Locations .....	7
4.2 Unattended Noise Monitoring .....	8
4.2.1 Cleveland-Redland Bay Road: Road Traffic and Ambient Noise Monitoring – Monitors 1a & 1b .....	8
4.2.2 Boundary Road: Road Traffic Noise Monitoring – Monitor 2 .....	8
<b>5. Measured Noise Levels .....</b>	<b>9</b>
5.1 Road Traffic and Ambient Noise Levels – Cleveland-Redland Bay Road .....	9
5.2 Road Traffic Noise Levels – Boundary Road .....	9
<b>6. Noise Criteria .....</b>	<b>10</b>
6.1 Road Traffic Noise Criteria .....	10
6.1.1 State Development Assessment Provisions (SDAP) .....	10
6.1.2 Queensland Development Code MP4.4 .....	12
6.2 Environmental Noise Criteria .....	12
6.2.1 Planning Scheme Policy 5 – Environmental Emissions .....	12
6.2.1.1 Acoustic Quality Objectives .....	12
6.2.1.2 Background Creep .....	13
<b>7. Road Traffic Assessment .....</b>	<b>14</b>
7.1 Traffic Volumes .....	14
7.2 Road Traffic Noise Verification .....	14
7.3 Predicted Road Traffic Noise Levels – 2030 .....	15
<b>8. Environmental Noise Assessment .....</b>	<b>27</b>
8.1 Onsite Activities .....	27
8.1.1 Acoustic Quality Objectives .....	27
8.1.2 Background Creep .....	28
<b>9. Recommendations .....</b>	<b>29</b>
9.1 Acoustic Barriers .....	29
9.2 Road Traffic Noise .....	31
9.2.1 Glazing & Noise Category .....	31
9.2.2 Solid Balustrades .....	37
9.2.3 Alternative Ventilation .....	37
9.2.4 Wall Construction .....	38
9.2.5 Roof Construction .....	39
9.2.6 Floors .....	39
9.2.7 Entry Doors .....	40
9.3 Onsite Activities .....	40
<b>10. Conclusion .....</b>	<b>40</b>
<b>11. Appendices .....</b>	<b>41</b>
11.1 Development Plans .....	41
11.3 Survey data .....	56
11.4 Noise Monitoring Charts .....	59
11.4.1 Cleveland Redland Bay Road .....	59
11.4.2 Boundary Road .....	67

## TABLE INDEX

Table 1: Measured road traffic noise levels – all time periods (Cleveland-Redland Bay Road), Monitor 1a .....	9
Table 2: Measured ambient noise levels – all time periods (Cleveland-Redland Bay Road), Monitor 1b .....	9
Table 3: Measured road traffic noise levels – all time periods (Boundary Road), Monitor 2 .....	9
Table 4: SDAP Road Traffic Noise Criteria .....	10
Table 5: Queensland Development Code Mandatory Part 4.4 Criteria.....	12
Table 6: Acoustic Quality Objectives at Noise Sensitive Properties.....	12
Table 7: Background creep noise limits.....	13
Table 8: Road traffic volumes .....	14
Table 9: Comparison of Measured and Predicted Noise Levels .....	14
Table 10: Predicted traffic noise levels 2030.....	15
Table 11: Townhouses Requiring Balcony with Solid Balustrade (no gaps between panels, except drainage).....	26
Table 12: Acoustic quality objective noise levels, 1 hour.....	27
Table 13: Background Creep noise levels, 15 minute.....	28
Table 14: QDC Noise Category & Glazing Treatments.....	31
Table 15: QDC typical wall construction .....	38
Table 16: QDC typical roof construction.....	39
Table 17: QDC typical exposed floor construction.....	39
Table 18: QDC typical entry door construction.....	40

## FIGURE INDEX

Figure 1: Site Location (Not to Scale) .....	5
Figure 2: Receivers and Noise monitoring locations.....	7
Figure 3: SoundPLAN verification of noise monitoring locations.....	14
Figure 4: Road Traffic Noise Contours 2030 – Ground Floor Level with acoustic barriers (façade corrected).....	23
Figure 5: Road Traffic Noise Contours 2030 – Ground Floor Level without acoustic barriers (façade corrected).....	23
Figure 6: Road Traffic Noise Contours 2030 – First Floor Level with acoustic barriers (façade corrected) .....	24
Figure 7: Road Traffic Noise Contours 2030 – First Floor Level without acoustic barriers (façade corrected).....	24
Figure 8: Road Traffic Noise Contours 2030 – Ground Level Recreations Areas without acoustic barrier .....	25
Figure 9: Road Traffic Noise Contours 2030 – Ground Level Recreations Areas with acoustic barrier ..	25
Figure 10: Recommended Acoustic Barriers – Stage 1.....	29
Figure 11: Recommended Acoustic Barriers – Stage 2.....	30

## 1. Introduction

The following revised report is in response to a request by Philip Usher Constructions for an environmental noise assessment of a proposed residential development located at 410 Boundary Road and 359-405 Cleveland-Redland Bay Road, Thornlands. The acoustic report has been revised to address changes to the proposed development layout and respond to request for further information from the State Assessment and Referral Agency (SARA) (Sara Reference:1710-1966 SRA).

To facilitate the assessment, unattended noise monitoring was conducted onsite to establish road traffic noise impacts from Cleveland-Redland Bay Road and Boundary Road to the development. Ambient noise levels were measured in the vicinity of nearby residence to determine the criteria for onsite activities.

Based on the results of the assessment, recommendations for acoustic treatments are specified in this report.

## 2. Site Description

### 2.1 Site Location

The site is described by the following:

410 Boundary Road & 359-379 Cleveland Redland Bay Road, Thornlands  
Lot 10 on SP216148, Lot 18 on SP119616 & Lot 20 SP140739

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)





A comprehensive site survey was conducted on the 19<sup>th</sup> April 2017 and identified the following;

- a) The site is currently being used as a garden nursery which shall be demolished to make way for the proposed development.
- b) Cleveland-Redland Bay Road bounds the site to the east, separating the development from Faith Lutheran College and residential dwellings.
- c) Boundary Road bounds the site to the southwest, separating the site from a veterinary clinic and residential dwellings.
- d) Residential dwellings are located adjacent the north western site boundary.

## 2.2 Proposal

The proposal is to construct a staged townhouse development comprised of the following:

- Site area of 10.73ha.
- 225 x two storey townhouses.
- Private recreational areas are provided for each townhouse with several communal areas located throughout the site.
- Car parking: Total 499 car parking is provided including 310 Garages, 131 Tandem Car Parking, 58 Visitor Car Parking and 3 Car Wash bays.
- Site access shall be via the proposed Pateman Parade to the northwest.

Refer to the development plans in Section 11.1 of the Appendices.

## 2.3 Acoustic Environment

The surrounding area is primarily affected by road traffic noise from Cleveland-Redland Bay Road and Boundary Road.

## 3. Equipment

The following equipment was used to record noise levels:

- 3 x Rion NL 42 Environmental Noise Monitors
- BSWA Technology Co. Ltd Sound Calibrator

The Rion NL 42 Environmental Noise Monitors hold current NATA Laboratory Certification and were field calibrated before and after the monitoring period, with no significant drift from the reference signal recorded.



## 4. Receivers and Noise Monitoring

### 4.1 Receiver Locations

Condition 17 of a previous information request from Redland City Council (Ref: *MCU17/0058*) requires an assessment of potential noise impacts from the development to sensitive uses along Beveridge Road. Based on council's request, the nearest sensitive receiver locations were identified as follows:

1. A two storey residential dwelling located to the northeast of the site at 2-10 Beveridge Road.
2. Faith Lutheran College – located east of the site at 1-15 Beveridge Road.

Refer to Figure 2 for these locations.

Figure 2: Receivers and Noise monitoring locations



## 4.2 Unattended Noise Monitoring

The Rion NL42 environmental noise monitors were set to record noise levels in "A" Weighting, Fast response. Road traffic noise monitoring was conducted generally in accordance with Australian Standard *AS2702:1984 Acoustics – Methods for the measurement of road traffic noise* using 1 hour statistical intervals, with ambient noise monitoring conducted generally in accordance with Australian Standard *AS1055:1997 Acoustics – Description and measurement of environmental noise* using 15 minute statistical intervals.

### 4.2.1 Cleveland-Redland Bay Road: Road Traffic and Ambient Noise Monitoring – Monitors 1a & 1b

Two Rion NL42 environmental noise monitors were placed onsite at 365 Cleveland-Redland Bay Road, 12m from the nearest lane of Cleveland-Redland Bay Road to measure road traffic and ambient noise levels. The monitors were located in a free field position with the microphone approximately 1.4 metres above ground surface level. The noise monitor was set to record noise levels between the 19<sup>th</sup> and 26<sup>th</sup> April 2017.

### 4.2.2 Boundary Road: Road Traffic Noise Monitoring – Monitor 2

A Rion NL42 environmental noise monitor was placed onsite at 410 Boundary Road, 20m from the nearest lane of Boundary Road to measure road traffic noise levels. The monitor was located in a free field position with the microphone approximately 1.4 metres above ground surface level. The noise monitor was set to record noise levels between the 19<sup>th</sup> and 26<sup>th</sup> April 2017.

Refer to Figure 2 for the noise monitoring locations.

## 5. Measured Noise Levels

The following tables present the measured road traffic noise levels from the unattended noise surveys. Any periods of inclement weather or extraneous noise were omitted from the measured data prior to determining the results.

### 5.1 Road Traffic and Ambient Noise Levels – Cleveland-Redland Bay Road

The measured road traffic and ambient noise levels at the monitoring location are as follows;

Table 1: Measured road traffic noise levels – all time periods (Cleveland-Redland Bay Road), Monitor 1a

Day	Date	L10(12h)	L10(18h)	L90(8h)	L90(18h)
Thursday	20/04/17	70.5	69.2	44.4	55.2
Friday	21/04/17	71.0	70.3	44.2	56.2
Saturday	22/04/17	-	-	-	-
Sunday	23/04/17	-	-	-	-
Monday	24/04/17	70.1	69.3	43.6	54.9
Tuesday	25/04/17	-	-	-	-
Overall value		70.5	69.6	44.1	55.4

Table 2: Measured ambient noise levels – all time periods (Cleveland-Redland Bay Road), Monitor 1b

Day	Date	L90 dB(A)		
		Day	Eve	Night
Thursday	20/04/17	58	53	45
Friday	21/04/17	58	54	46
Saturday	22/04/17	57	53	46
Sunday	23/04/17	54	52	43
Monday	24/04/17	56	55	45
Tuesday	25/04/17	51	53	45
Overall value		56	53	45

Road traffic data for the weekend and public holidays was not utilised as it is not considered relevant to the assessment. Refer to the appendix for graphical representation.

### 5.2 Road Traffic Noise Levels – Boundary Road

The measured road traffic noise levels at the monitoring location are as follows;

Table 3: Measured road traffic noise levels – all time periods (Boundary Road), Monitor 2

Day	Date	L10(12h)	L10(18h)	L90(8h)	L90(18h)
Thursday	20/04/17	66.1	65.0	38.1	49.9
Friday	21/04/17	66.8	65.9	37.5	51.2
Saturday	22/04/17	-	-	-	-
Sunday	23/04/17	-	-	-	-
Monday	24/04/17	65.7	64.7	37.1	49.7
Tuesday	25/04/17	-	-	-	-
Overall value		66.2	65.2	37.6	50.3

Road traffic data for the weekend and public holidays was not utilised as it is not considered relevant to the assessment. Refer to the appendix for graphical representation.

## 6. Noise Criteria

### 6.1 Road Traffic Noise Criteria

As the development is located near two state controlled roads (Cleveland-Redland Bay Road and Boundary Road), the SDAP criteria detailed in Section 6.1.1 applies.

#### 6.1.1 State Development Assessment Provisions (SDAP)

The criteria applied are in accordance with the *SDAP* Version 2.6 dated 7 February 2020 by the Department of State Development, Manufacturing, Infrastructure and Planning. The *SDAP State Code 1: Development in a state-controlled road environment* sets out matters of interest for the assessment of developments near state controlled roads or multi-modal corridors. The applicable criteria for the development in the year 2030 (ten year planning horizon) requires road traffic noise to be assessed in accordance with Table 1.2.2 of the policy statement as follows;

Table 4: SDAP Road Traffic Noise Criteria

Performance Outcome	Acceptable Outcome
<b>P023</b> Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in habitable rooms.	<b>AO23.1</b> A noise barrier or earth mound is provided which is designed, sited and constructed: <ol style="list-style-type: none"> <li>to meet the following external noise criteria at all facades of the building envelope:               <ol style="list-style-type: none"> <li>≤60 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am ≤40 dB(A))</li> <li>≤63 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am &gt;40 dB(A))</li> </ol> </li> <li>in accordance with chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013.</li> </ol> <p>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state-controlled road environment, Department of Transport and Main Roads, 2017.</p> <p>If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used.</p> <p>In some instances, the design of noise barriers and mounds to achieve the noise criteria above the ground floor may not be reasonable or practicable. In these instances, any relaxation of the criteria is at the discretion of the Department of Transport and Main Roads.</p>
	OR all of the following acceptable outcomes apply
	<b>AO23.2</b> Buildings which include a habitable room are setback the maximum distance possible from a state-controlled road or type 1 multi-modal corridor.
	<b>AO23.3</b> Buildings are designed and oriented so that habitable rooms are located furthest from a state-controlled road or type 1 multi-modal corridor.

Performance Outcome	Acceptable Outcome
	<p><b>AO23.4</b> Buildings (other than a relevant residential building or relocated building) are designed and constructed using materials which ensure that habitable rooms meet the following internal noise criteria:</p> <p>1. <math>\leq 35</math> dB(A) Leq (1 hour) (maximum hour over 24 hours).</p> <p>Note: Noise levels from a state-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1-1997 Acoustics –Description and measurement of environmental noise.</p> <p>To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state-controlled road environment, Department of Transport and Main Roads 2017.</p> <p>Habitable rooms of relevant residential buildings located within a transport noise corridor must comply with the Queensland Development Code MP4.4 Buildings in a transport noise corridor, Queensland Government, 2015. Transport noise corridors are mapped on the State Planning Policy interactive mapping system.</p>
<p><b>PO24</b> Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in outdoor spaces for passive recreation.</p>	<p><b>AO24.1</b> A noise barrier or earth mound is provided which is designed, sited and constructed:</p> <p>1. to meet the following external noise criteria in outdoor spaces for passive recreation:</p> <p>a. <math>\leq 57</math> dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight <math>\leq 45</math> dB(A))</p> <p>b. <math>\leq 60</math> dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight <math>&gt; 45</math> dB(A))</p> <p>2. in accordance with chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013.</p> <p>Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state-controlled road environment, Department of Transport and Main Roads, 2017.</p>
	<p>OR all of the following acceptable outcomes apply</p>
	<p><b>AO24.2</b> Each dwelling has access to an outdoor space for passive recreation which is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.</p> <p><b>AO24.3</b> Each dwelling with a balcony directly exposed to noise from a state-controlled road or type 1 multi-modal corridor has a continuous solid gap-free balustrade (other than gaps required for drainage purposes to comply with the Building Code of Australia).</p>

### 6.1.2 Queensland Development Code MP4.4

To determine the minimum design requirements for any new buildings located in a SDAP transport corridor, the Queensland Development Code Mandatory Part 4.4 may be applied if no alternative solutions are provided. In accordance with MP4.4, the noise categories are stated in Table 5.

Table 5: Queensland Development Code Mandatory Part 4.4 Criteria

Category	Noise level L10(18hr) dB(A) (including façade correction)
Category 4	≥ 73
Category 3	68-72
Category 2	63-67
Category 1	58-62
Category 0	≤ 57

The building treatment for any future development onsite shall be determined at Building Approval stage, in general accordance with the Queensland Development Code. Alternative solution may be provided on request.

## 6.2 Environmental Noise Criteria

The criteria for environmental noise as applied under the *Redland City Plan Version 4* is outlined in *Planning Scheme Policy 6 – Environmental Emissions*.

### 6.2.1 Planning Scheme Policy 5 – Environmental Emissions

Section 6.3.2 of the RCC *Planning Scheme Policy 5 – Environmental Emissions* requires environmental noise to be assessed in accordance with the *Environmental Protection (Noise) Policy 2008* as follows;

#### 6.2.1.1 Acoustic Quality Objectives

Table 6 below presents the acoustic quality objectives at noise sensitive receptors as detailed in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*.

Table 6: Acoustic Quality Objectives at Noise Sensitive Properties

Sensitive Receptor	Time of Day	Acoustic Quality Objectives, dB(A)		
		L <sub>Aeq,adj,1hr</sub>	L <sub>A10,adj,1hr</sub>	L <sub>A1,adj,1hr</sub>
Dwelling (outdoors)	Day and Evening (7am – 10pm)	50	55	65
Dwelling (Indoors)	Day and Evening (7am – 10pm)	35	40	45
	Night (10pm – 7am)	30	35	40
School (indoors)	When classes are being offered	35	-	-
School (outdoor)	When children usually play outside	55	-	-

### 6.2.1.2 Background Creep

The Background Creep criteria are as follows;

Time-varying noise:

$$L_{Aeq,adj,T} \leq \text{Ambient } L_{A90,T} + 5\text{dB(A)}$$

Steady-state noise:

$$L_{A90,T} \leq \text{Ambient } L_{A90,T}$$

The time period (T) is a time interval of at least 15 minutes, or if the noise continues for less than 15 minutes, the duration of the noise source.

Based on the results of ambient noise monitoring, the project specific background creep noise limits are shown in Table 7.

Table 7: Background creep noise limits

Time Period	Noise Level Limits SPL dB(A)	
	$L_{Aeq,Adj,T}$	$L_{A90,T}$
Day 7am – 6pm	61	56
Evening 6pm – 10pm	58	53
Night 10pm – 7am	50	45



## 7. Road Traffic Assessment

Road traffic noise associated with Cleveland-Redland Bay Road and Boundary Road for a ten year planning horizon was assessed at the development to determine compliance with SDAP criteria (refer to Section 6.1) including any requirements for acoustic treatments.

### 7.1 Traffic Volumes

Traffic data for the Cleveland-Redland Bay Road and Boundary Road was obtained from TMR via the *Traffic Analysis and Reporting System (TARS)*. The traffic data includes percentage of heavy vehicles and growth rates as nominated below, used to calculate future volumes. Traffic data for the future section of Beveridge Road (Bateman Parade) was based on the traffic impact assessment for the development (by TTM, reference: 16BRT0391).

Table 8: Road traffic volumes

Location	2017 AADT	2030 Predicted AADT	Percentage of Heavy Vehicles
Cleveland-Redland Bay Road	15,816	18,000	5.13%
Boundary Road	25,313	40,391	8.65%
Pateman Parade	-	3,375	2.00%

### 7.2 Road Traffic Noise Verification

To ensure the CoRTN noise model is accurate, a verification model of the predicted  $L_{A10(18hr)}$  was created and compared to the measured noise level based on the data provided in Section 7.1. The CoRTN method allows a 2dB(A) variation from the predicted and measured level, if the variation exceeds 2dB(A) a correction to the predicted level is required.

Table 9: Comparison of Measured and Predicted Noise Levels

Location	Measured $L_{A10(18hr)}$ dB(A)	Predicted $L_{A10(18hr)}$ dB(A)	Correction
Cleveland-Redland Bay Road	69.6	69.7	0
Boundary Road	65.2	65.3	0

Figure 3: SoundPLAN verification of noise monitoring locations

No.	Receiver name	Building side	Floor	Limit $L_{10(18hr)}$ dB(A)	Level w/o NP $L_{10(18hr)}$ dB(A)
1	Boundary Road loader		GF	-	65.3
2	Cleveland Redland Bay Rd Loader		GF	-	69.7



### 7.3 Predicted Road Traffic Noise Levels – 2030

Road traffic noise modelling for the proposed development was based on the following information:

- Site layout, plans and elevations provided by Philip Usher Constructions, Job No. 676, Drawings DA-A3-00 to DA-A3-05 (Stage 1 & Stage 2), Revision J, dated 16 November 2020.
- Cleveland-Redland Bay Road speed limit of 70km/hr.
- Boundary Road speed limit of 60km/hr and 80km/hr.
- Future section of Beveridge Road (Pateman Parade) speed limit of 50km/hr.
- A Bituminous Dense Graded Asphalt Seal (DGA) surface on both roads, resulting in a 0 dB(A) correction in accordance with TMR requirements.
- Receiver heights were based on 1.8m and 4.6m above finished pad level for ground and first floor levels respectively. Receiver heights were based on 1.5m above finished pad level for outdoor recreation areas.
- SoundPLAN grid noise maps at 2.5m x 2.5m.
- Calculations include the acoustic barriers as detailed in Section 9.1.

The 3D SoundPLAN CoRTN noise model predicted  $L_{A10,18hr}$  levels with Figure 4 to Figure 7 showing the predicted road traffic noise contours for the development with and without acoustic barriers. Table 10 presents the predicted road traffic noise impacts for each room of the development with the inclusion of the acoustic barriers detailed in Section 9.1.

Table 10: Predicted traffic noise levels 2030

RL	Location			Predicted Road Traffic Noise 2030 (façade corrected) With acoustic barriers	
	Townhouse	Floor	Room	$L_{A10,18hr}$ dB(A)	QDC Noise Category
12.6	1	Ground	Living	62	1
			Kitchen/Dining	58	1
		First	Bed 1	64	2
			Bed 2	61	1
			Bed 3	54	0
12.6	2	Ground	Living	61	1
			Kitchen/Dining	54	0
		First	Bed 1	63	2
			Bed 2	57	0
			Bed 3	57	0
12.5	3-4	Ground	Kitchen	53	0
			Living/Dining	62	1
		First	Bed 1 & Bed 4	57	0
			Bed 2 & Bed 3	64	2
12.4	5-6	Ground	Living	61	1
			Kitchen	56	0
			Dining/Stair	53	0
		First	Bed 1 & Bed 4	63	2
			Bed 2 & Bed 3	56	0
12.2	7-8	Ground	Living	53	0
			Kitchen/Family	61	1
		First	Bed 1 & Bed 4	55	0
			Bed 2 & Bed 3	63	2
12.2	9-10	Ground	Living	53	0

RL	Location			Predicted Road Traffic Noise 2030 (façade corrected) With acoustic barriers	
	Townhouse	Floor	Room	L <sub>A10 18hr</sub> dB(A)	QDC Noise Category
		First	Kitchen/Family	61	1
			Bed 1	63	2
			Bed 2 & Bed 3	55	0
12.0	11-12	Ground	Living	61	1
			Kitchen	55	0
			Dining	53	0
		First	Bed 1	63	2
			Bed 2 & Bed 3	56	0
11.7	13/16	Ground	Living	55	0
			Kitchen/Family	62	1
		First	Bed 1 & Bed 4	57	0
			Bed 2 & Bed 3	63	2
11.7	14/15	Ground	Living	55	0
			Kitchen/Family	62	1
			Bed 1	63	2
		First	Bed 2 & Bed 3	57	0
11.3	17/20	Ground	Living	52	0
			Kitchen/Family	61	1
			Bed 1 & Bed 4	55	0
		First	Bed 2 & Bed 3	63	2
11.3	18/19	Ground	Living	52	0
			Kitchen/Family	61	1
			Bed 1	63	2
		First	Bed 2 & Bed 3	55	0
11.0	21/22	Ground	Living	61	1
			Kitchen/Dining	58	1
			Bed 1	63	2
		First	Bed 2 & Bed 3	55	0
10.7	23/24	Ground	Living	61	1
			Kitchen/Dining	57	0
			Bed 1	63	2
		First	Bed 2	59	1
			Bed 3	55	0
10.3	25/28	Ground	Living	53	0
			Kitchen/Family	62	1
			Dining/Stair	58	1
		First	Bed 1 & Bed 4	56	0
			Bed 2 & Bed 3	64	2
10.3	26-27	Ground	Living	53	0
			Kitchen/Family	62	1
			Bed 1	64	2
		First	Bed 2 & Bed 3	56	0
10.0	29	Ground	Living	59	1
			Kitchen/Dining	61	1
			Bed 1	64	2
		First	Bed 2 & Bed 3	65	2

RL	Location			Predicted Road Traffic Noise 2030 (façade corrected) With acoustic barriers	
	Townhouse	Floor	Room	L <sub>A10 18hr</sub> dB(A)	QDC Noise Category
10.0	30	Ground	Living	59	1
			Kitchen/Dining	61	1
		First	Bed 1	64	2
			Bed 2	65	2
9.5	31/32	Ground	Living	53	0
			Kitchen/Dining	63	2
		First	Bed 1	59	1
			Bed 2 & Bed 3	70	3
9.2	33-34	Ground	Living	52	0
			Kitchen/Dining	62	1
		First	Bed 1	56	0
			Bed 2 & Bed 3	70	3
9.0	35/38	Ground	Living	53	0
			Kitchen/Family	62	1
		First	Bed 1 & Bed 4	56	0
			Bed 2 & Bed 3	70	3
9.0	36-37	Ground	Living	53	0
			Kitchen/Family	62	1
		First	Bed 1	70	3
			Bed 2 & Bed 3	56	0
8.8	39-40	Ground	Kitchen	56	0
			Living/Dining	62	1
		First	Bed 1 & Bed 4	56	0
			Bed 2 & Bed 3	69	3
8.7	41-42	Ground	Living	55	0
			Kitchen/Dining	62	1
		First	Bed 1	61	1
			Bed 2 & Bed 3	70	3
8.5	43-44	Ground	Kitchen	54	0
			Living/Dining	62	1
		First	Bed 1 & Bed 4	57	0
			Bed 2 & Bed 3	70	3
8.4	45-47	Ground	Living	55	0
			Kitchen/Dining	62	1
		First	Bed 1	57	0
			Bed 2 & Bed 3	70	3
8.3	48/49	Ground	Kitchen	58	1
			Living/Dining	61	1
		First	Bed 1 & Bed 4	59	1
			Bed 2 & Bed 3	70	3
9.8	50-52	Ground	Living	62	1
			Kitchen/Dining	50	0
		First	Bed 1	65	2
			Bed 2 & Bed 3	54	0
9.8	53/56	Ground	Living	51	0
			Kitchen	58	1

RL	Location			Predicted Road Traffic Noise 2030 (façade corrected) With acoustic barriers	
	Townhouse	Floor	Room	L <sub>A10 18hr</sub> dB(A)	QDC Noise Category
		First	Bed 1	54	0
			Bed 2 & Bed 3	64	2
9.8	54/55	Ground	Living	51	0
			Kitchen/Family	58	1
	First		Bed 1	64	2
			Bed 2 & Bed 3	54	0
9.5	57/58	Ground	Living	61	1
			Kitchen/Family	51	0
	First		Bed 1	63	2
			Bed 2 & Bed 3	54	0
9.3	59/62	Ground	Living	62	1
			Kitchen/Family	51	0
	First		Bed 1 & Bed 4	64	2
			Bed 2 & Bed 3	54	0
9.3	60/61	Ground	Living	62	1
			Kitchen/Family	51	0
	First		Bed 1	54	0
			Bed 2	64	2
	63	Ground	Living	60	1
			Kitchen/Dining	51	0
		First	Bed 1 & Bed 4	62	1
			Bed 2 & Bed 3	54	0
	64	Ground	Family/Kitchen/Dining	51	0
			Living/Dining	58	1
		First	Bed 1	54	0
			Bed 2 & Bed 3	61	1
8.8	65	Ground	Living	57	0
			Kitchen/Family	51	0
	First		Bed 1 & Bed 4	59	1
			Bed 2 & Bed 3	54	0
9.3	67/68	Ground	Living	52	0
			Kitchen/Family	53	0
	First		Bed 1	56	0
			Bed 2 & Bed 3	54	0
9.3	66/69	Ground	Living	52	0
			Kitchen/Family	55	0
	First		Bed 1 & Bed 4	54	0
			Bed 2 & Bed 3	56	0
9.5	70/71	Ground	Kitchen	58	1
			Living/Dining	58	1
	First		Bed 1 & Bed 4	54	0
			Bed 2 & Bed 3	59	1
9.8	72/75	Ground	Living/Dining	54	0
		First	Bed 1	57	0
			Bed 2, Bed 3 & Bed 4	≤57	0
9.8	73/74	Ground	Living/Dining	54	0

RL	Location			Predicted Road Traffic Noise 2030 (façade corrected) With acoustic barriers	
	Townhouse	Floor	Room	L <sub>A10 18hr</sub> dB(A)	QDC Noise Category
		First	Bed 2	57	0
			Bed 1	≤57	0
10.0	76-78	Ground	Kitchen	≤57	0
		First	Bed 1 & Bed 2	60	1
			Bed 3	59	1
10.3	79/82	Ground	Living/Family	63	2
		First	Bed 1 & Bed 4	59	1
			Bed 2	65	2
10.3	80/81	Ground	Living/Dining	≤57	0
			Family/Kitchen	62	1
		First	Bed 1	65	2
10.5	83	Ground	Bed 2 & Bed 3	58	1
			Living/Dining	59	1
			Family/Kitchen	63	2
10.5	84-85	Ground	Bed 1 & Bed 4	59	1
			Bed 2 & Bed 3	66	2
		First	Family/ Kitchen	64	2
10.5	86	Ground	Living/Dining	57	0
			Bed 1	66	2
			Bed 2 & Bed 3	60	1
10.5	87	Ground	Living	58	1
			Dining / Family	63	2
		First	Bed 4	61	1
10.6	88/90	Ground	Bed 1 & Bed 2	≤57	0
			Family	58	1
		First	Bed 1 & Bed 4	64	2
10.6	89	Ground	Bed 2 & Bed 3	57	0
			Living	≤57	0
			Kitchen/Family	58	1
10.5	91-93	Ground	Dining/Stair	≤57	0
		First	Bed 1	57	0
			Bed 2 & Bed 3	64	2
10.3	94-97	All Level	Living	≤57	0
10.0	98-101	All Level	Kitchen/Family	≤57	0
10.0	102-104	All Level	Bed 1	60	1
9.5	105/106	All Level	Bed 2 & Bed 3	57	0
9.0	107-110	All Level	All Area	58	1
9.5	111-113	All Level	All Area	≤57	0

RL	Location			Predicted Road Traffic Noise 2030 (façade corrected) With acoustic barriers	
	Townhouse	Floor	Room	L <sub>A10 18hr</sub> dB(A)	QDC Noise Category
10.0	114-116	All Level	All Area	≤57	0
10.5	117-120	All Level	All Area	≤57	0
10.8	121-124	All Level	All Area	≤57	0
11.0	125-127	All Level	All Area	≤57	0
11.1	128-131	Ground	Living	≤57	0
		First	Bed	58	1
11.3	132/133	Ground	Living	60	1
			Kitchen/Family	60	1
		First	Bed 1	62	1
			Bed 2 & Bed 3	62	1
11.8	134	Ground	Living	58	1
			Family	63	2
		First	Bed 1 & Bed 4	60	1
			Bed 2 & Bed 3	66	2
11.8	135/136	Ground	Living	58	1
			Family	63	2
		First	Bed 1	66	2
			Bed 2 & Bed 3	60	1
11.8	137	Ground	Living	58	1
			Kitchen/Dining	62	1
		First	Bed 1 & Bed 4	61	1
			Bed 2 & Bed 3	67	2
12.1	138/139	Ground	Living	63	2
			Kitchen/Dining	63	2
		First	Bed 1 & Bed 2	65	2
			Bed 3	57	0
12.0	140/143	Ground	Living	59	1
			Kitchen/Family	≤57	0
		First	Bed 1 & Bed 4	61	1
			Bed 2 & Bed 3	60	1
12.0	141/142	Ground	Living	59	1
			Family	≤57	0
		First	Bed 1	≤57	0
			Bed 2 & Bed 3	61	1
11.8	144/145	Ground	Living	≤57	0
			Kitchen/Family	≤57	0
			Dining/Stair	≤57	0
		First	Bed 1	60	1
			Bed 2 & Bed 3	≤57	0
11.6	146-149	All Level	All Area	≤57	0
11.5	150-152	All Level	All Area	≤57	0
11.3	153-156	All Level	All Area	≤57	0
10.7	157-158	All Level	All Area	≤57	0
10.5	159-162	All Level	All Area	≤57	0
10.4	163-164	All Level	All Area	≤57	0
10.2	165-166	All Level	All Area	≤57	0

RL	Location			Predicted Road Traffic Noise 2030 (façade corrected) With acoustic barriers	
	Townhouse	Floor	Room	L <sub>A10 18hr</sub> dB(A)	QDC Noise Category
10.0	167-168	All Level	All Area	≤57	0
9.5	169-172	Ground	Kitchen/Dining	≤57	0
		First	Bed 1 & Bed 4	59	1
			Bed 2 & Bed 3	≤57	0
10.0	173-174	All Level	All Area	≤57	0
10.3	175-176	All Level	All Area	≤57	0
10.5	177-179	All Level	All Area	≤57	0
11.0	180-183	All Level	All Area	≤57	0
11.2	184-185	All Level	All Area	≤57	0
11.8	186-189	All Level	All Area	≤57	0
12.0	190-192	All Level	All Area	≤57	0
12.1	193-196	All Level	All Area	≤57	0
11.9	197-198	All Level	All Area	≤57	0
12.3	199-202	All Level	All Area	≤57	0
12.4	203-204	Ground	Living	≤57	0
			Kitchen/Dining	≤57	0
		First	Bed 1	58	1
			Bed 2 & Bed 3	59	1
12.4	205-207	Ground	Living	63	2
			Kitchen/Dining	≤57	0
		First	Bed 1	65	2
			Bed 2 & Bed 3	≤57	0
12.1	208-209	Ground	Living	64	2
			Kitchen/Dining	≤57	0
		First	Bed 1	66	2
			Bed 2 & Bed 3	≤57	0
12.5	210	Ground	Living	60	1
			Kitchen/Dining	63	2
		First	Bed 1/4	63	2
			Bed 2 & Bed 3	69	3
12.5	211/212	Ground	Living	60	1
			Kitchen/Family	63	2
		First	Bed 1	69	3
			Bed 2 & Bed 3	63	2
12.5	213	Ground	Living	63	2
			Kitchen/Family	63	2
		First	Bed 1 & Bed 4	70	3
			Bed 2 & Bed 3	70	3
12.7	214	Ground	Living	63	2
			Kitchen/Dining	63	2
		First	Bed 1, Bed 2 and Bed 4	70	3
			Bed 2 & Bed 3	70	3
12.7	215	Ground	Living	61	1
		First	Bed 1 & 4	66	2
			Bed 2 & Bed 3	66	2
12.7	216/218	Ground	Living	60	1

RL	Location			Predicted Road Traffic Noise 2030 (façade corrected) With acoustic barriers	
	Townhouse	Floor	Room	L <sub>A10 18hr</sub> dB(A)	QDC Noise Category
		First	Kitchen/Family	60	1
			Bed 1 & Bed 4	63	2
			Bed 2 & Bed 3	65	2
12.7	217	Ground	Living	60	1
			Family	60	1
			Bed 1	65	2
			Bed 2 & Bed 3	63	2
12.6	219/221	Ground	Living	59	1
			Family	63	2
			Bed 1 & Bed 4	61	1
			Bed 2 & Bed 3	65	2
12.6	220	Ground	Living	59	1
			Kitchen/Family	63	2
			Bed 1	65	2
			Bed 2 & Bed 3	61	1
12.6	222/225	Ground	Living	55	0
			Kitchen/Family	62	1
			Bed 1 & Bed 4	58	1
			Bed 2 & Bed 3	64	2
12.6	223/24	Ground	Living	55	0
			Kitchen/Family	62	1
			Bed 1	64	2
			Bed 2 & Bed 3	58	1

Based on the predicted noise impacts, additional façade treatments are required in accordance with the QDC assessment requirements.

As per Table 1.2.2 of the SDAP policy statement an acceptable alternative solution is compliance with AO23.2 to 23.4. Refer to Section 9 for recommended additional acoustic treatments required to achieve compliance with SDAP criteria AO23.2 to 23.4.

As per Table 1.2.2 of the SDAP policy statement an acceptable alternative solution is compliance with AO24.2 and 24.3. Refer to Section 9 for recommended additional acoustic treatments required to achieve compliance with SDAP criteria AO24.2 and 24.3.

Figure 4 to Figure 7 show the predicted road traffic noise contours for the development with and without acoustic barriers.



acousticworks)))

Figure 4: Road Traffic Noise Contours 2030 – Ground Floor Level with acoustic barriers (façade corrected)

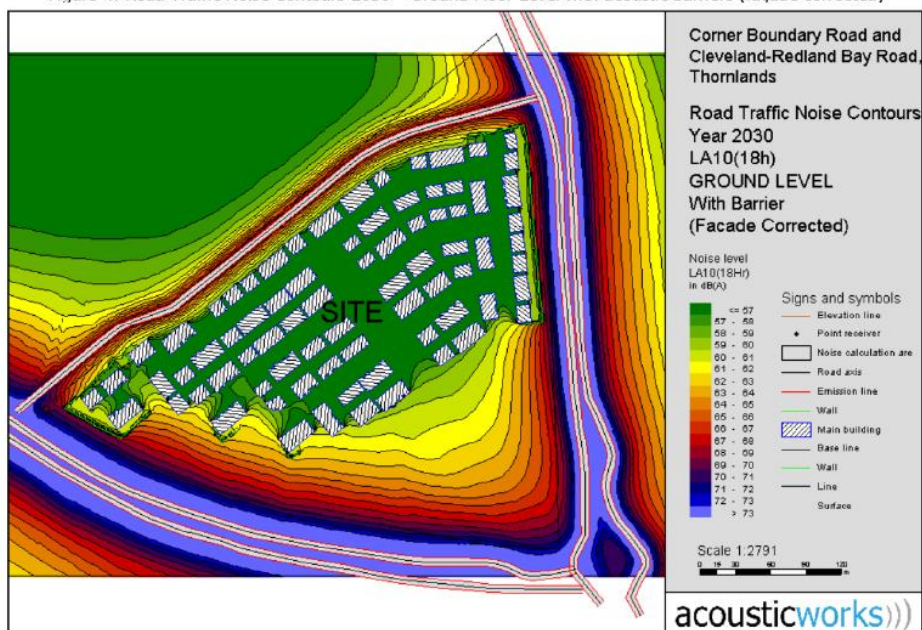
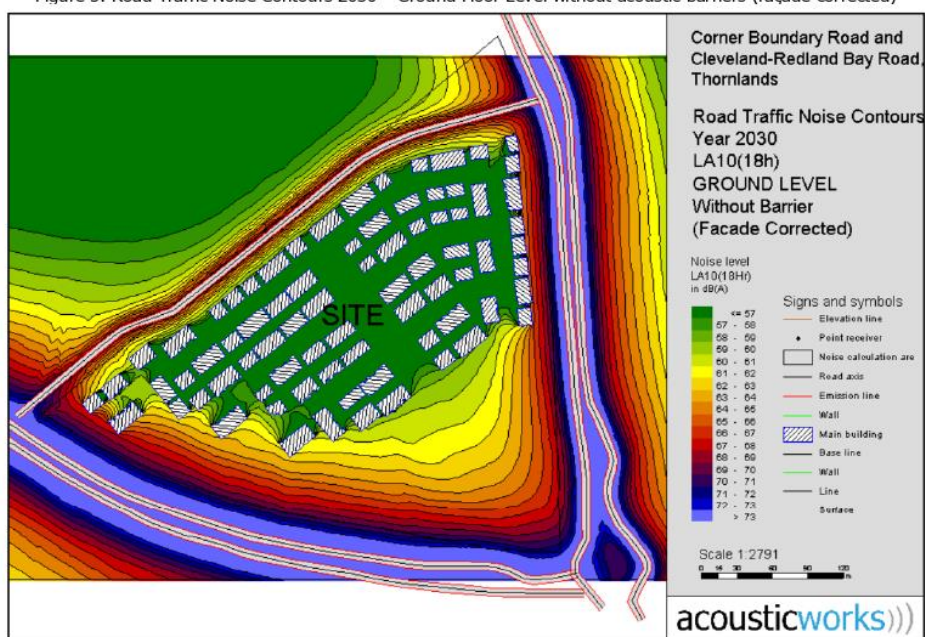


Figure 5: Road Traffic Noise Contours 2030 – Ground Floor Level without acoustic barriers (façade corrected)



acousticworks)))

Figure 6: Road Traffic Noise Contours 2030 – First Floor Level with acoustic barriers (façade corrected)

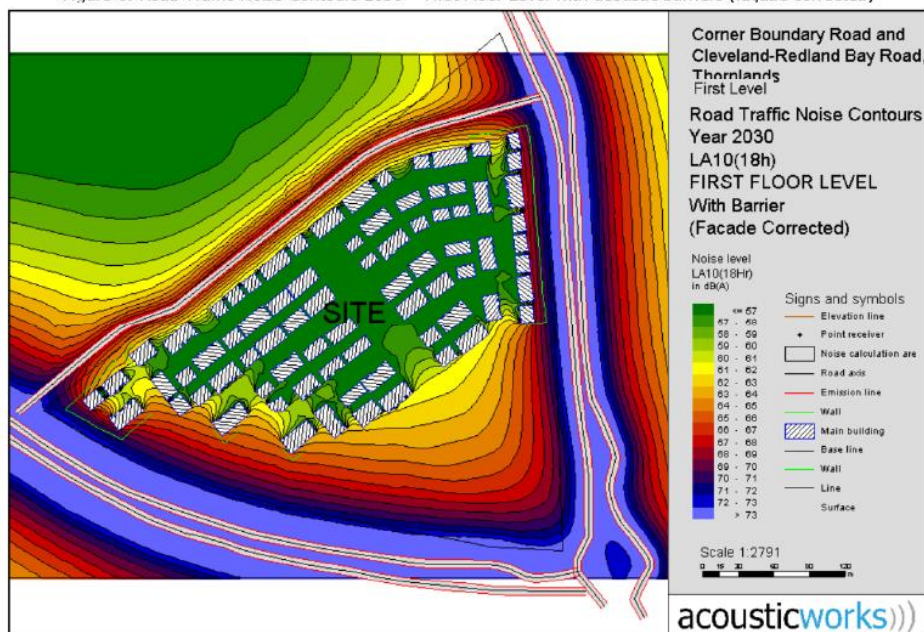
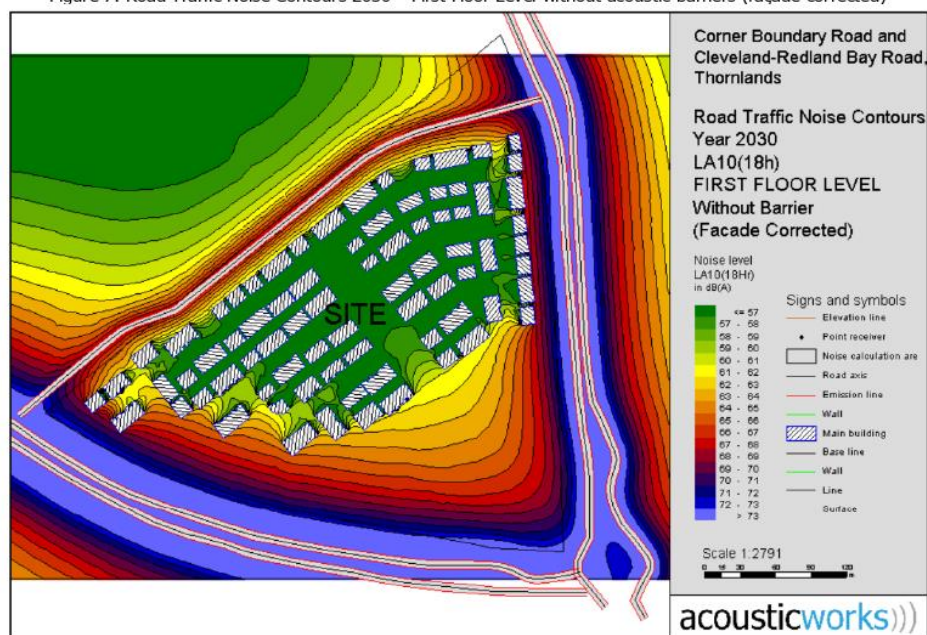


Figure 7: Road Traffic Noise Contours 2030 – First Floor Level without acoustic barriers (façade corrected)





acousticworks)))

An assessment of the private recreation areas was conducted with the results presented in Figure 8 (without acoustic barriers) and Figure 9 (with acoustic barriers).

Figure 8: Road Traffic Noise Contours 2030 – Ground Level Recreations Areas without acoustic barrier

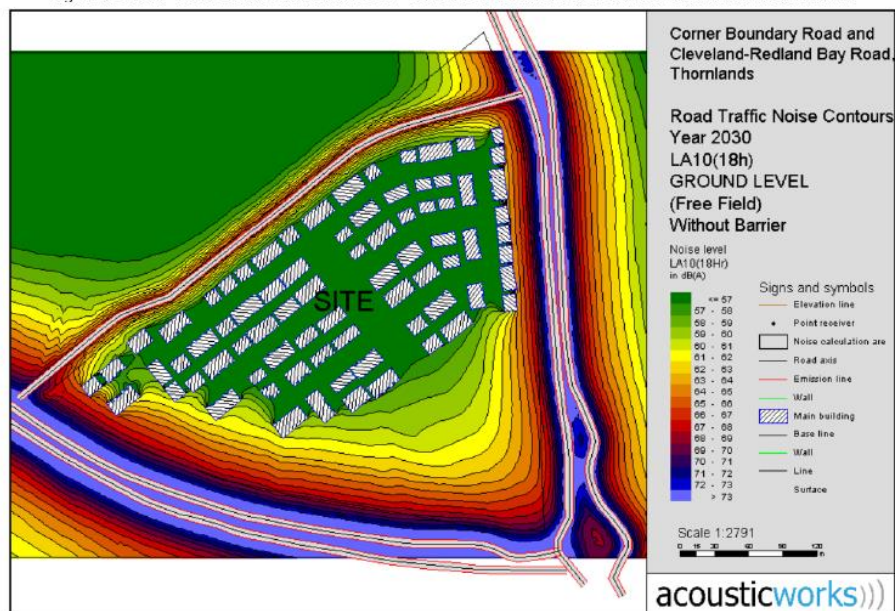
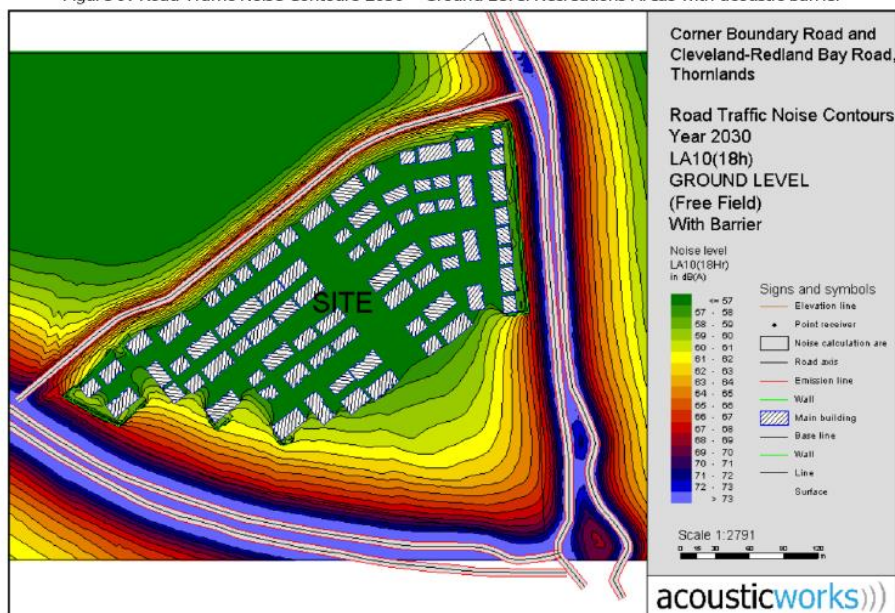


Figure 9: Road Traffic Noise Contours 2030 – Ground Level Recreations Areas with acoustic barrier



The following townhouses are noted to have balconies and predicted to have free field façade noise levels exceeding 60 dB(A) at the following nominated locations (room use). These balconies are required to be installed with solid gap-free balustrades (no gaps between panels, except for drainage).

Table 11: Townhouses Requiring Balcony with Solid Balustrade (no gaps between panels, except drainage)

Townhouse	Floor Level	Room Use	Free Field Noise Levels LA10 18hr dB(A)
1	First	Bed 1	62.5
2	First	Bed 1	61.5
5 to 6	First	Bed 1 & Bed 4	61.5
7 to 8	First	Bed 2 & Bed 3	61.5
9 to 10	First	Bed 1	61.5
11 to 12	First	Bed 1	61.5
14/15	First	Bed 1	61.5
17/20	First	Bed 2 & Bed 3	61.5
18/19	First	Bed 1	61.5
21/22	First	Bed 1	61.5
23/24	First	Bed 1	61.5
26-27	First	Bed 1	62.5
29	First	Bed 1	62.5
29	First	Bed 2 & Bed 3	63.5
30	First	Bed 1	62.5
30	First	Bed 2	63.5
45-47	First	Bed 2 & Bed 3	68.5
50-52	First	Bed 1	63.5
53/56	First	Bed 2 & Bed 3	62.5
54/55	First	Bed 1	62.5
54/55	First	Bed 2 & Bed 3	52.5
80/81	First	Bed 1	63.5
83	First	Bed 2 & Bed 3	64.5
84-85	First	Bed 1	64.5
86	First	Bed 1 & Bed 2	67.5
86	First	Bed 2	65.5
88/90	First	Bed 1 & Bed 4	62.5
89	First	Bed 2 & Bed 3	62.5
132/133	First	Bed 1	60.5
132/133	First	Bed 2 & Bed 3	60.5
134	First	Bed 2 & Bed 3	64.5
135/136	First	Bed 1	64.5
137	First	Bed 2 & Bed 3	65.5
138/139	First	Kitchen/Dining	61.5
138/139	First	Bed 1 & Bed 2	63.5
205-207	First	Bed 1	63.5
208-209	First	Bed 1	64.5
210	First	Bed 1/4	61.5
210	First	Bed 2 & Bed 3	67.5
211/212	First	Bed 1	67.5
211/212	First	Bed 2 & Bed 3	61.5
213	First	Bed 1 & Bed 4	68.5
213	First	Bed 2 & Bed 3	68.5

On the condition the acoustic barriers recommended in Section 9.1 are implemented, compliance is predicted with SDAP AO24.1 of  $L_{10}(18h) \leq 60$  dB(A) free field for all private recreation areas.

## 8. Environmental Noise Assessment

## 8.1 Onsite Activities

Noise associated with the development was assessed based on previous measurements of similar activities. The calculations assume that the nominated activities are located at the closest representative point within the development site to each receiver location. Any relevant shielding, building transmission loss or recommended acoustic screens are taken into account for these activities.

### 8.1.1 Acoustic Quality Objectives

The average maximum noise source levels and predicted levels at the receiver locations are shown in Table 12. Note:  $L_{A10}$  and  $L_{A1}$  results are not shown in cases where the total duration of the events is less than the minimum time required e.g.  $L_{A10(1hr)}$  requires noise events to occur for at least 360 seconds of an hour long period.  $L_{Aeq}$  results are not shown where the calculated total is less than 0dBA.

Table 12: Acoustic quality objective noise levels. 1 hour

[illegible]

\*Correction due to tonality and impulsiveness as per AS1055:1997

Compliance is predicted with the Acoustic Quality Objectives without the need for any additional acoustic treatment.

## 8.1.2 Background Creep

The noise source levels and predicted levels at the receiver locations are shown as follows;

Table 13: Background Creep noise levels, 15 minute

Receiver	Receivers																L <sub>Aeq</sub> 15 min Compliance		
	1. 2-10 Beveridge Rd (NE) 2. College - 1-15 Beveridge Rd (E)																		
	Description	Source Leq@1m dB(A)	Correction dB(A)*	Corrected Leq@1m dB(A)	No. of events per 15min Day	No. of events per 15min Eve	No. of events per 15min Night	Duration per event	Distance (m)	Dist atten. @-6dB/d	L <sub>Aeq</sub> adj,T ext. dB(A) Day	L <sub>Aeq</sub> adj,T int. dB(A) Day	L <sub>Aeq</sub> adj,T ext. dB(A) Eve	L <sub>Aeq</sub> adj,T int. dB(A) Eve	L <sub>Aeq</sub> adj,T ext. dB(A) Night	L <sub>Aeq</sub> adj,T int. dB(A) Night	Day	Eve	Night
1	Criteria																61	58	50
	Voice conversation	70		70	1	1	1	900	70	-37	33	28	33	28	33	28	Yes	Yes	Yes
	Car passby	69		69	30	25	8	15	50	-34	32	27	31	26	26	21	Yes	Yes	Yes
	Car start	74	2	76	30	25	8	2	85	-39	25	20	24	19	19	14	Yes	Yes	Yes
	Cardoor closure	75	2	77	30	25	8	2	85	-39	26	21	25	20	20	15	Yes	Yes	Yes
	Total										36	31	36	31	34	29	Yes	Yes	Yes
2	Criteria																61	58	50
	Voice conversation	70		70	1	1	1	900	65	-37	33	28	33	28	33	28	Yes	Yes	Yes
	Car passby	69		69	30	25	8	15	84	-38	28	23	27	22	22	17	Yes	Yes	Yes
	Car start	74	2	76	30	25	8	2	84	-38	26	21	25	20	20	15	Yes	Yes	Yes
	Cardoor closure	75	2	77	30	25	8	2	84	-38	27	22	26	21	21	16	Yes	Yes	Yes
	Total										35	30	35	30	34	29	Yes	Yes	Yes

\*Correction due to tonality and impulsiveness as per AS1055:1997.

Compliance is predicted with the Background Creep criteria without the need for any additional acoustic treatment.

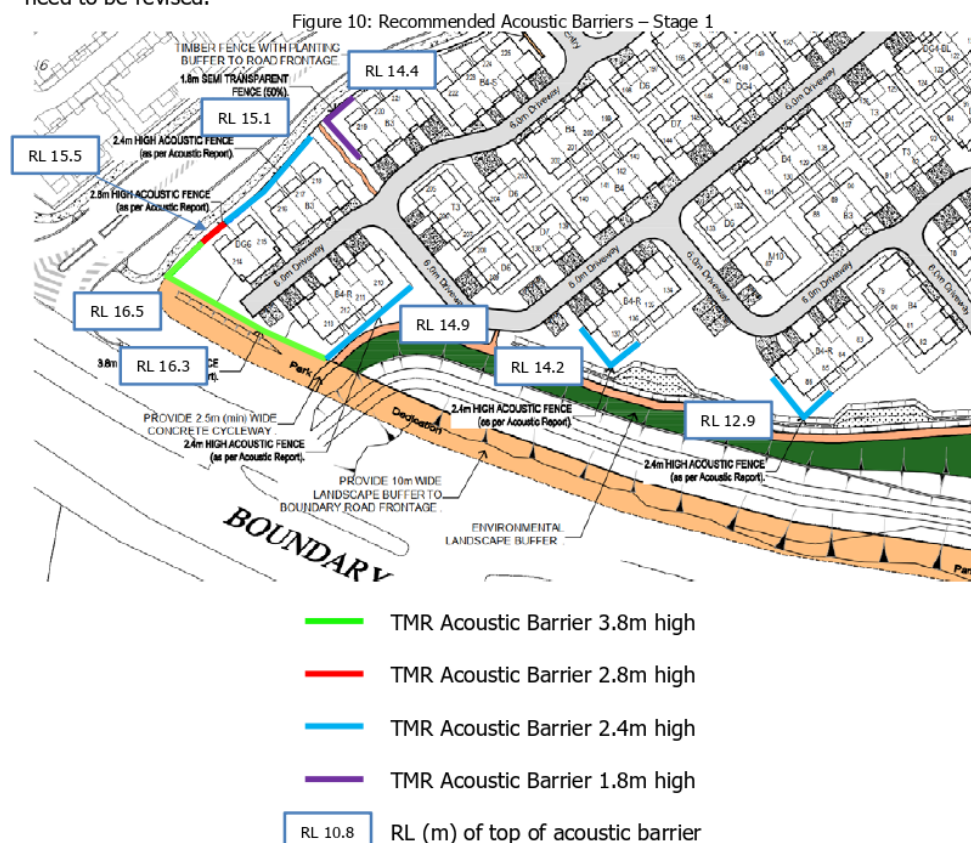
## 9. Recommendations

### 9.1 Acoustic Barriers

Acoustic barriers are recommended to be constructed as shown in Figure 10 and Figure 11 in accordance with TMR design specifications.

The TMR barriers shall be 1.8-3.8m above the finished pad level of the adjacent townhouse lot and be constructed in accordance with Main Roads Standard Specification MRTS15 "Noise Fences". Acoustic barriers shall be free of gaps and holes.

Figure 10 and Figure 11 show location and heights of the recommended acoustic barriers. These are calculated based on the required barrier heights and the RL of the pad level of the adjacent townhouse lot. If the RL levels of the townhouses change then the barrier recommendations may need to be revised.





acousticworks)))

Figure 11: Recommended Acoustic Barriers – Stage 2





## 9.2 Road Traffic Noise

All building treatments for residential dwellings shall be determined at the Building Approval stage in accordance with the assessment requirements of the Queensland Development Code Part MP4.4. For reference, preliminary noise categories are nominated in Table 14.

### 9.2.1 Glazing & Noise Category

Calculations were conducted in accordance with Queensland Development Code Part MP4.4. The minimum glazing treatments presented in Table 14 are required to comply with the following:

- The minimum glass thickness specified shall not be reduced regardless of the  $R_w$  performance of the glazing system.
- If compliance cannot be achieved with the minimum  $R_w$  ratings, the glazing system shall be upgraded until compliance is achieved.
- Glazing specified with acoustic seals requires a Q-lon seal or an equivalent product, mohair seals are not acceptable.
- The glazier shall provide NATA test reports on request to verify compliance with the minimum  $R_w$  ratings. Generic reports are not acceptable.

Table 14: QDC Noise Category & Glazing Treatments

Townhouse	Floor	Location	QDC Noise Category	QDC Rw Ratings					QDC Glazing	Acoustic
				Wall	Roof	Glazing	Entry	Floors	Glazing	
1	Floor	Room	1	35	-	27	28	-	4mm float	yes
	Ground	Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2	0	-	-	-	-	-		yes
2	Ground	Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	0	-	-	-	-	-		yes
	First	Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
		Bed 1	0	-	-	-	-	-		yes
	3-4	Ground	Bed 2	0	-	-	-	-	-	
Bed 3			0	-	-	-	-	-		yes
First		Kitchen	1	35	-	27	28	-	4mm float	yes
		Living/Dining	0	-	-	-	-	-		yes
5-6		Ground	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam
	Bed 2 & Bed 3		1	35	-	27	28	-	4mm float	yes
	First	Living	0	-	-	-	-	-		yes
		Kitchen	0	-	-	-	-	-		yes
	7-8	Ground	Dining/Stair	2	41	38	35	-	-	10.38 lam
Bed 1 & Bed 4			0	-	-	-	-	-		yes
First		Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
9-10		Ground	Kitchen/Family	0	-	-	-	-	-	
	Bed 1& Bed 4		2	41	38	35	-	-	10.38 lam	yes
	First	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
	11-12	Ground	Kitchen/Family	2	41	38	35	-	-	10.38 lam
Bed 1			0	-	-	-	-	-		yes
First		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	0	-	-	-	-	-		yes
		Ground	Kitchen	0	-	-	-	-	-	
	Dining		2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	0	-	-	-	-	-		yes

acousticworks)))

Townhouse	Floor	Location	QDC Noise Category	QDC Rw Ratings					QDC Glazing	
				Wall	Roof	Glazing	Entry	Floors	Glazing	Acoustic seals
13/16	Ground	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
	First	Kitchen/Family	0	-	-	-	-	-		yes
14/15	Ground	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
	First	Living	1	35	-	27	-	-	4mm float	yes
17/20	Ground	Kitchen/Family	2	41	38	35	-	-	10.38 lam	yes
		Bed 1	0	-	-	-	-	-		yes
	First	Bed 2 & Bed 3	0	-	-	-	-	-		yes
18/19	Ground	Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Family	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	0	-	-	-	-	-		yes
21/22	Ground	Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	1	35	-	27	-	-	4mm float	yes
	First	Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
23/24	Ground	Bed 1	0	-	-	-	-	-		yes
		Bed 2	0	-	-	-	-	-		yes
	First	Bed 3	0	-	-	-	-	-		yes
25/28	Ground	Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Family	1	35	-	27	-	-	4mm float	yes
	First	Dining/Stair	0	-	-	-	-	-		yes
26-27	Ground	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
	First	Living	1	35	-	27	-	-	4mm float	yes
29	Ground	Kitchen/Family	2	41	38	35	-	-	10.38 lam	yes
		Living	1	35	-	27	-	-	4mm float	yes
	First	Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
30	Ground	Bed 1	2	41	38	35	-	-	10.38 lam	yes
		Bed 2	0	-	-	-	-	-		yes
	First	Bed 3	0	-	-	-	-	-		yes
31/32	Ground	Living	2	41	-	35	-	-	10.38 lam	yes
		Kitchen/Dining	1	35	35	27	-	-	4mm float	yes
	First	Bed 1	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
33-34	Ground	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
	First	Kitchen/Dining	0	-	-	-	-	-		yes
35/38	Ground	Bed 1	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
	First	Living	1	35	-	27	-	-	4mm float	yes
31/32	Ground	Kitchen/Family	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
	First	Bed 1 & Bed 4	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes

acousticworks)))

Townhouse	Floor	Location	QDC Noise Category	QDC Rw Ratings					QDC Glazing	Acoustic seals
				Wall	Roof	Glazing	Entry	Floors		
36-37	Ground	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Family	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
39-40	First	Bed 1	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Kitchen	1	35	-	27	28	-	4mm float	yes
41-42	Ground	Living/Dining	0	-	-	-	-	-		yes
		Bed 1 & Bed 4	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
43-44	First	Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Dining	1	35	35	27	-	-	4mm float	yes
		Bed 1	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
45-47	Ground	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Dining	0	-	-	-	-	-		yes
48/49	First	Bed 1	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
		Bed 2 & Bed 3	1	35	-	27	-	-	4mm float	yes
		Kitchen	1	35	-	27	28	-	4mm float	yes
50-52	Ground	Living/Dining	1	35	35	27	-	-	4mm float	yes
		Bed 1 & Bed 4	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
53/56	First	Living	0	-	-	-	-	-		yes
		Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
		Bed 1	0	-	-	-	-	-		yes
54/55	Ground	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Family	2	41	38	35	-	-	10.38 lam	yes
57/58	First	Bed 1	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	0	-	-	-	-	-		yes
59/62	Ground	Kitchen/Family	2	41	38	35	-	-	10.38 lam	yes
		Bed 1	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
60/61	First	Living	0	-	-	-	-	-		yes
		Kitchen/Family	0	-	-	-	-	-		yes
		Bed 1	2	41	38	35	-	-	10.38 lam	yes
63	Ground	Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	0	-	-	-	-	-		yes
		Kitchen/Dining	1	35	35	27	-	-	4mm float	yes

acousticworks)))

Townhouse	Floor	Location	QDC Noise Category	QDC Rw Ratings					QDC Glazing	Acoustic seals
				Wall	Roof	Glazing	Entry	Floors		
	First	Bed 1 & Bed 4	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
64	Ground	Family/Kitchen /Dining	1	35	-	27	28	-	4mm float	yes
		Living/Dining	0	-	-	-	-	-		yes
	First	Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
65	Ground	Living	0	-	-	-	-	-		yes
		Kitchen/Family	1	35	35	27	-	-	4mm float	yes
	First	Bed 1 & Bed 4	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
67/68	Ground	Living	0	-	-	-	-	-		yes
		Kitchen/Family	0	-	-	-	-	-		yes
	First	Bed 1	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
66/69	Ground	Living	0	-	-	-	-	-		yes
		Kitchen/Family	0	-	-	-	-	-		yes
	First	Bed 1 & Bed 4	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	1	35	-	27	-	-	4mm float	yes
70/71	Ground	Kitchen	1	35	-	27	28	-	4mm float	yes
		Living/Dining	0	-	-	-	-	-		yes
	First	Bed 1 & Bed 4	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
72/75	Ground	Living/Dining	0	-	-	-	-	-		yes
	First	Bed 1	0	-	-	-	-	-		yes
		Bed 2, Bed 3 & Bed 4	0	-	-	-	-	-		yes
73/74	Ground	Living/Dining	0	-	-	-	-	-		yes
	First	Bed 2	0	-	-	-	-	-		yes
		Bed 1	0	-	-	-	-	-		yes
76-78	Ground	Kitchen	1	35	35	27	-	-	4mm float	yes
	First	Bed 1 & Bed 2	1	35	35	27	-	-	4mm float	yes
		Bed 3	2	41	-	35	33	-	10.38 lam	yes
79/82	Ground	Living/Family	1	35	35	27	-	-	4mm float	yes
	First	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
		Bed 2	0	-	-	-	-	-		yes
80/81	Ground	Living/Dining	1	35	-	27	-	-	4mm float	yes
		Family/Kitchen	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
83	Ground	Living/Dining	2	41	-	35	-	-	10.38 lam	yes
		Family/Kitchen	1	35	35	27	-	-	4mm float	yes
	First	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
		Bed 2 & Bed 3	2	41	-	35	-	-	10.38 lam	yes
84-85	Ground	Family/ Kitchen	0	-	-	-	-	-		yes
		Living/Dining	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
86	Ground	Living	2	41	-	35	-	-	10.38 lam	yes
		Dining / Family	1	35	35	27	-	-	4mm float	yes
	First	Bed 4	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
		Bed 1 & Bed 2	2	41	38	35	-	-	10.38 lam	yes
		Bed 2	1	35	-	27	-	-	4mm float	yes
87	Ground	Family/Living	2	41	-	35	-	-	10.38 lam	yes
		Dining	0	-	-	-	-	-		yes

acousticworks)))

Townhouse	Floor	Location	QDC Noise Category	QDC Rw Ratings					QDC Glazing	Acoustic seals
				Wall	Roof	Glazing	Entry	Floors		
88/90	First	Bed 1 & Bed 2	1	35	-	27	-	-	4mm float	yes
	Ground	Family	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1 & Bed 4	0	-	-	-	-	-		yes
89	Ground	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Family	0	-	-	-	-	-		yes
	First	Dining/Stair	0	-	-	-	-	-		yes
		Bed 1	2	41	38	35	-	-	10.38 lam	yes
91-93	Ground	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	0	-	-	-	-	-		yes
		Kitchen/Family	1	35	35	27	-	-	4mm float	yes
	First	Bed 1	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	1	35	-	27	-	-	4mm float	yes
94-97	All Level	All Area	0	-	-	-	-	-		yes
98-101	All Level	All Area	0	-	-	-	-	-		yes
102-104	All Level	All Area	0	-	-	-	-	-		yes
105/106	All Level	All Area	0	-	-	-	-	-		yes
107-110	All Level	All Area	0	-	-	-	-	-		yes
111-113	All Level	All Area	0	-	-	-	-	-		yes
114-116	All Level	All Area	0	-	-	-	-	-		yes
117-120	All Level	All Area	0	-	-	-	-	-		yes
121-124	All Level	All Area	0	-	-	-	-	-		yes
125-127	All Level	All Area	0	-	-	-	-	-		yes
128-131	Ground	Living	1	35	35	27	-	-	4mm float	yes
	First	Bed	1	35	-	27	28	-	4mm float	yes
	Ground	Living	1	35	-	27	-	-	4mm float	yes
132/133	Ground	Kitchen/Family	1	35	35	27	-	-	4mm float	yes
		Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
	First	Living	2	41	-	35	-	-	10.38 lam	yes
		Family	1	35	35	27	-	-	4mm float	yes
134	Ground	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	2	41	-	35	-	-	10.38 lam	yes
	First	Family	1	35	35	27	-	-	4mm float	yes
		Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
135/136	Ground	Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	2	41	-	35	-	-	10.38 lam	yes
		Family	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
137	Ground	Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Dining	1	35	35	27	-	-	4mm float	yes
		Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 2 & Bed 3	2	41	-	35	33	-	10.38 lam	yes
		Living	2	41	-	35	-	-	10.38 lam	yes
138/139	Ground	Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
		Bed 1 & Bed 2	0	-	-	-	-	-		yes
		Bed 3	1	35	-	27	28	-	4mm float	yes
	First	Living	0	-	-	-	-	-		yes
		Kitchen/Family	1	35	35	27	-	-	4mm float	yes
140/143	Ground	Bed 1 & Bed 4	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	0	-	-	-	-	-		yes
	First	Family	0	-	-	-	-	-		yes
		Bed 1	1	35	35	27	-	-	4mm float	yes
141/142	Ground	Bed 2 & Bed 3	0	-	-	-	-	-		yes
		Living	0	-	-	-	-	-		yes
		Family	0	-	-	-	-	-		yes
	First	Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
144/145	Ground	Living	0	-	-	-	-	-		yes
		Kitchen/Family	0	-	-	-	-	-		yes
		Dining/Stair	1	35	35	27	-	-	4mm float	yes
	First	Bed 1	0	-	-	-	-	-		yes

acousticworks)))

Townhouse	Floor	Location	QDC Noise Category	QDC Rw Ratings					QDC Glazing	Acoustic seals
				Wall	Roof	Glazing	Entry	Floors		
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
146-149	All Level	All Area	0	-	-	-	-	-		yes
150-152	All Level	All Area	0	-	-	-	-	-		yes
153-156	All Level	All Area	0	-	-	-	-	-		yes
157-158	All Level	All Area	0	-	-	-	-	-		yes
159-162	All Level	All Area	0	-	-	-	-	-		yes
163-164	All Level	All Area	0	-	-	-	-	-		yes
165-166	All Level	All Area	0	-	-	-	-	-		yes
167-168	All Level	All Area	0	-	-	-	-	-		yes
169-172	Ground	Kitchen/Dining	1	35	35	27	-	-	4mm float	yes
	First	Bed 1 & Bed 4	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	0	-	-	-	-	-		yes
173-174	All Level	All Area	0	-	-	-	-	-		yes
175-176	All Level	All Area	0	-	-	-	-	-		yes
177-179	All Level	All Area	0	-	-	-	-	-		yes
180-183	All Level	All Area	0	-	-	-	-	-		yes
184-185	All Level	All Area	0	-	-	-	-	-		yes
186-189	All Level	All Area	0	-	-	-	-	-		yes
190-192	All Level	All Area	0	-	-	-	-	-		yes
193-196	All Level	All Area	0	-	-	-	-	-		yes
197-198	All Level	All Area	0	-	-	-	-	-		yes
199-202	All Level	All Area	0	-	-	-	-	-		yes
203-204	Ground	Living	0	-	-	-	-	-		yes
		Kitchen/Dining	1	35	35	27	-	-	4mm float	yes
	First	Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	2	41	-	35	33	-	10.38 lam	yes
205-207	Ground	Living	0	-	-	-	-	-		yes
		Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	2	41	-	35	33	-	10.38 lam	yes
208-209	Ground	Living	0	-	-	-	-	-		yes
		Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	0	-	-	-	-	-		yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
210	Ground	Living	2	41	-	35	-	-	10.38 lam	yes
		Kitchen/Dining	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1/4	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
211/212	Ground	Living	2	41	-	35	-	-	10.38 lam	yes
		Kitchen/Family	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
	First	Bed 1	2	41	38	35	-	-	10.38 lam	yes
		Bed 2 & Bed 3	2	41	-	35	33	-	10.38 lam	yes
213	Ground	Living	2	41	-	35	-	-	10.38 lam	yes
		Kitchen/Family	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
	First	Bed 1 & Bed 4	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
		Bed 2 & Bed 3	2	41	-	35	33	-	10.38 lam	yes
214	Ground	Living	2	41	-	35	-	-	10.38 lam	yes
		Kitchen/Dining	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
	First	Bed 1, Bed 2 and Bed 4	3	47	41	38	-	-	12.5 Vlam or 13.52 lam or 14.38 lam	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
215	Ground	Living	2	41	38	35	-	-	10.38 lam	yes

Townhouse	Floor	Location	QDC Noise Category	QDC Rw Ratings					QDC Glazing	Acoustic seals
				Wall	Roof	Glazing	Entry	Floors	Glazing	
216/218	First	Bed 1 & 4	2	41	38	35	-	-	10.38 lam	yes
	Ground	Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Family	2	41	38	35	-	-	10.38 lam	yes
217	First	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
	Ground	Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	1	35	-	27	-	-	4mm float	yes
		Family	2	41	38	35	-	-	10.38 lam	yes
219/221	First	Bed 1	2	41	38	35	-	-	10.38 lam	yes
	Ground	Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	2	41	-	35	-	-	10.38 lam	yes
		Family	1	35	35	27	-	-	4mm float	yes
220	First	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
	Ground	Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes
		Living	2	41	-	35	-	-	10.38 lam	yes
		Kitchen/Family	2	41	38	35	-	-	10.38 lam	yes
222/225	First	Bed 1	1	35	35	27	-	-	4mm float	yes
	Ground	Bed 2 & Bed 3	0	-	-	-	-	-	yes	yes
		Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Family	1	35	35	27	-	-	4mm float	yes
223/24	First	Bed 1 & Bed 4	2	41	38	35	-	-	10.38 lam	yes
	Ground	Bed 2 & Bed 3	0	-	-	-	-	-	yes	yes
		Living	1	35	-	27	-	-	4mm float	yes
		Kitchen/Family	2	41	38	35	-	-	10.38 lam	yes
	First	Bed 1	1	35	35	27	-	-	4mm float	yes
		Bed 2 & Bed 3	1	35	-	27	28	-	4mm float	yes

Any locations not identified in Table 14 are nominated as QDC Noise Category 0 and require standard construction for road traffic noise.

### 9.2.2 Solid Balustrades

As discussed in Section 7.3, Table 11 lists the balconies predicted to have free field façade noise levels exceeding 60 dB(A). These balconies are required to be installed with solid gap-free balustrades (no gaps between panels, except for drainage).

### 9.2.3 Alternative Ventilation

We recommend that all locations nominated in Table 14 as QDC Noise Category 1-3 have the provision for an alternative ventilation system similar to air-conditioning or mechanical ventilation to allow windows and doors to be closed.



### 9.2.4 Wall Construction

The wall construction recommendations from QDC MP4.4 are included in the table below. Note that these are not the only allowable methods of construction for the development, and alternative constructions to achieve the required  $R_w$  ratings may also be provided. QDC Noise Categories are nominated in Table 14.

Table 15: QDC typical wall construction

QDC Noise Category	Wall $R_w$	Minimum Wall Treatments
3	47	<p>Two leaves of clay brick masonry at least 110mm thick with:</p> <ul style="list-style-type: none"> <li>(i) cavity not less than 50mm between leaves; and</li> <li>(ii) 50mm thick mineral insulation or 50mm thick glass wool insulation with a density of 11kg/m<sup>3</sup> or 50mm thick polyester insulation with a density of 20kg/m<sup>3</sup> in the cavity.</li> </ul> <p>OR</p> <p>Two leaves of clay brick masonry at least 110mm thick with:</p> <ul style="list-style-type: none"> <li>(i) cavity not less than 50mm between leaves; and</li> <li>(ii) at least 13mm thick cement render on each face.</li> </ul> <p>OR</p> <p>Single leaf of clay brick masonry at least 110mm thick with:</p> <ul style="list-style-type: none"> <li>(i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and</li> <li>(ii) mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11kg/m<sup>3</sup> positioned between studs; and</li> <li>(iii) One layer of plasterboard at least 13mm thick fixed to outside face of studs.</li> </ul> <p>OR</p> <p>Single leaf of minimum 150mm thick masonry of hollow, dense concrete blocks, with mortar joints laid to prevent moisture bridging.</p>
2	41	<p>Two leaves of clay brick masonry at least 110mm thick with cavity not less than 50mm between leaves</p> <p>OR</p> <p>Single leaf of clay brick masonry at least 110mm thick with:</p> <ul style="list-style-type: none"> <li>(i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and</li> <li>(ii) mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11kg/m<sup>3</sup> positioned between studs; and</li> <li>(iii) One layer of plasterboard at least 10mm thick fixed to outside face of studs</li> </ul> <p>OR</p> <p>Single leaf of brick masonry at least 110mm thick with at least 13mm thick render on each face</p> <p>OR</p> <p>Concrete brickwork at least 110mm thick</p> <p>OR</p> <p>In-situ concrete at least 100mm thick</p> <p>OR</p> <p>Precast concrete at least 100mm thick and without joints.</p>
1	35	<p>Single leaf of clay brick masonry at least 110mm thick with:</p> <ul style="list-style-type: none"> <li>(i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and</li> <li>(ii) One layer of plasterboard at least 10mm thick fixed to outside face of studs</li> </ul> <p>OR</p> <p>Minimum 6mm thick fibre cement sheeting, minimum 90mm deep timber stud or 92mm metal stud, standard plasterboard at least 13mm thick internally.</p>
0	N/A	Standard Construction



### 9.2.5 Roof Construction

The roof construction recommendations from QDC MP4.4 are included in the table below. Note that these are not the only allowable methods of construction for the development, and alternative constructions to achieve the required  $R_w$  ratings may also be provided. QDC Noise Categories are nominated in Table 14.

Table 16: QDC typical roof construction

QDC Noise Category	Roof $R_w$	Minimum Roof Treatments
3	41	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling joists, glass wool insulation at least 50mm thick with a density of at least 11kg/m <sup>3</sup> or polyester insulation at least 50mm thick with a density of at least 20kg/m <sup>3</sup> in the cavity. OR Concrete suspended slab at least 100mm thick.
2	38	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity, mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11kg/m <sup>3</sup> .
1	35	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity.
0	N/A	Standard Construction

### 9.2.6 Floors

The exposed floor construction recommendations from QDC MP4.4 are included in the table below. Note that these are not the only allowable methods of construction for the development, and alternative constructions to achieve the required  $R_w$  ratings may also be provided. QDC Noise Categories are nominated in Table 14.

Table 17: QDC typical exposed floor construction

QDC Noise Category	Floor $R_w$	Minimum Floor Treatments
2/3	45	Concrete slab at least 100mm thick OR Tongued and grooved boards at least 19mm thick with: (i) timber joists not less than 175mm x 50mm; and (ii) mineral insulation or glass wool insulation at least 75mm thick with a density of at least 11kg/m <sup>3</sup> positioned between joists and laid on plasterboard at least 10mm thick fixed to underside of joists; and (iii) mineral insulation or glass wool insulation at least 25mm thick with a density of at least 11kg/m <sup>3</sup> laid over entire floor, including tops of joists before flooring is laid; and (iv) secured to battens at least 75mm x 50mm; and (v) the assembled flooring laid over the joists, but not fixed to them, with battens lying between the joists.
0/1	N/A	Standard Construction

Refers to floors of habitable rooms which are part of the external façade of the building i.e. rooms which overhang the level below.

### 9.2.7 Entry Doors

The entry door construction recommendations from QDC MP4.4 are included in the table below. Note that these are not the only allowable methods of construction for the development, and alternative constructions to achieve the required  $R_w$  ratings may also be provided. QDC Noise Categories are nominated in Table 14.

Table 18: QDC typical entry door construction

QDC Noise Category	Entry Door $R_w$	Minimum Entry Door Treatments
1	28	Fixed so as to overlap the frame or rebate of the frame, constructed of – (i) wood, particleboard or blockboard not less than 33mm thick; or (ii) compressed fibre reinforced sheeting not less than 9mm thick; or (iii) other suitable material with a mass per unit area not less than 24.4kg/m <sup>2</sup> ; or (iv) solid core timber door not less than 35mm thick fitted with full perimeter <i>acoustically rated seals</i> .
0	N/A	Standard Construction

### 9.3 Onsite Activities

Compliance is predicted with the assessment criteria for noise associated with the development without the need for any additional acoustic treatments.

## 10. Conclusion

An environmental noise assessment was conducted for the proposed townhouse development located at 410 Boundary Road and 359-405 Cleveland-Redland Bay Road, Thornlands. On the condition the recommendations detailed in Section 9 are implemented, compliance is predicted with Redland City Council and SDAP assessment criteria.

If you should have any queries, please do not hesitate to contact us.

Report Prepared By



**Dr. Mahbub Sheikh**  
Senior Acoustic Consultant  
acousticworks)))

acousticworks)))

## 11. Appendices

### 11.1 Development Plans



## DEVELOPMENT APPLICATION

### Multi Unit Development (Stage 1 - 119 Units)

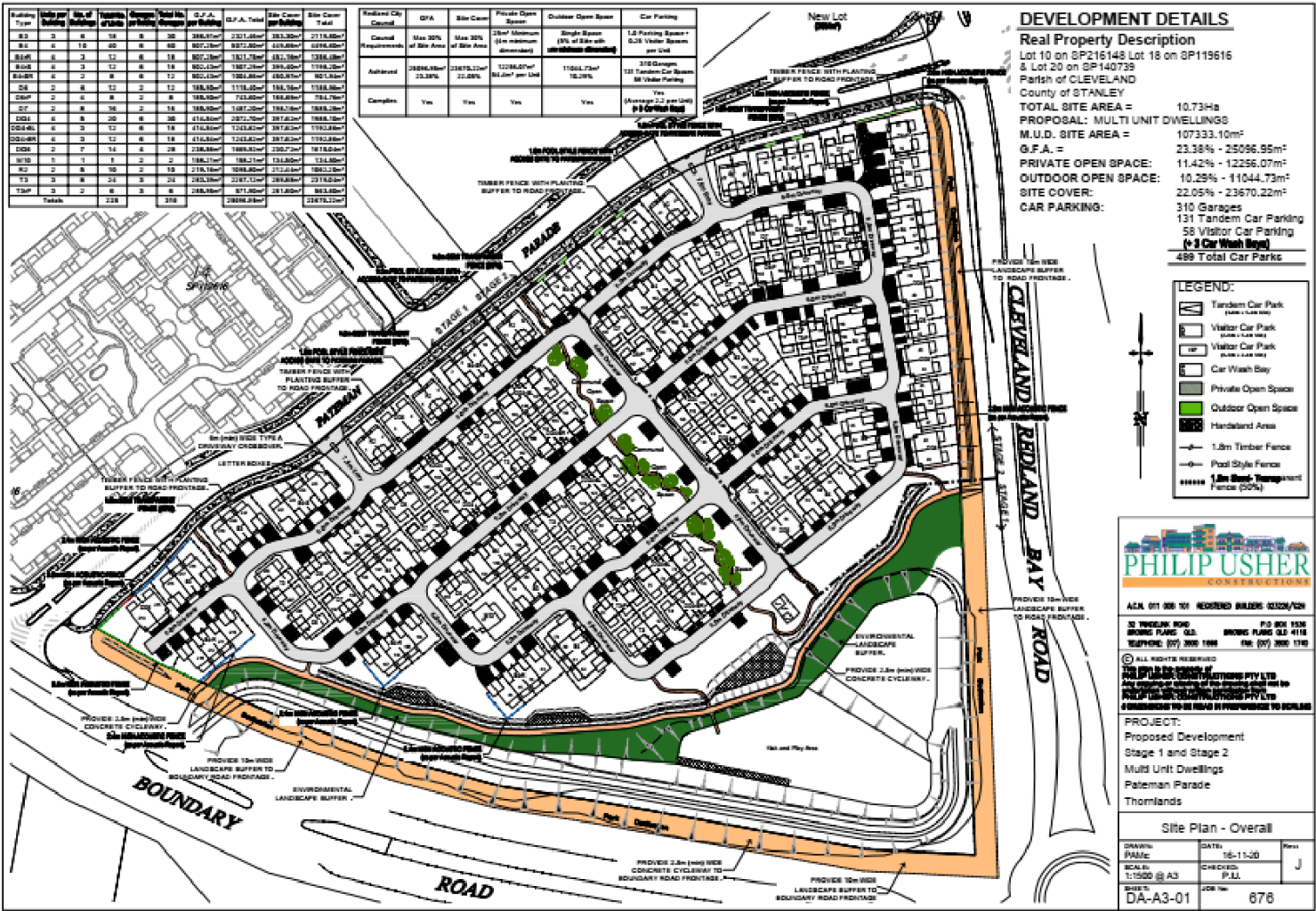
## Pateman Parade, Thornlands

Lot 10 on SP216148, Lot 18 on SP119616

and Lot 20 on SP140739

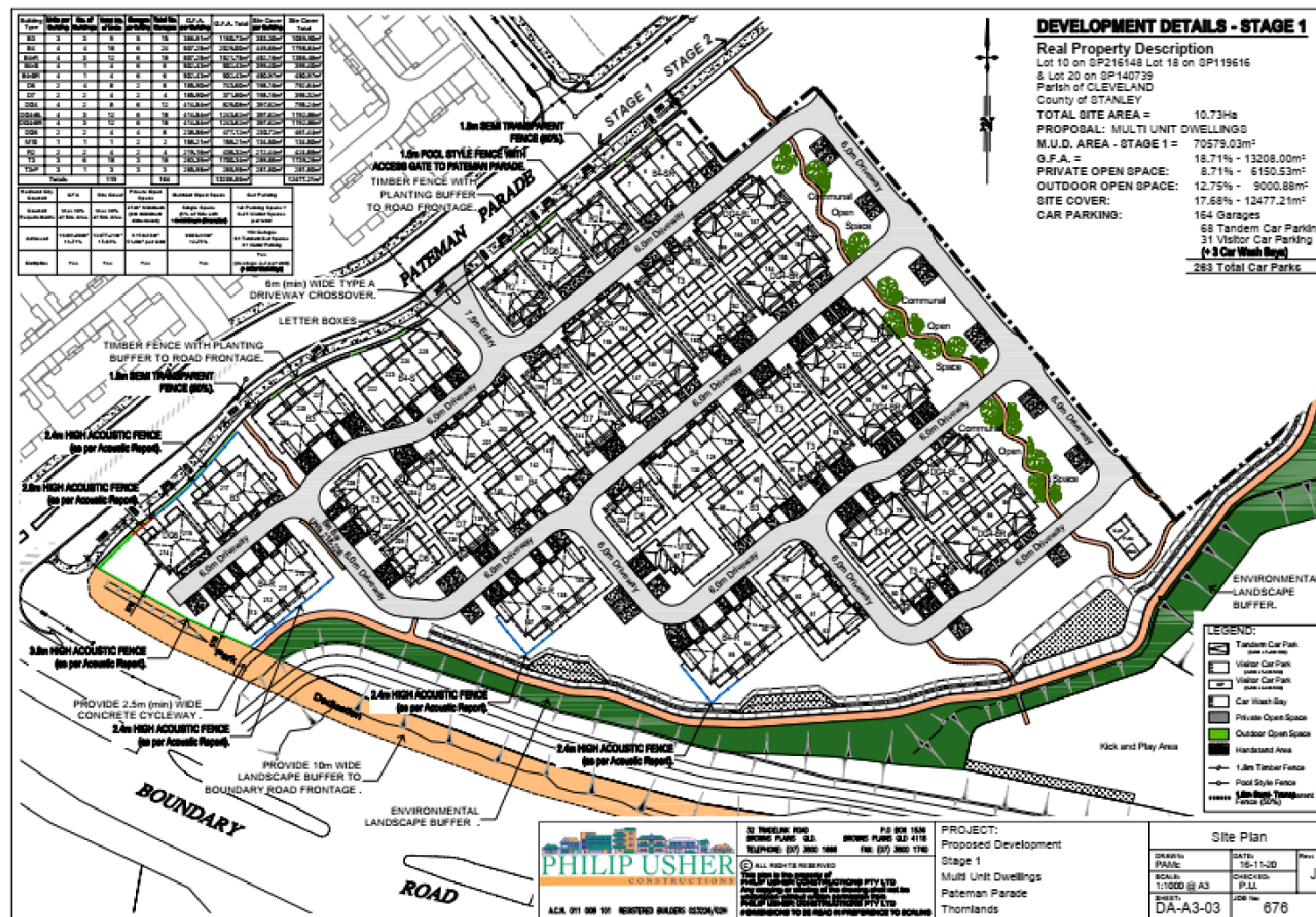
Application Reference: **MCU17/0057**

[illegible]



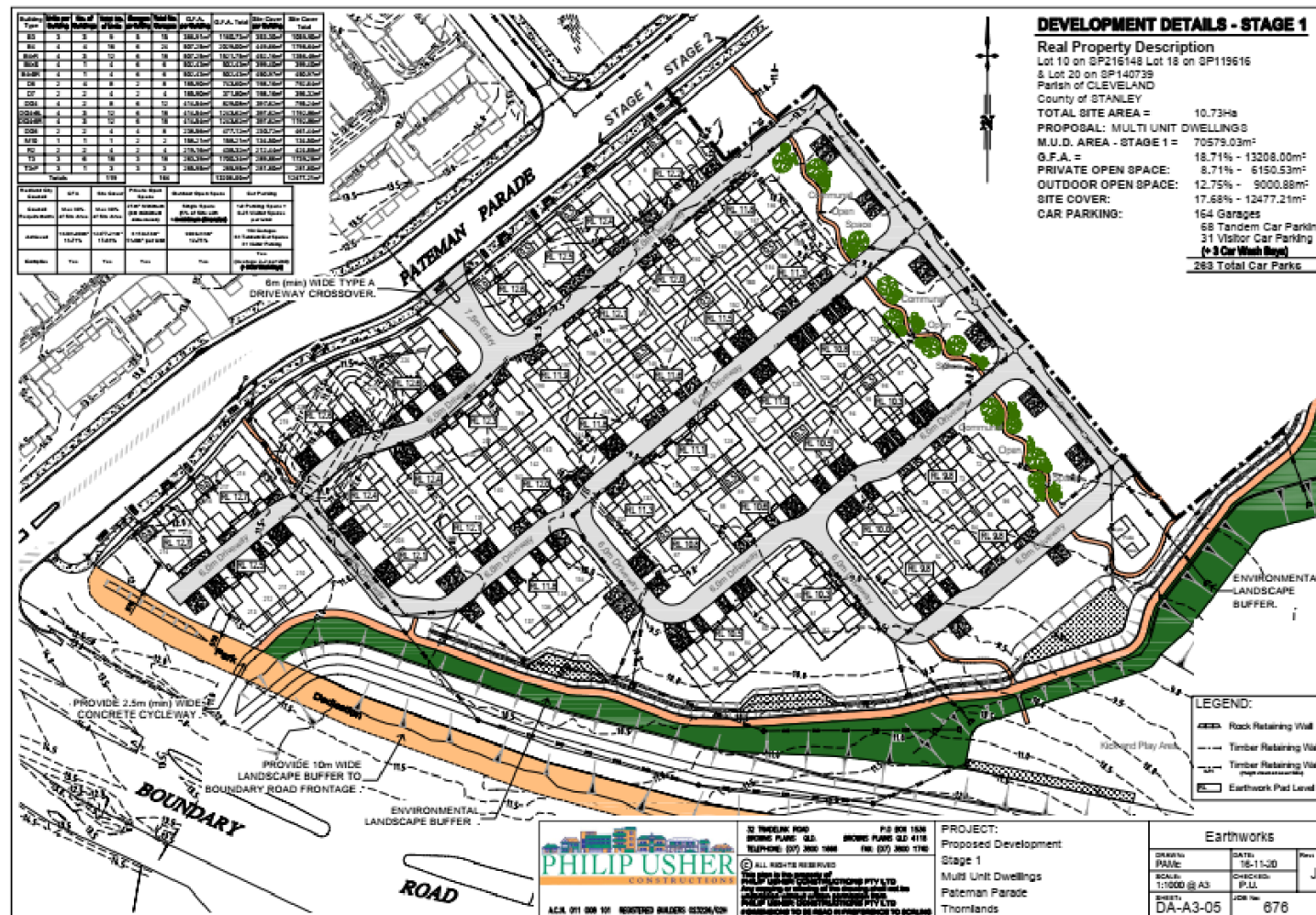




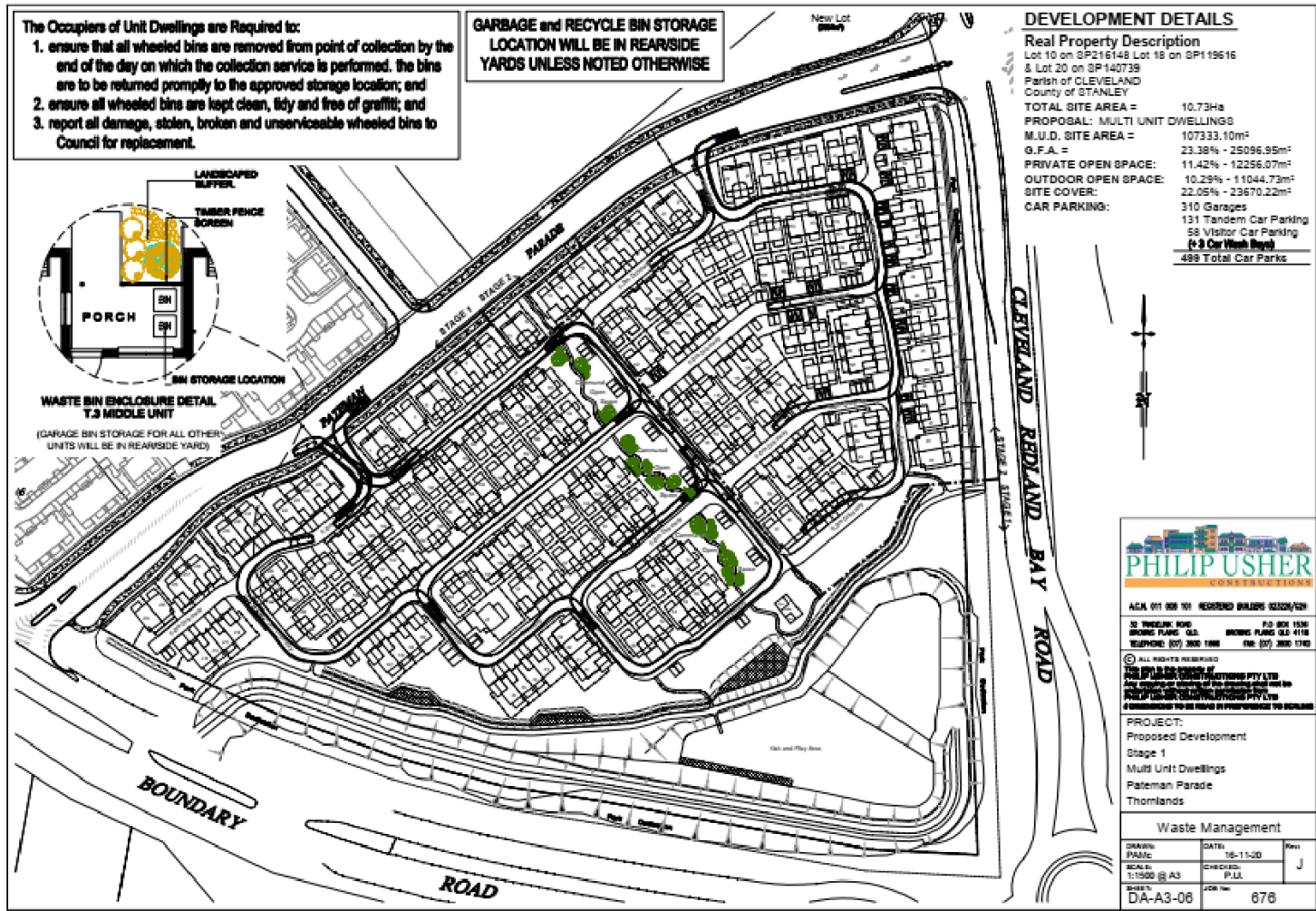













acousticworks)))

# DEVELOPMENT APPLICATION

Multi Unit Development (Stage 2 - 106 Units)  
Pateman Parade, Thornlands  
Lot 10 on SP216148, Lot 18 on SP119616  
and Lot 20 on SP140739  
Application Reference: **MCU17/0058**

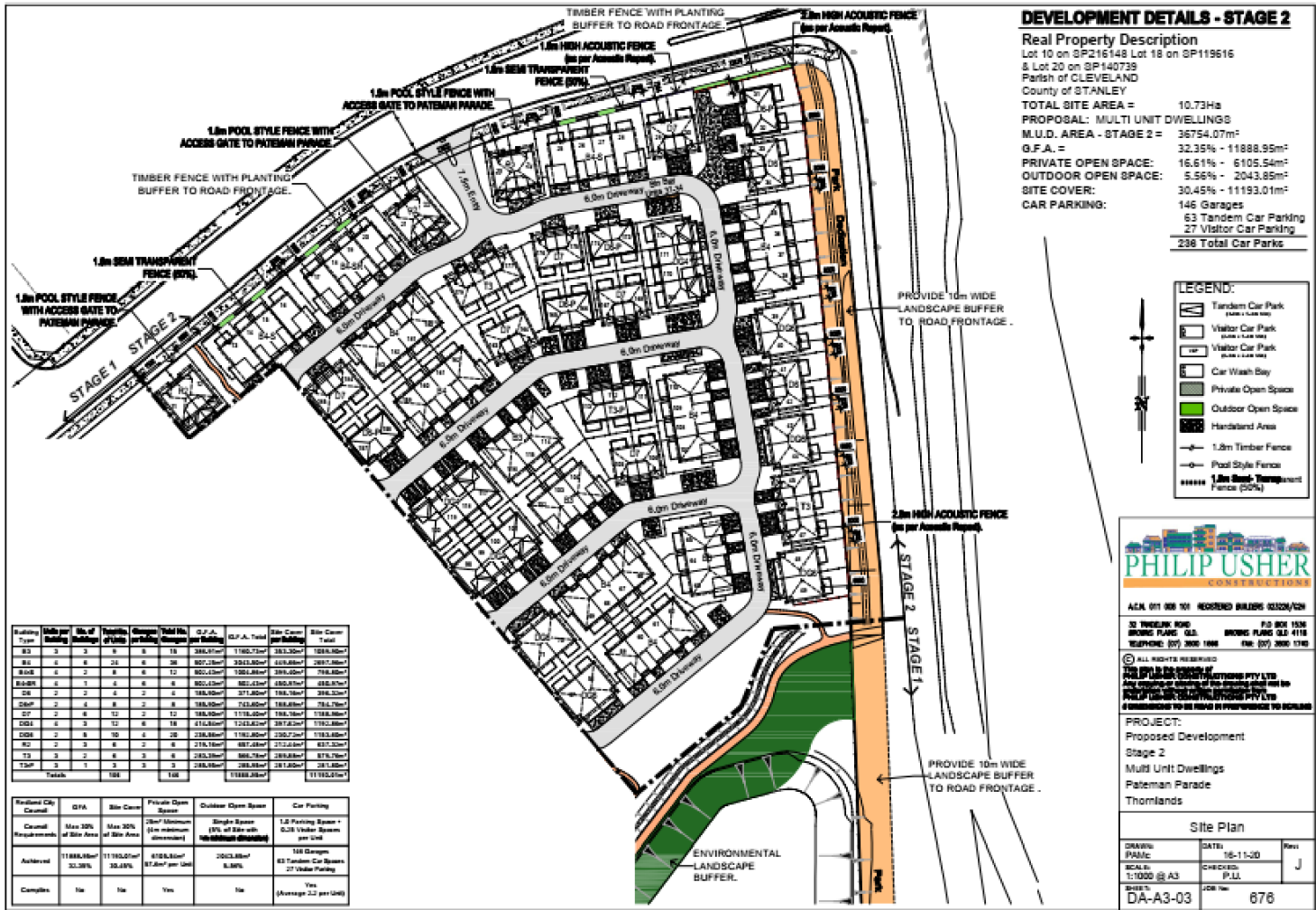
J	Open Space Areas Adjusted.				10-11-20	DA-A3-11	I	B3 Elevations Str 2																	
I	RFI Amendments.				10-10-20	DA-A3-10	I	B3 Elevations Str 1																	
H	Acoustic Fence Added, Unit 20-30 Design Change to Built Acoustic Fence.				10-08-20	DA-A3-09	I	B3 First Floor																	
G	Various Amendments.				10-08-20	DA-A3-08	I	B3 Ground Floor																	
F	Road Truncations Updated, Layout Amended to Suit.				10-07-10	DA-A3-07	I	Staircase																	
E	Sweep Path Analysis Added.				10-07-10	DA-A3-06	J	Waste Management																	
D	Units Addressing Beveridge Road Amended.				10-07-10	DA-A3-05	J	Earthworks																	
C	Units Addressing Beveridge Road Amended.				10-06-10	DA-A3-04	J	Open Space																	
B	Voidland, New Lot and Tables Areas Added.				10-06-10	DA-A3-03	J	Site Plan																	
A	Original DA Issue				10-12-17	DA-A3-02	J	Open Space - Overall																	
					10-03-17	DA-A3-01	J	Site Plan - Overall																	
Issue	Amendment				Date	Drawing No.	Issue	Description																	
 <p>20 THURLOW ROAD SPRING PLAINS QLD 4118 TELEPHONE (07) 3850 1988 FAX (07) 3850 1765</p> <p>ALL RIGHTS RESERVED PHILIP USHER CONSTRUCTION PTY LTD ACoustic Works Pty Ltd PHILIP USHER CONSTRUCTION PTY LTD PERMISSION TO RE-USE IS GRANTED TO HOMES</p>		<p>PROJECT: Proposed Development Stage 2 Multi Unit Dwellings Pateman Parade Thornlands</p>		<p>Cover Sheet</p> <table><tr><td>DATE:</td><td>15-11-20</td><td>Rev:</td></tr><tr><td>SCALE:</td><td>As Noted</td><td>J</td></tr><tr><td>DATE:</td><td>15-11-20</td><td>Rev:</td></tr><tr><td>SCALE:</td><td>As Noted</td><td>J</td></tr><tr><td>DATE:</td><td>15-11-20</td><td>Rev:</td></tr><tr><td>SCALE:</td><td>As Noted</td><td>J</td></tr></table>				DATE:	15-11-20	Rev:	SCALE:	As Noted	J	DATE:	15-11-20	Rev:	SCALE:	As Noted	J	DATE:	15-11-20	Rev:	SCALE:	As Noted	J
DATE:	15-11-20	Rev:																							
SCALE:	As Noted	J																							
DATE:	15-11-20	Rev:																							
SCALE:	As Noted	J																							
DATE:	15-11-20	Rev:																							
SCALE:	As Noted	J																							
A.C.A. 011 001 001 REGISTERED BUILDERS SECTION				DA-A3-00		676																			

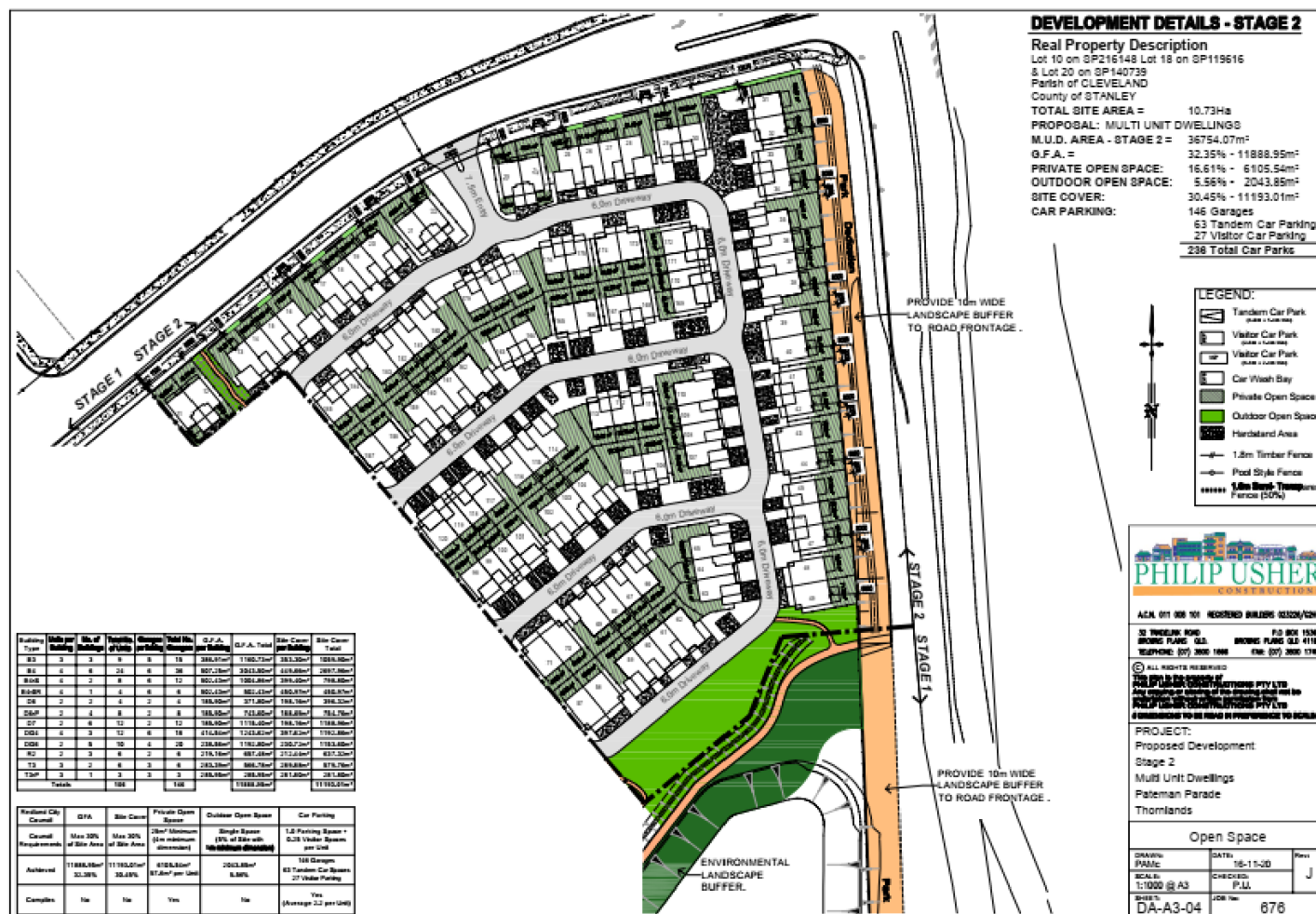




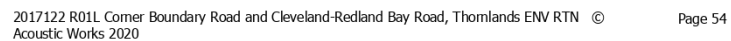
acousticworks)))

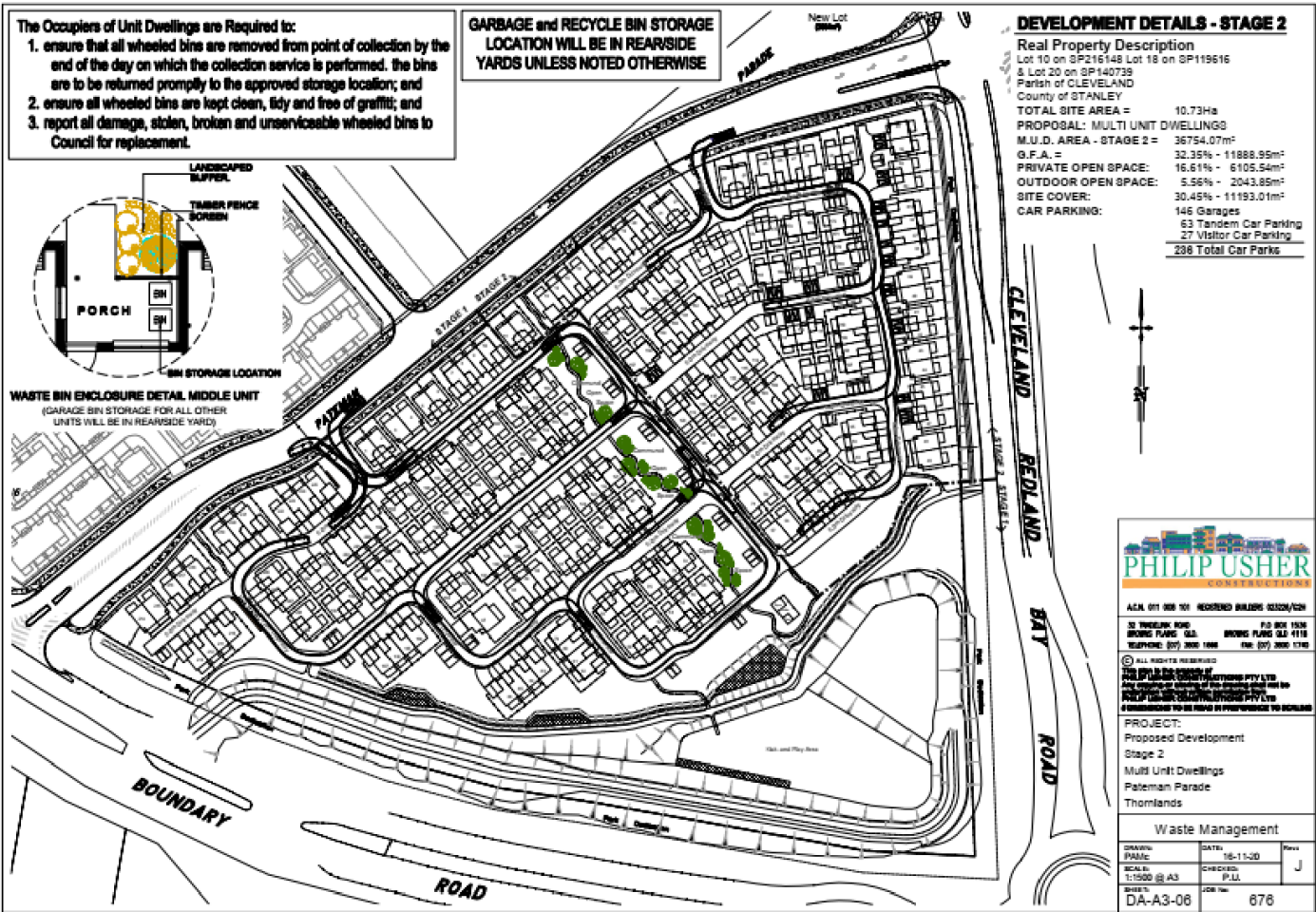












### 11.3 Survey data





[illegible]

**Contour and Detail Survey**

**Boundary Road, Thornlands**

Description Lot 16 on SP10816, Level Datum PM H25630  
 20 on SP140739 & 10 on SP28848 AND 17.730m  
 Local Authority: Redland City Council

**DRAWING NO.** 5B2866-01 **VERSION** B

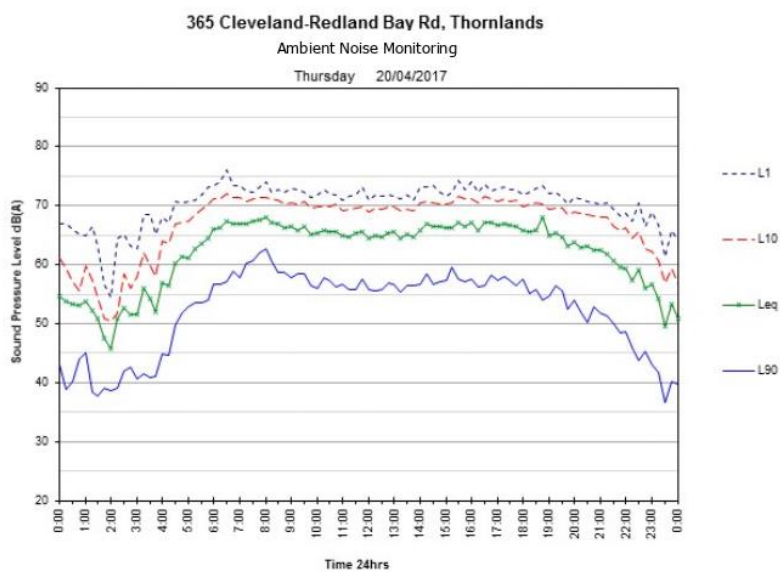
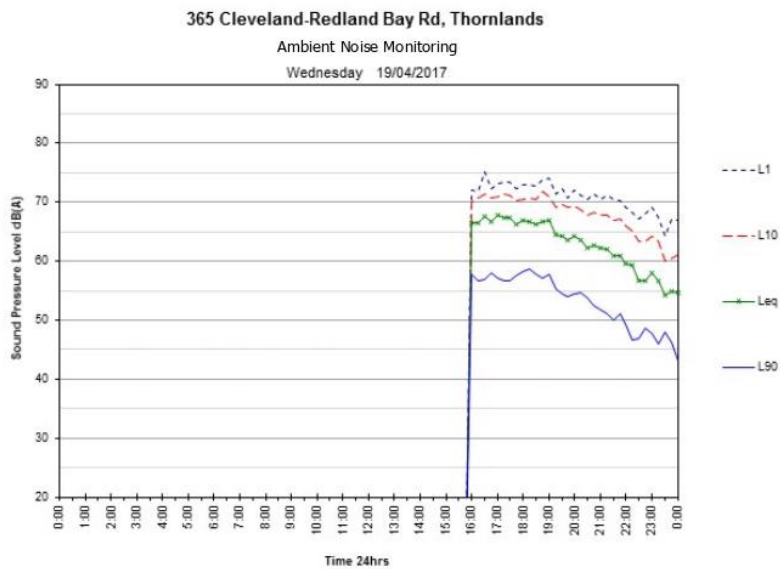
**DATE DRAWN** 18-05-2017 **SHEET** 3 of 3

**PHILIP USHER CONSTRUCTORS**

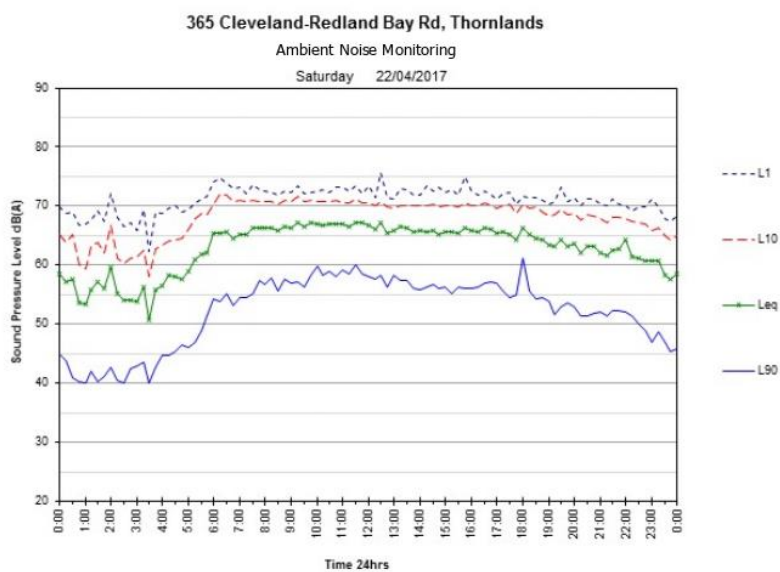
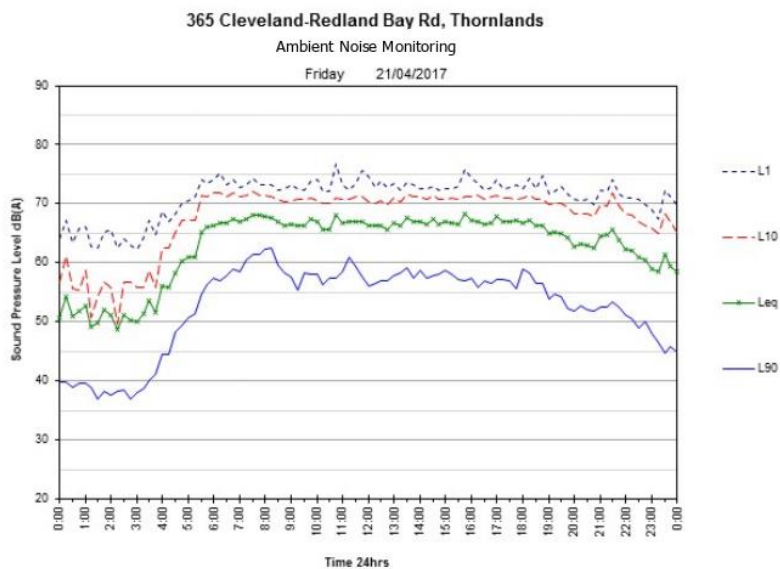
acousticworks)))

## 11.4 Noise Monitoring Charts

## 11.4.1 Cleveland Redland Bay Road

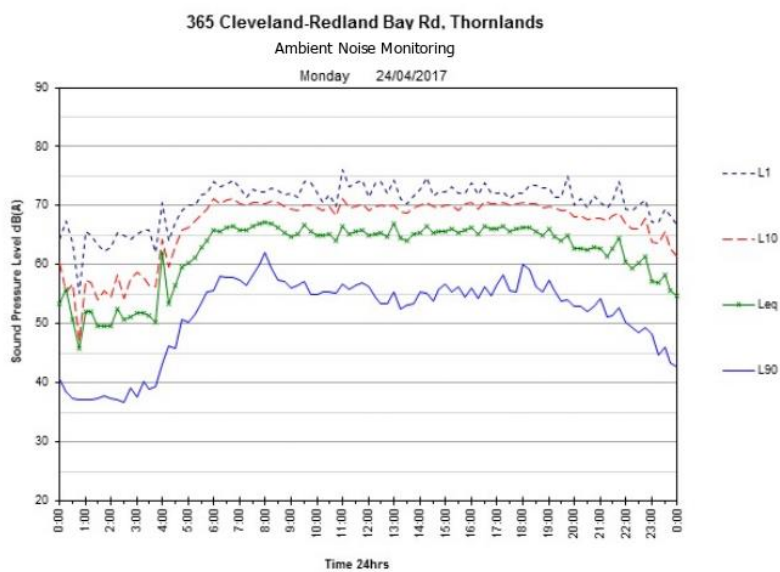
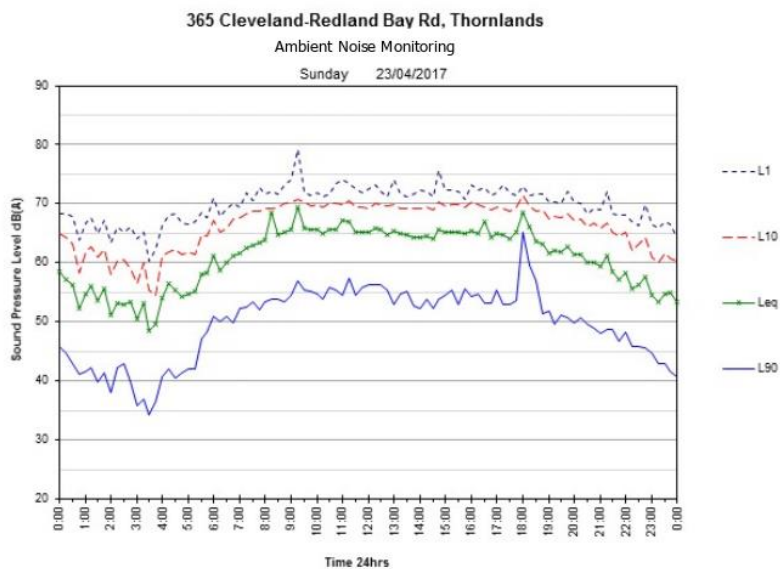


acousticworks)))

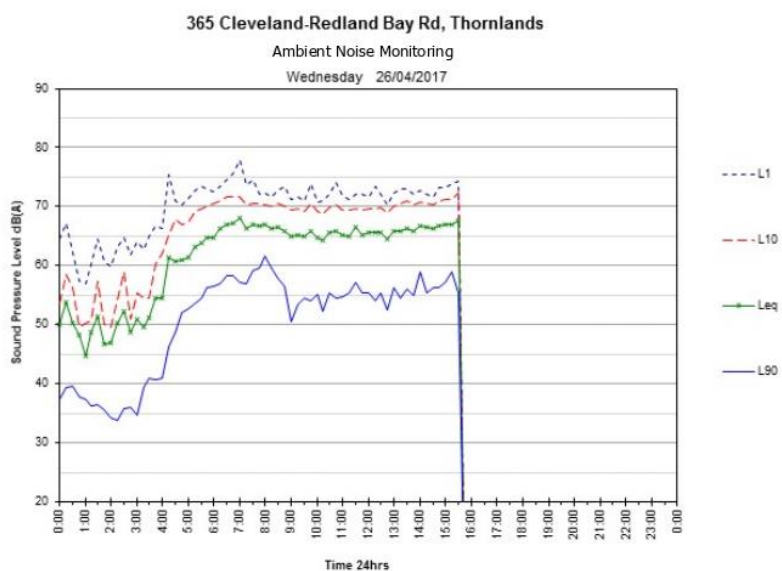
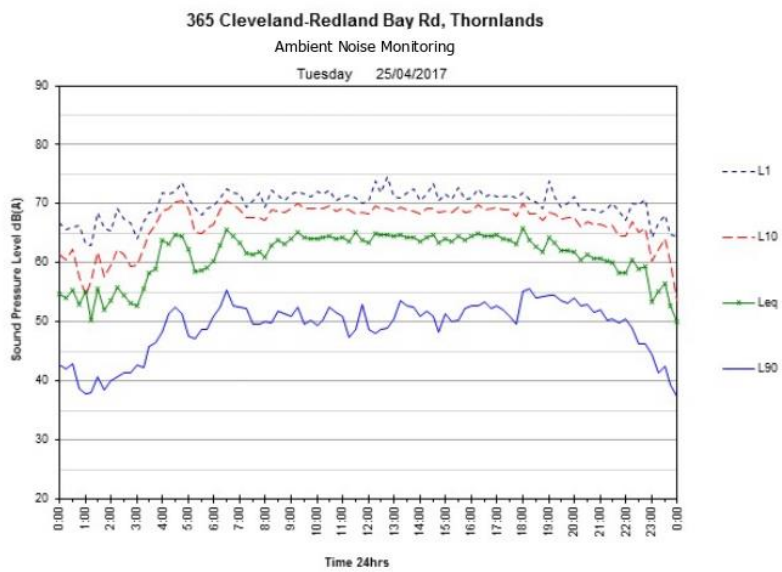




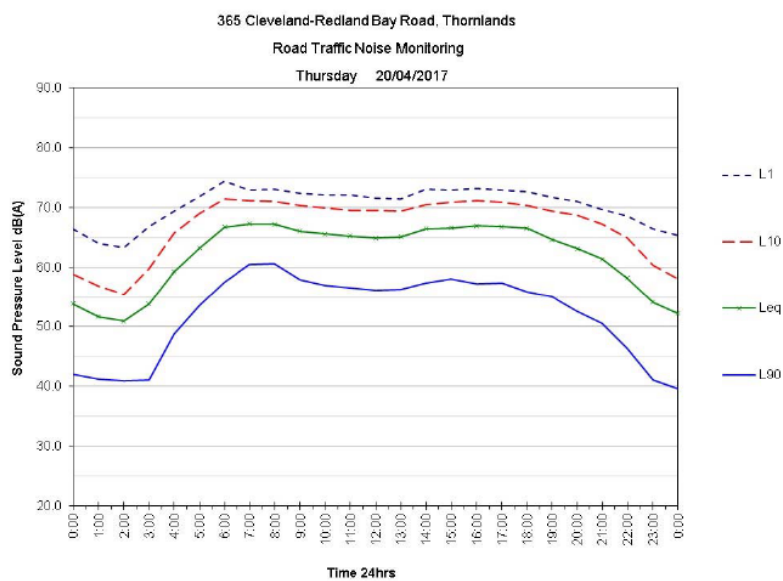
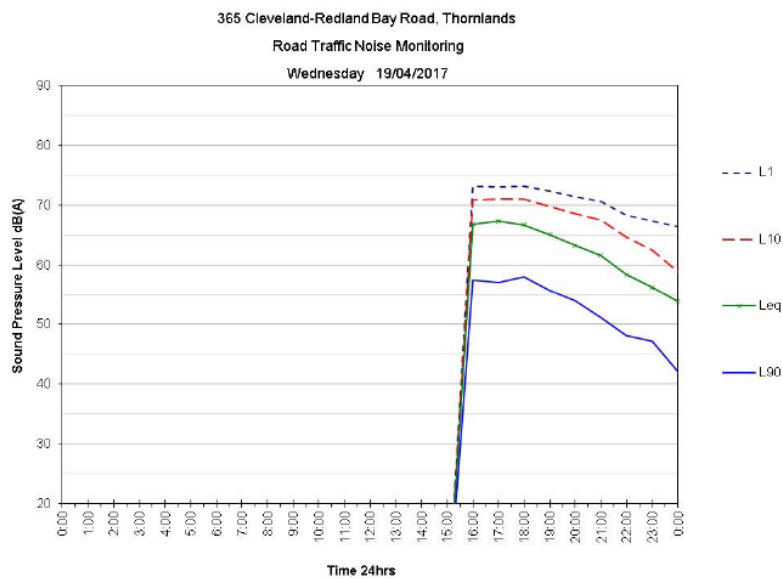
acousticworks)))



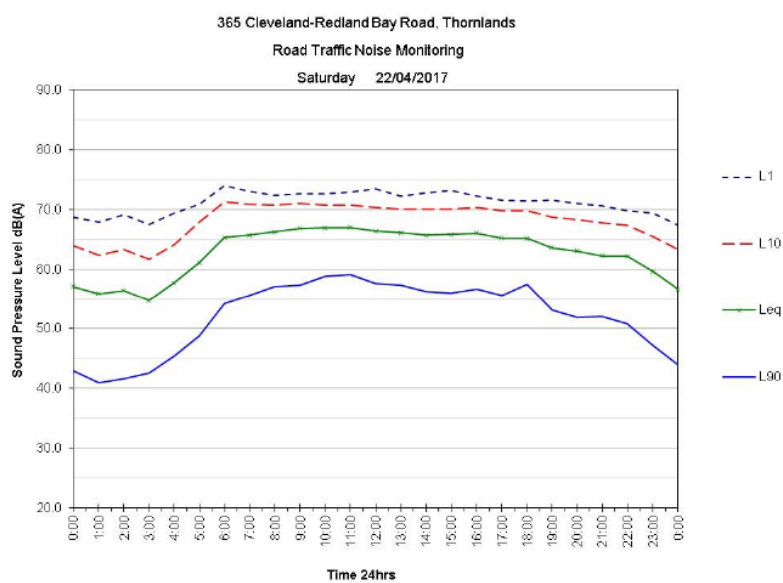
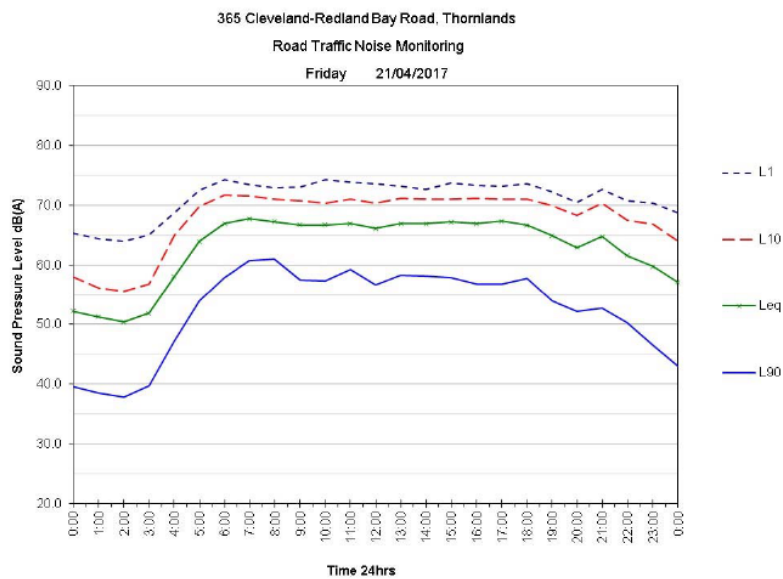
acousticworks)))



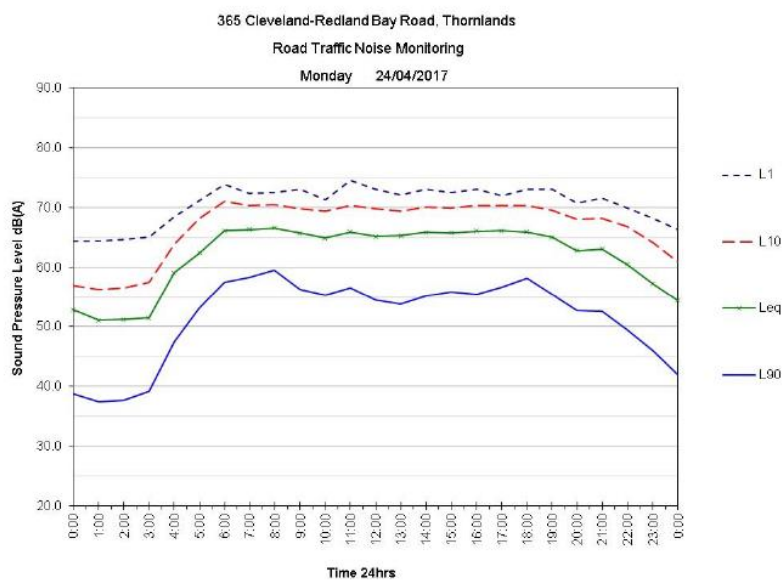
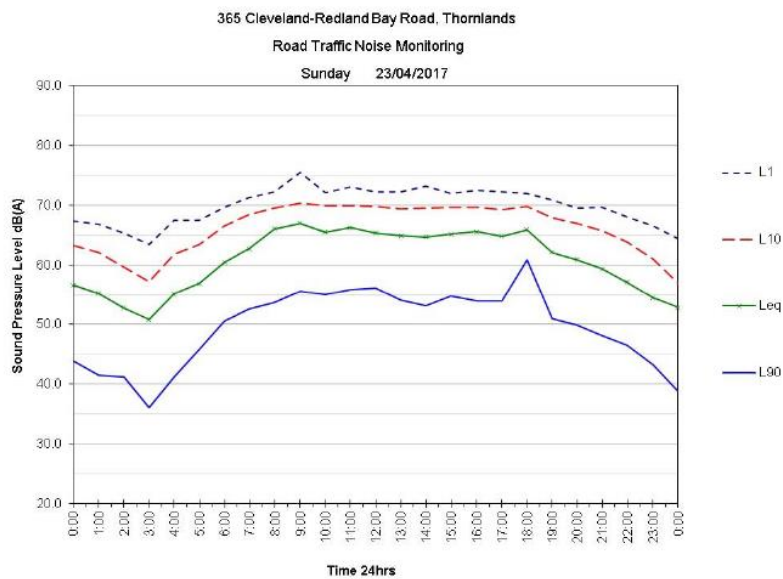
acousticworks)))



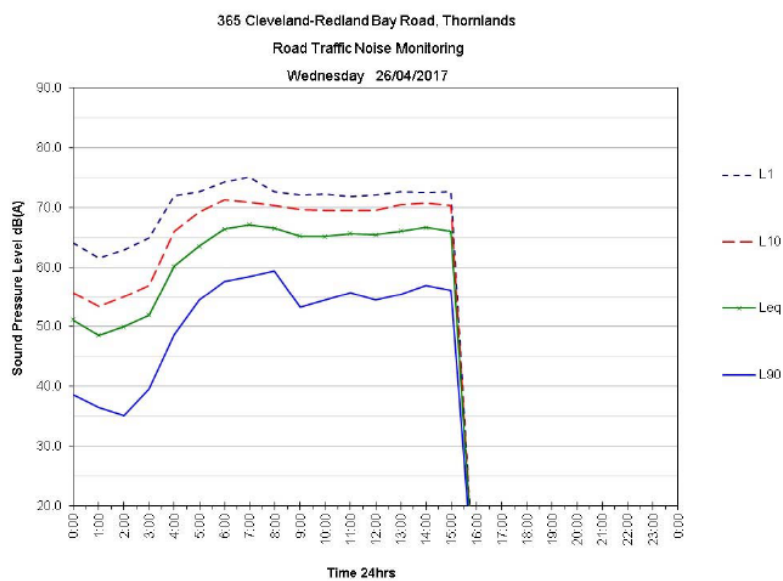
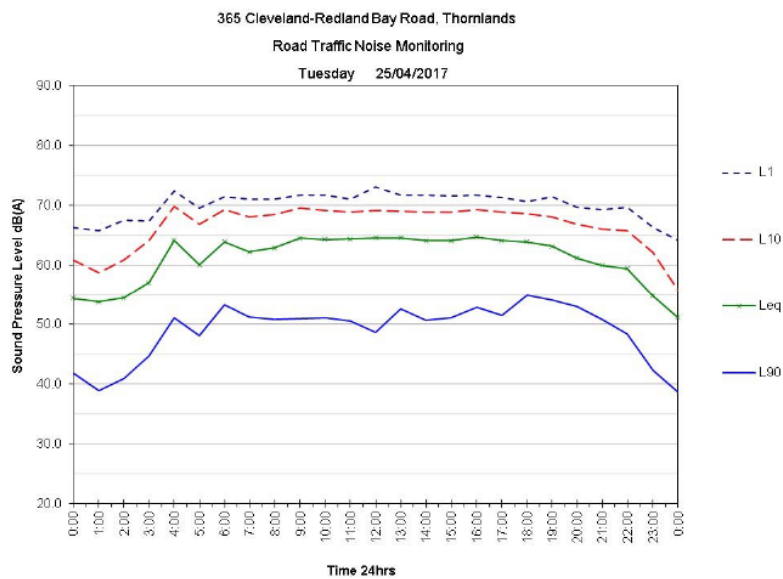
acousticworks)))



acousticworks)))

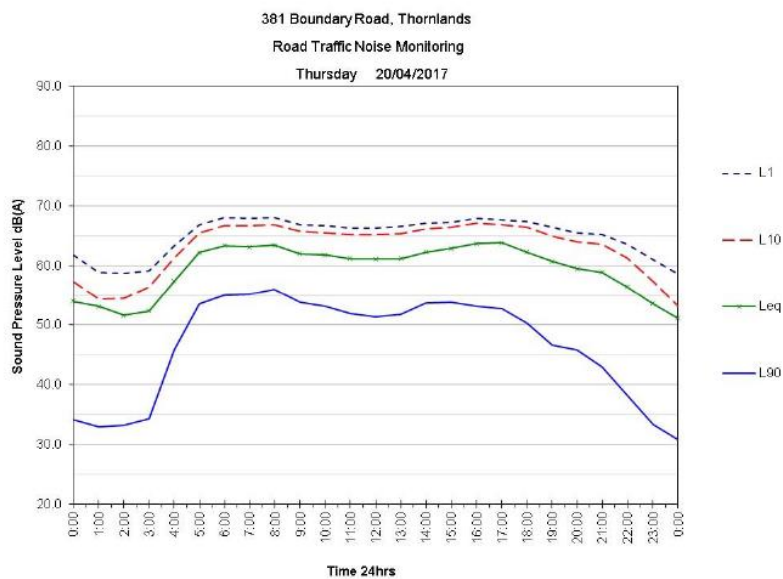
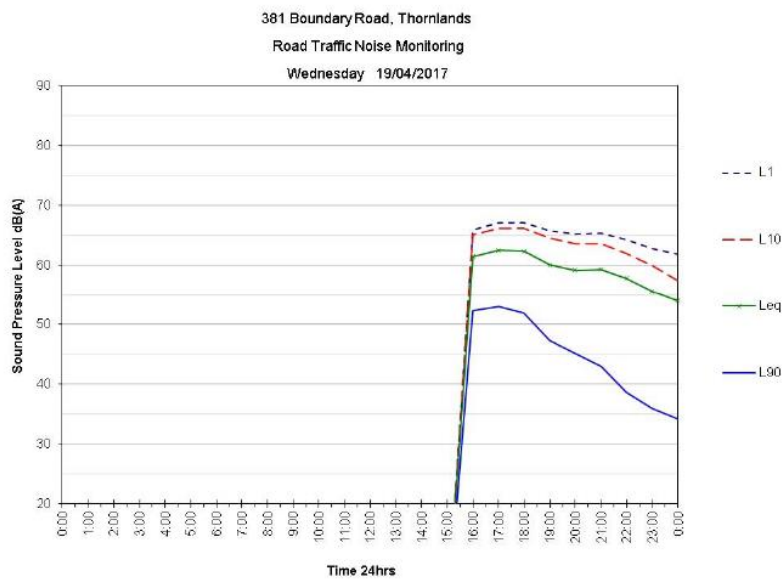


acousticworks)))



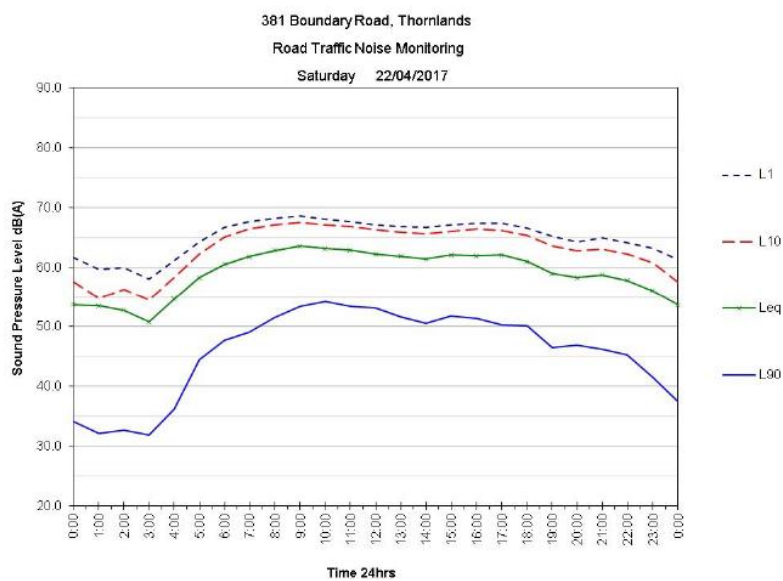
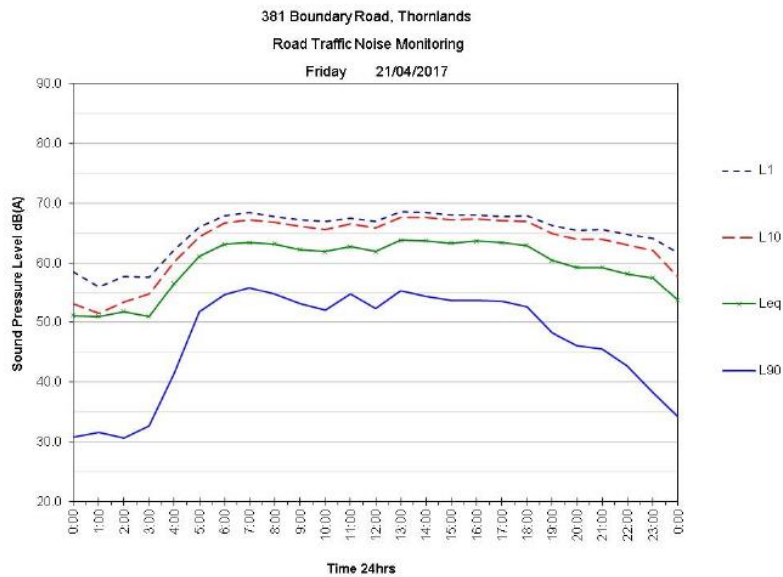
acousticworks)))

## 11.4.2 Boundary Road

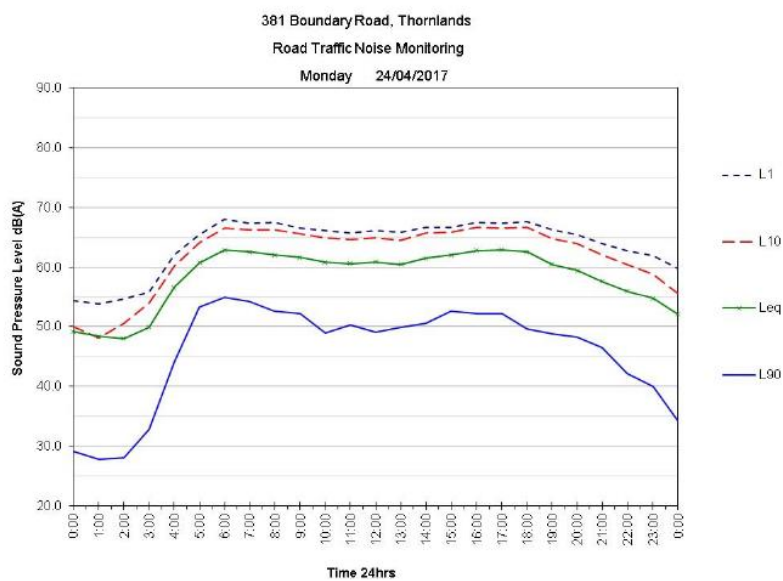
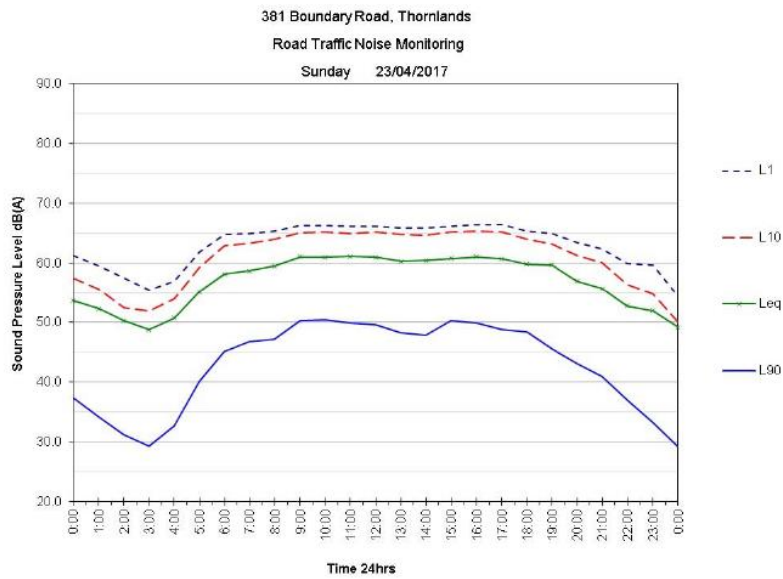




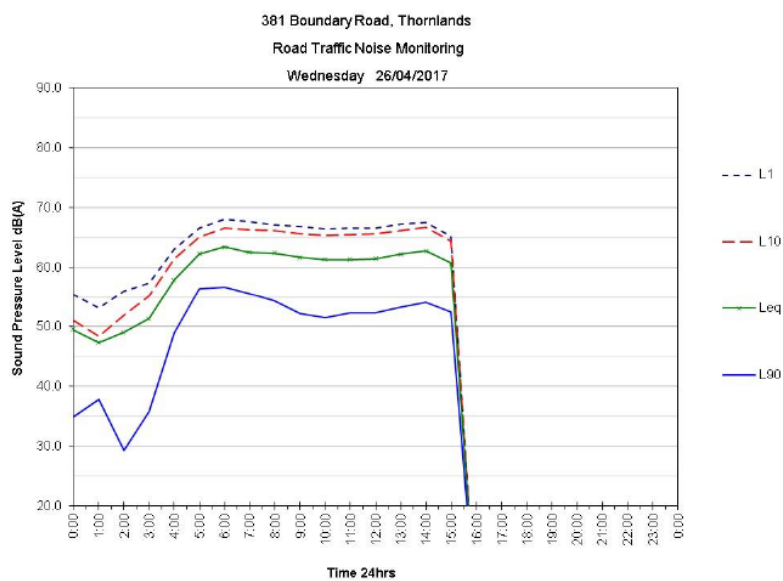
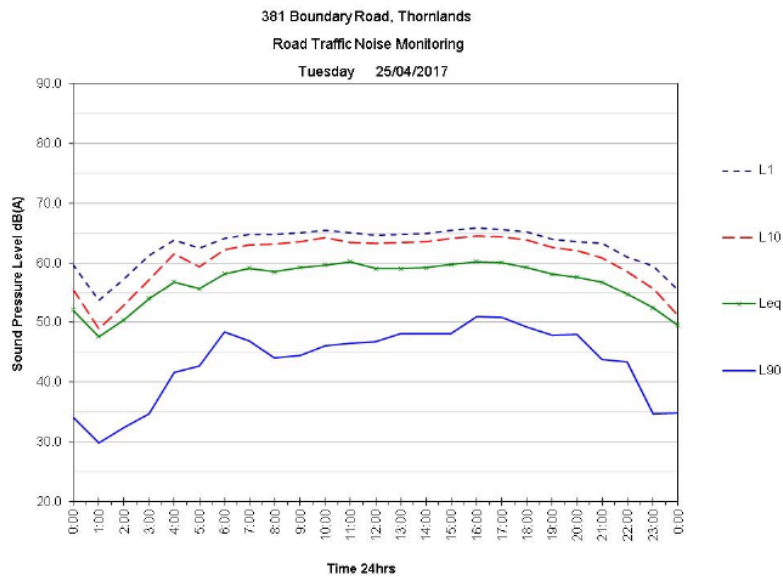
acousticworks)))



acousticworks)))



acousticworks)))





Application Reference: **MCU17/0057**

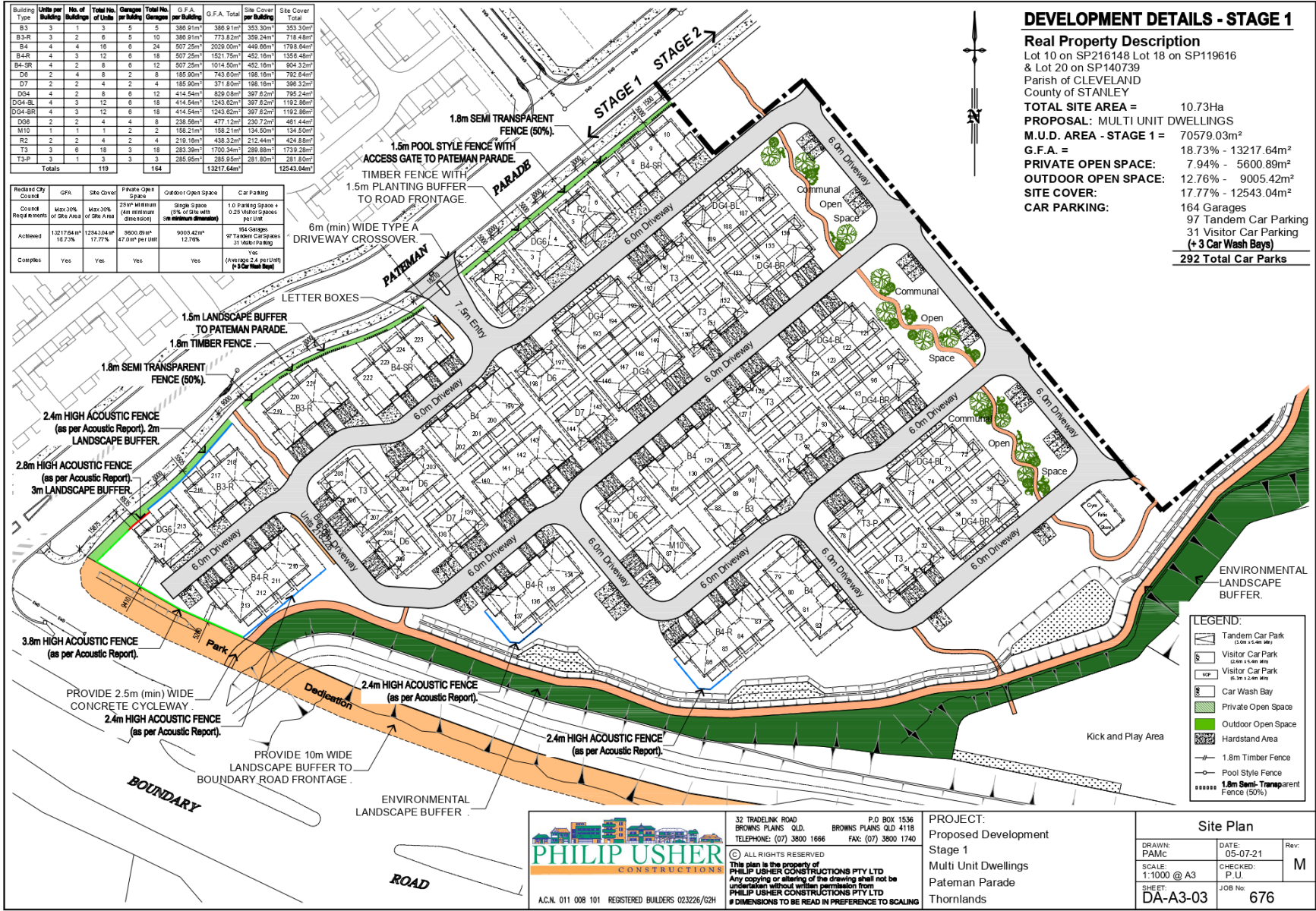
Page 213

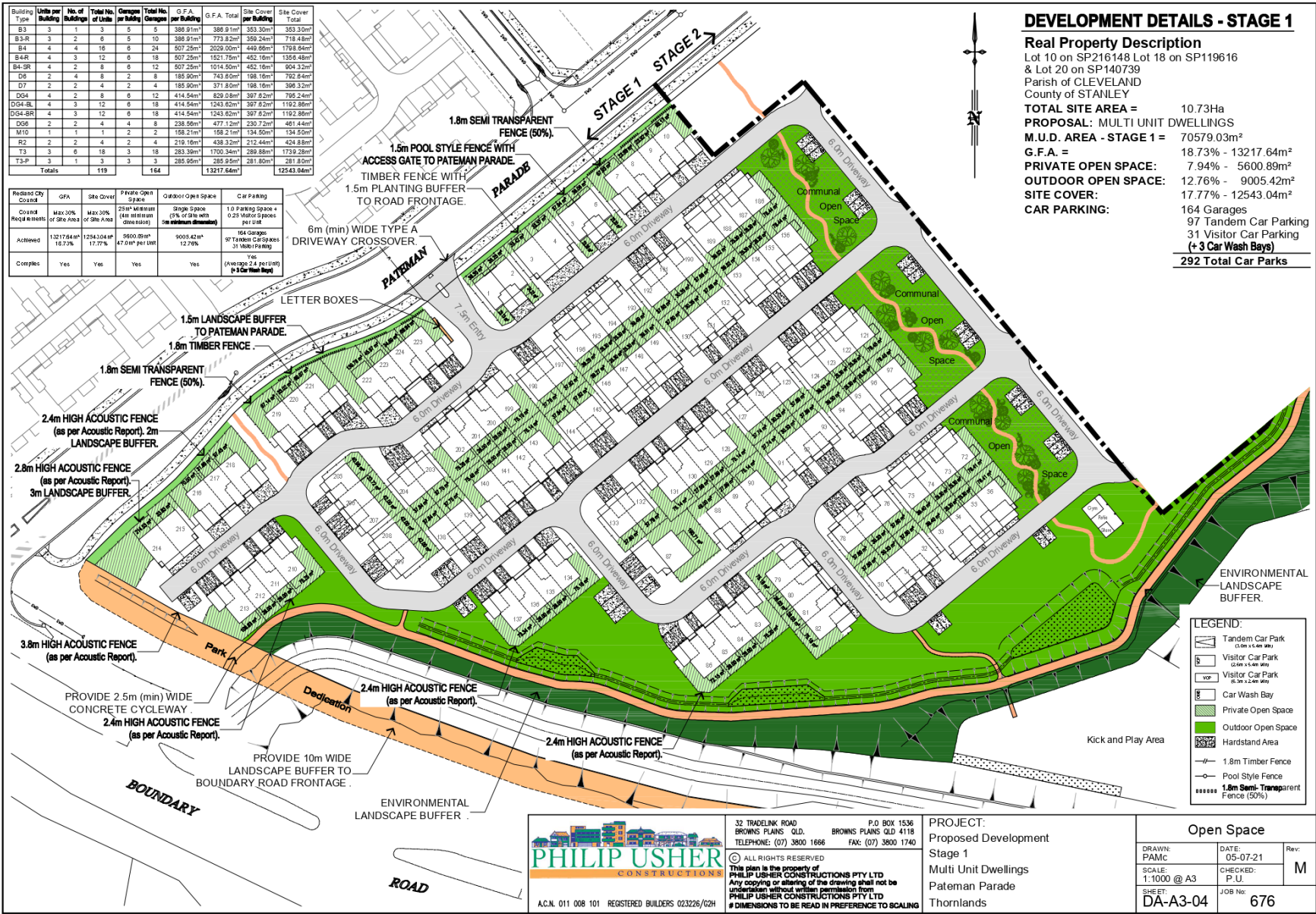




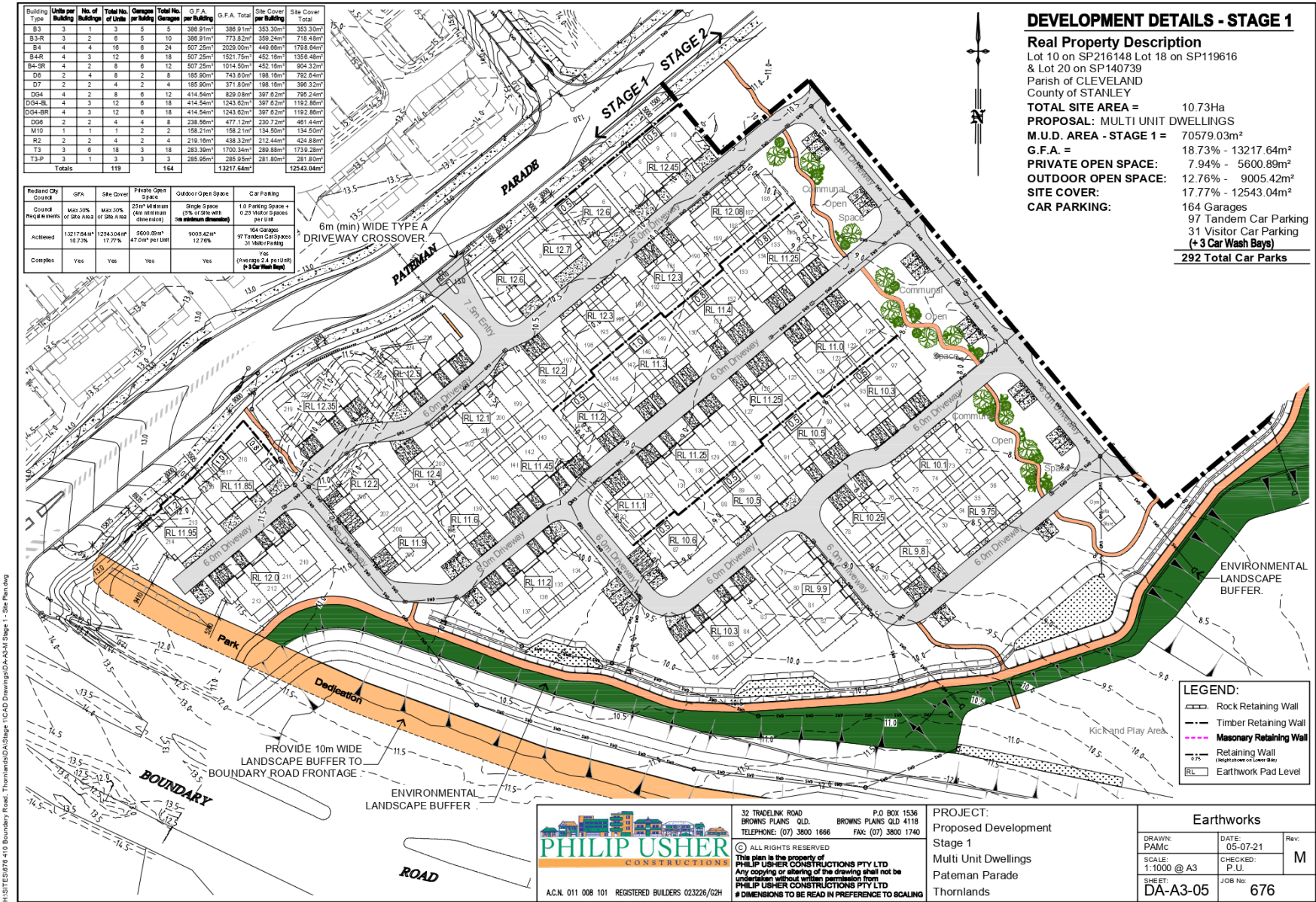


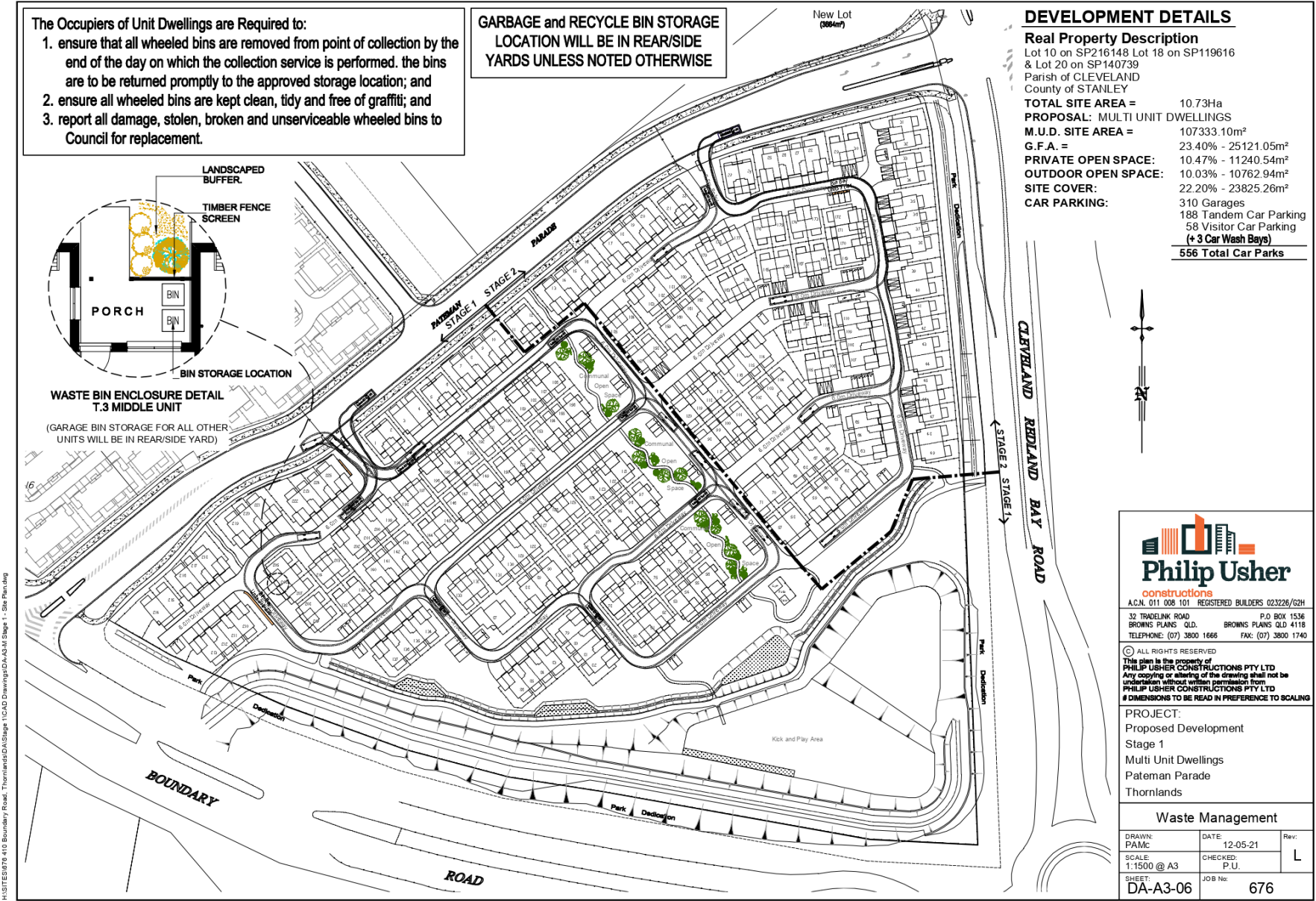




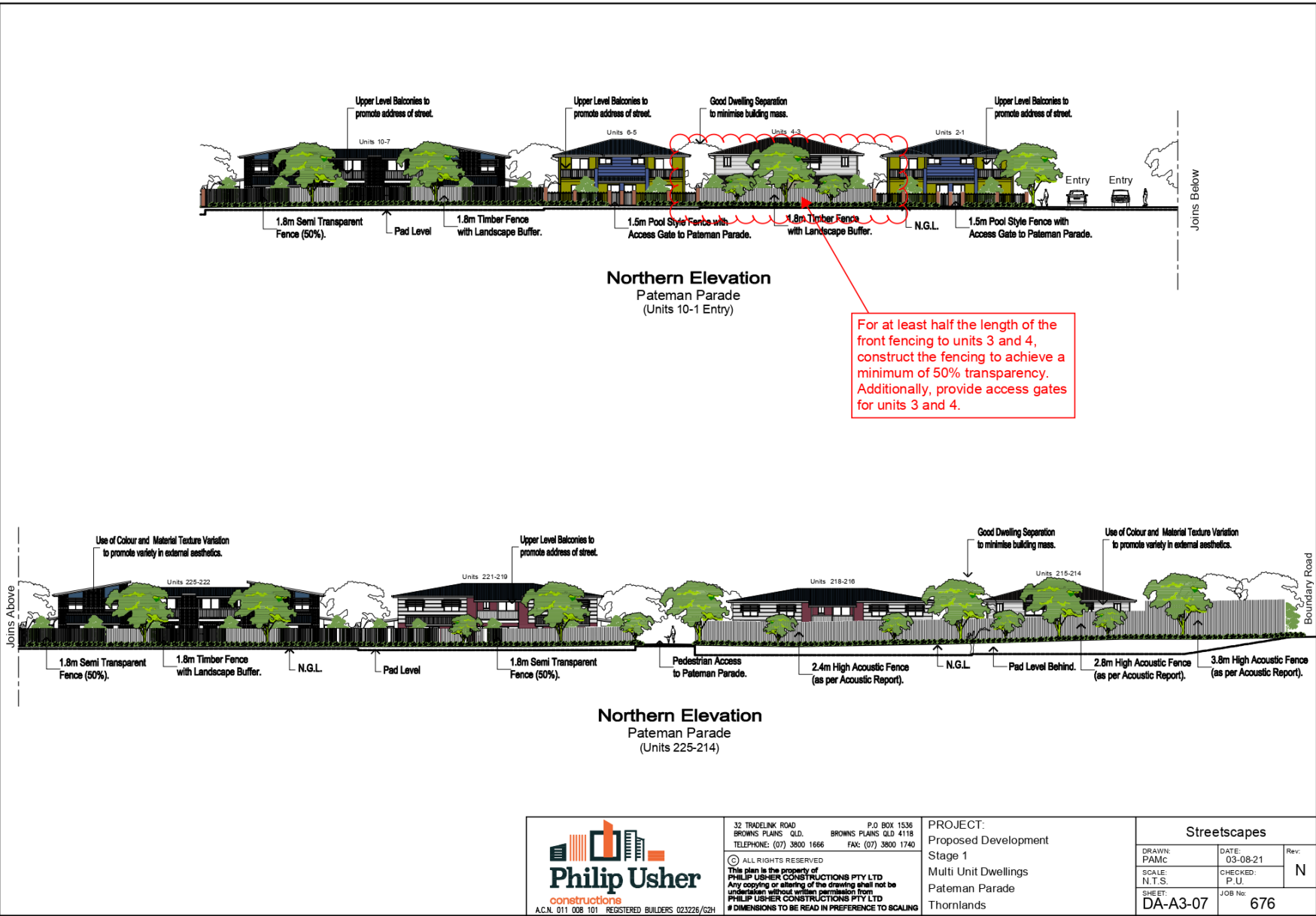






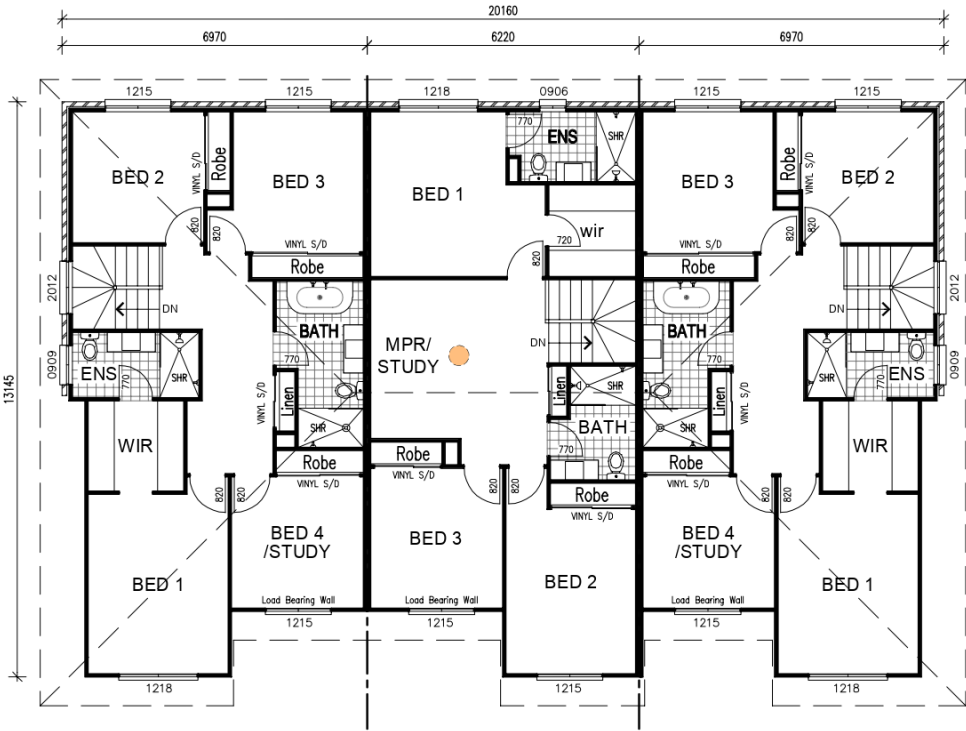






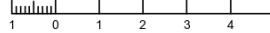


Building Type B3




ELEVATIONS

Scale 1:100 @ A3

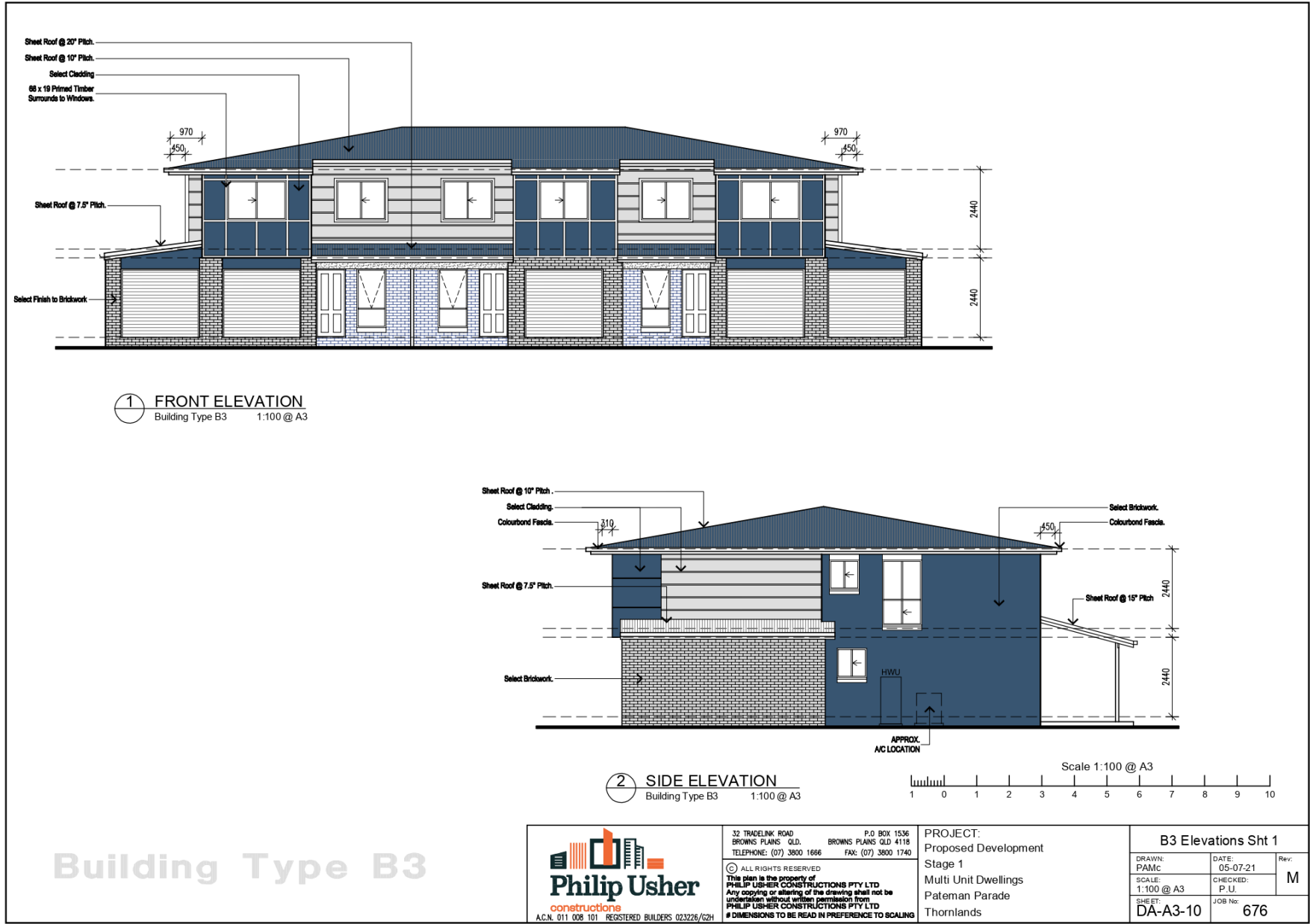


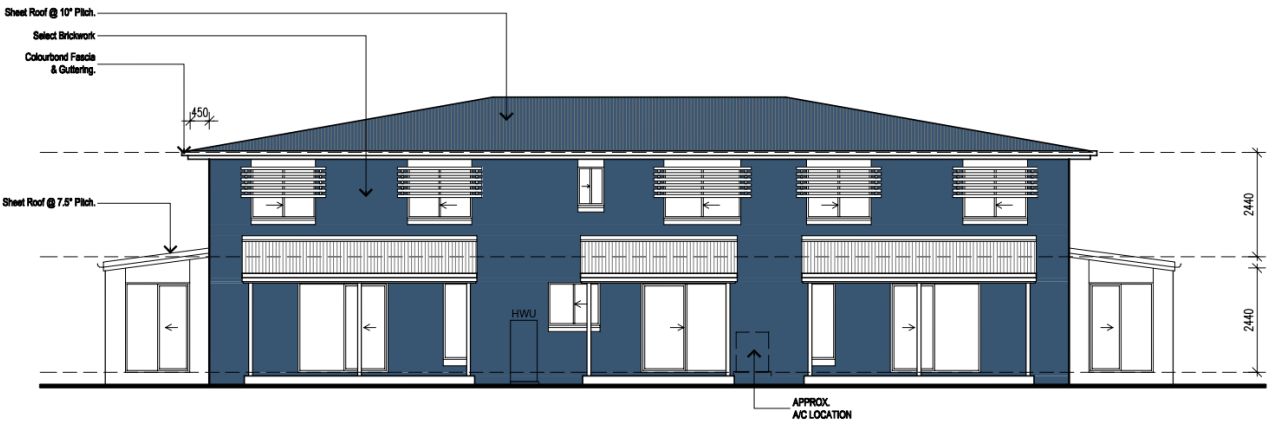
UPPER FLOOR PLAN  
Building Type B3 1:100 @ A3

H:\SITE\B76 410 Boundary Road, Thornlands\DA\Stage 1\CAD Drawing\DA\A3.M Building Type B3.dwg

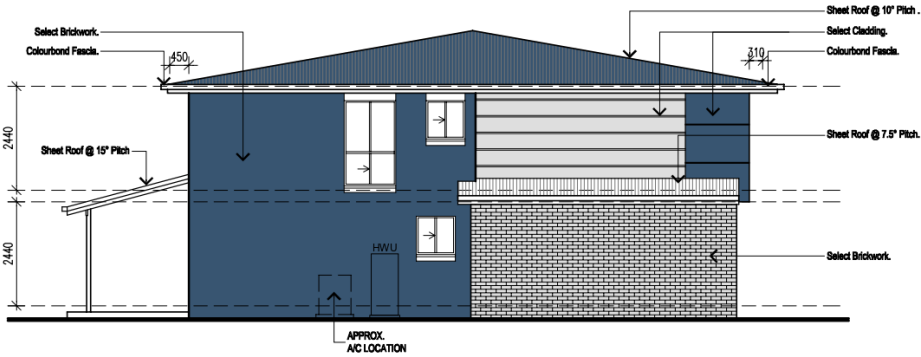
 AC.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	<p>32 TRADELINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740</p> <p>P.O. BOX 1536 BROWNS PLAINS QLD 4118</p> <p>© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<p>PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thornlands</p>	B3 First Floor Plan		
			DRAWN: PAMC	DATE: 05-07-21	Rev: M
			SCALE: 1:100 @ A3	CHECKED: P.U.	
			SHEET: DA-A3-09	JOB No: 676	



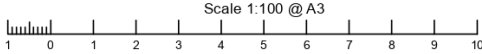





3 REAR ELEVATION  
Building Type B3 1:100 @ A3



4 SIDE ELEVATION  
Building Type B3 1:100 @ A3



Building Type B3

 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/02H	32 TRADELINK ROAD BROWNS PLAINS QLD. P.O. BOX 1536 TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740 BROWNS PLAINS QLD 4118 © ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thornlands	B3 Elevations Sht 2		
			DRAWN: PAMC	DATE: 05-07-21	Rev: M
			SCALE: 1:100 @ A3	CHECKED: P. U.	
			SHEET: DA-A3-11	JOB No: 676	



Scale 1:100 @ A3  
1 0 1 2 3 4 5  
GROUND FLOOR PLAN  
Building Type B3-R 1:100 @ A3

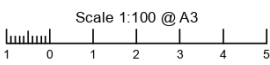
Building Type B3-R

  
**Philip Usher**  
constructions  
A.C.N. 611 008 101 REGISTERED BUILDERS 023226/GZH

32 TRADELINE ROAD, BROWNS PLAINS QLD. 4118  
P.O. BOX 1536 BROWNS PLAINS QLD. 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING


PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thorncroft

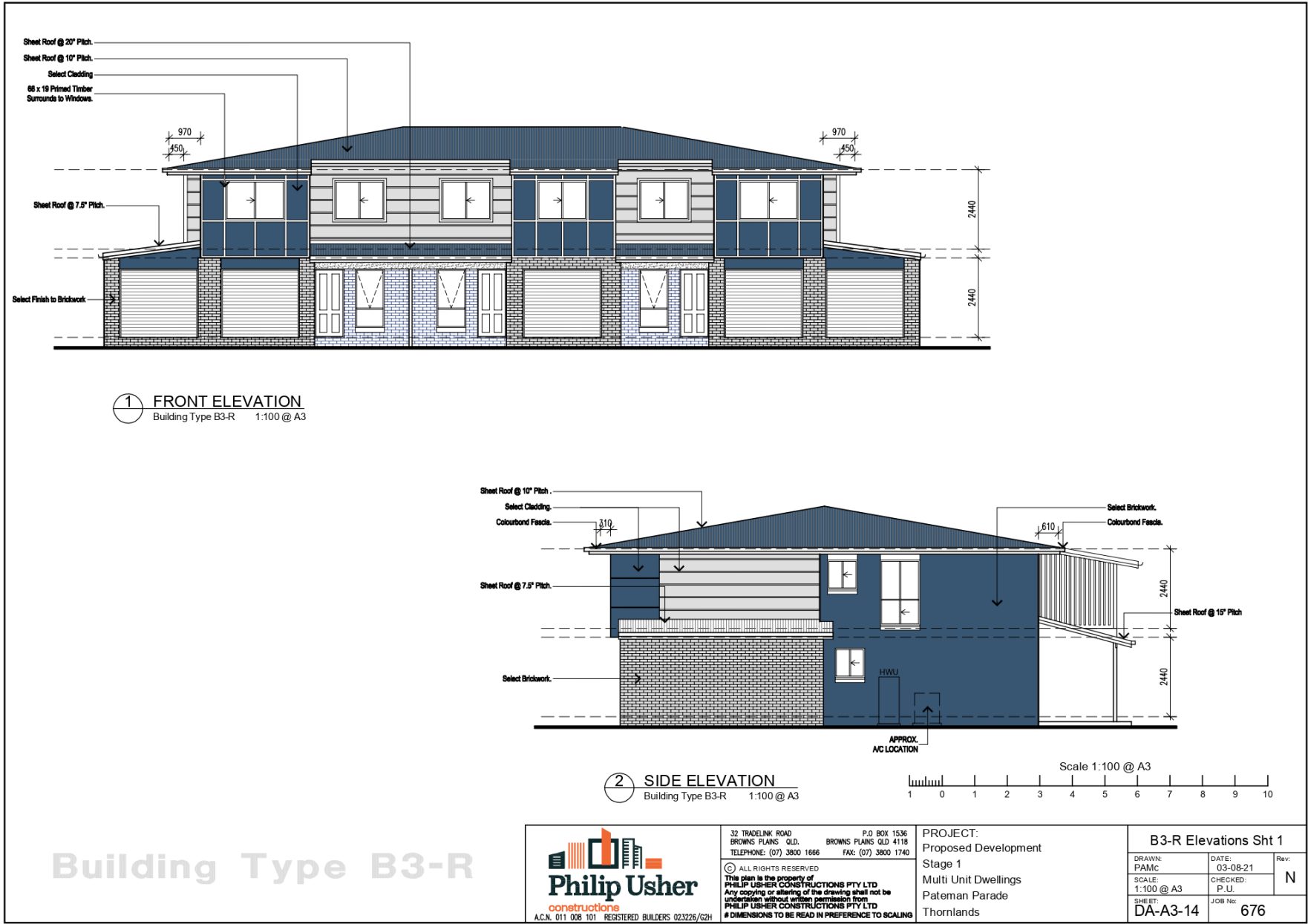
B3-R Ground Floor Plan		
DRAWN: P.A.M.C.	DATE: 03-08-21	Rev: N
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-12	JOB No: 676	

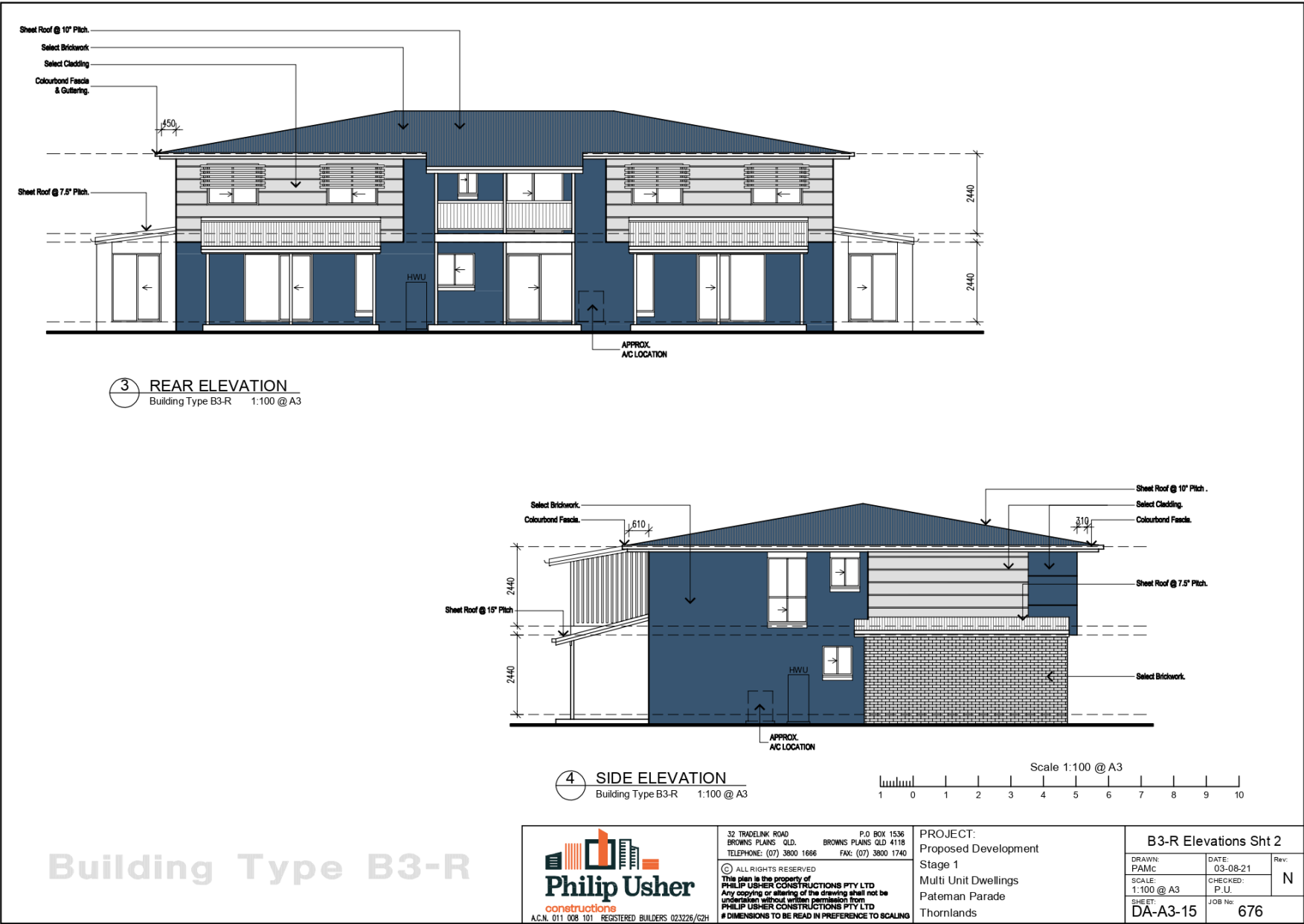


UPPER FLOOR PLAN  
Building Type B3-R 1:100 @ A3

Building Type B3-R

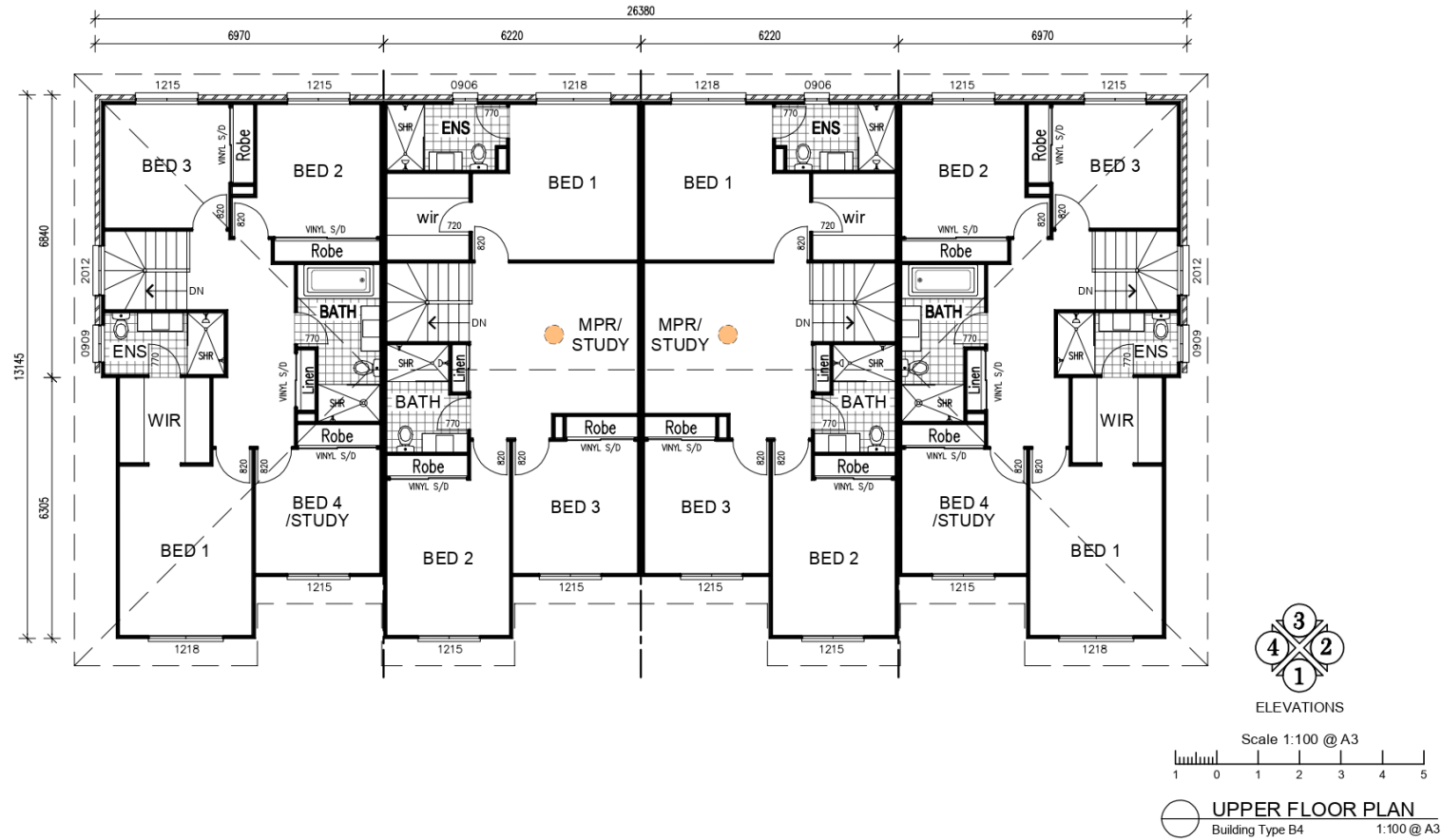
 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/G2H	32 TRADLINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666		P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740		PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thornlands			B3-R First Floor Plan		
	© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING									
	DRAWN: PAMC		DATE: 03-08-21		Rev: N					
	SCALE: 1:100 @ A3		CHECKED: P.U.		JOB No: 676					












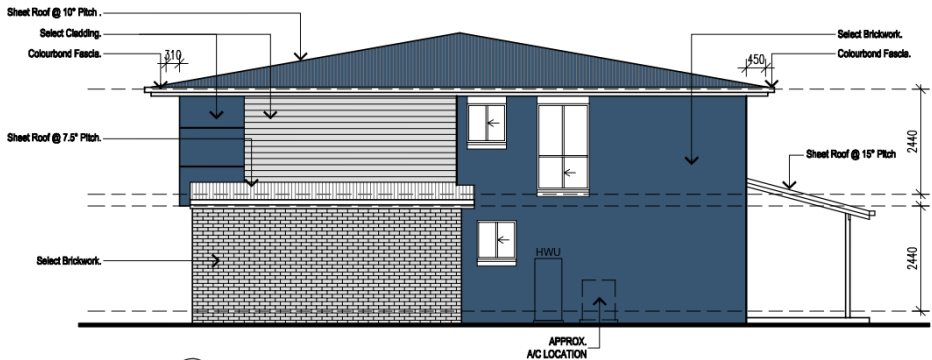
Building Type B4

H:\SITE\B4 415 Boundary Road, Thornlands\DA\Stage 1\CAD Drawings\DA-A3-B4 Building Type B4.dwg

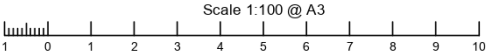
 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/G2H	32 TRADLINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666 P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740 © ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thornlands	B4 First Floor Plan		
			DRAWN: PAMC	DATE: 05-07-21	Rev: M




1 FRONT ELEVATION  
Building Type B4 1:100 @ A3



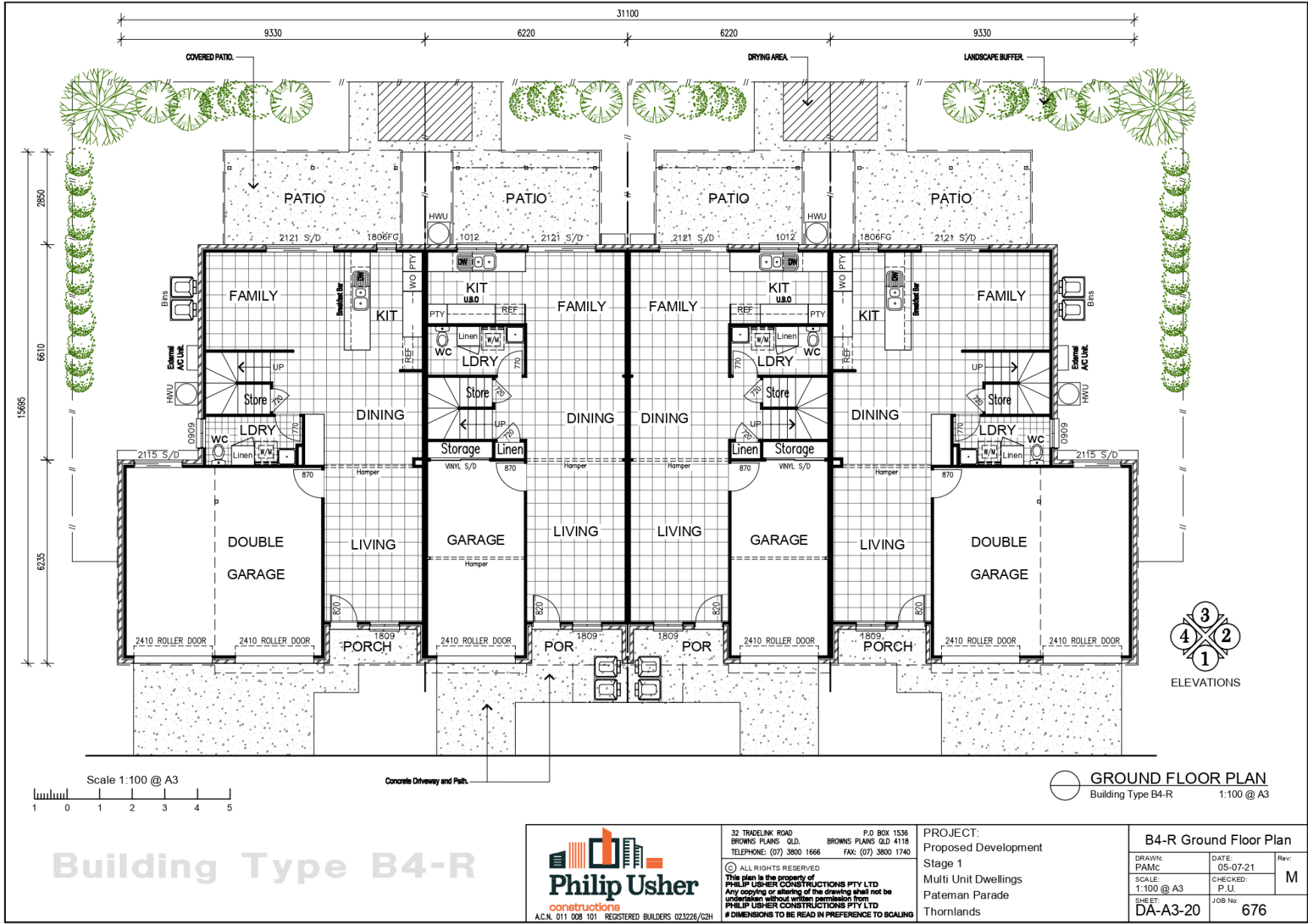
2 SIDE ELEVATION  
Building Type B4 1:100 @ A3



Building Type B4

 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/02H	32 TRAILLINK ROAD BROWNS PLAINS QLD TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740	P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740	PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thorntlands	<b>B4 Elevations Sht 1</b>		
	© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING			DRAWN: P.A.M.C.	DATE: 05-07-21	Rev: M
				SCALE: 1:100 @ A3	CHECKED: P. U.	
				SHEET: DA-A3-18	JOB No: 676	







Building Type B4-R

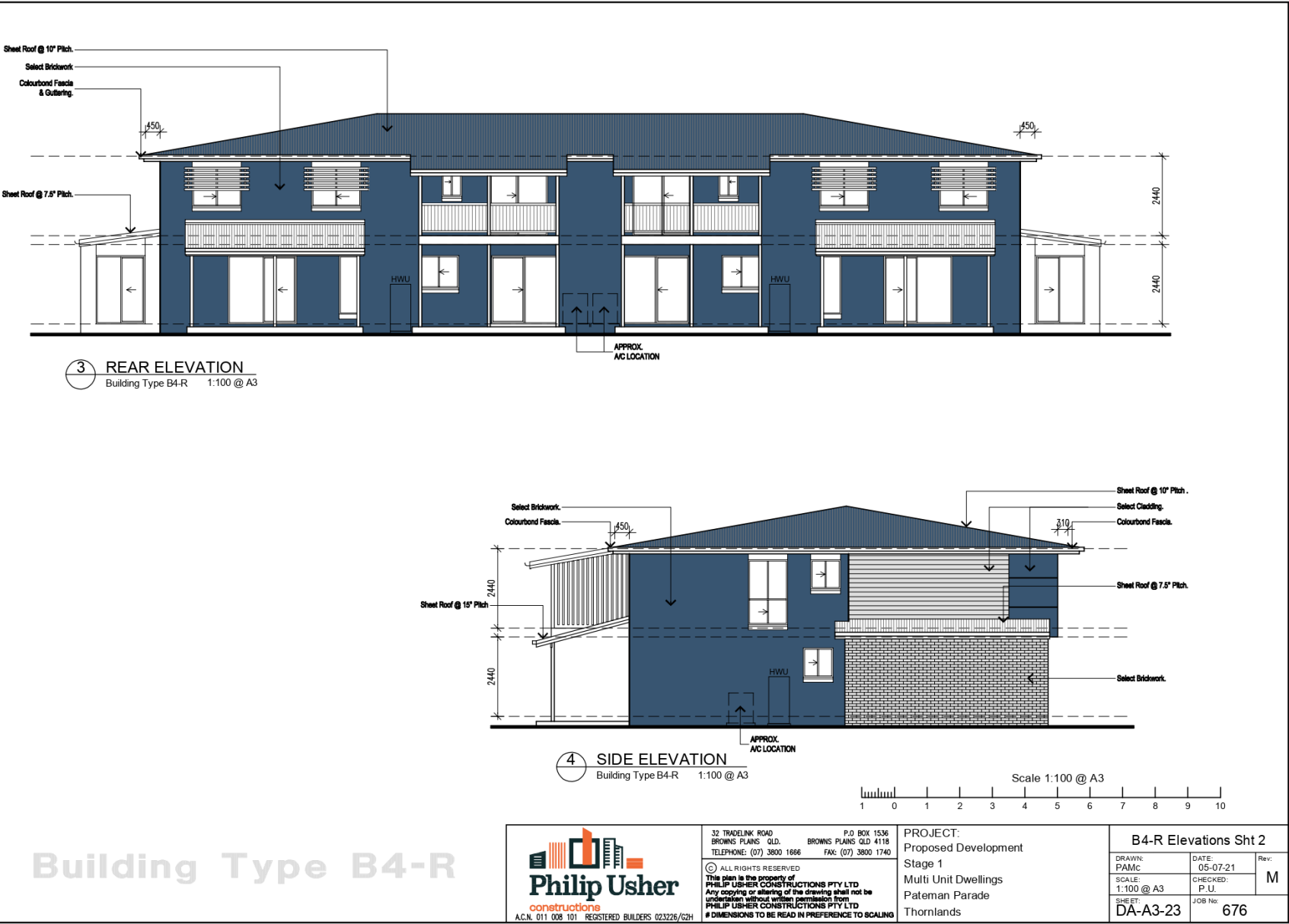


32 TRADLINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

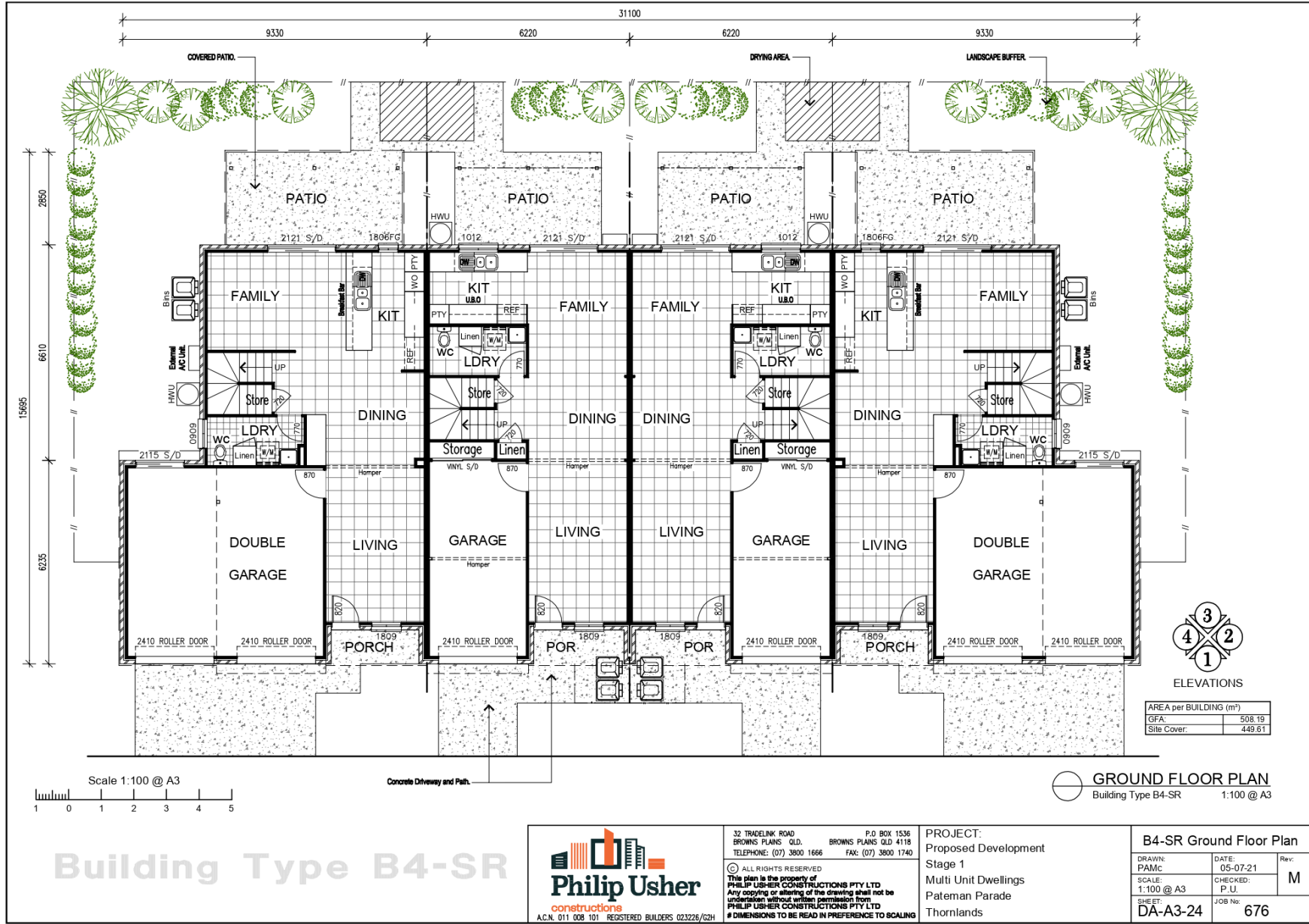
PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thorndlands

B4-R First Floor Plan		
DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-21	JOB No: 676	






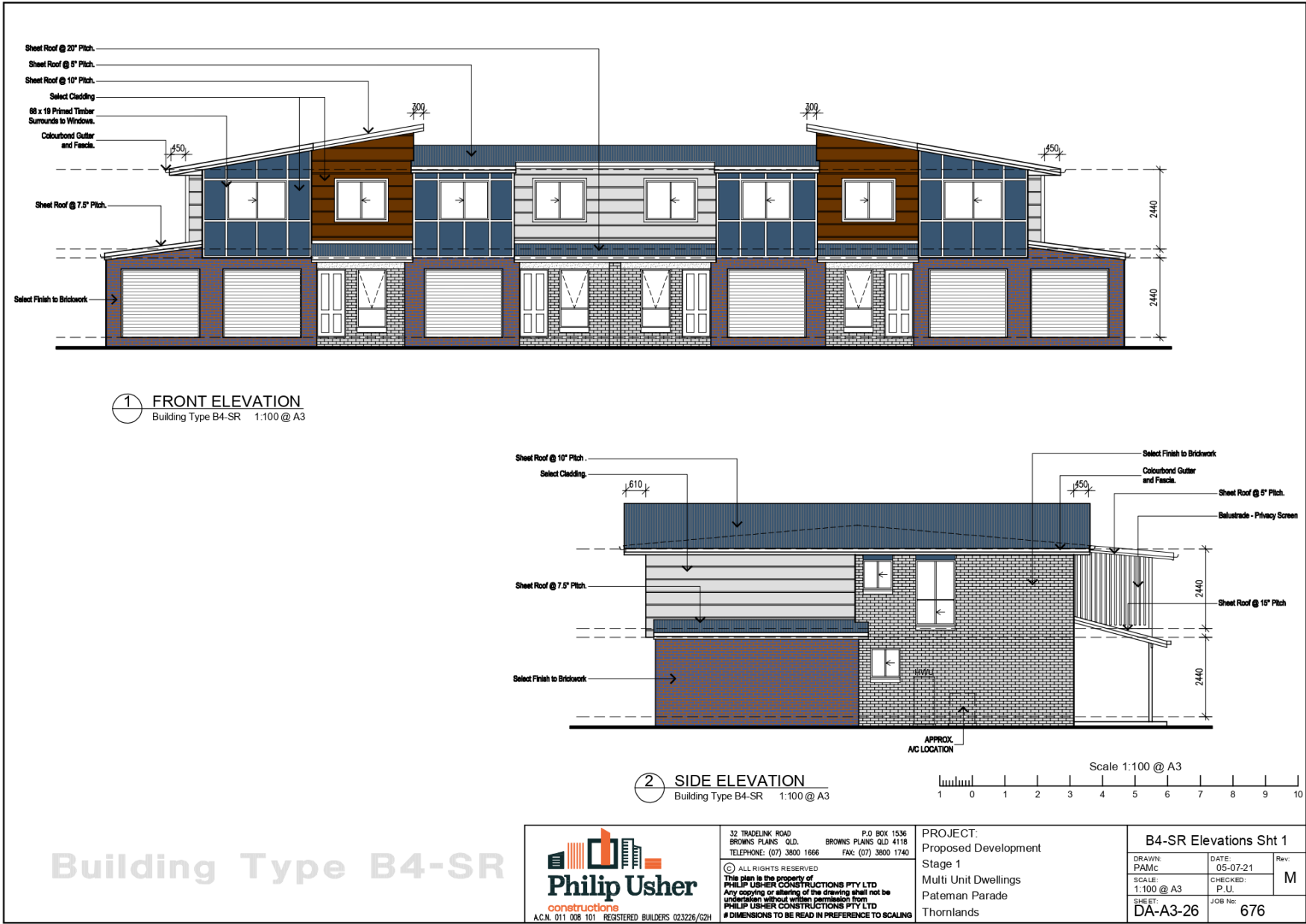




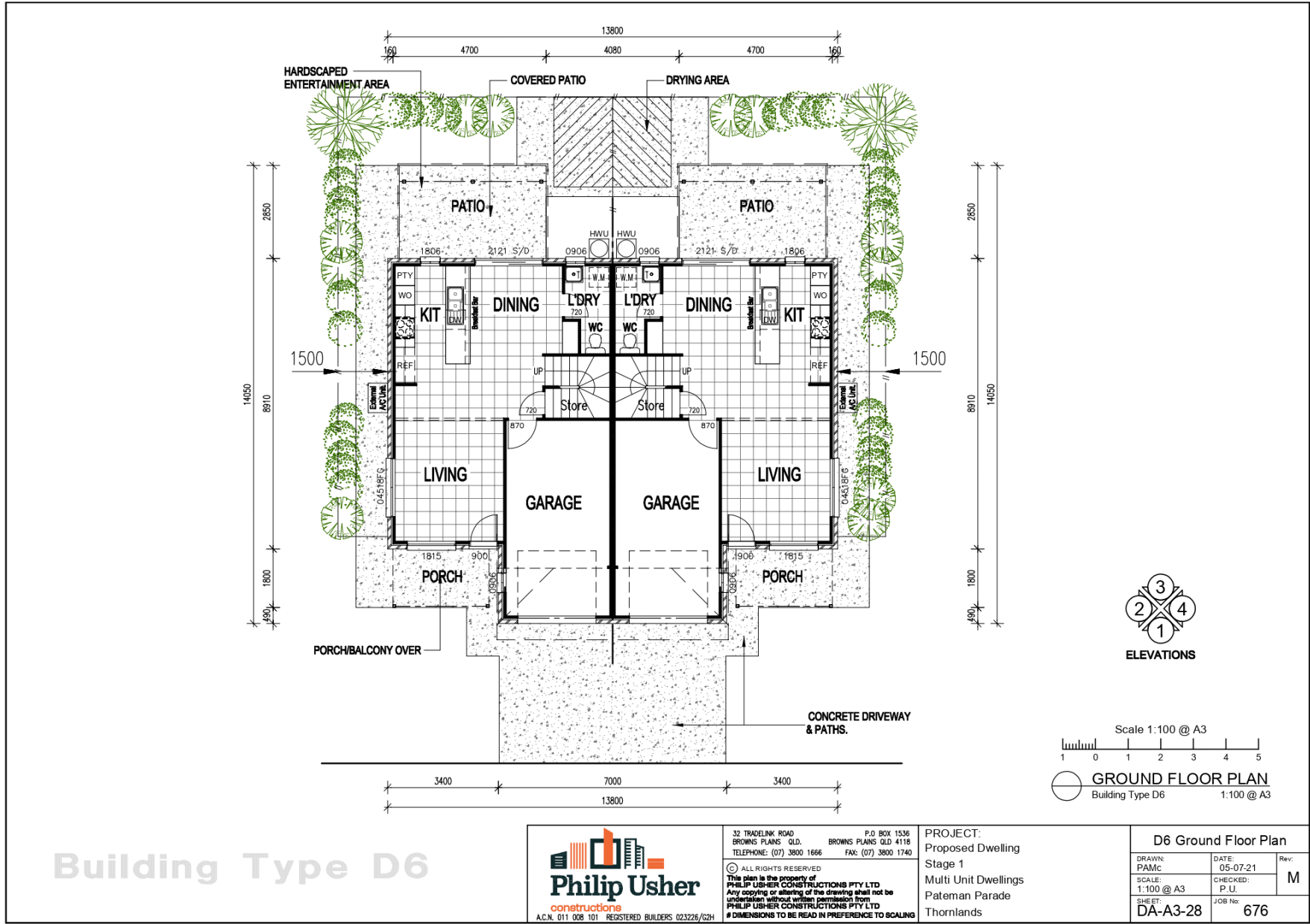


H:\SITES\076 410 Boundary Road, Thornlands\DA\Stage 1\CAD Drawings\DA-A3-M Building Type B4-SR.dwg

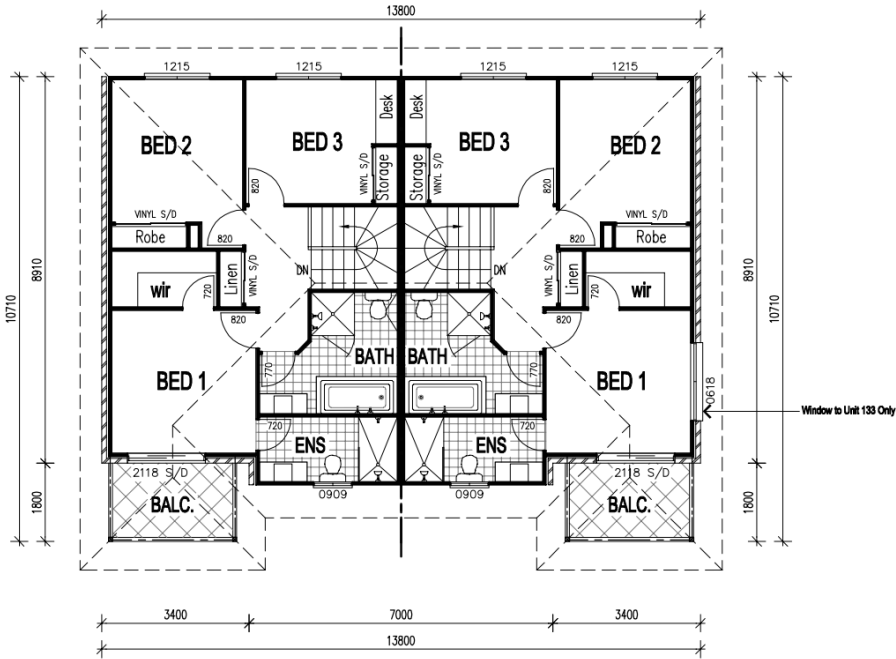
 <p><b>Philip Usher</b> constructions</p> <p>A.C.N. 011 011 011 ROYAL FREED BUILDERS 0237661024</p>	<p>32 TRAILINK ROAD BROWNS PLAINS QLD 4118 TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740</p>	<p>P.O. BOX 1536 BROWNS PLAINS QLD 4118 TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740</p>	<p><b>PROJECT:</b> Proposed Development Stage 1 Multi Unit Dwellings Paternam Parade Thorlands</p>	<p><b>B4-SR First Floor Plan</b></p> <table border="1"> <tr> <td>DRAWN: P.A.M.C.</td> <td>DATE: 05-07-21</td> <td>Rev: M</td> </tr> <tr> <td>SCALE: 1:100 @ A3</td> <td>CHECKED: P.U.</td> <td></td> </tr> <tr> <td>SHEET: DA-A3-25</td> <td>JOB NO: 676</td> <td></td> </tr> </table>	DRAWN: P.A.M.C.	DATE: 05-07-21	Rev: M	SCALE: 1:100 @ A3	CHECKED: P.U.		SHEET: DA-A3-25	JOB NO: 676	
	DRAWN: P.A.M.C.	DATE: 05-07-21	Rev: M										
	SCALE: 1:100 @ A3	CHECKED: P.U.											
	SHEET: DA-A3-25	JOB NO: 676											
<p>© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD #DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>													





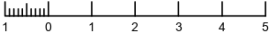


Building Type D6




ELEVATIONS

Scale 1:100 @ A3



UPPER FLOOR PLAN  
Building Type D6 1:100 @ A3

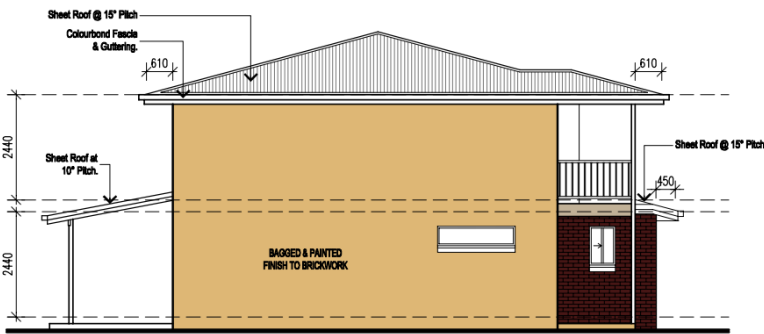
H:\STFES\075 419 Boundary Road, Thornlands\DA\Stage 1\CAD Drawings\DA-A3-M Building Type D6.dwg

 <b>Philip Usher</b> constructions A.C.N. 011 008 101 REGISTERED BUILDERS 023226/G2H	32 TRADELINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666	P.O BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740	PROJECT: Proposed Dwelling Stage 1 Multi Unit Dwellings Pateman Parade Thornlands			D6 First Floor Plan			
	© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING					DRAWN: PAMC		DATE: 05-07-21	Rev: <div>M</div>
				SCALE: 1:100 @ A3		CHECKED: P. U.			
				SHEET: DA-A3-29		JOB No: 676			





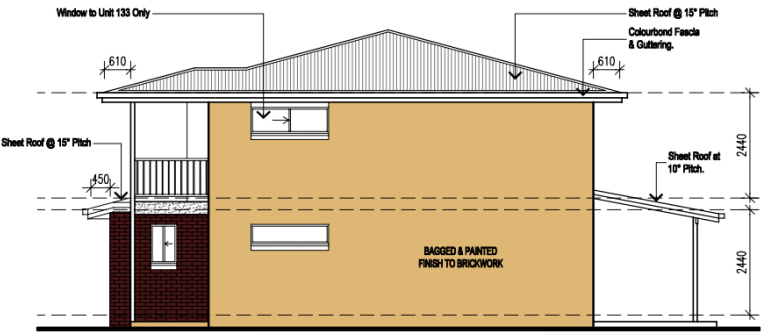
 **ELEVATION 1**  
Building Type D6 1:100 @ A3



 **ELEVATION 2**  
Building Type D6 1:100 @ A3



 **ELEVATION 3**  
Building Type D6 1:100 @ A3



 **ELEVATION 4**  
Building Type D6 1:100 @ A3

Privacy Screening to be in Accordance  
with Council Requirements.

Building Type D6



32 TRADLINK ROAD  
BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Dwelling  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thornlands


D6 Elevations		
DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-30	JOB No: 676	





Scale 1:100 @ A3

1 0 1 2 3 4 5

 **GROUND FLOOR PLAN**

Building Type D7 1:100 @ A3

## Building Type D7



32 TRADELINK ROAD P.O BOX 1536  
BROWNS PLAINS QLD. BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740

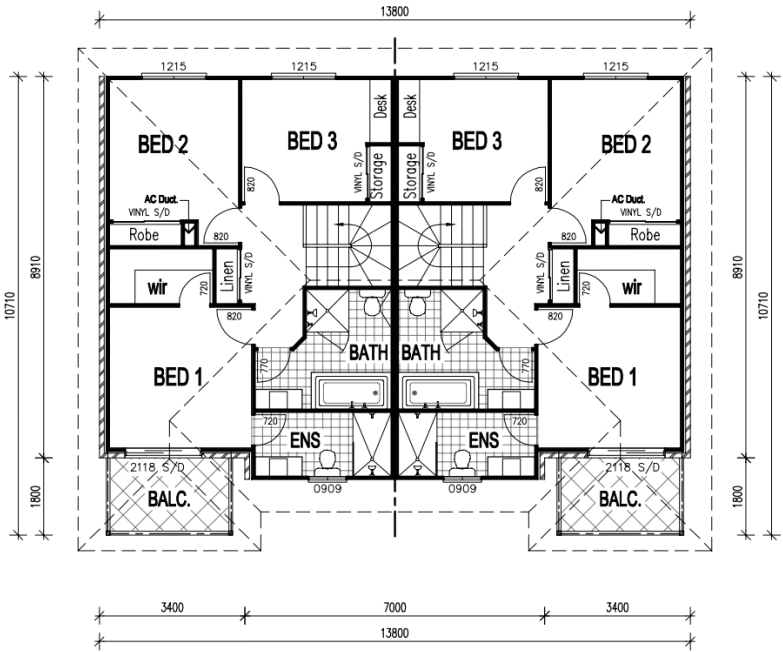
**(C) ALL RIGHTS RESERVED**  
**This plan is the property of**  
**PHILIP USHER CONSTRUCTIONS PTY LTD**  
**Any copying or altering of the drawing shall not be**  
**undertaken without written permission from**  
**PHILIP USHER CONSTRUCTIONS PTY LTD**  
**# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING**

PROJECT:	Proposed Dwelling Stage 1 Multi Unit Dwellings Pateman Parade Thornlands
----------	--

### D7 Ground Floor Plan

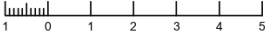
DRAWN: PAMc	DATE: 05-07-21	Rev:  M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-31	JOB No: 676	

H:\STEPS\0715 410 Boundary Road, Thornlands\DA\Stage 1\CAD Drawings\DA-A3-M Building Type D7.dwg



ELEVATIONS

Scale 1:100 @ A3



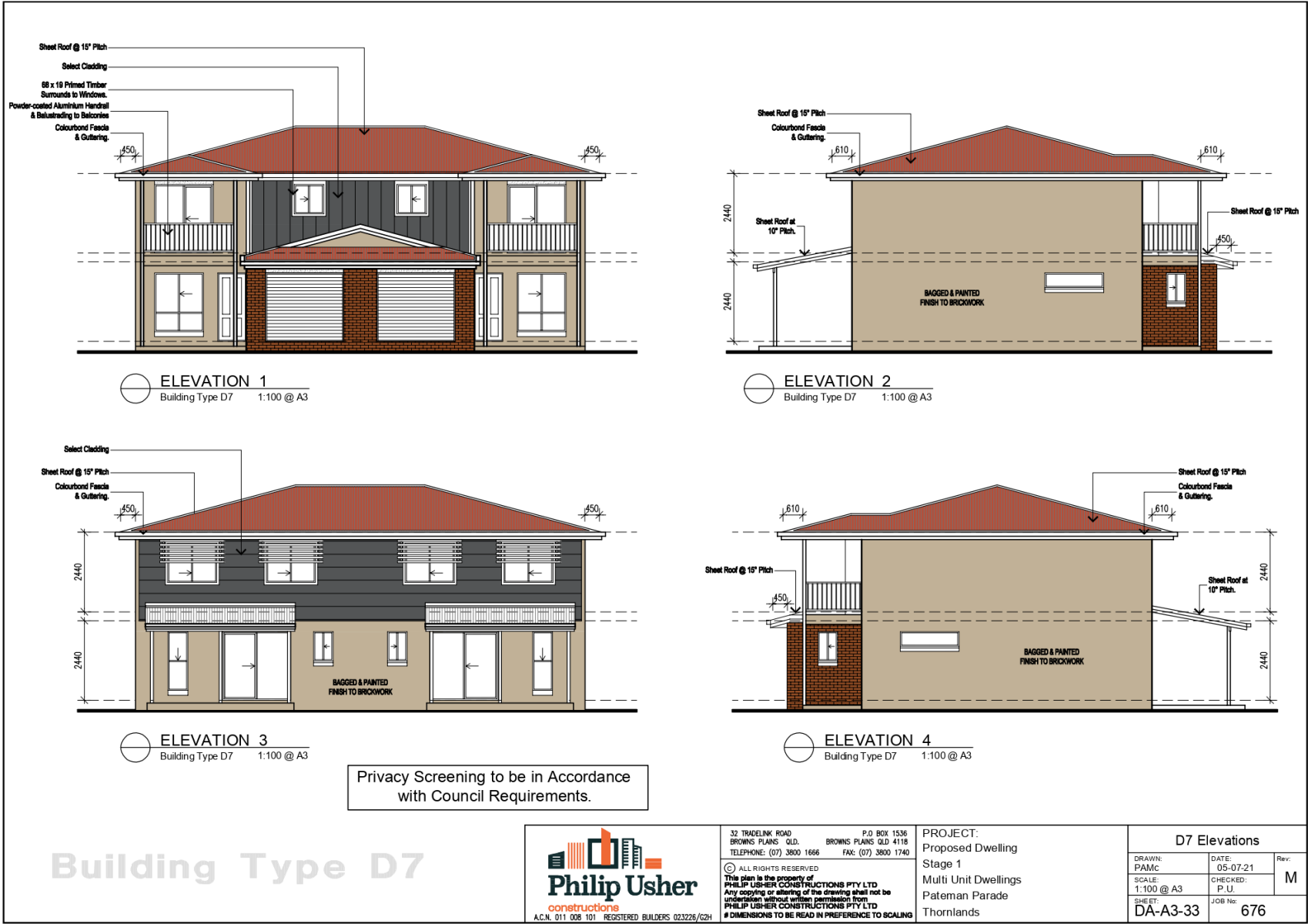
UPPER FLOOR PLAN  
Building Type D7 1:100 @ A3

Building Type D7

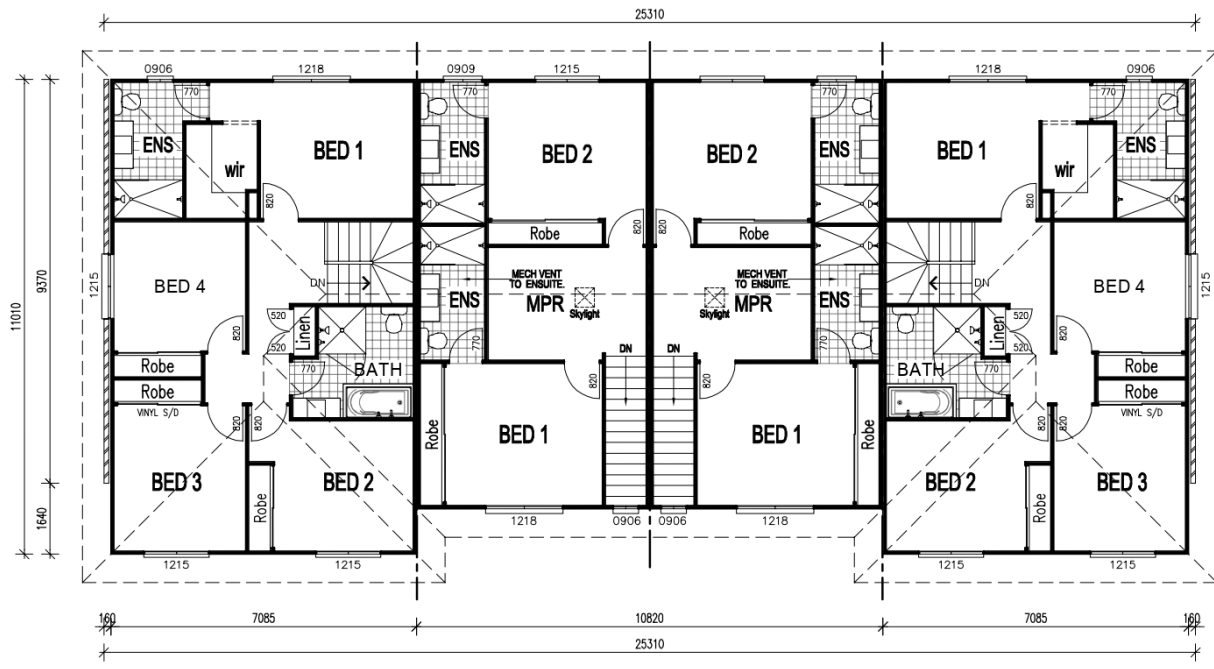
  
**Philip Usher**  
constructions  
A.C.N. 011 008 101 REGISTERED BUILDERS 023226/62H

32 TRAELEK ROAD, BROWNS PLAINS QLD. 4118  
P.O. BOX 1536 BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT: Proposed Dwelling Stage 1 Multi Unit Dwellings Pateman Parade Thornlands			D7 First Floor Plan	
DRAWN: PAMc	DATE: 05-07-21	Rev:  M		
SCALE: 1:100 @ A3	CHECKED: P.U.			
SHEET: DA-A3-32	JOB No: 676			








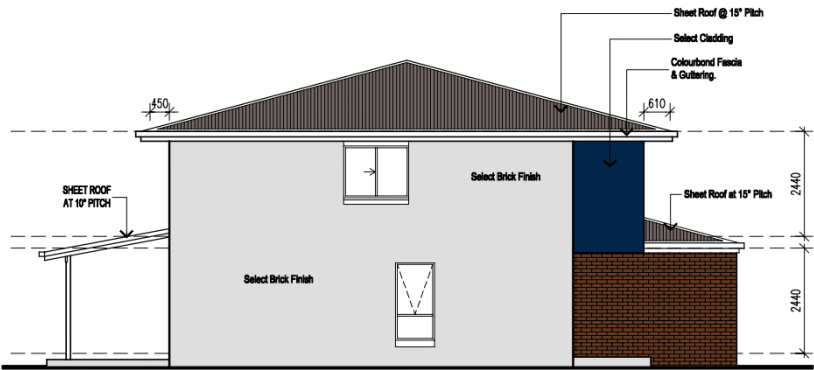
**FIRST FLOOR PLAN**  
Building Type DG4 1:100 @ A3  
Scale 1:100 @ A3  
1 0 1 2 3 4 5

Building Type DG4

 AC.N. 011 008 101 REGISTERED BUILDERS 023226/02H	32 TRAILINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666 P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740	PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thorntlands	<b>DG4 First Floor Plan</b> DRAWN: PAIMC SCALE: 1:100 @ A3 SHEET: DA-A3-35 DATE: 05-07-21 CHECKED: P.U. JOB No: 676 Rev: M
	<small>© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</small>		




ELEVATION 1  
Building Type DG4 1:100 @ A3



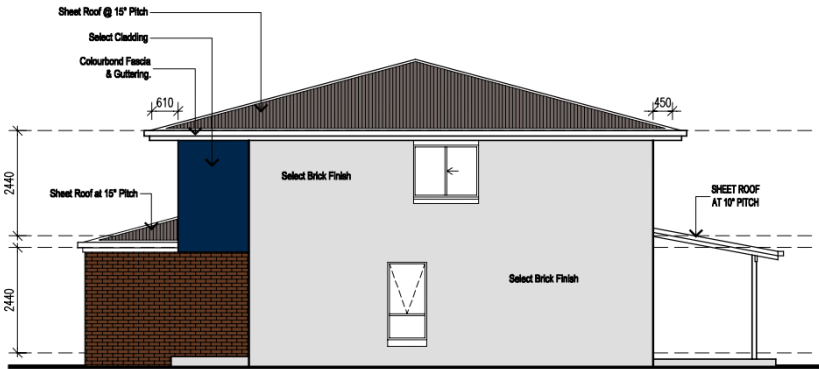
ELEVATION 2  
Building Type DG4 1:100 @ A3

Building Type DG4

 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	32 TRADING ROAD, P.O. BOX 1536 BROWNS PLAINS QLD. BROWNS PLAINS QLD 4118 TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740	PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thorndlands	DG4 Elevations Sht 1	
	© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING			
			DRAWN: P.A.M.C. SCALE: 1:100 @ A3 SHEET: DA-A3-36	DATE: 05-07-21 CHECKED: P.U. JOB No: 676
				Rev: M



 **ELEVATION 3**  
Building Type DG4 1:100 @ A3



 **ELEVATION 4**  
Building Type DG4 1:100 @ A3

Building Type DG4



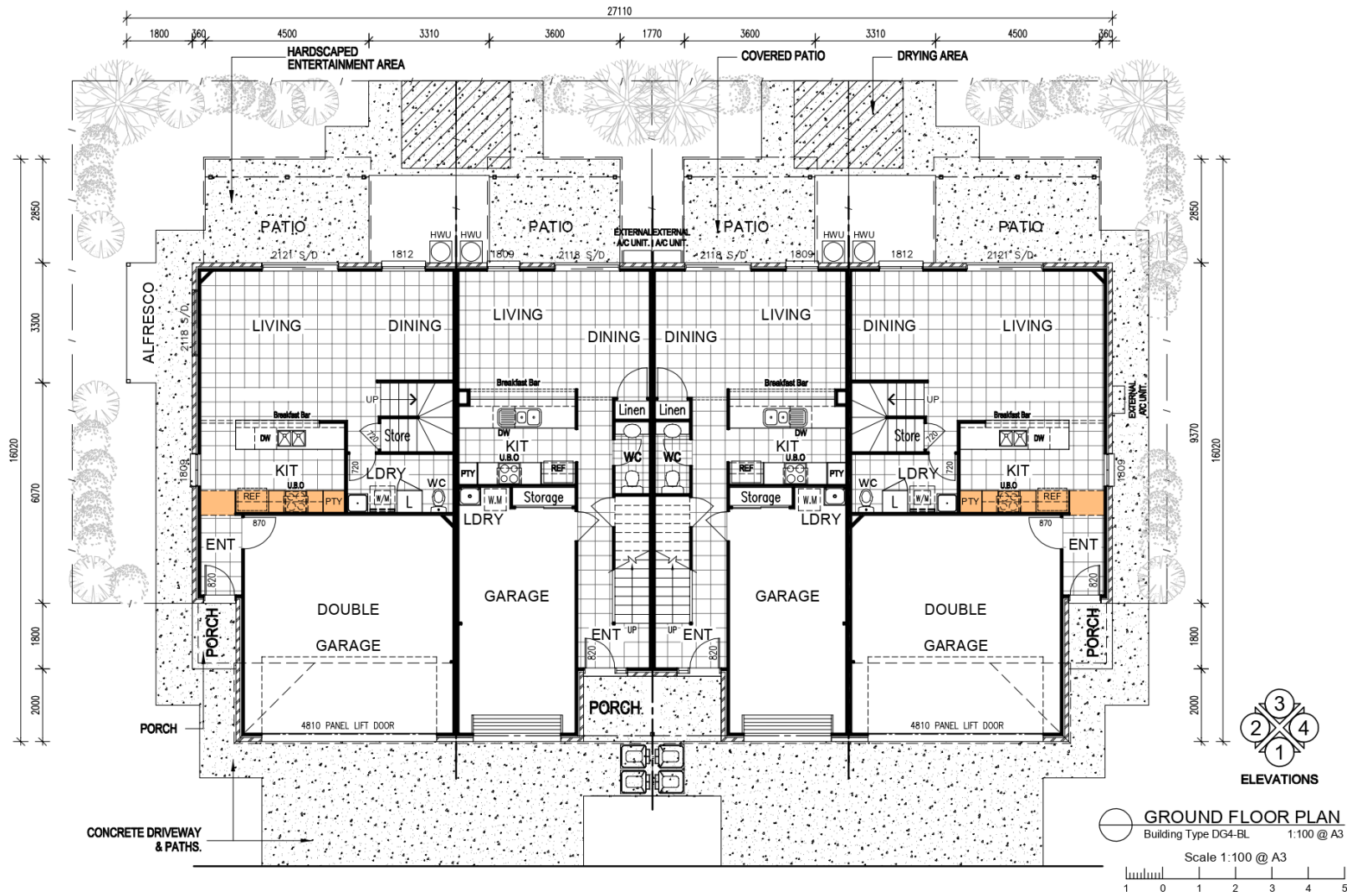
32 TRAILINK ROAD  
BROWNS PLAINS QLD. 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
P.O. BOX 1536  
BROWNS PLAINS QLD. 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thorndlands

DG4 Elevations Sht 2


DRAWN: P.A.M.C.	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-37	JOB No: 676	





Building Type DG4-BL

H:\STEPS\975 419 Boundary Road, Thornlands\DA\Stage 1\CAD Drawings\DA-A3-B\Building Type DG4-BL.dwg



32 TRADLINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666

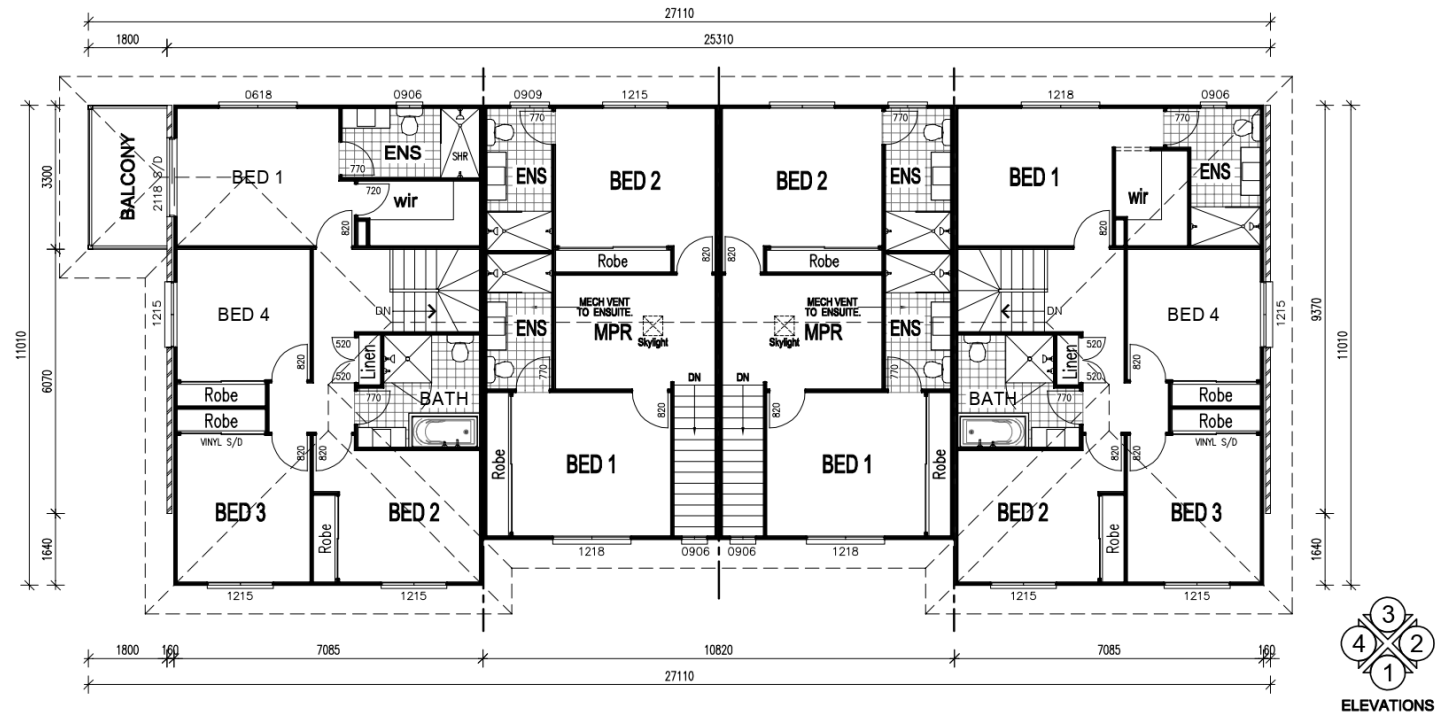
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740

ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thornlands


DG4-BL Ground Floor Plan		
DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P. U.	
SHEET: DA-A3-38	JOB No: 676	

K:\SITES\1710 Boundary Road, Thornlands\DA\Stage 1\CAD Drawings\DA-A3-Building Type DG4-BL.dwg



**FIRST FLOOR PLAN**  
Building Type DG4-BL 1:100 @ A3  
Scale 1:100 @ A3  
1 0 1 2 3 4 5

Building Type DG4-BL

 AC.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	32 TRADELINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666 P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740 ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thornlands	DG4-BL First Floor Plan		
			DRAWN: PAMC	DATE: 05-07-21	Rev: M
			SCALE: 1:100 @ A3	CHECKED: P. U.	
			SHEET: DA-A3-39	JOB No: 676	



 **ELEVATION 1**  
Building Type DG4-BL 1:100 @ A3



 **ELEVATION 2**  
Building Type DG4-BL 1:100 @ A3

Building Type DG4-BL



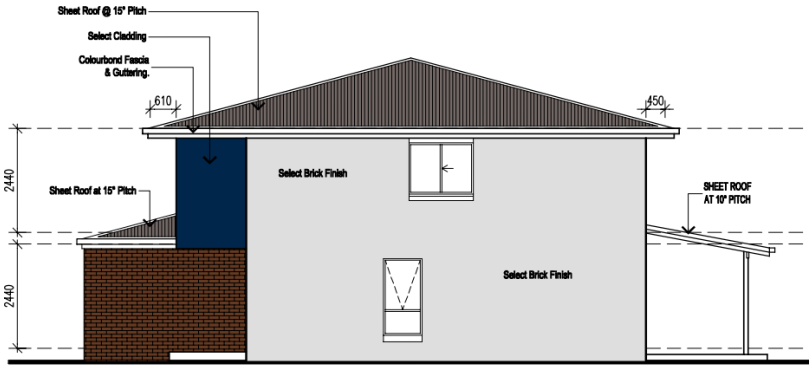
32 TRAILINK ROAD, BROWNS PLAINS QLD. 4118  
P.O. BOX 1536 BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD. Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

DG4-BL Elevations Sht 1			
DRAWN: PAMc	DATE: 05-07-21	Rev:  M	
SCALE: 1:100 @ A3	CHECKED: P.U.		
SHEET: DA-A3-40	JOB No: 676		




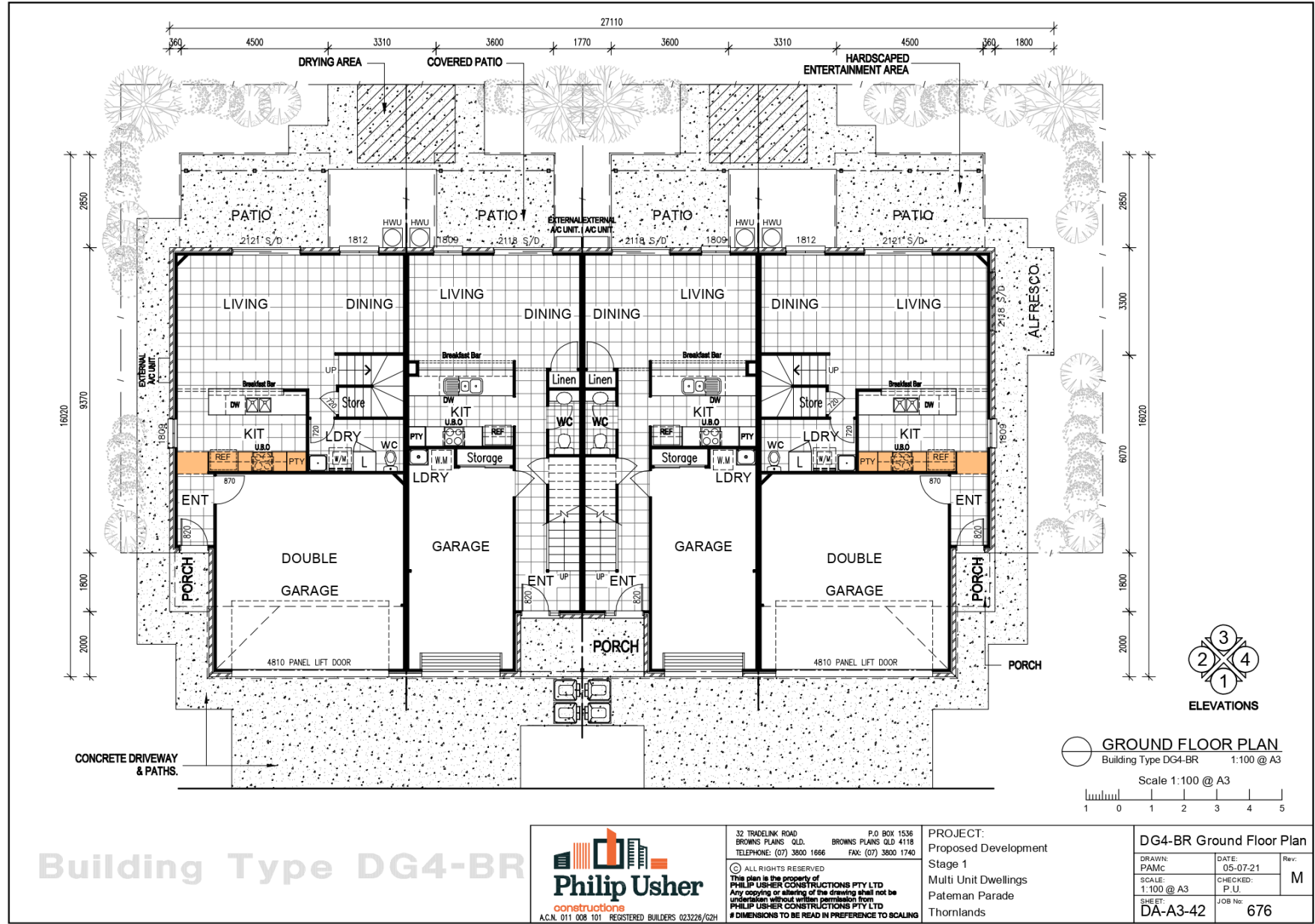
**ELEVATION 3**  
Building Type DG4-BL 1:100 @ A3

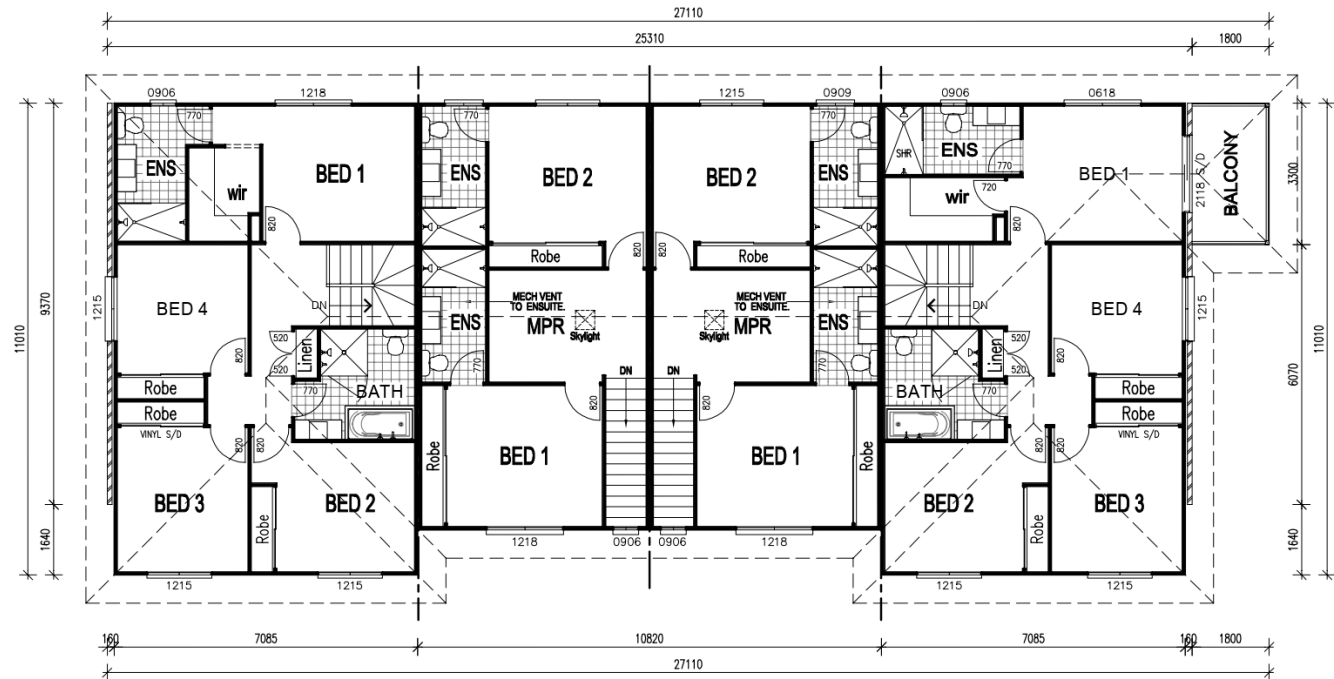


**ELEVATION 4**  
Building Type DG4-BL 1:100 @ A3

Building Type DG4-BL

 AC.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	TRADELINK ROAD BROWNS PLAINS QLD. P.O BOX 1536 BROWNS PLAINS QLD 4118 TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740		PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thornlands		DG4-BL Elevations Sht 2			
	© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING				DRAWN: PAMC		DATE: 05-07-21	Rev: M
					SCALE: 1:100 @ A3		CHECKED: P. U.	
					SHEET: DA-A3-41		JOB No: 676	





ELEVATIONS

**FIRST FLOOR PLAN**  
Building Type DG4-BR 1:100 @ A3  
Scale 1:100 @ A3  
1 0 1 2 3 4 5

Building Type DG4-BR



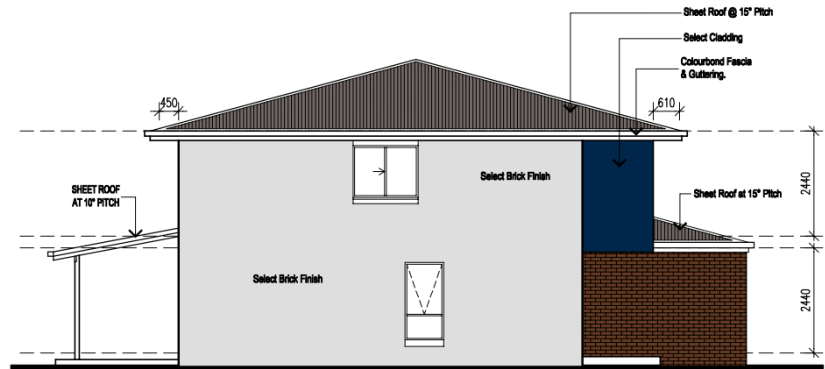
32 TRAILLINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD.  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD.  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thorndlands

DG4-BR First Floor Plan			
DRAWN: PAMc		DATE: 05-07-21	Rev:  M
SCALE: 1:100 @ A3		CHECKED: P.U.	
SHEET: DA-A3-43		JOB No: 676	



 **ELEVATION 1**  
Building Type DG4-BR 1:100 @ A3



 **ELEVATION 2**  
Building Type DG4-BR 1:100 @ A3

Building Type DG4-BR



32 TRAILINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD. 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thorndlands

DG4-BR Elevations Sht 1

DRAWN: P.A.M.C.	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-44	JOB No: 676	





 **ELEVATION 3**  
Building Type DG4-BR 1:100 @ A3



 **ELEVATION 4**  
Building Type DG4-BR 1:100 @ A3

Building Type DG4-BR

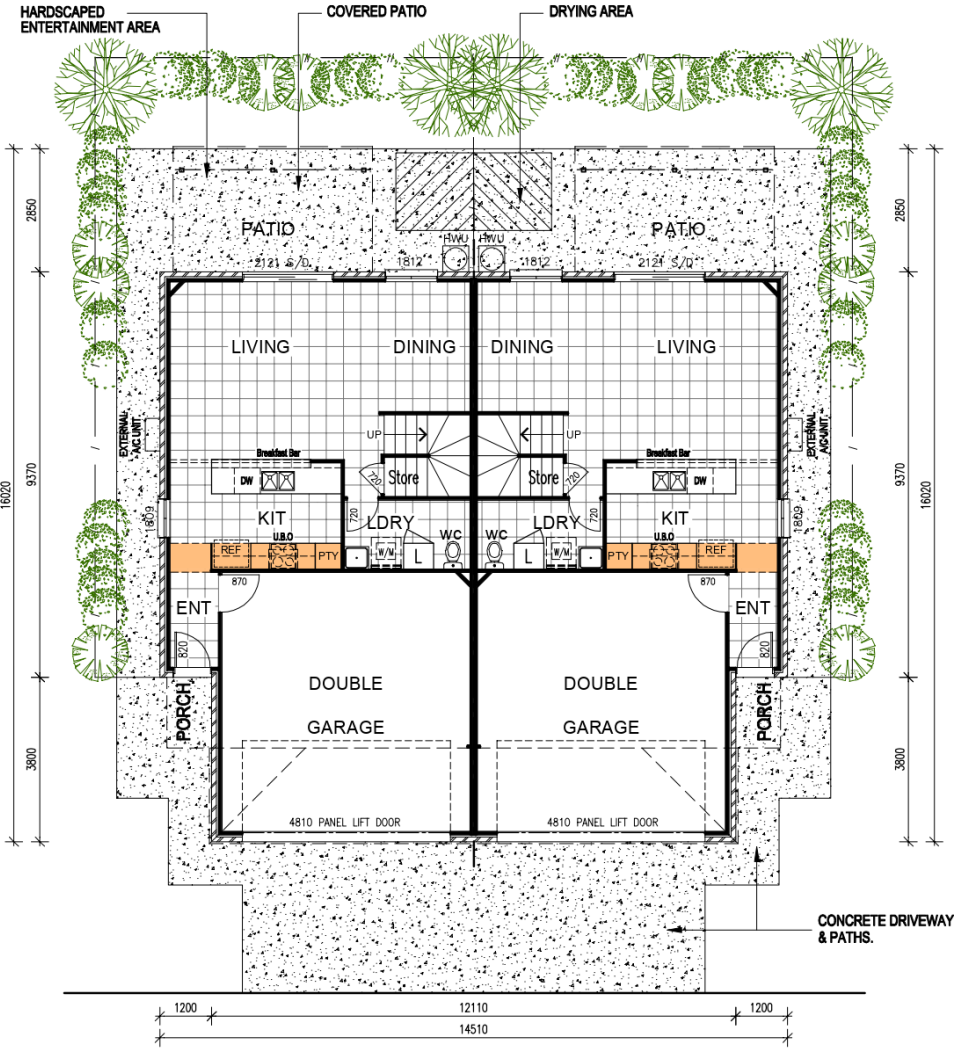


32 TRADELINK ROAD P.O. BOX 1536  
BROWNS PLAINS QLD. BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING


PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thorntlands

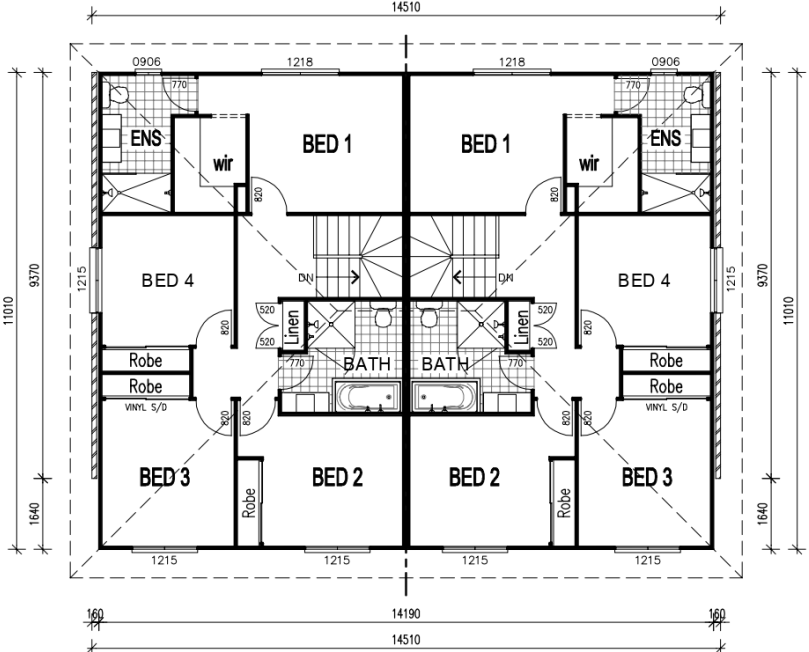
DG4-BR Elevations Sht 2			
DRAWN: PAMc	DATE: 05-07-21	Rev:  M	
SCALE: 1:100 @ A3	CHECKED: P.U.		
SHEET: DA-A3-45	JOB No: 676		

Building Type DG6



GROUND FLOOR PLAN  
Building Type DG6  
Scale 1:100 @ A3

 <b>Philip Usher</b> constructions A.C.N. 011 008 101 REGISTERED BUILDERS 023226/G2H	32 TRADLINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666	P.O BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740	PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thornlands	DG6 Ground Floor Plan		
	© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING			DRAWN: PAMC	DATE: 05-07-21	Rev: M
				SCALE: 1:100 @ A3	CHECKED: P. U.	
				SHEET: DA-A3-46	JOB NO: 676	



ELEVATIONS

**FIRST FLOOR PLAN**  
Building Type DG6 1:100 @ A3  
Scale 1:100 @ A3  
1 0 1 2 3 4 5

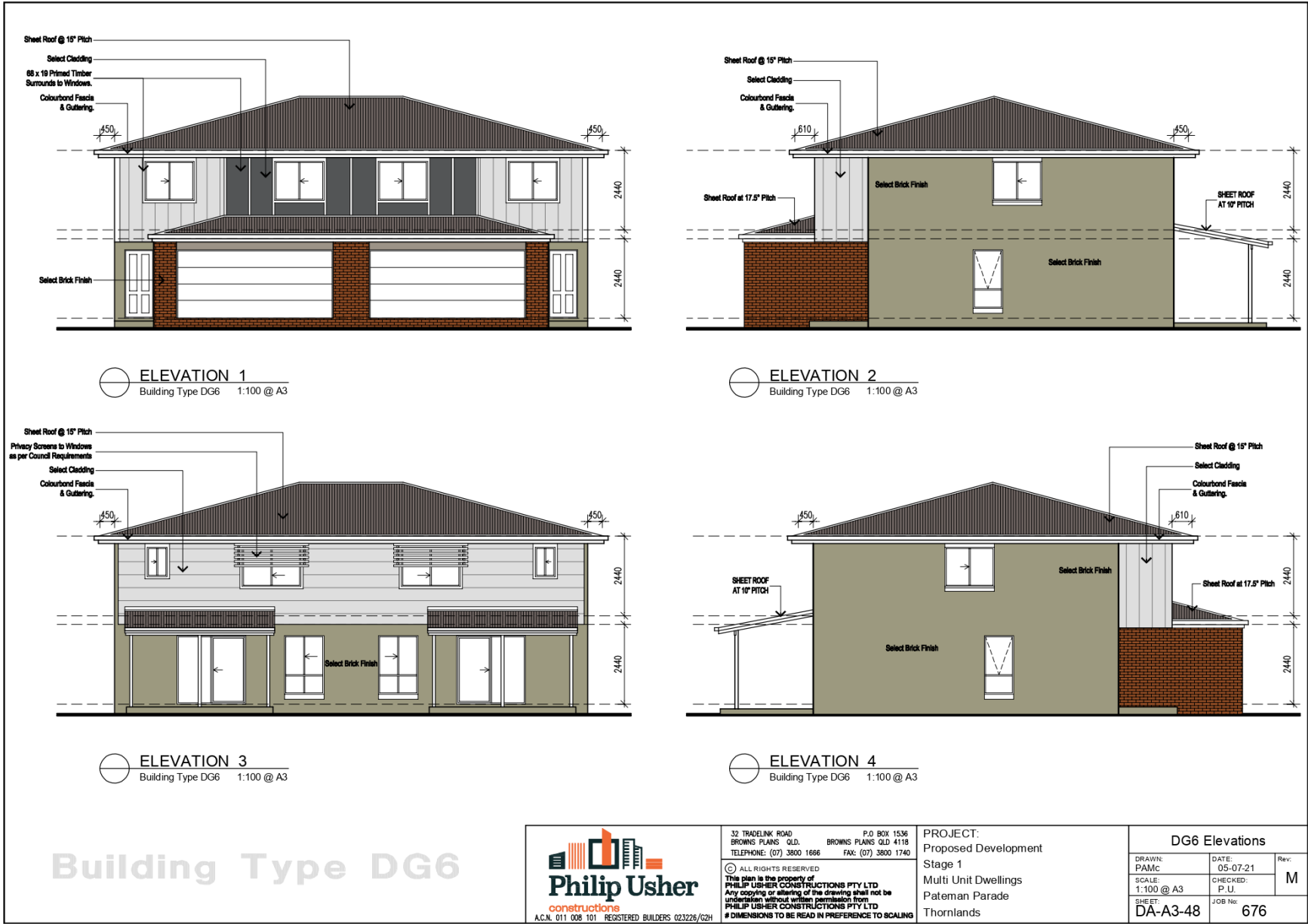
Building Type DG6

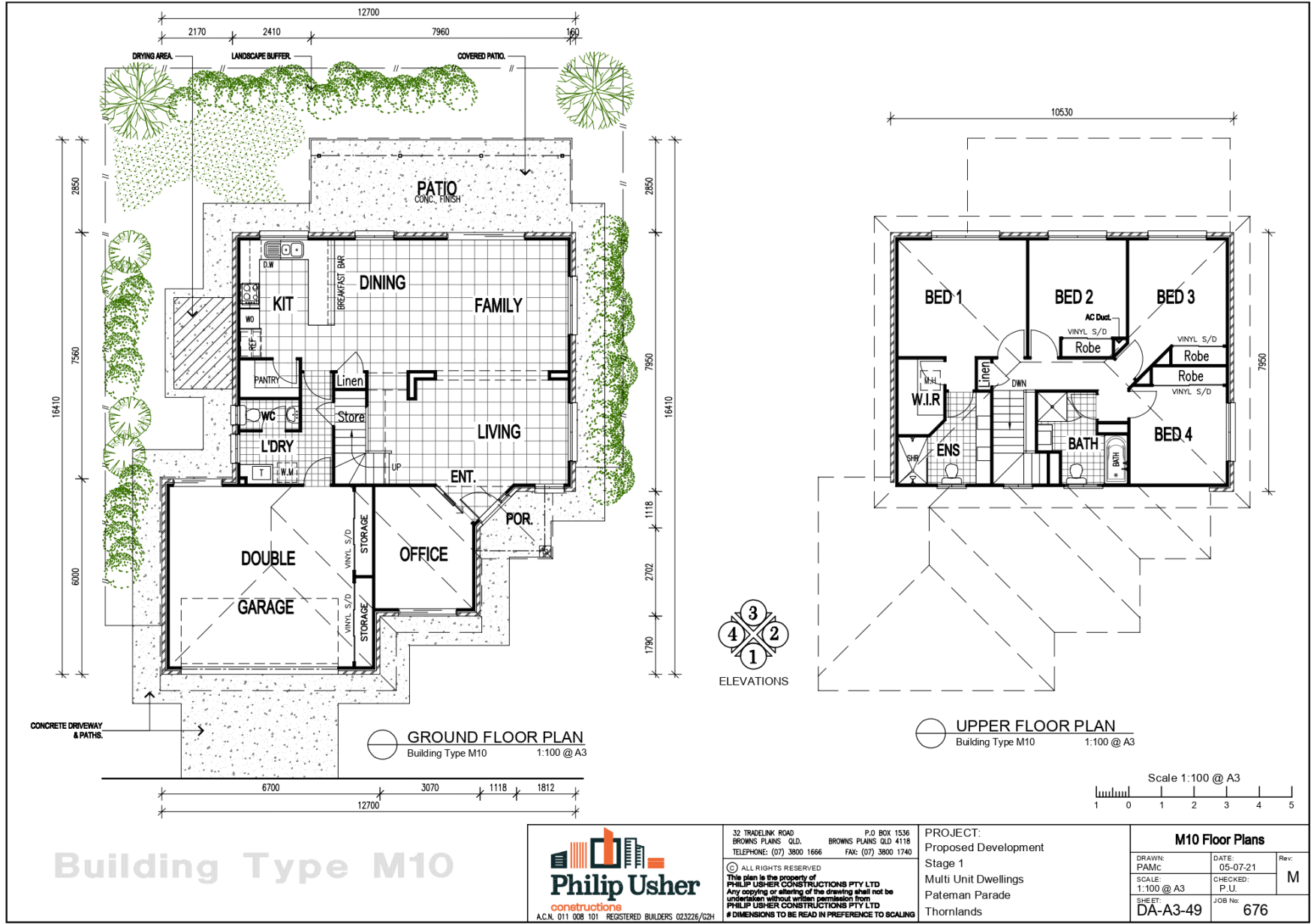


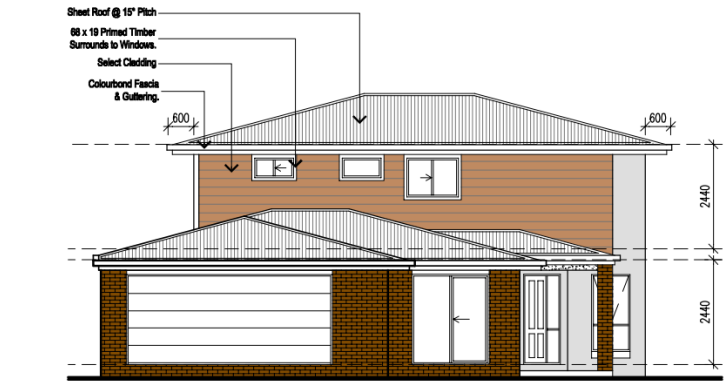
32 TRADLINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thorntlands

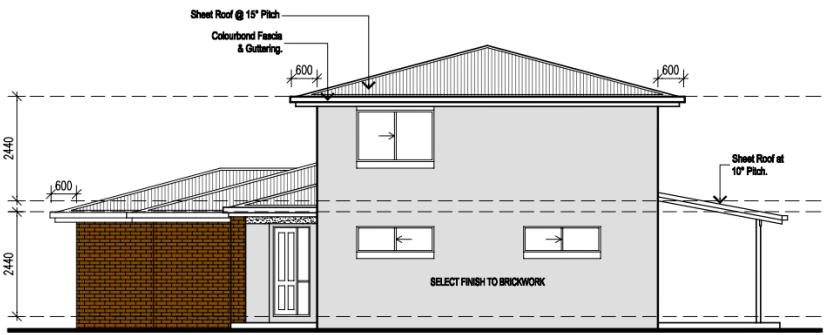
DG6 First Floor Plan		
DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-47	JOB No: 676	







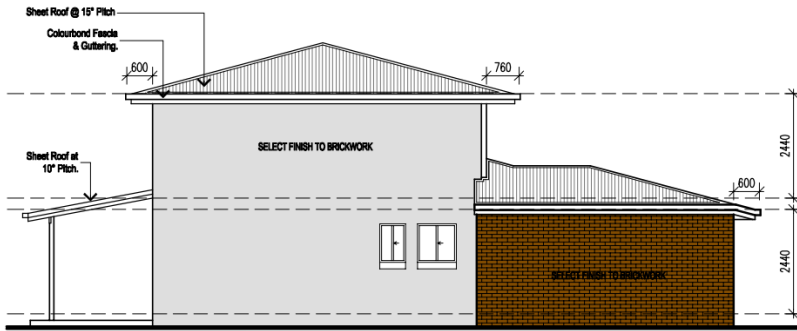
ELEVATION 1  
Building Type M10 1:100 @ A3



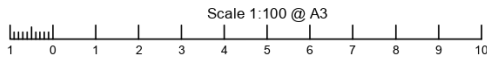
ELEVATION 2  
Building Type M10 1:100 @ A3



ELEVATION 3  
Building Type M10 1:100 @ A3



ELEVATION 4  
Building Type M10 1:100 @ A3



Building Type M10

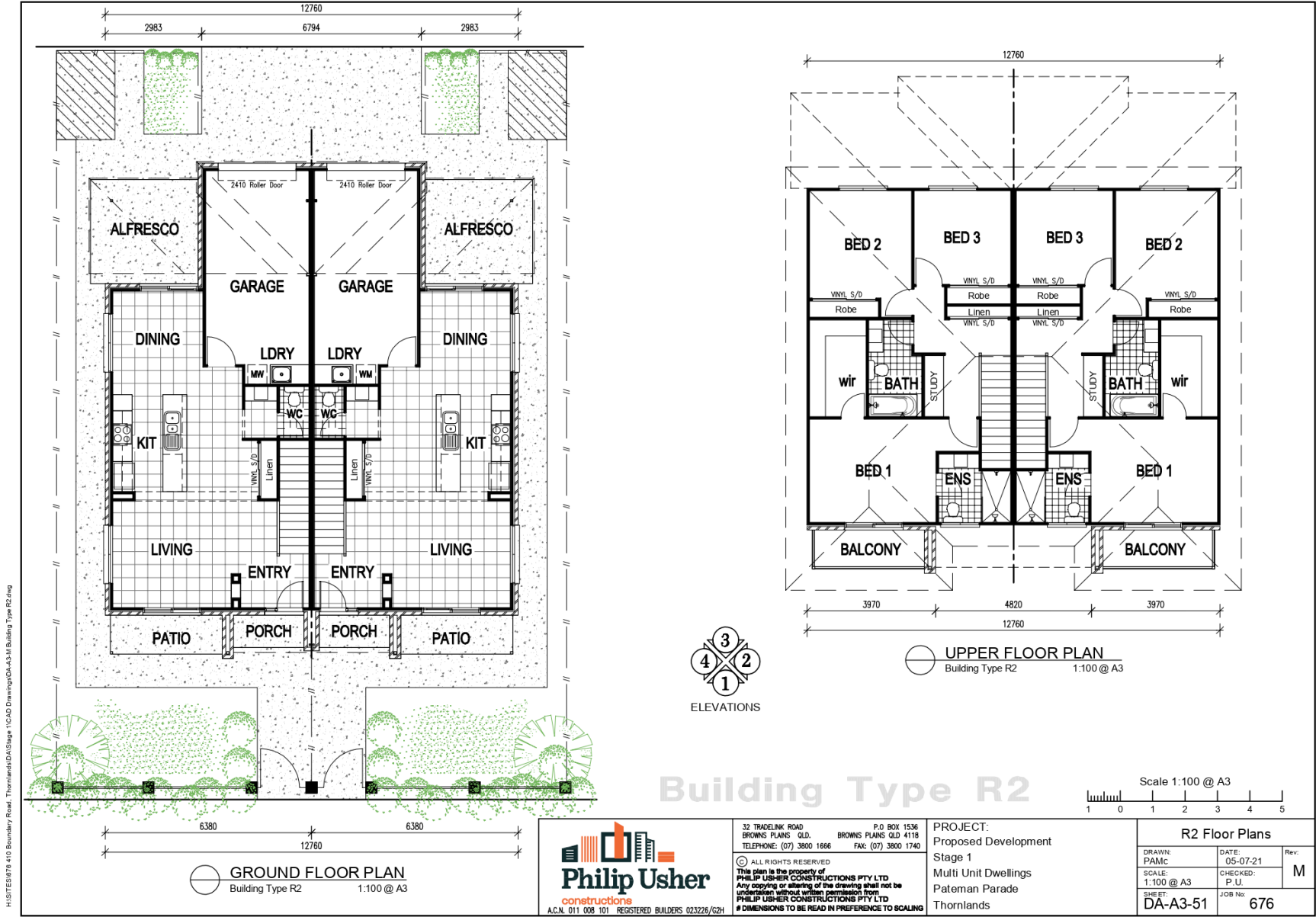


32 TRAILLINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

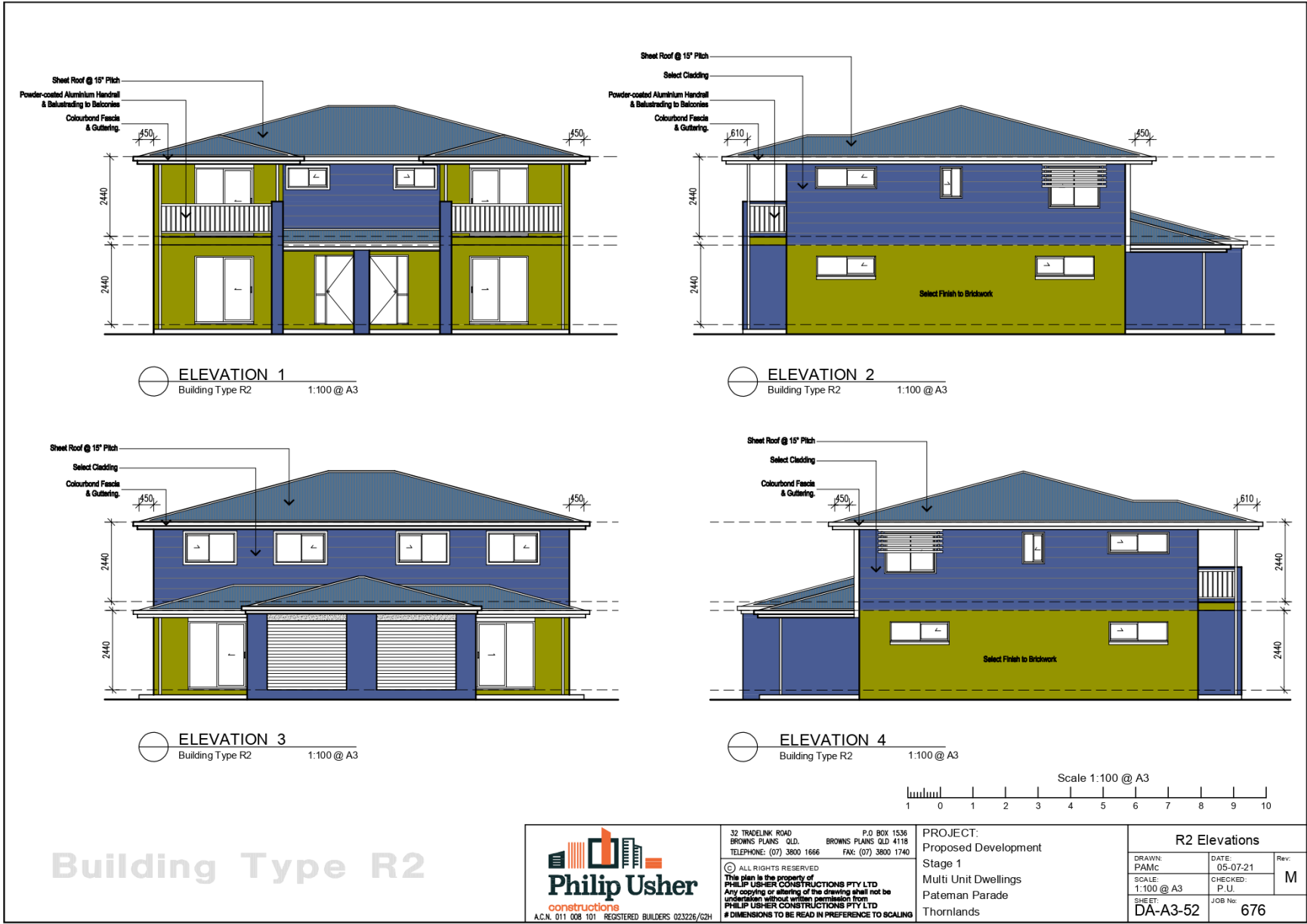
PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

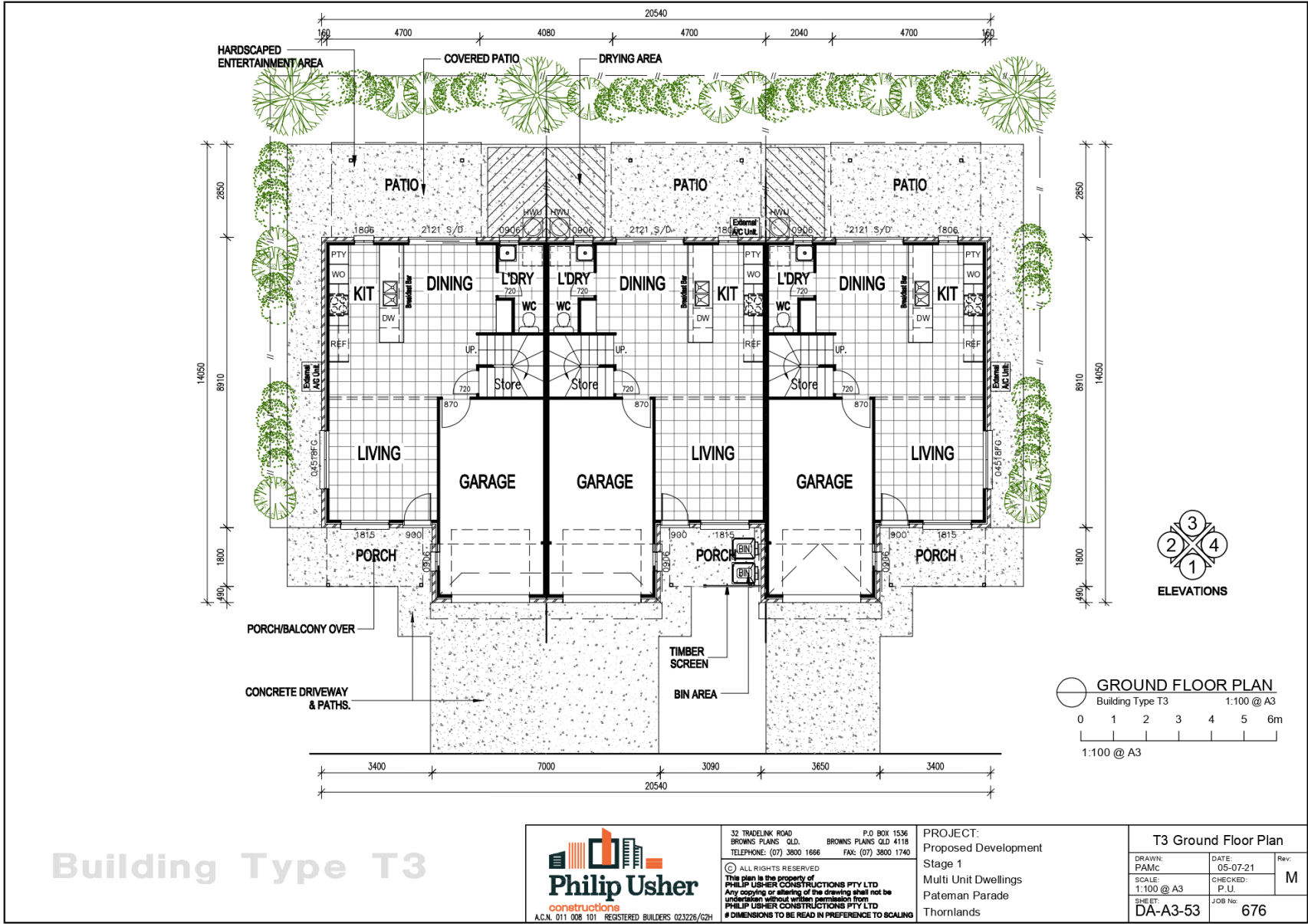
M10 Elevations			
DRAWN: PAMC	DATE: 05-07-21	Rev: <b>M</b>	
SCALE: 1:100 @ A3	CHECKED: P.U.		
SHEET: DA-A3-50	JOB No: 676		



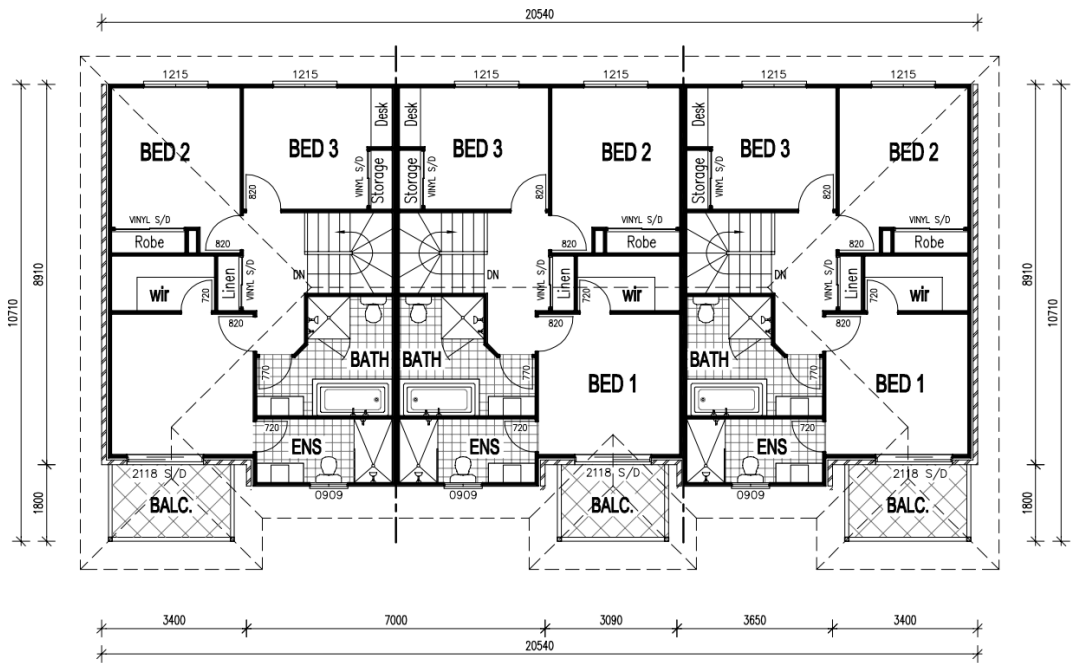









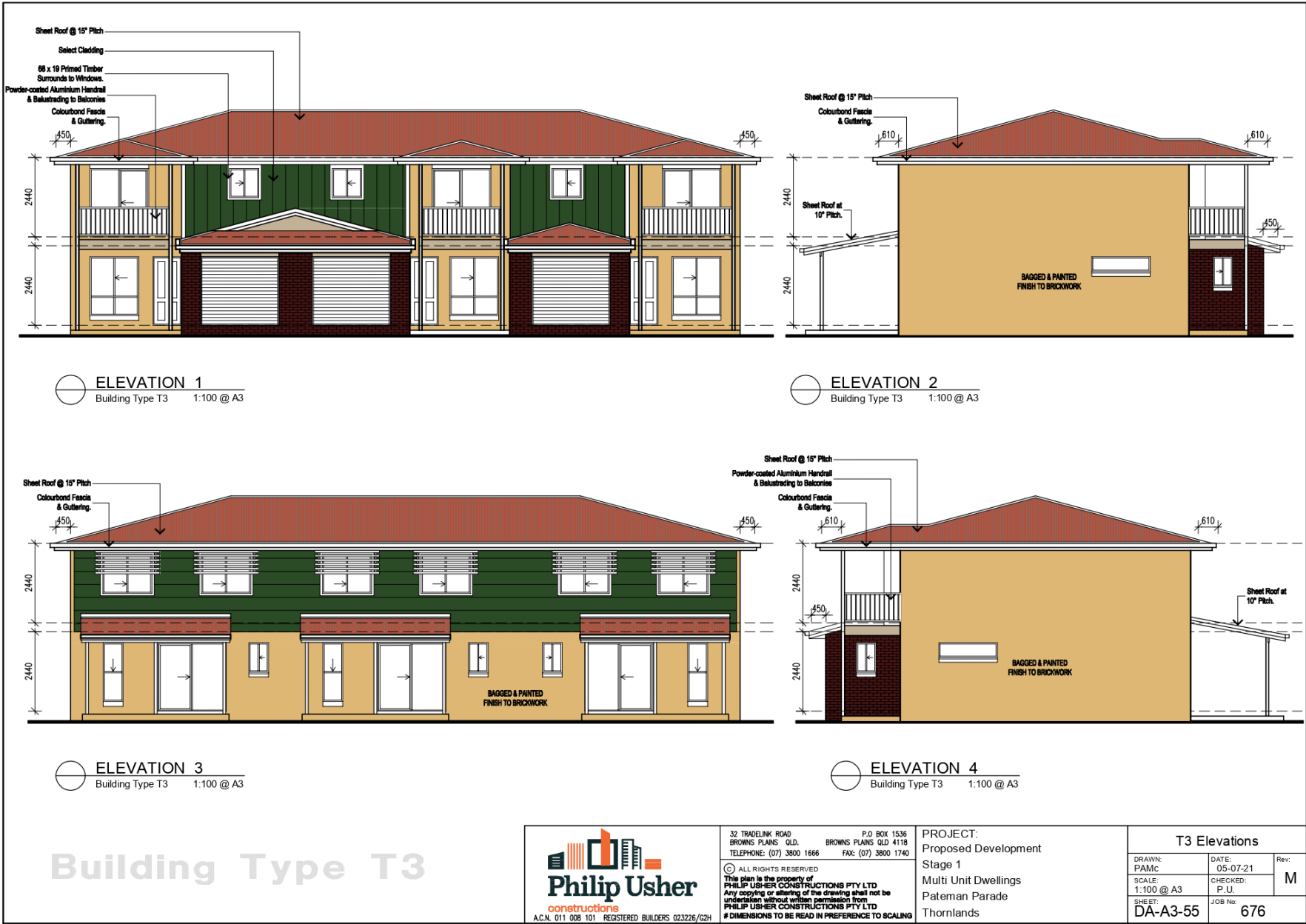
H:\SITES\676 410 Boundary Road, Thornlands\DA\Stage 1\CAD Drawings\DA-A3-14 Building Type T3.dwg

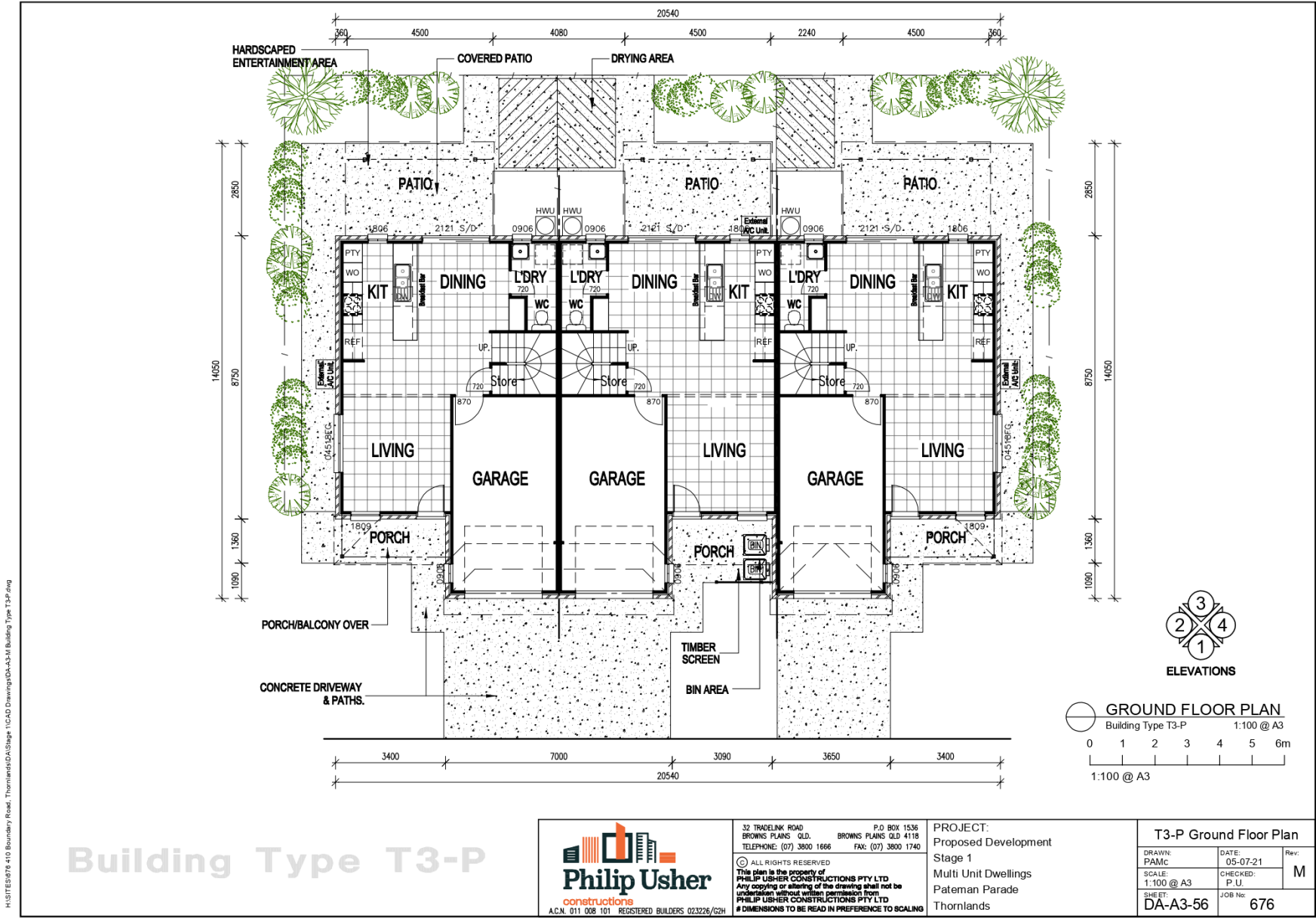


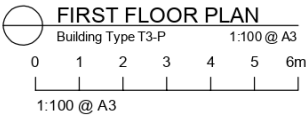
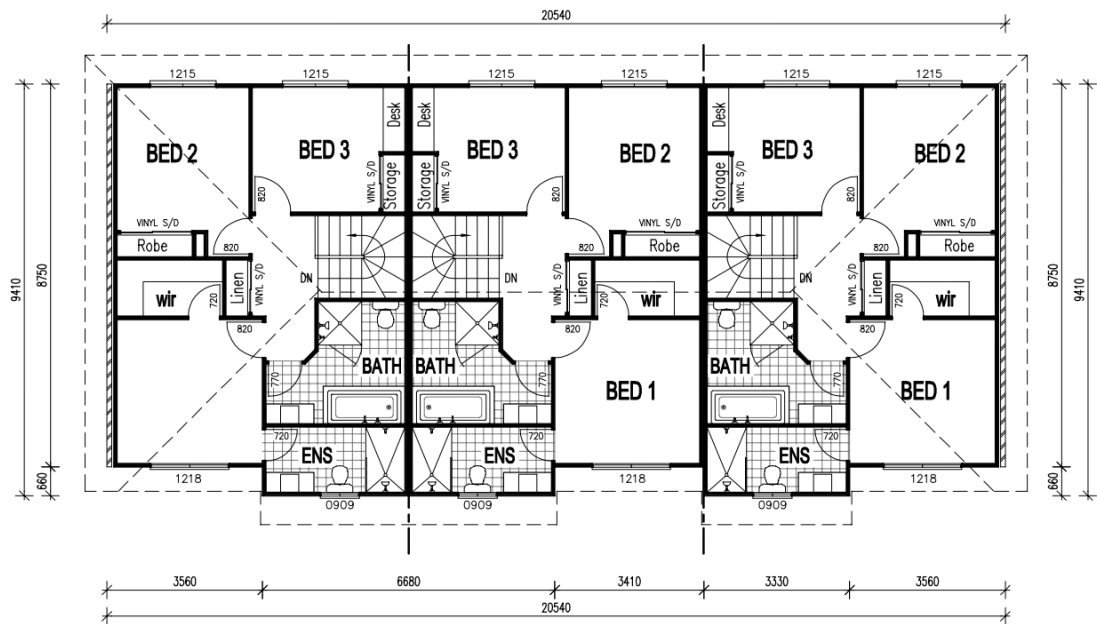
**FIRST FLOOR PLAN**  
Building Type T3 1:100 @ A3  
0 1 2 3 4 5 6m  
1:100 @ A3

Building Type T3

 AC.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	32 TRADELINK ROAD BROWNS PLAINS QLD TELEPHONE: (07) 3800 1666 P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAC: (07) 3800 1740 © ALL RIGHTS RESERVED This plan is the property of <b>PHILIP USHER CONSTRUCTIONS PTY LTD</b> Any copying or altering of the drawing shall not be undertaken without written permission from <b>PHILIP USHER CONSTRUCTIONS PTY LTD</b> # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Development Stage 1 Multi Unit Dwellings Pateman Parade Thornlands	T3 First Floor Plan		
			DRAWN: PAMC SCALE: 1:100 @ A3 SHEET: DA-A3-54	DATE: 05-07-21 CHECKED: P. U. JOB No: 676	Rev: M







Building Type T3-P



32 TRADELINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740

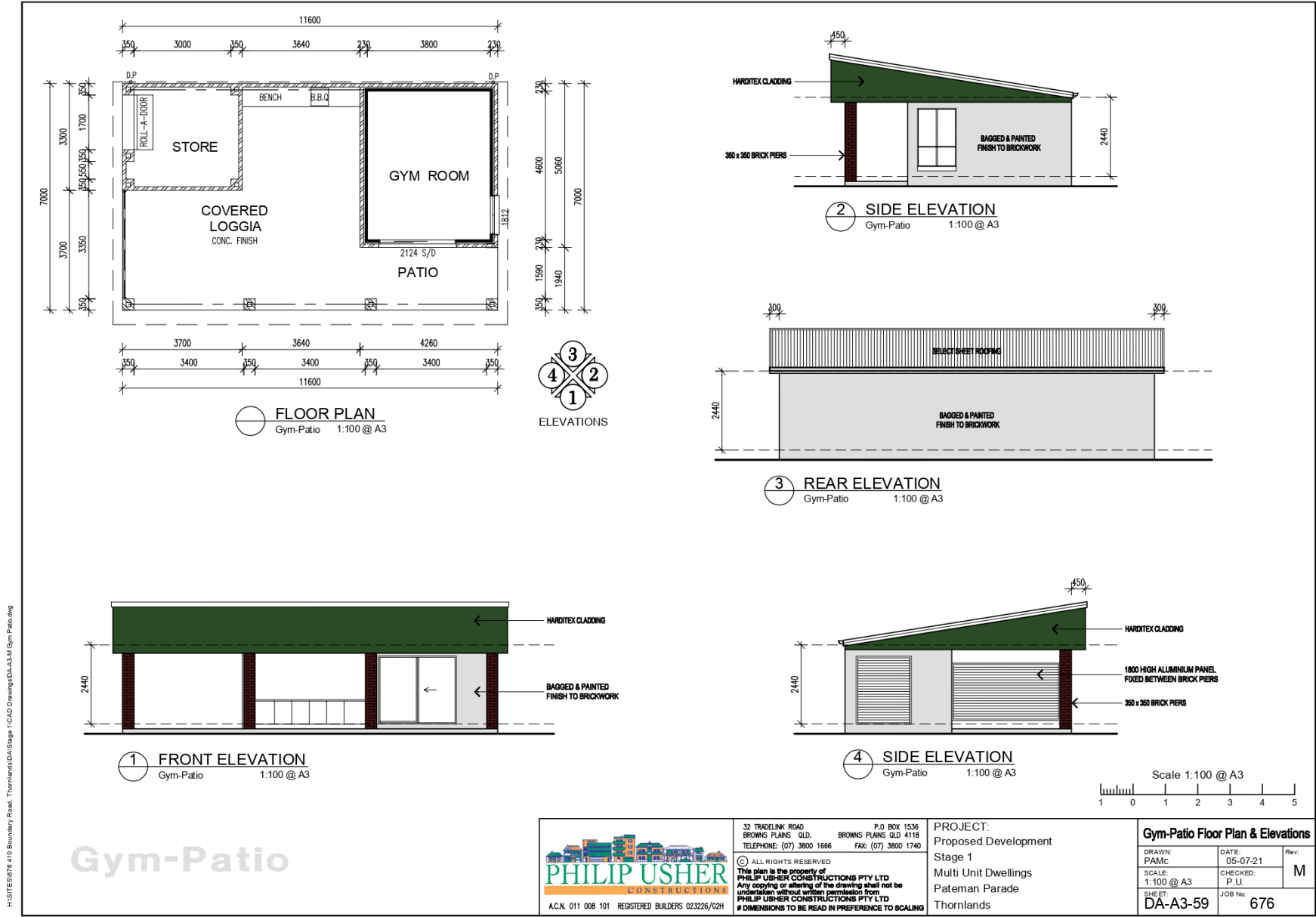
© ALL RIGHTS RESERVED  
This plan is the property of  
**PHILIP USHER CONSTRUCTIONS PTY LTD**  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
**PHILIP USHER CONSTRUCTIONS PTY LTD**  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thorndlands

T3-P First Floor Plan		
DRAWN: PAMC	DATE: 05-07-21	Rev:  <b>M</b>
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: <b>DA-A3-57</b>	JOB No: <b>676</b>	







# DEVELOPMENT APPLICATION

Multi Unit Development (Stage 2 - 106 Units)


Pateman Parade, Thornlands

Lot 10 on SP216148, Lot 18 on SP119616

and Lot 20 on SP140739

Application Reference: **MCU17/0058**

DA-A3-50	M	T3-P Elevations
DA-A3-49	M	T3-P First Floor
DA-A3-48	M	T3-P Ground Floor
DA-A3-47	M	T3 Elevations
DA-A3-46	M	T3 First Floor
DA-A3-45	M	T3 Ground Floor
DA-A3-44	M	R2 Elevations
DA-A3-43	M	R2 Floor Plans
DA-A3-42	M	DG6 Elevations
DA-A3-41	M	DG6 First Floor
DA-A3-40	M	DG6 Ground Floor
DA-A3-39	M	DG4 Elevations Sht 2
DA-A3-38	M	DG4 Elevations Sht 1
DA-A3-37	M	DG4 First Floor
DA-A3-36	M	DG4 Ground Floor
DA-A3-35	M	D7 Elevations
DA-A3-34	M	D7 First Floor
DA-A3-33	M	D7 Ground Floor
DA-A3-32	M	D6-W Elevations
DA-A3-31	M	D6-W First Floor
DA-A3-30	M	D6-W Ground Floor
DA-A3-29	M	D6-P Elevations
DA-A3-28	M	D6-P First Floor
DA-A3-27	M	D6-P Ground Floor
DA-A3-26	M	D6 Elevations
DA-A3-25	M	D6 First Floor
DA-A3-24	M	D6 Ground Floor
DA-A3-23	M	B4-SR Elevations Sht 2
DA-A3-22	M	B4-SR Elevations Sht 1
DA-A3-21	M	B4-SR First Floor
DA-A3-20	M	B4-SR Ground Floor
DA-A3-19	M	B4-HR Elevations Sht 2
DA-A3-18	M	B4-HR Elevations Sht 1
DA-A3-17	M	B4-HR First Floor
DA-A3-16	M	B4-HR Ground Floor
DA-A3-15	M	B4 Elevations Sht 2
DA-A3-14	M	B4 Elevations Sht 1
DA-A3-13	M	B4 First Floor
DA-A3-12	M	B4 Ground Floor
DA-A3-11	M	B3 Elevations Sht 2
DA-A3-10	M	B3 Elevations Sht 1
DA-A3-09	M	B3 First Floor
DA-A3-08	M	B3 Ground Floor
DA-A3-07	M	Streetscape
DA-A3-06	M	Waste Management
DA-A3-05	M	Earthworks
DA-A3-04	M	Open Space
DA-A3-03	M	Site Plan
DA-A3-02	M	Open Space - Overall
DA-A3-01	M	Site Plan - Overall

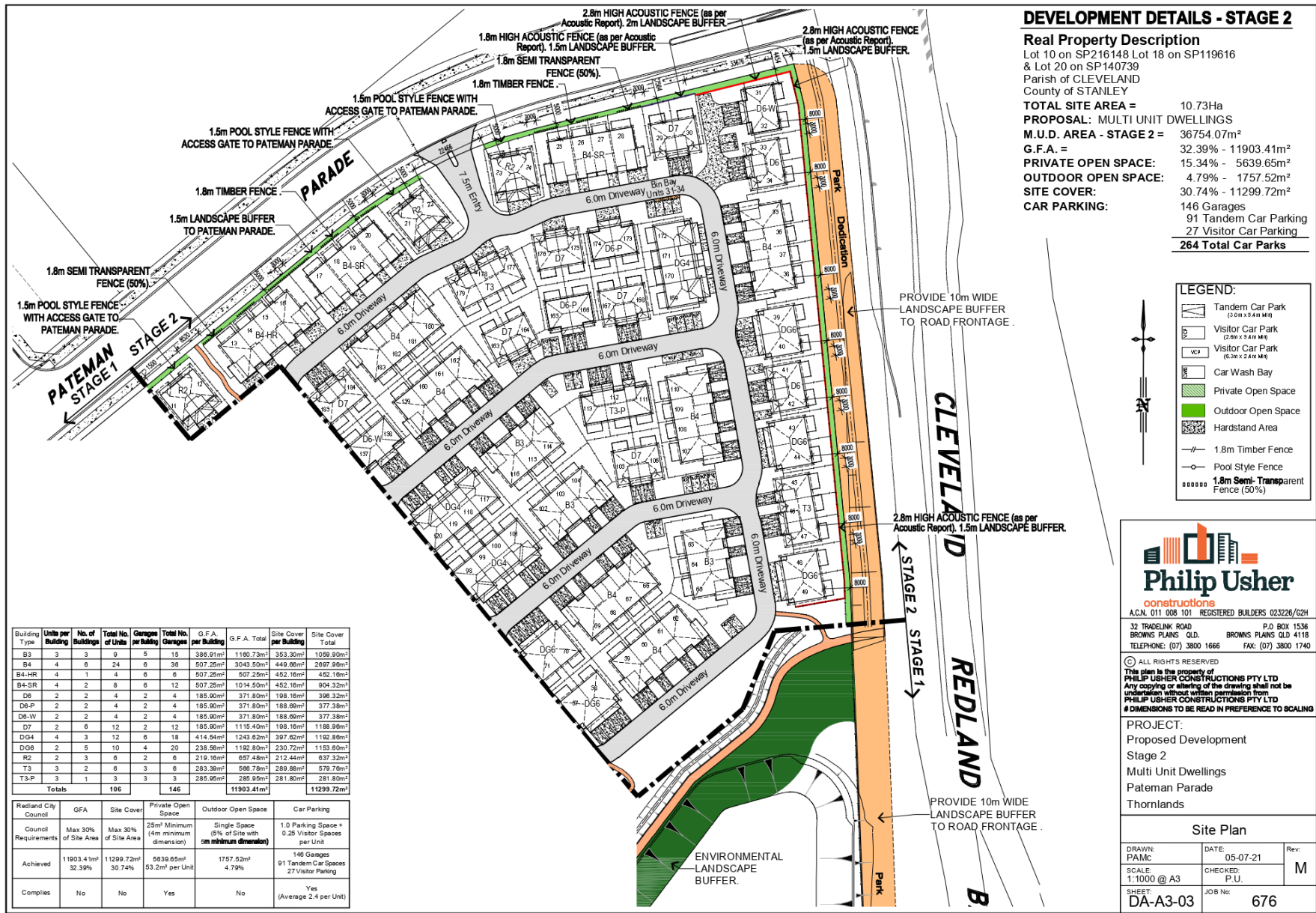
Issue	Amendment	Date	Drawing No.	Issue	Description
M	RFI Amendments.	06-07-21	DA-A3-14	M	B4 Elevations Sht 1
L	RFI Amendments.	12-05-21	DA-A3-13	M	B4 First Floor
K	Unit Designs Updated - Layout Adjusted to Suit.	12-03-21	DA-A3-12	M	B4 Ground Floor
J	Open Space Area's Adjusted.	16-11-20	DA-A3-11	M	B3 Elevations Sht 2
I	RFI Amendments.	09-10-20	DA-A3-10	M	B3 Elevations Sht 1
H	Acoustic Fences Added. Unit 29-30 Design Change to Suit Acoustic Fence.	19-06-20	DA-A3-09	M	B3 First Floor
G	Various Amendments.	13-05-20	DA-A3-08	M	B3 Ground Floor
F	Road Truncations Updated. Layout Amended to Suit.	19-07-18	DA-A3-07	M	Streetscape
E	Swept Path Analysis Added.	10-07-18	DA-A3-06	M	Waste Management
D	Units Addressing Beveridge Road Amended.	23-06-18	DA-A3-05	M	Earthworks
C	Units Addressing Beveridge Road Amended.	16-03-18	DA-A3-04	M	Open Space
B	Wetland, New Lot and Tables Areas Added.	18-12-17	DA-A3-03	M	Site Plan
A	Original DA Issue	28-08-17	DA-A3-02	M	Open Space - Overall
			DA-A3-01	M	Site Plan - Overall
Issue	Amendment	Date	Drawing No.	Issue	Description
 <p>32 TRADELINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666</p> <p>P.O BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740</p> <p>© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>			<p>PROJECT: Proposed Development Stage 2 Multi Unit Dwellings Pateman Parade Thornlands</p>		
			<p>Cover Sheet</p> <p>DRAWN: PAMC SCALE: As Noted SHEET: DA-A3-00</p>		
			<p>DATE: 05-07-21 CHECKED: P.U. JOB No: 676</p>		
			<p>Rev: M</p>		

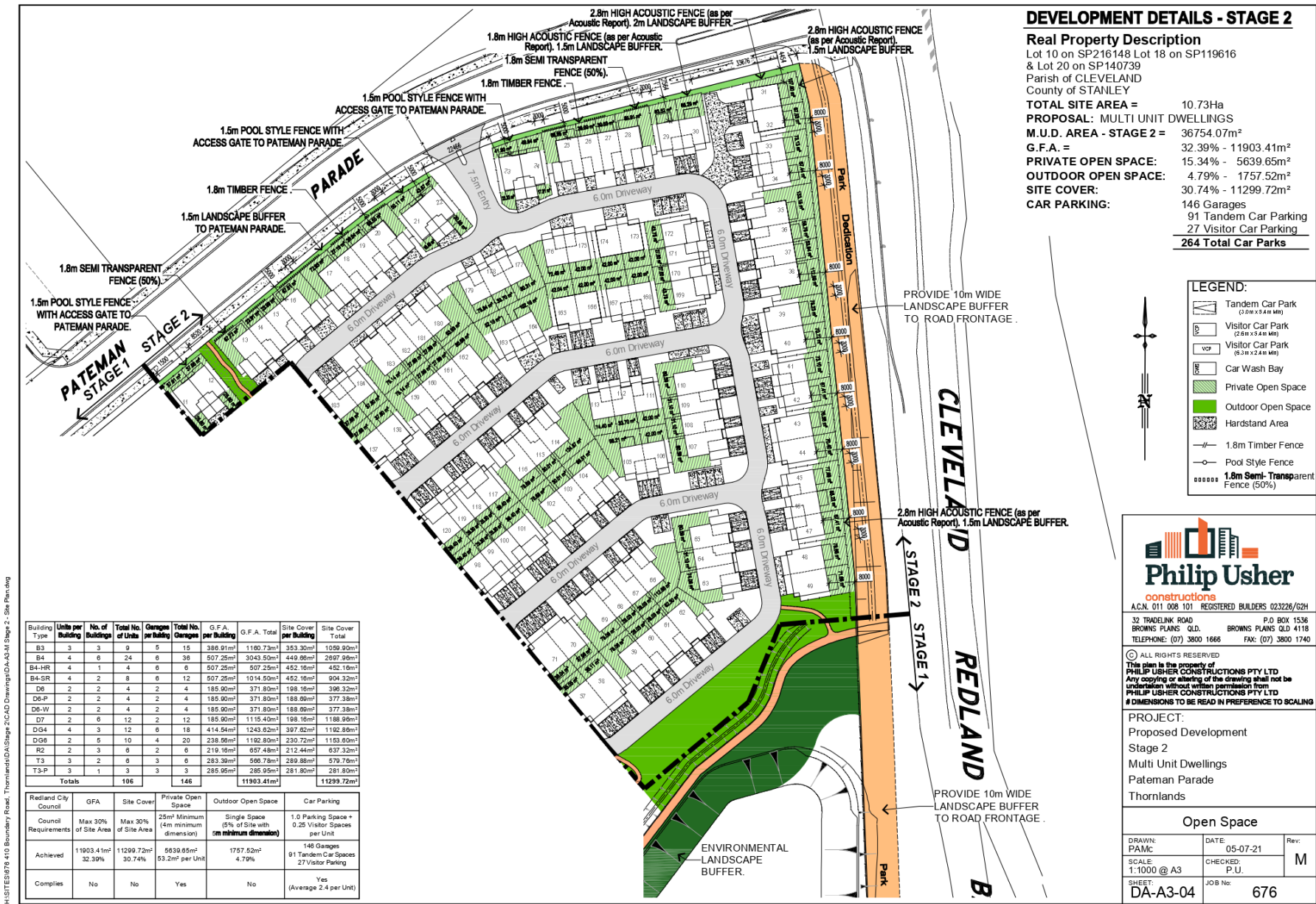




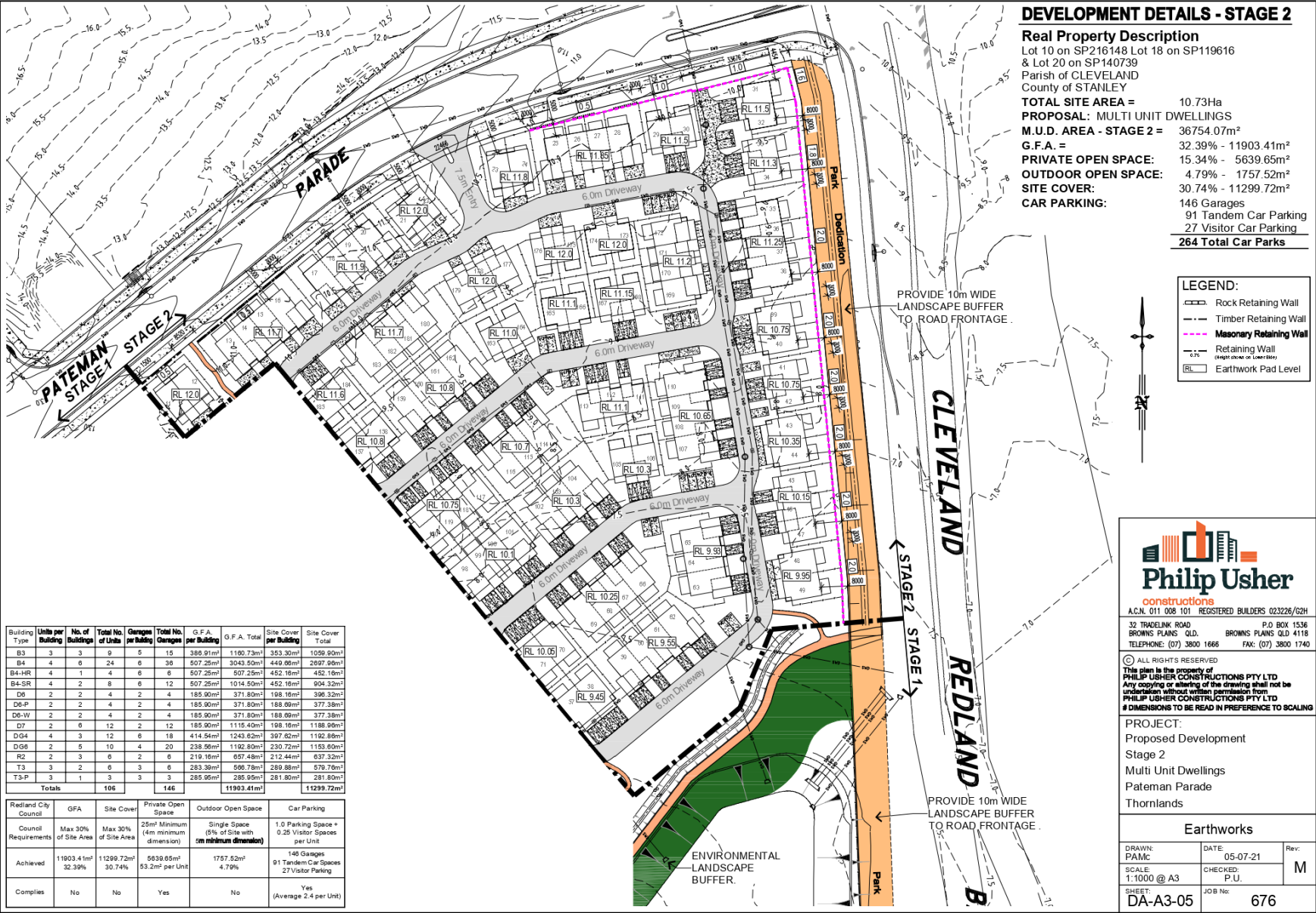




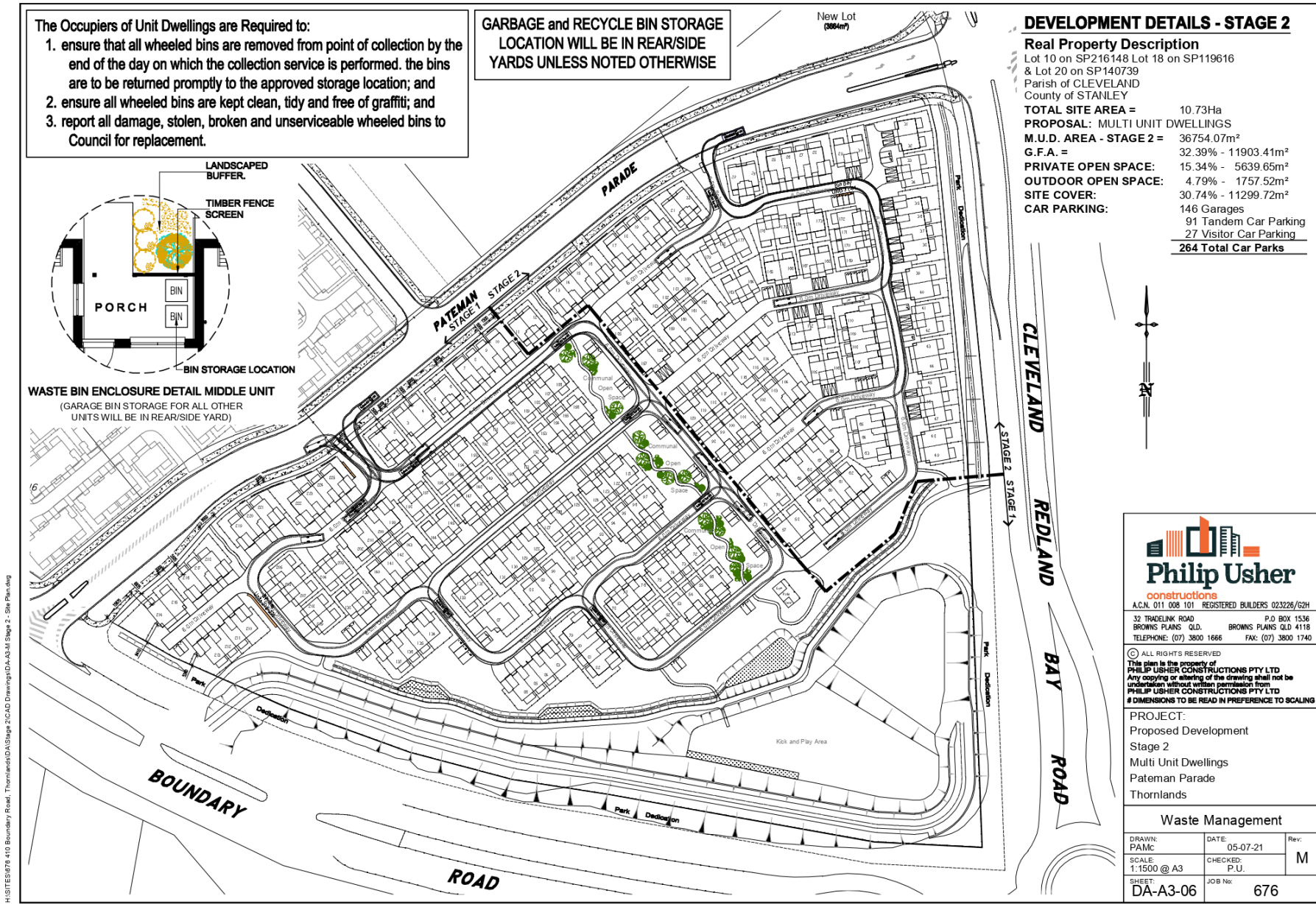


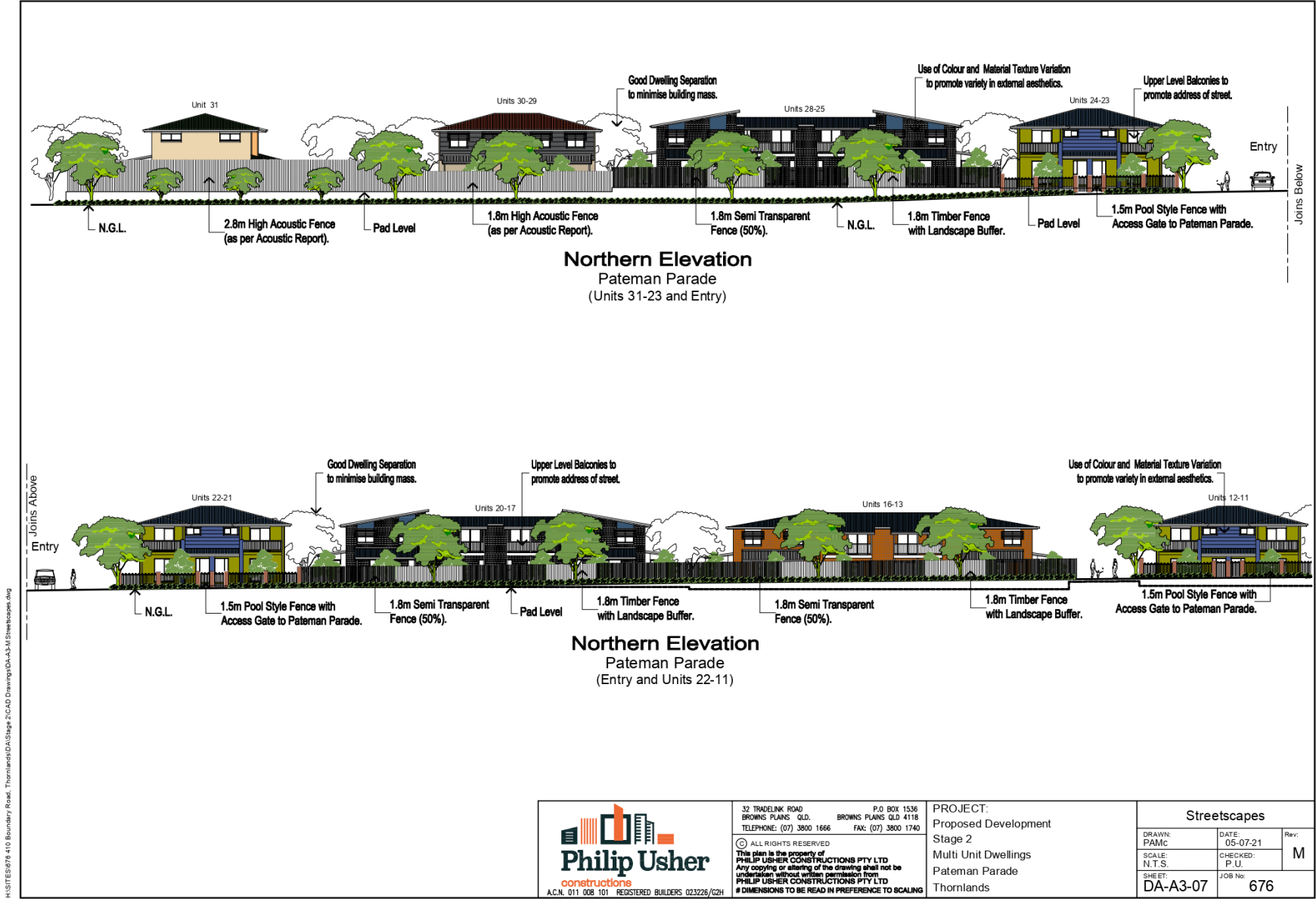














Scale 1:100 @ A3  
1 0 1 2 3 4 5  
GROUND FLOOR PLAN  
Building Type B3  
1:100 @ A3

Building Type B3

  
**Philip Usher**  
constructions  
A.C.N. 011 008 101 REGISTERED BUILDERS 023226/GZH

32 TRADLINE ROAD, BROWNS PLAINS QLD. P.O. BOX 1536 BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

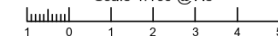
PROJECT:  
Proposed Development  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thorndlands

B3 Ground Floor Plan		
DRAWN: PAMc	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-08	JOB No: 676	



### ELEVATIONS

Scale 1:100 @ A3



UPPER FLOOR PLAN  
Building Type B3 1:100 @ A3

## Building Type B3



A.C.N. 011 008 101 REGISTERED BUILDERS 023226/G2H

32 TRADELINK ROAD P.O. BOX 1536  
BROWNS PLAINS QLD. BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740

© ALL RIGHTS RESERVED

This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD

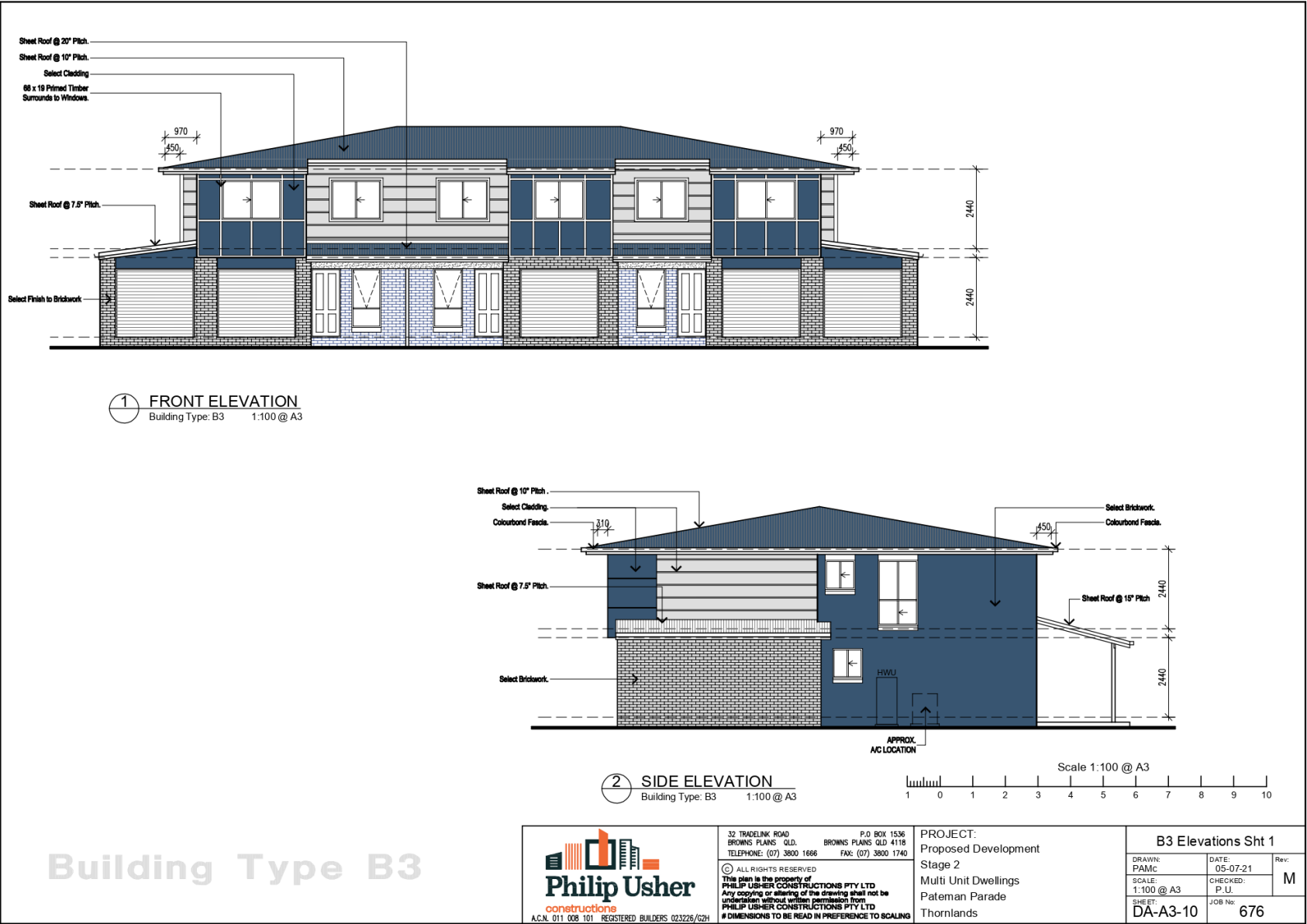
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:	Proposed Development
	Stage 2
	Multi Unit Dwellings
	Pateman Parade
	Thornlands

B3 First Floor Plan

DRAWN: PAMc	DATE: 05-07-21	Rev:
SCALE: 1:100 @ A3	CHECKED: P.U.	M
SHEET: DA-A3-09	JOB No: 676	







3 REAR ELEVATION  
Building Type: B3 1:100 @ A3



4 SIDE ELEVATION  
Building Type: B3 1:100 @ A3

Scale 1:100 @ A3  
1 0 1 2 3 4 5 6 7 8 9 10

Building Type B3



AC.N. 011 008 101 REGISTERED BUILDERS 023226/02H

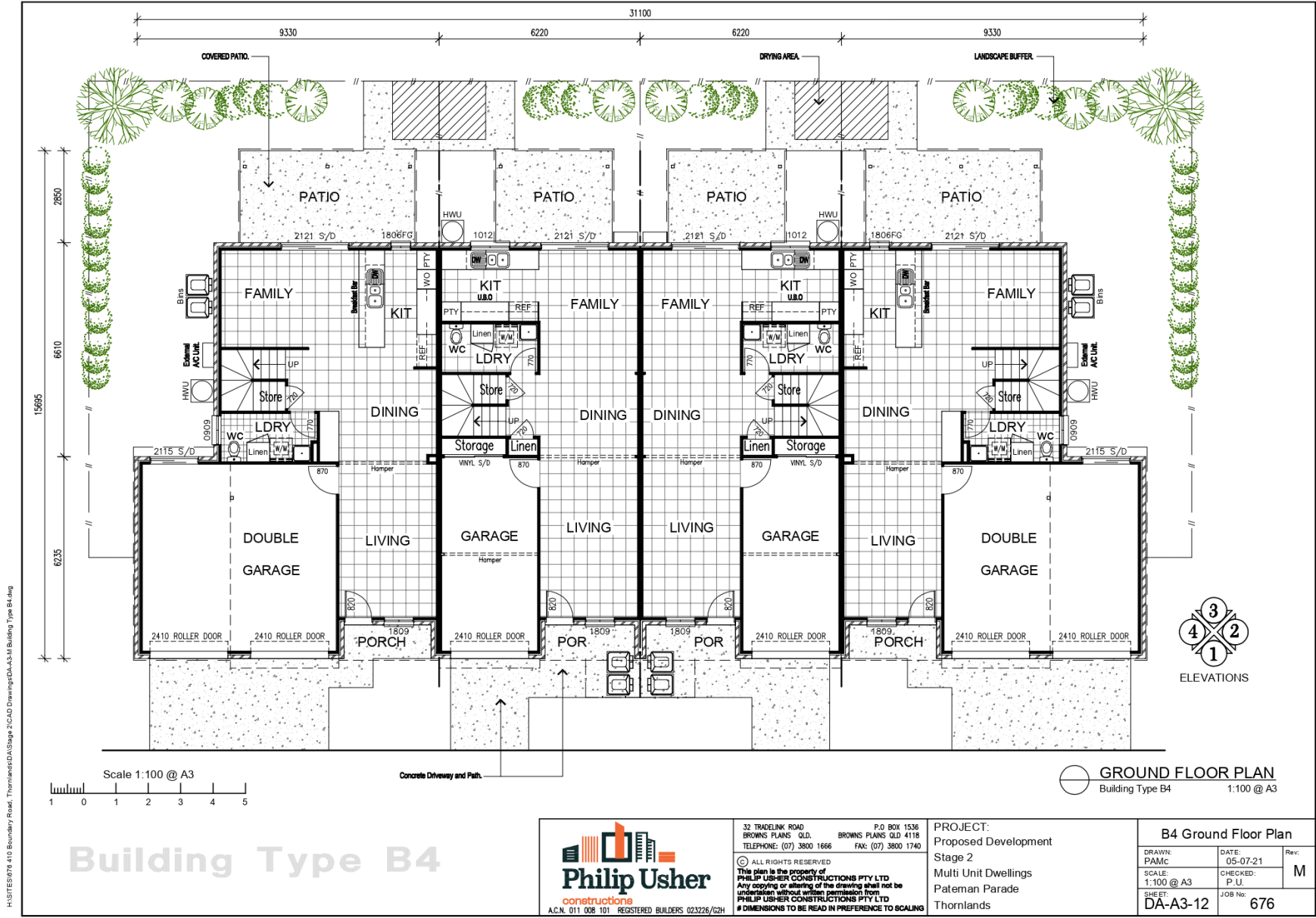
32 TRADLINK ROAD, P.O. BOX 1536  
BROWNS PLAINS QLD, BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

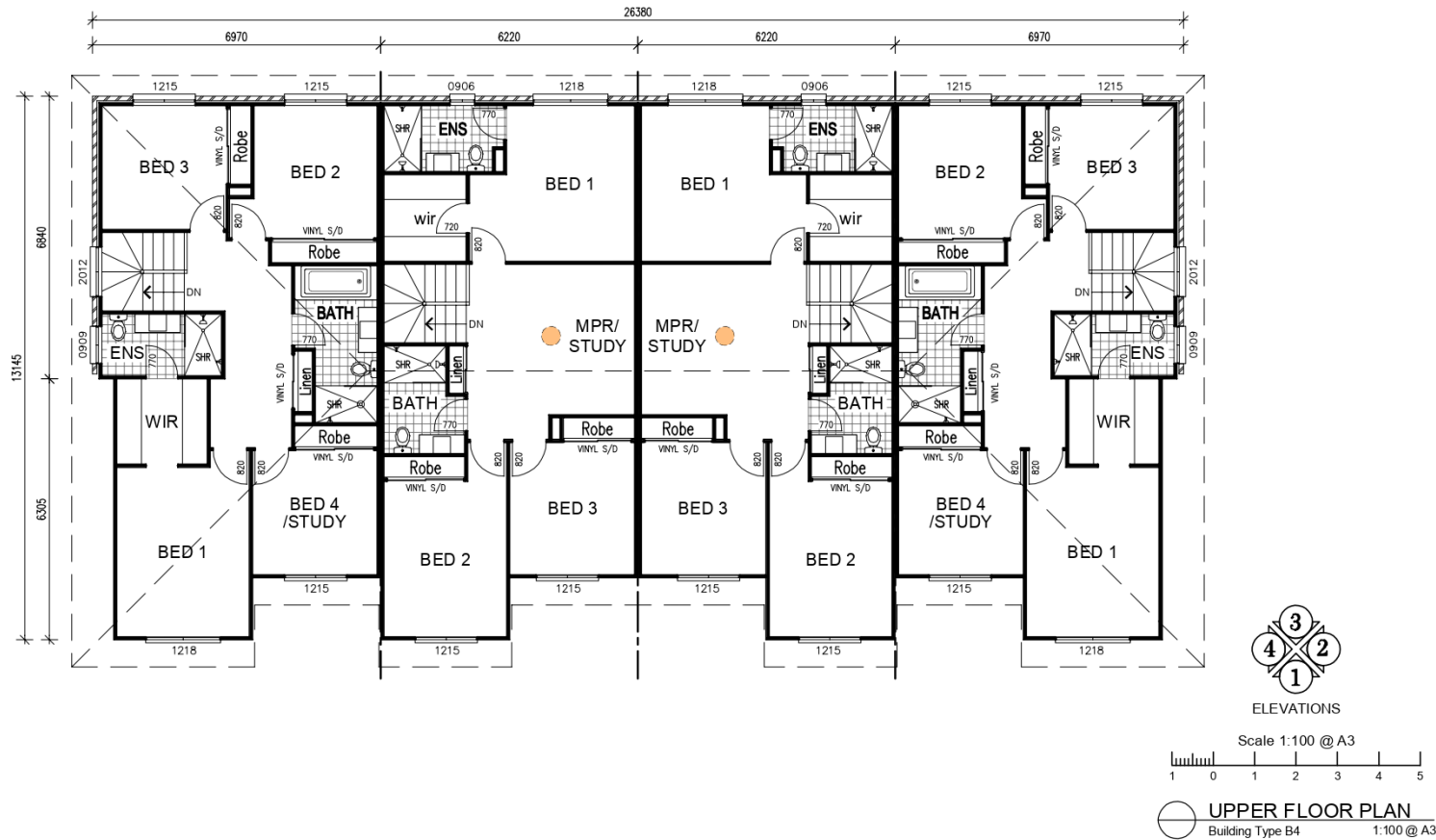
PROJECT:  
Proposed Development  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

B3 Elevations Sht 2

DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P. U.	
SHEET: DA-A3-11	JOB No: 676	




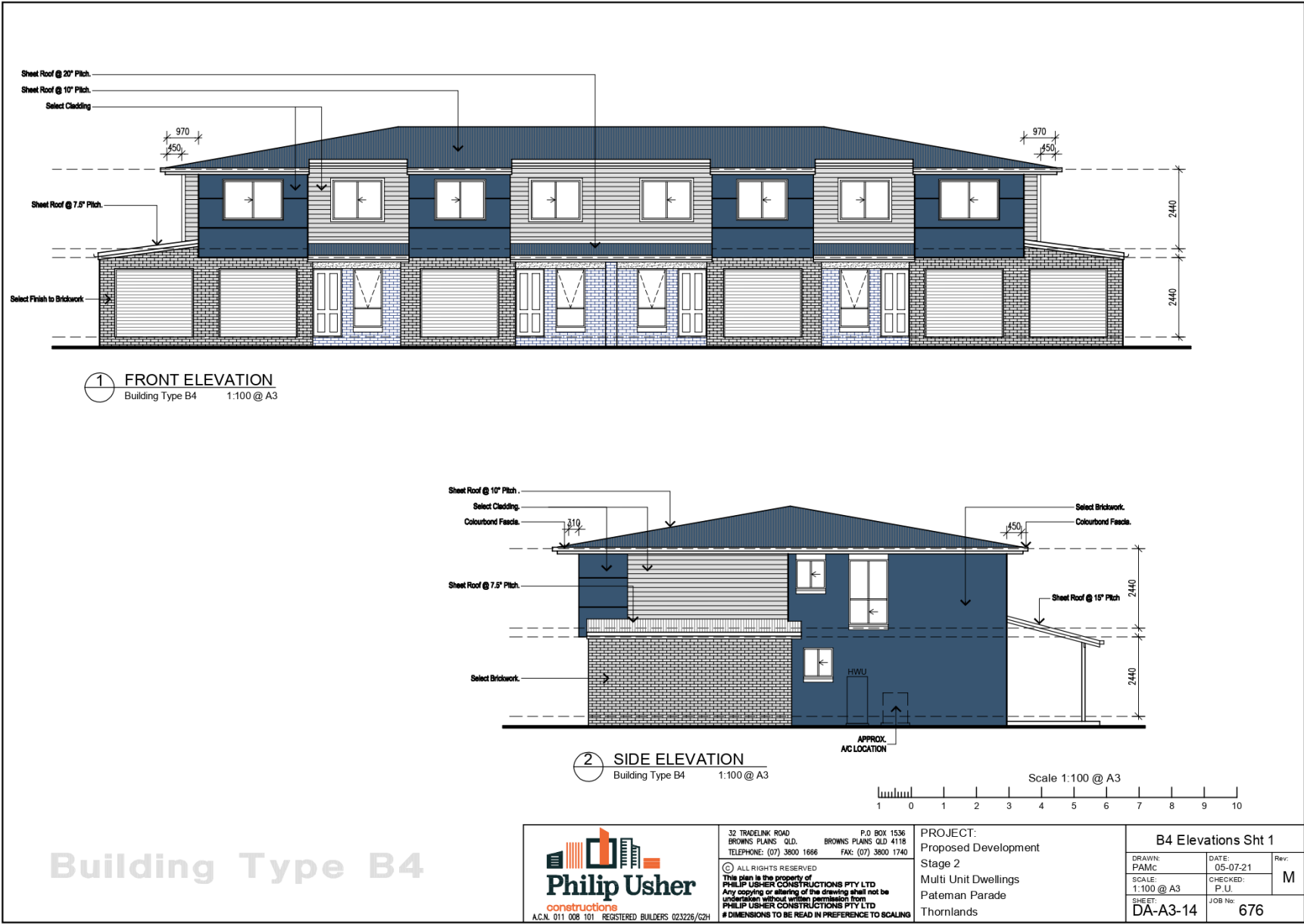




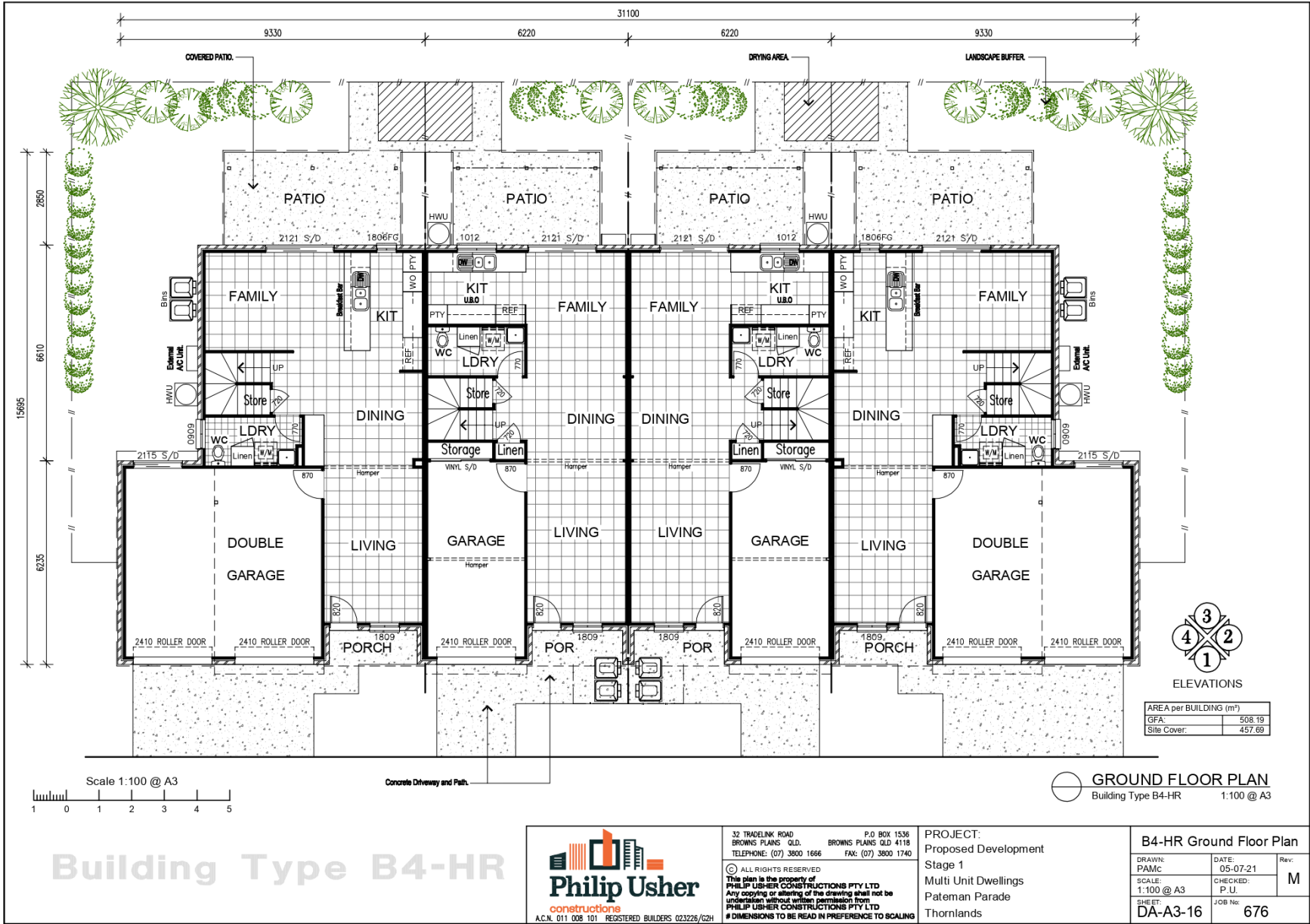
Building Type B4

H:\SITE\9718-410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawing\DA-A3-M Building Type B4.dwg

 ACN: 011 008 101 REGISTERED BUILDERS 023226/02H	32 TRADLINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666 P.O BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740 © ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Development Stage 2 Multi Unit Dwellings Pateman Parade Thornlands	B4 First Floor Plan	
			DRAWN: PAMC SCALE: 1:100 @ A3 SHEET: DA-A3-13	DATE: 05-07-21 CHECKED: P.U. JOB No: 676 Rev: M









Building Type B4-HR



32 TRAILLINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 1  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

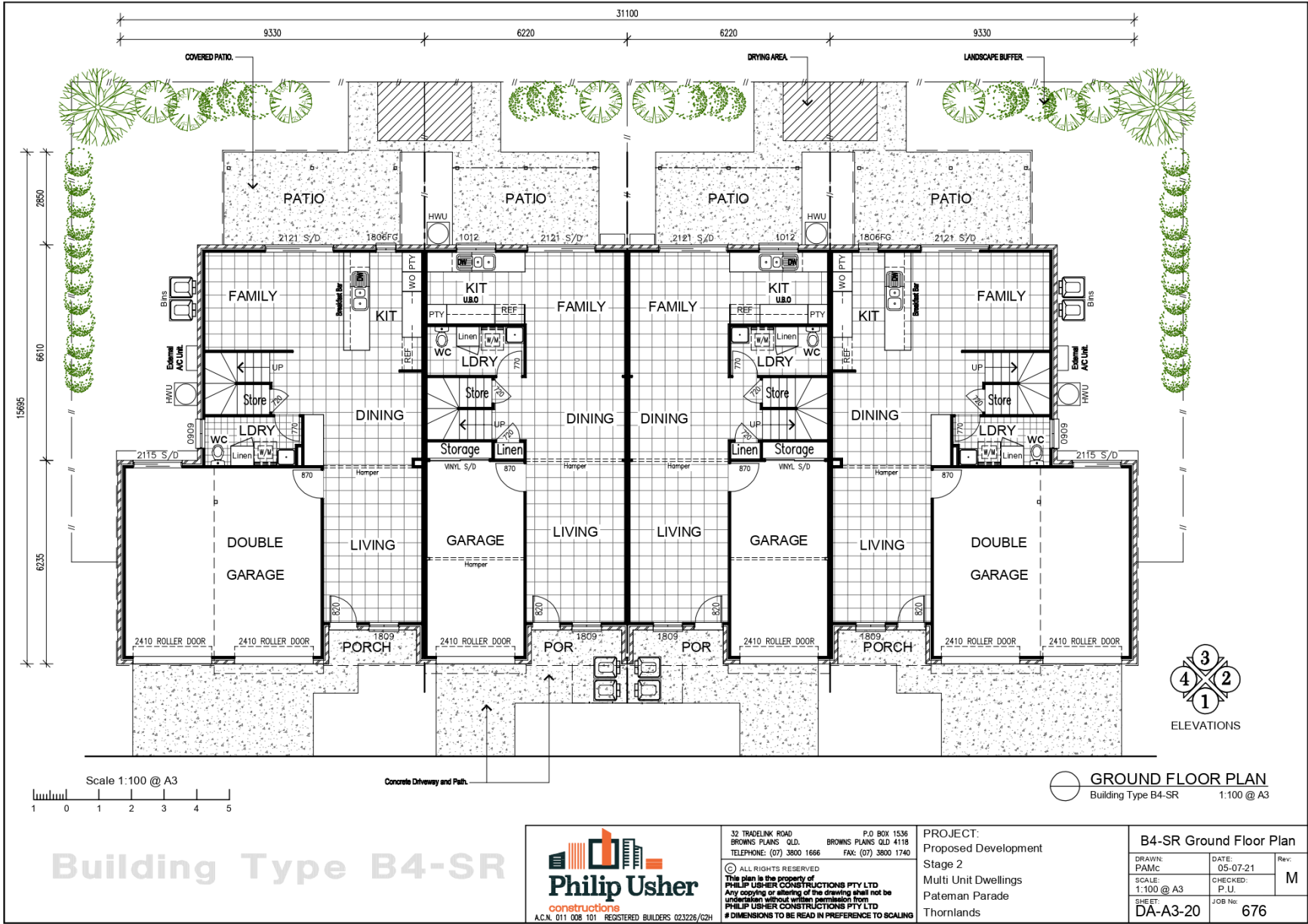
B4-HR First Floor Plan

DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-17	JOB No: 676	







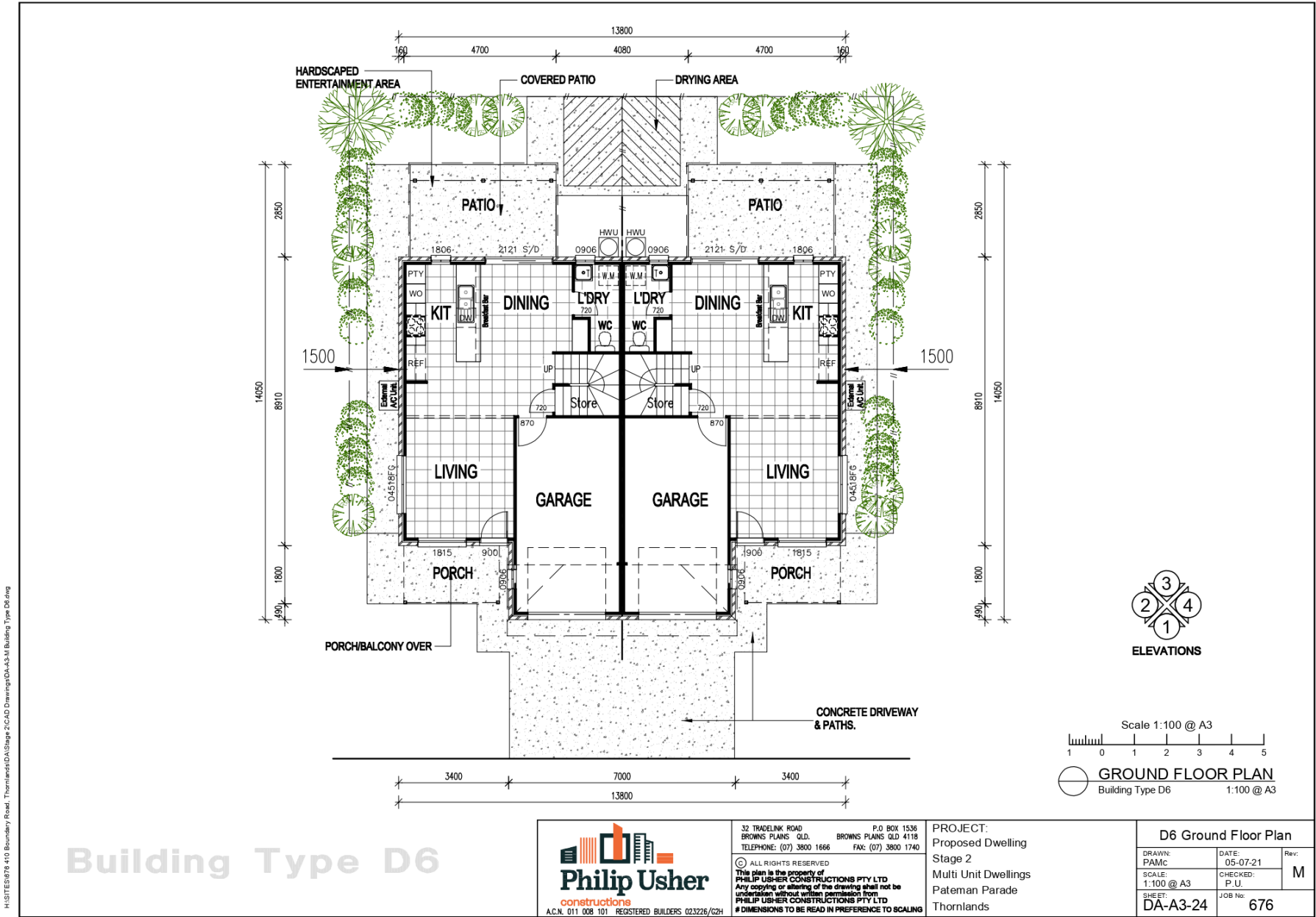




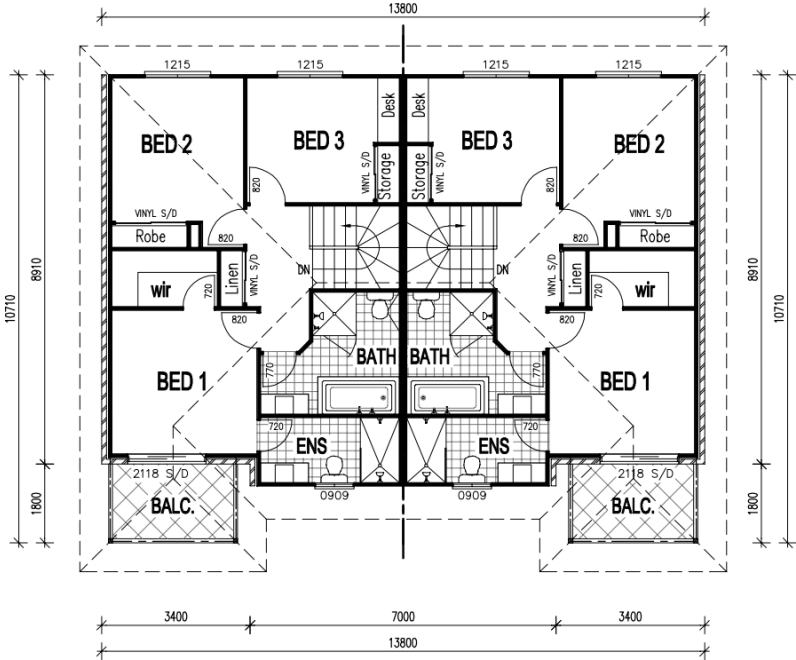




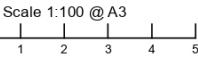





Building Type D6



ELEVATIONS

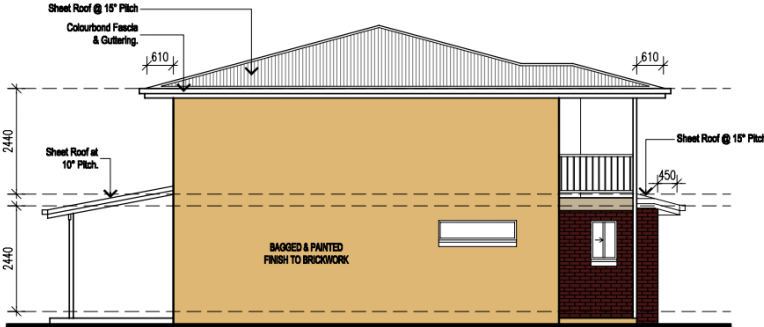


UPPER FLOOR PLAN  
Building Type D6 1:100 @ A3

 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/GZH		32 TRADLINK ROAD BROWNS PLAINS QLD. P.O. BOX 1536 BROWNS PLAINS QLD 4118 TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740		PROJECT: Proposed Dwelling Stage 2 Multi Unit Dwellings Pateman Parade Thornlands		D6 First Floor Plan	
ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING						DRAWN: P.A.M.C. SCALE: 1:100 @ A3 SHEET: DA-A3-25	
						DATE: 05-07-21 CHECKED: P.U. JOB No: 676	
						Rev: M	



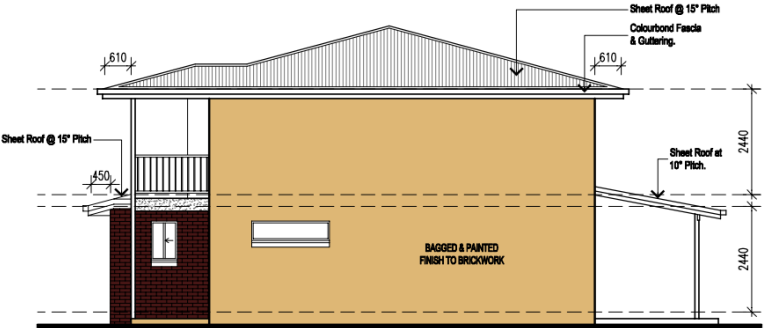
ELEVATION 1  
Building Type D6 1:100 @ A3



ELEVATION 2  
Building Type D6 1:100 @ A3



ELEVATION 3  
Building Type D6 1:100 @ A3



ELEVATION 4  
Building Type D6 1:100 @ A3

Privacy Screening to be in Accordance  
with Council Requirements.

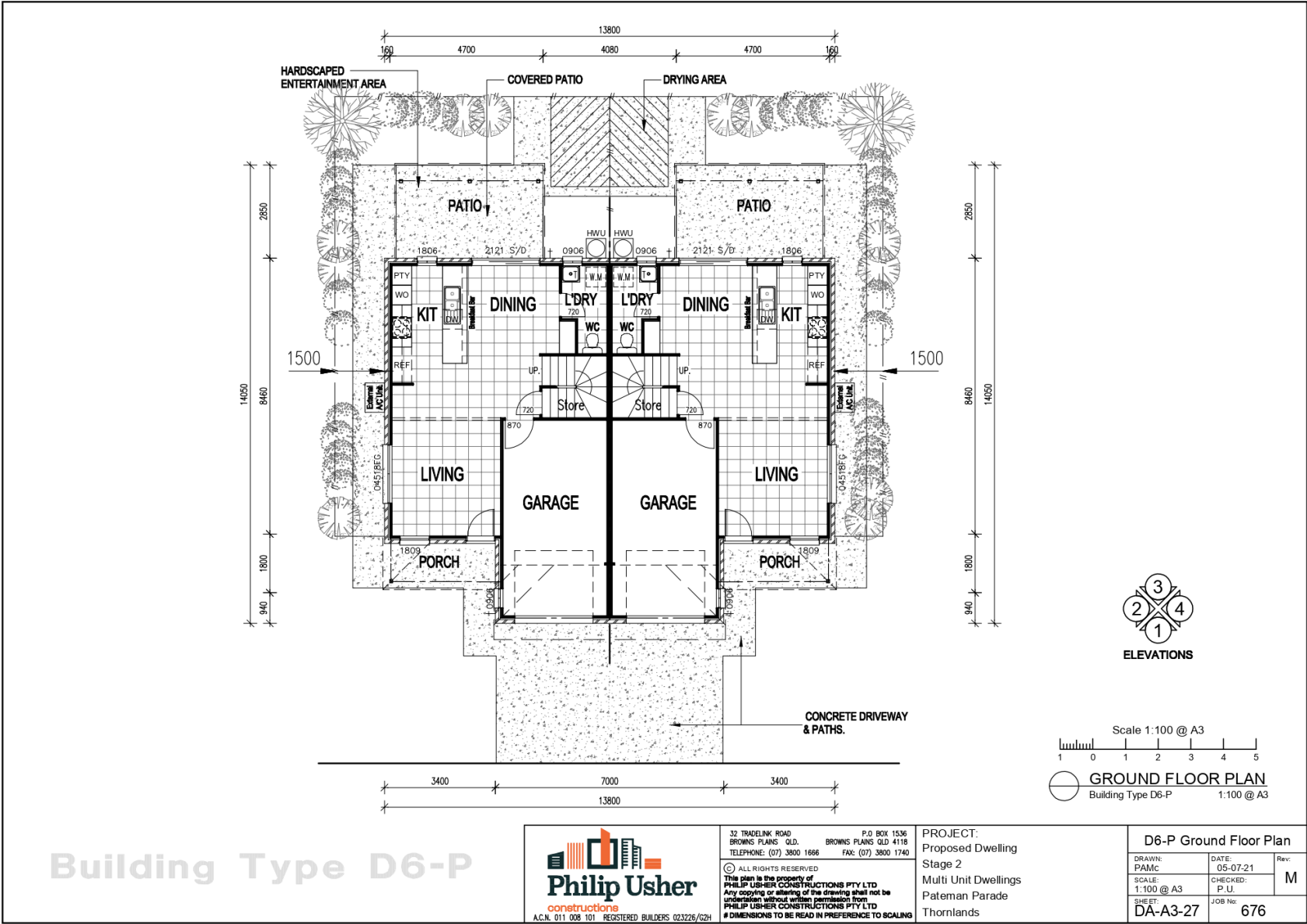
Building Type D6



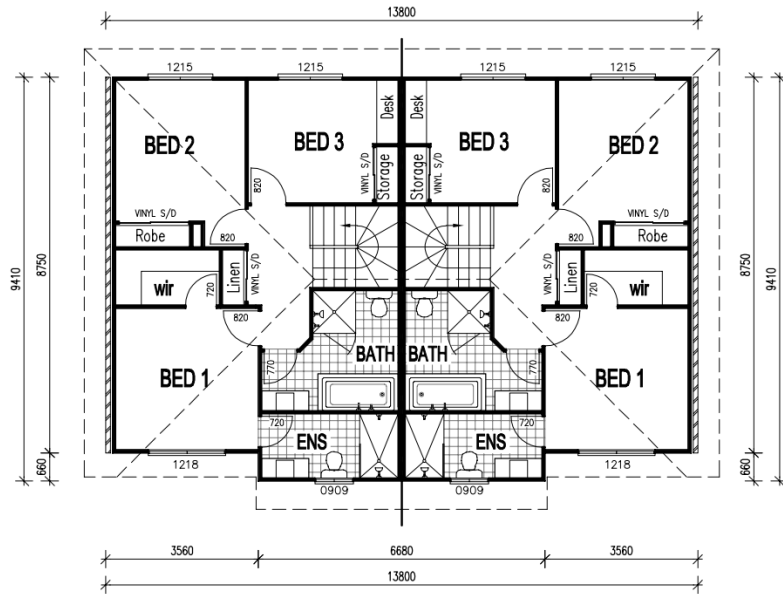
32 TRADELINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Dwelling  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

D6 Elevations		
DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-26	JOB No: 676	

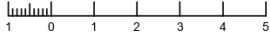


H:\SITES\978 410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawings\DA-43-M Building Type D6-P.dwg



ELEVATIONS

Scale 1:100 @ A3



UPPER FLOOR PLAN  
Building Type D6-P 1:100 @ A3

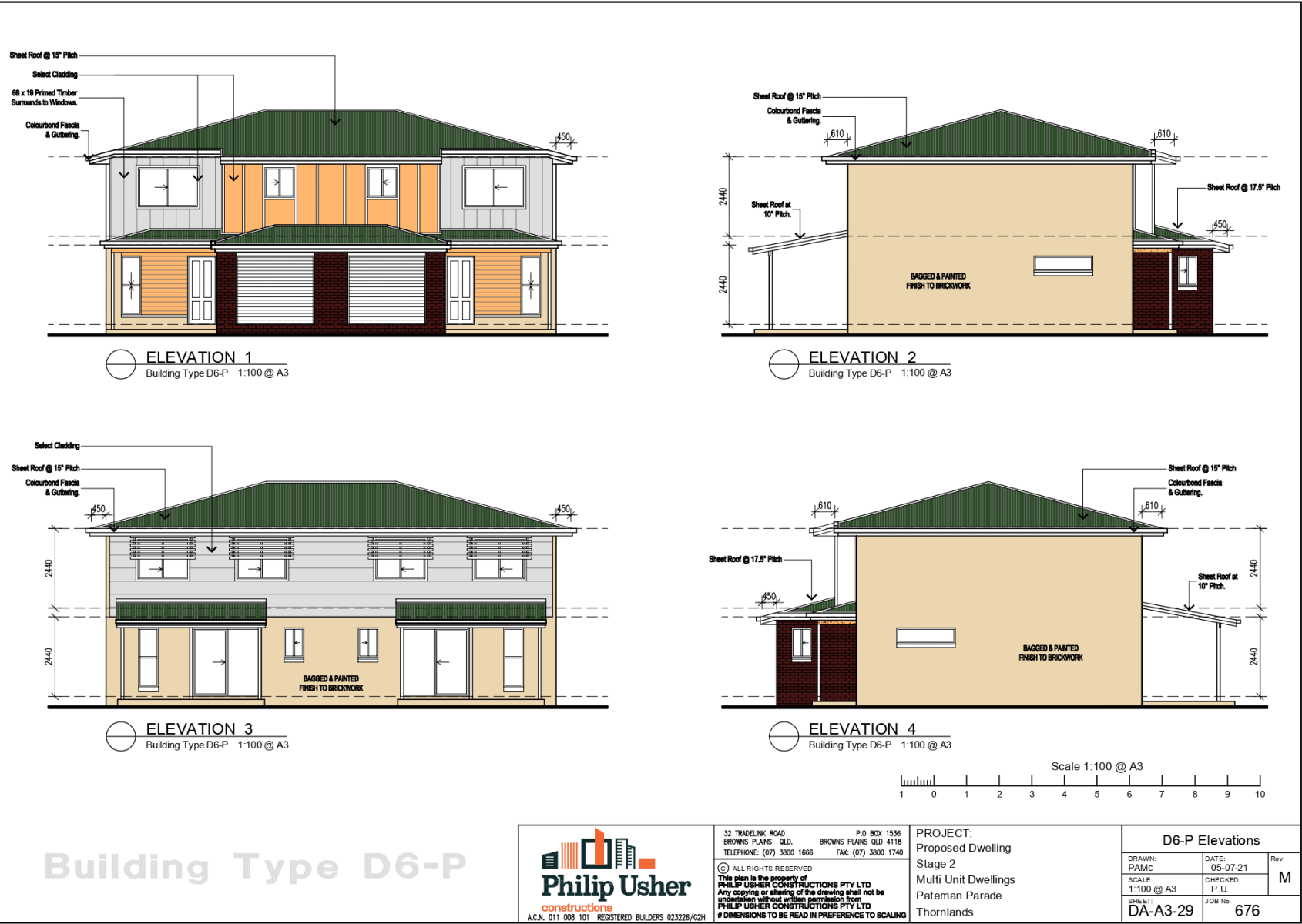
Building Type D6-P

  
**Philip Usher**  
constructions  
A.C.N. 011 008 101 REGISTERED BUILDERS 023226/02H

32 TRADELINK ROAD P.O. BOX 1536  
BROWNS PLAINS QLD. BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

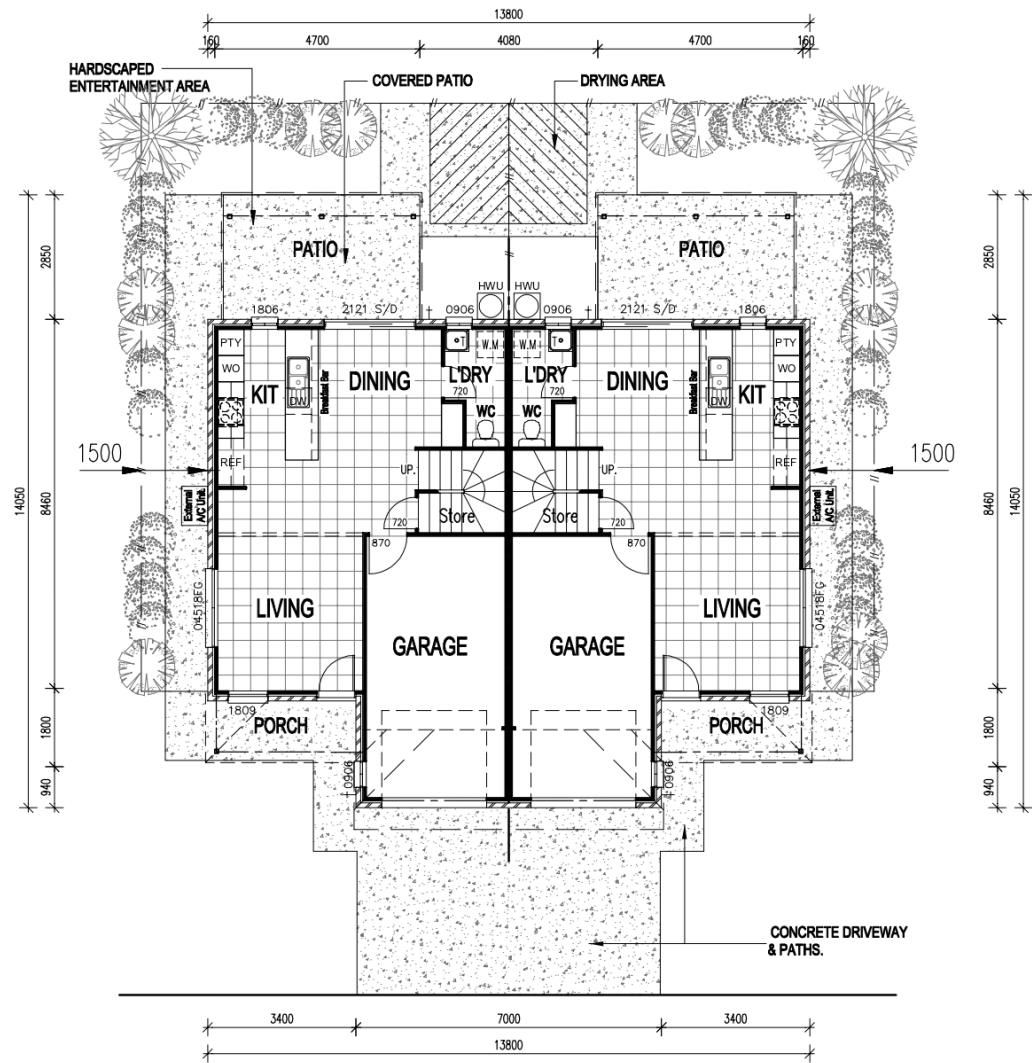
PROJECT:  
Proposed Dwelling  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

D6-P First Floor Plan			
DRAWN: PAMC	DATE: 05-07-21	Rev: M	
SCALE: 1:100 @ A3	CHECKED: P. U.		
SHEET: DA-A3-28	JOB No: 676		

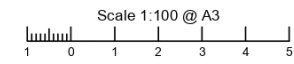




K:\SITE\678-A10 Boundary Road, Thornlands\DA\Stage 2\CAD Drawings\DA-A3-M Building Type D6-W.dwg




ELEVATIONS

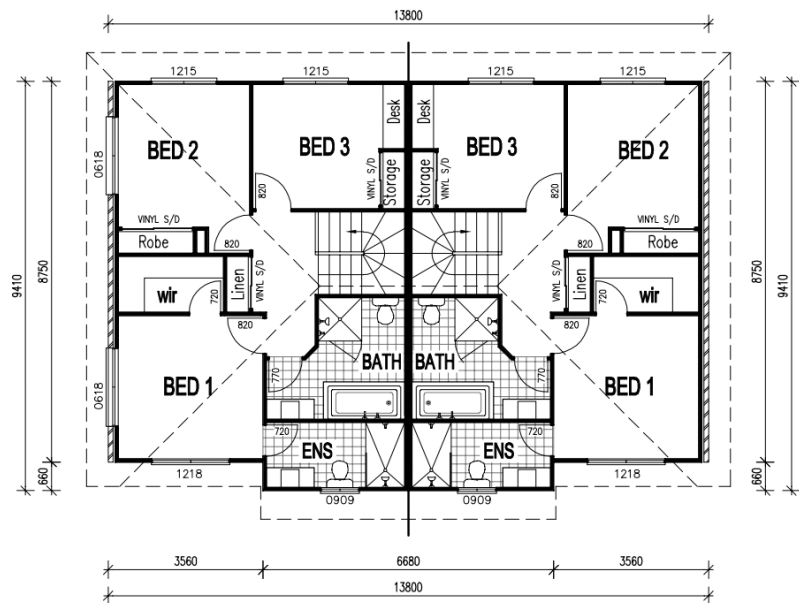


Scale 1:100 @ A3  
GROUND FLOOR PLAN  
Building Type D6-W 1:100 @ A3

Building Type D6-W

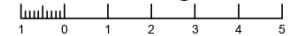
 <b>Philip Usher</b> constructions A.C.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	32 TRADLINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740 P.O BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740 C ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Dwelling Stage 2 Multi Unit Dwellings Pateman Parade Thornlands	D6-W Ground Floor Plan		
			DRAWN: PAMC	DATE: 05-07-21	Rev: M
			SCALE: 1:100 @ A3	CHECKED: P. U.	
			SHEET: DA-A3-30	JOB No: 676	

H:\SITE\676 412 Boundary Road, Thornlands\DA\Stage 2\CAD Drawings\DA-A3-W\Building Type D6-W.dwg



ELEVATIONS

Scale 1:100 @ A3



UPPER FLOOR PLAN  
Building Type D6-W 1:100 @ A3

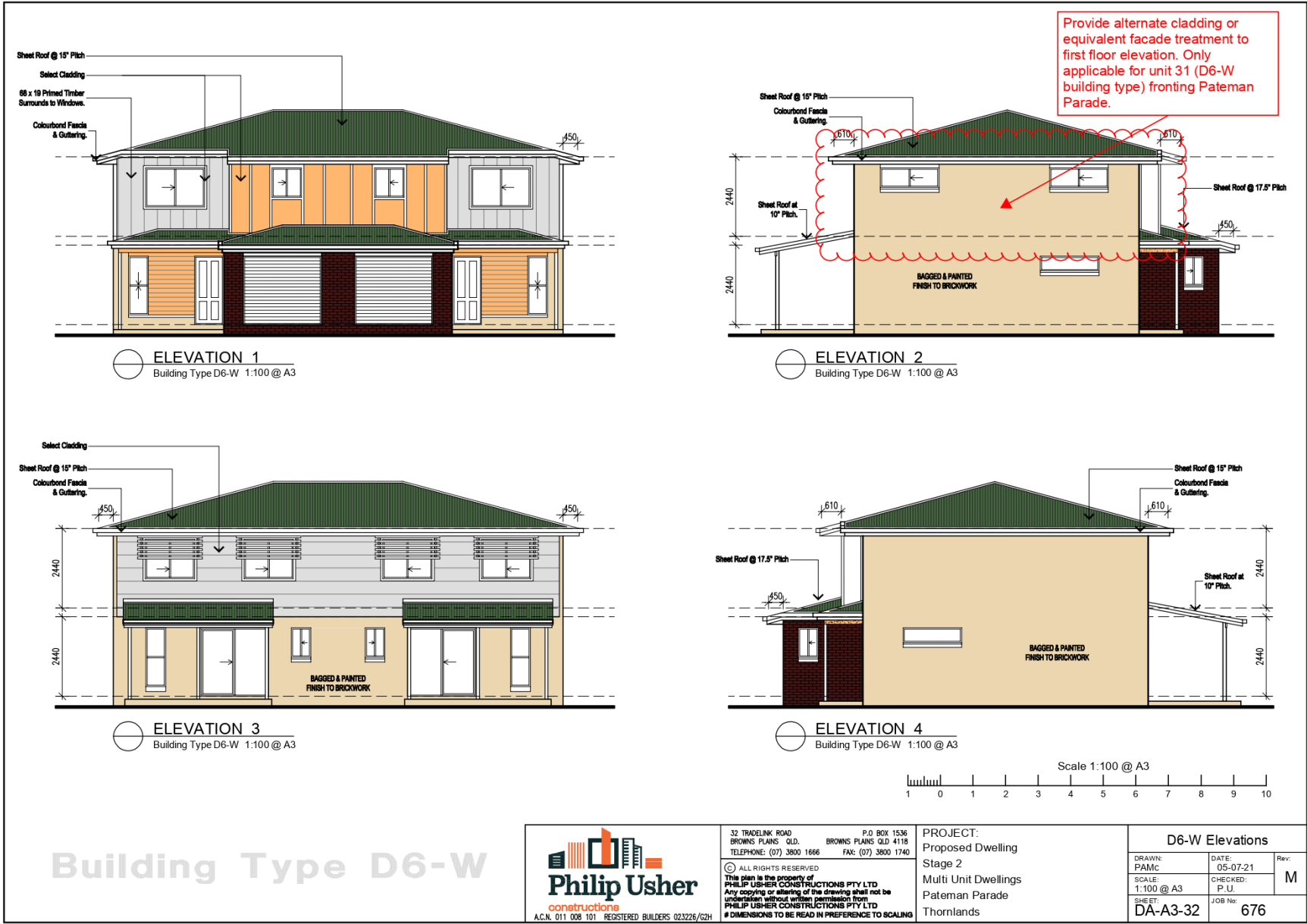
Building Type D6-W

**Philip Usher**  
constructions  
A.C.N. 011 006 101 REGISTERED BUILDERS 023226/G2H

32 TRADELINK ROAD,  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

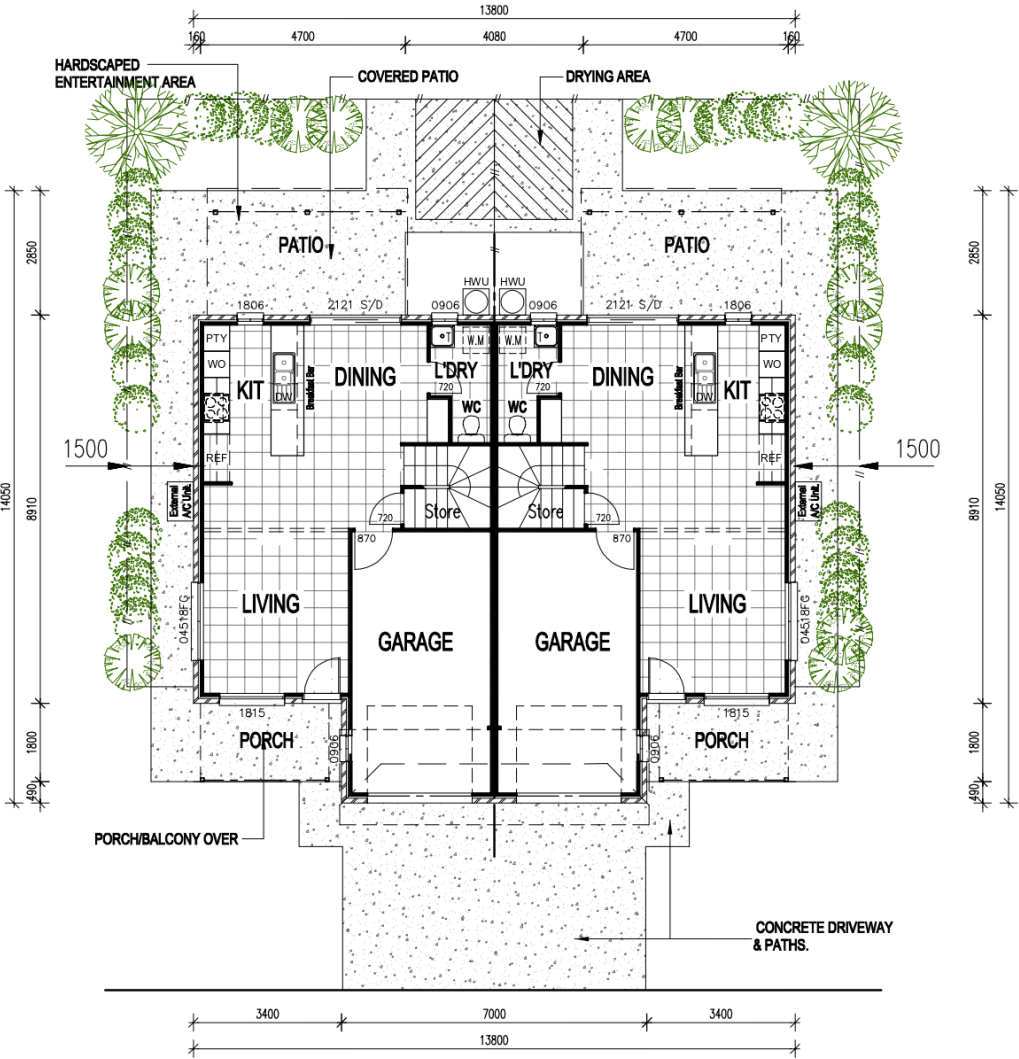
PROJECT:  
Proposed Dwelling  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

D6-W First Floor Plan		
DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P. U.	
SHEET: DA-A3-31	JOB No: 676	

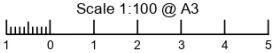


K:\SITES\078 410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawings\DA-A3-M Building Type D7.dwg


Building Type D7



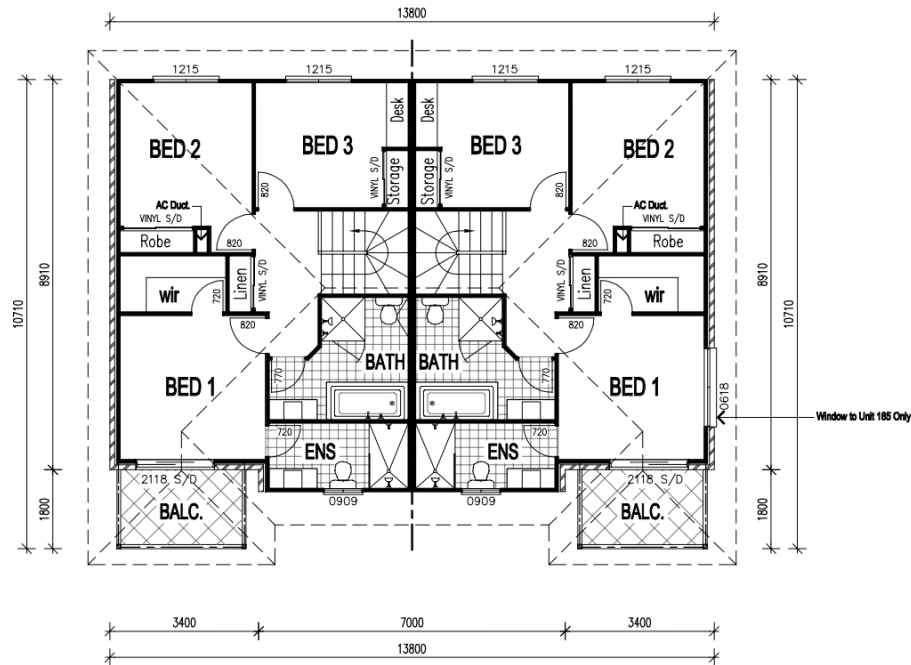
ELEVATIONS



Scale 1:100 @ A3  
GROUND FLOOR PLAN  
Building Type D7 1:100 @ A3

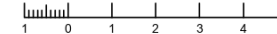
 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	32 TRADELINK ROAD, BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666 P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740 ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Dwelling Stage 2 Multi Unit Dwellings Pateman Parade Thornlands	D7 Ground Floor Plan		
			DRAWN: PAMc	DATE: 05-07-21	Rev: M
			SCALE: 1:100 @ A3	CHECKED: P.U.	
			SHEET: DA-A3-33	JOB No: 676	

I:\SITES\676 410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawing\DA-A3-M Building Type D7.dwg



ELEVATIONS

Scale 1:100 @ A3



UPPER FLOOR PLAN  
Building Type D7 1:100 @ A3

Building Type D7



32 TRADELINK ROAD  
BROWNS PLAINS QLD  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

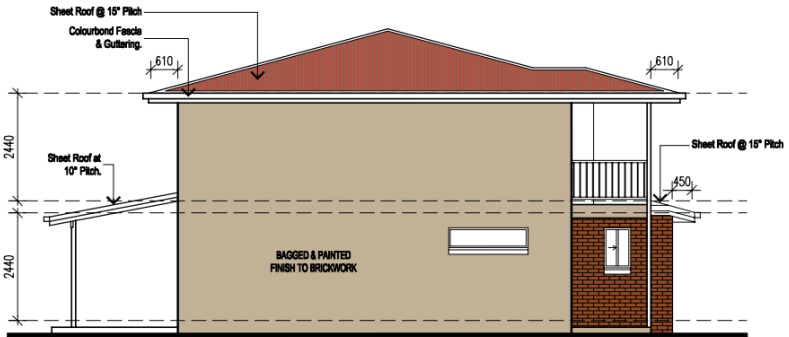
PROJECT:  
Proposed Dwelling  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

D7 First Floor Plan

DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-34	JOB No: 676	



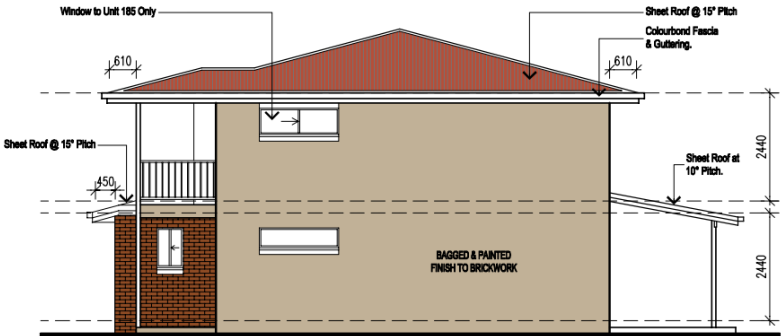
ELEVATION 1  
Building Type D6 1:100 @ A3



ELEVATION 2  
Building Type D6 1:100 @ A3



ELEVATION 3  
Building Type D6 1:100 @ A3



ELEVATION 4  
Building Type D6 1:100 @ A3

Privacy Screening to be in Accordance with Council Requirements.

Building Type D7

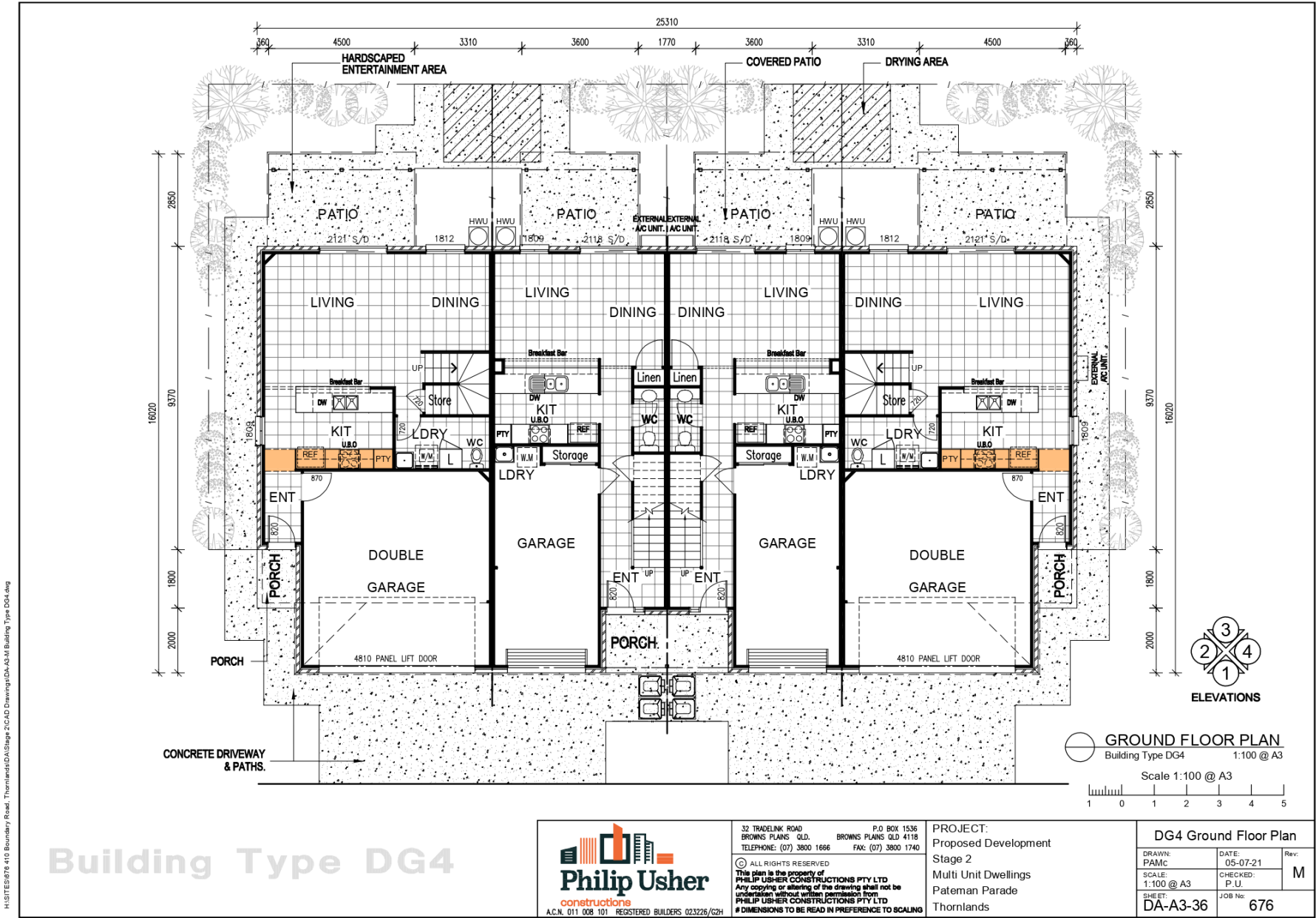


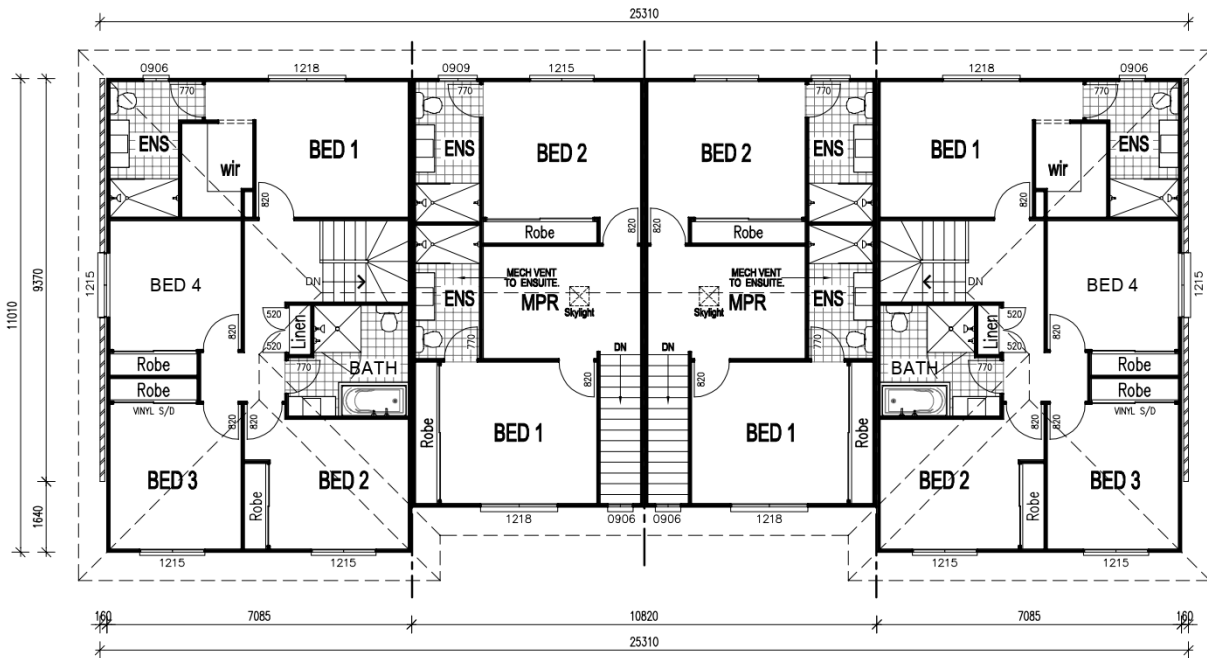
32 TRADELINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Dwelling  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

D7 Elevations		
DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P. U.	
SHEET: DA-A3-35	JOB No: 676	








**FIRST FLOOR PLAN**  
Building Type DG4 1:100 @ A3  
Scale 1:100 @ A3  
1 0 1 2 3 4 5

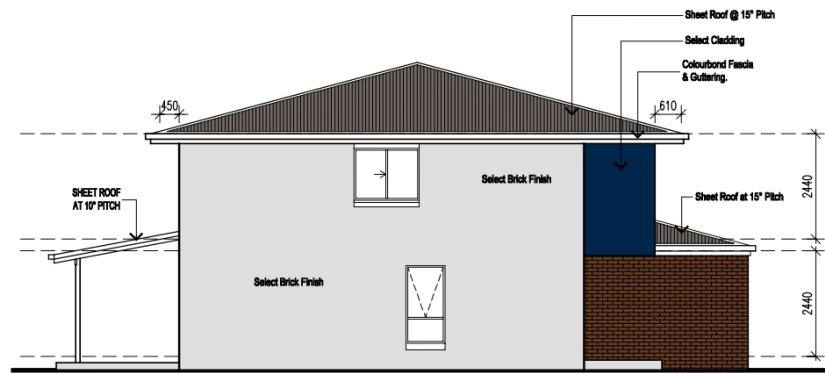
Building Type DG4

H:\SITES\9779-410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawings\DA-A3-M Building Type DG4.dwg

 <b>Philip Usher</b> constructions A.C.N. 011 008 101 REGISTERED BUILDERS 023226/02H	32 TRADLING ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666	P.O BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740	PROJECT: Proposed Development Stage 2 Multi Unit Dwellings Pateman Parade Thornlands			DG4 First Floor Plan		
	© ALL RIGHTS RESERVED					DRAWN: PAMC	DATE: 05-07-21	Rev:
	This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD					M		
	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING					SCALE: 1:100 @ A3	CHECKED: P. U.	
						SHEET: DA-A3-37	JOB NO: 676	



ELEVATION 1  
Building Type DG4 1:100 @ A3



ELEVATION 2  
Building Type DG4 1:100 @ A3

Building Type DG4



32 TRADLINK ROAD  
BROWNS PLAINS QLD  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

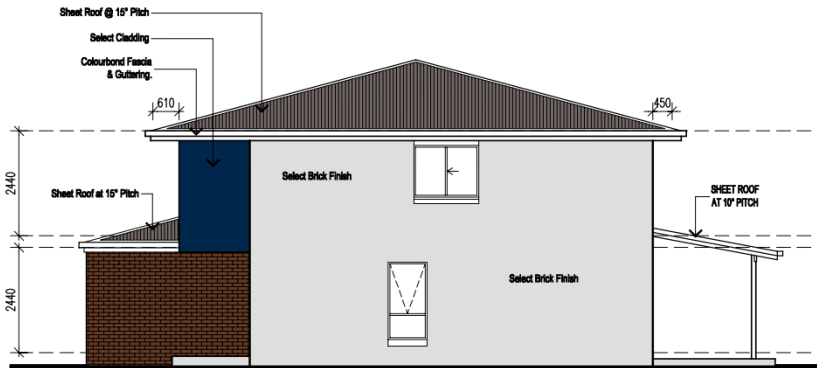
PROJECT:  
Proposed Development  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

DG4 Elevations Sht 1

DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-38	JOB No: 676	



 **ELEVATION 3**  
Building Type DG4 1:100 @ A3



 **ELEVATION 4**  
Building Type DG4 1:100 @ A3

Building Type DG4



32 TRADLING ROAD P.O BOX 1536  
BROWNS PLAINS QLD. BROWNS PLAINS QLD 4118  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thorndlands

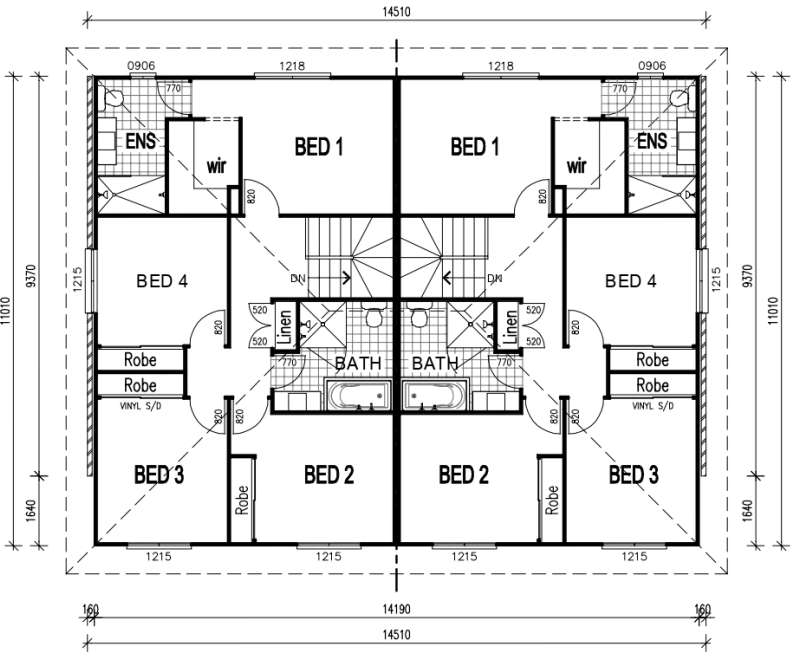
DG4 Elevations Sht 2

DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-39	JOB No: 676	




H:\SITES\676 410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawings\DA-A3-M Building Type DG6.dwg

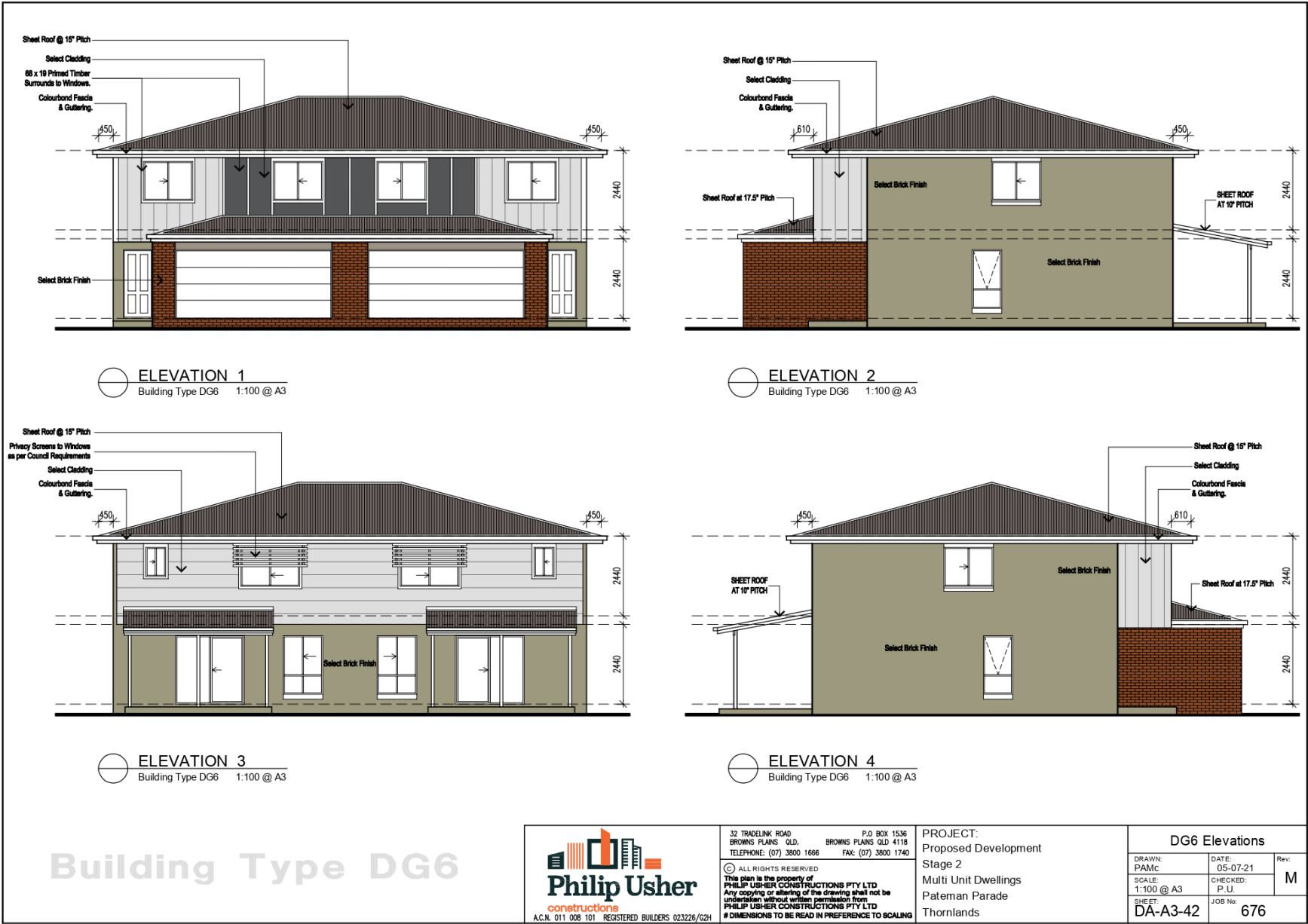
Building Type DG6

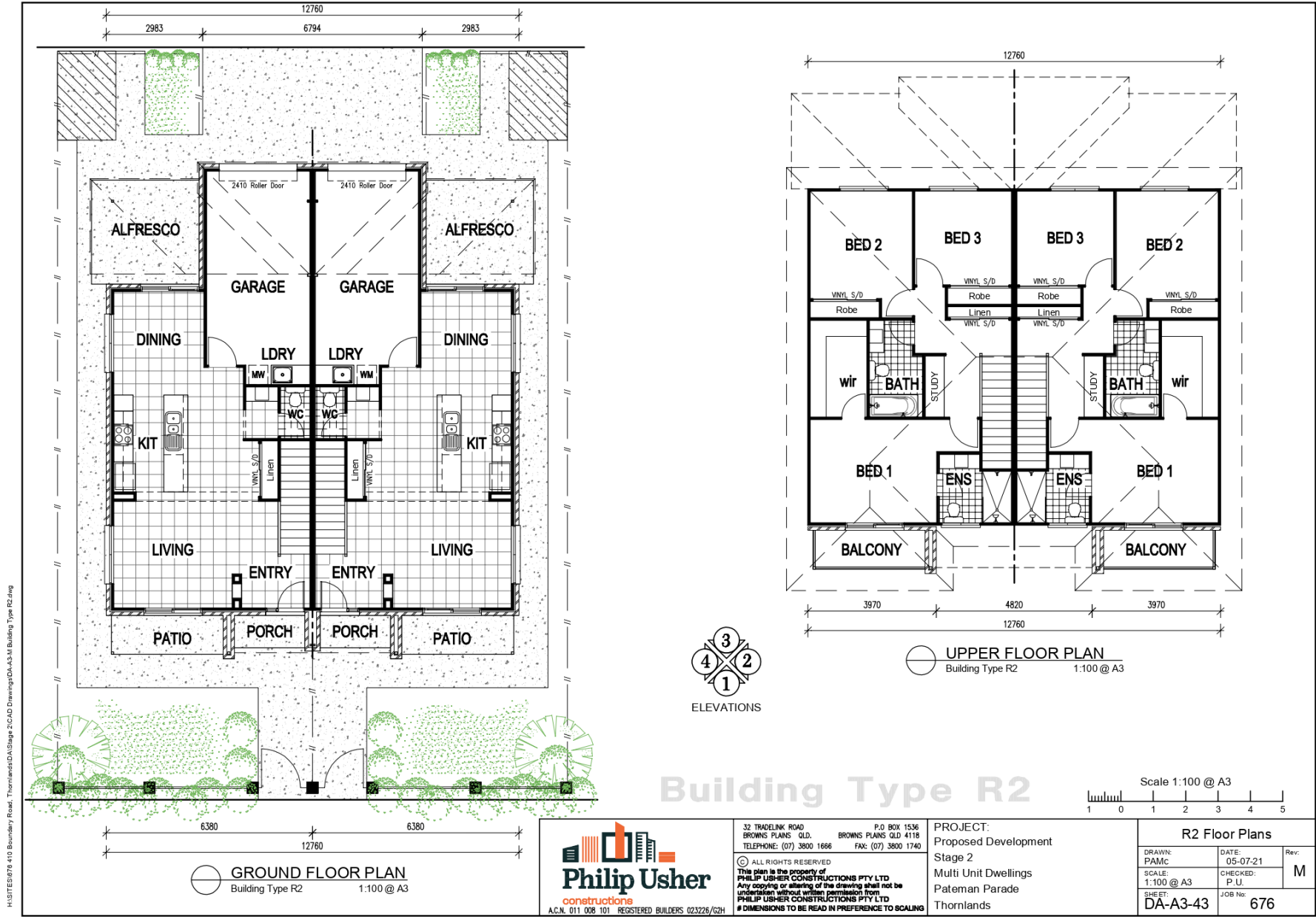


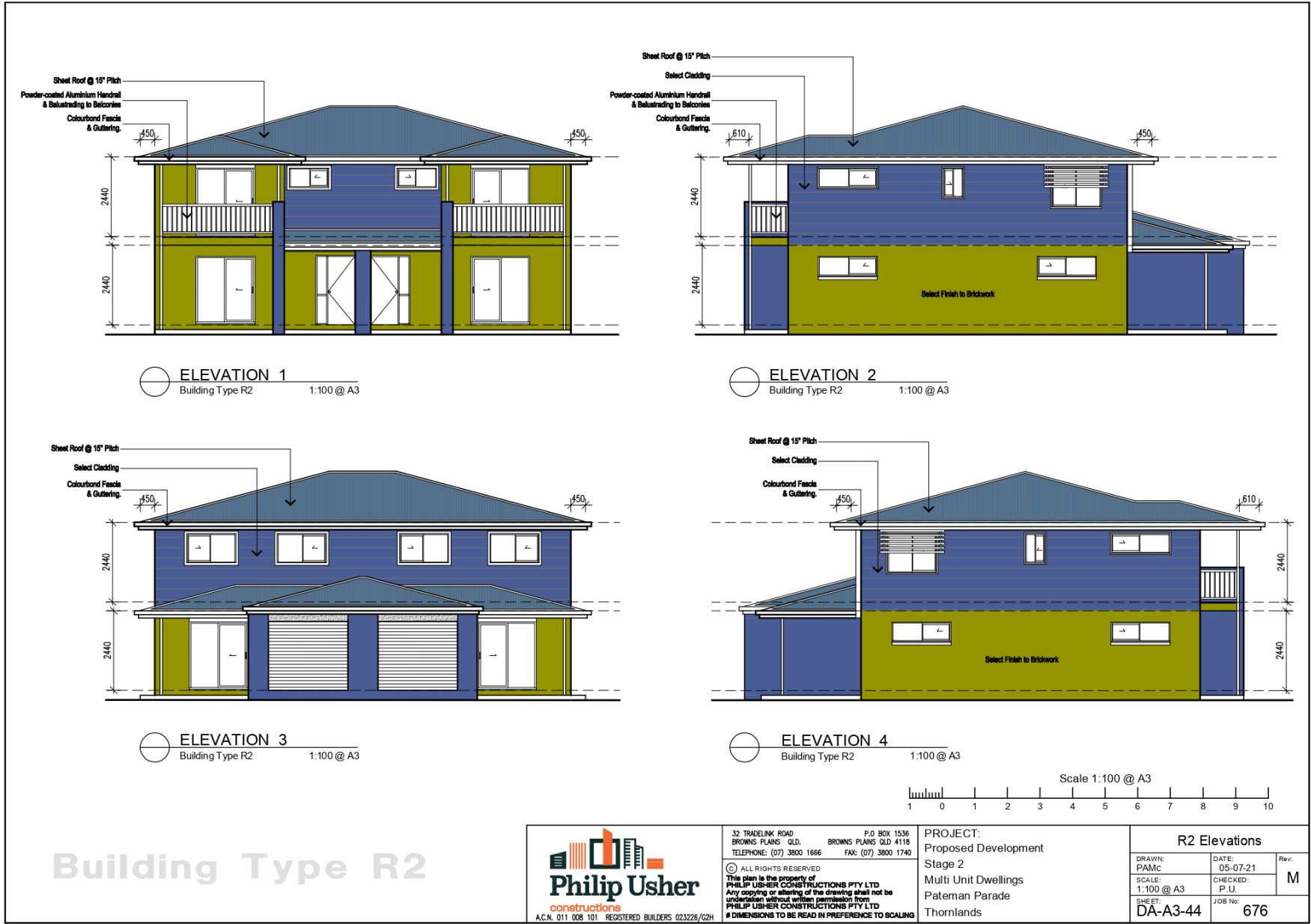
FIRST FLOOR PLAN  
Building Type DG6 1:100 @ A3  
Scale 1:100 @ A3  
1 0 1 2 3 4 5

 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	32 TRADELINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666 P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAC: (07) 3800 1740 © ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Development Stage 2 Multi Unit Dwellings Pateman Parade Thornlands	DG6 First Floor Plan		
			DRAWN: PAMC	DATE: 05-07-21	Rev: M
			SCALE: 1:100 @ A3	CHECKED: P. U.	
			SHEET: DA-A3-41	JOB No: 676	

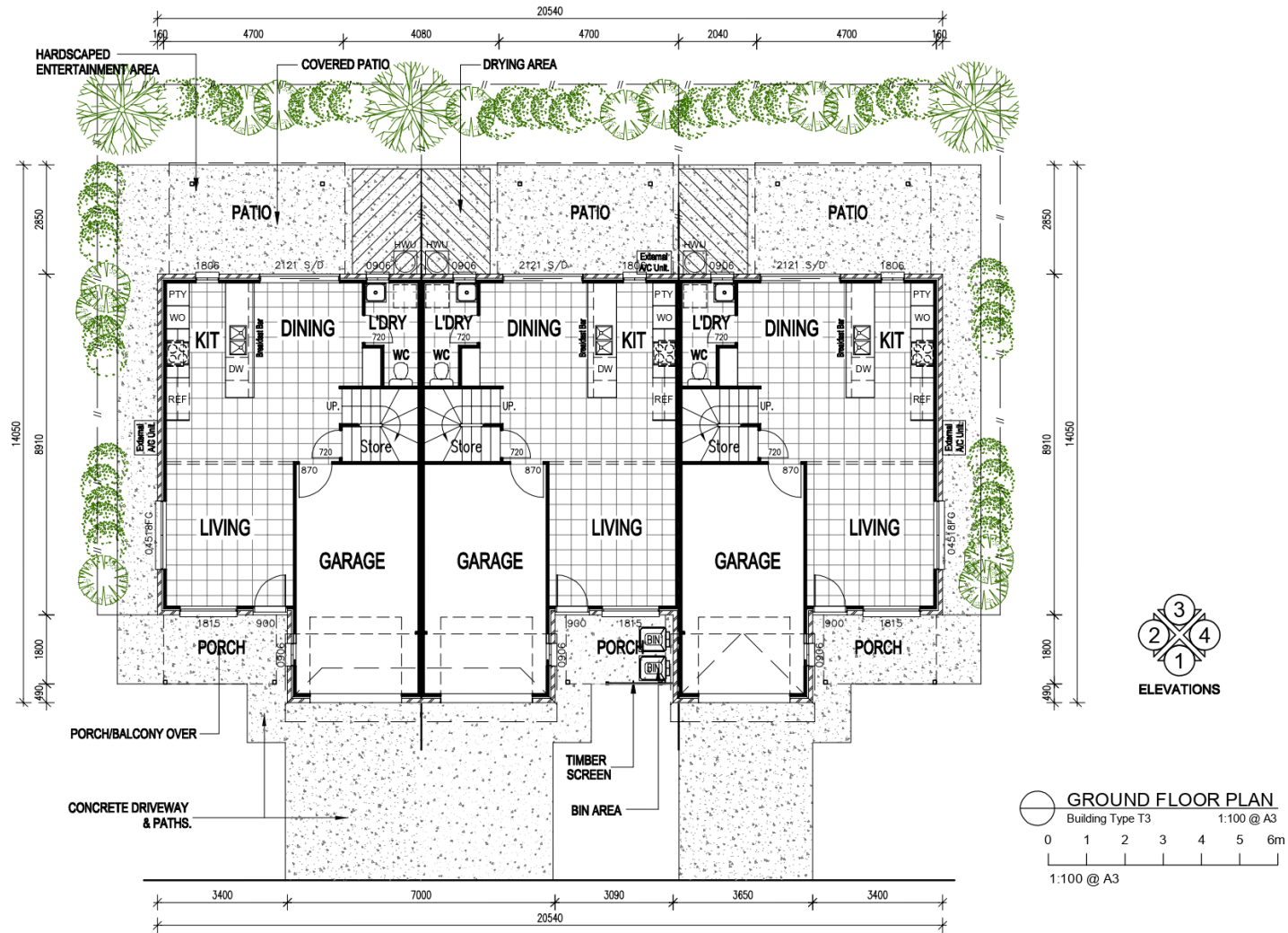









H:\SITES\676 410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawings\DA-A3-M Building Type T3.dwg



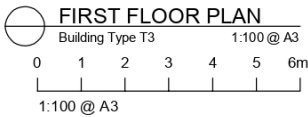
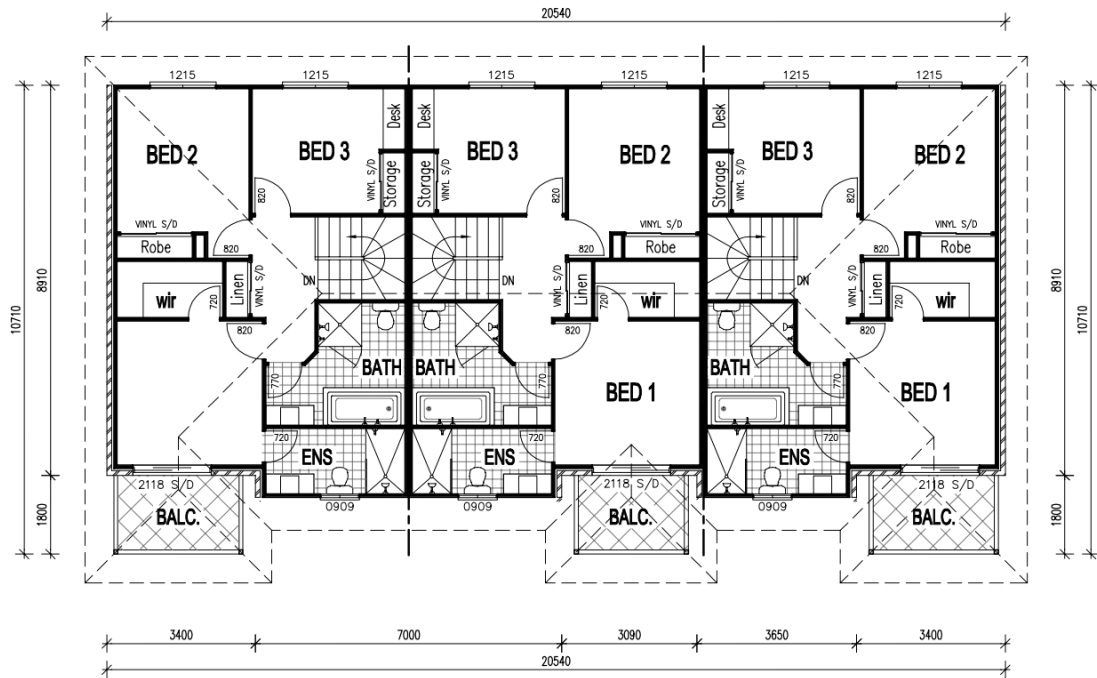
GROUND FLOOR PLAN  
Building Type T3 1:100 @ A3  
0 1 2 3 4 5 6m  
1:100 @ A3

Building Type T3

 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/GZH	32 TRADELINK ROAD, BROWNS PLAINS QLD 4118 TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740 P.O. BOX 1536 BROWNS PLAINS QLD 4118 # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PROJECT: Proposed Development Stage 2 Multi Unit Dwellings Pateman Parade Thornlands	T3 Ground Floor Plan	
			DRAWN: PAMC SCALE: 1:100 @ A3 SHEET: DA-A3-45	DATE: 05-07-21 CHECKED: P. U. JOB No: 676 Rev: M

H:\SITE\676 410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawing\DA-A3.M Building Type T3.dwg

Building Type T3



32 TRADELINK ROAD  
BROWNS PLAINS QLD  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1740  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
© ALL RIGHTS RESERVED  
This plan is the property of  
**PHILIP USHER CONSTRUCTIONS PTY LTD**  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
**PHILIP USHER CONSTRUCTIONS PTY LTD**  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

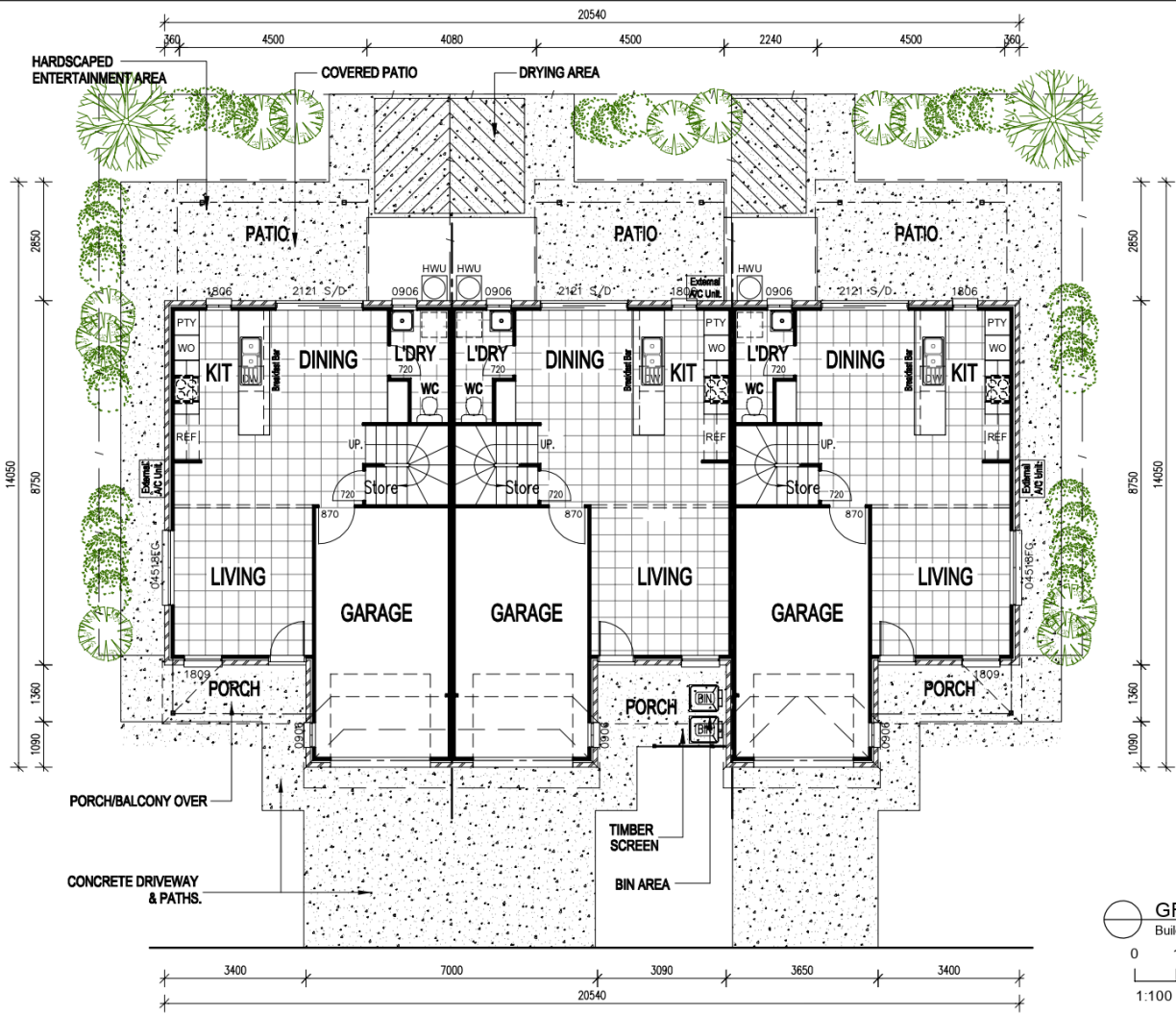
T3 First Floor Plan			
DRAWN: PAMC	DATE: 05-07-21	Rev: <b>M</b>	
SCALE: 1:100 @ A3	CHECKED: P.U.		
SHEET: <b>DA-A3-46</b>	JOB No: <b>676</b>		






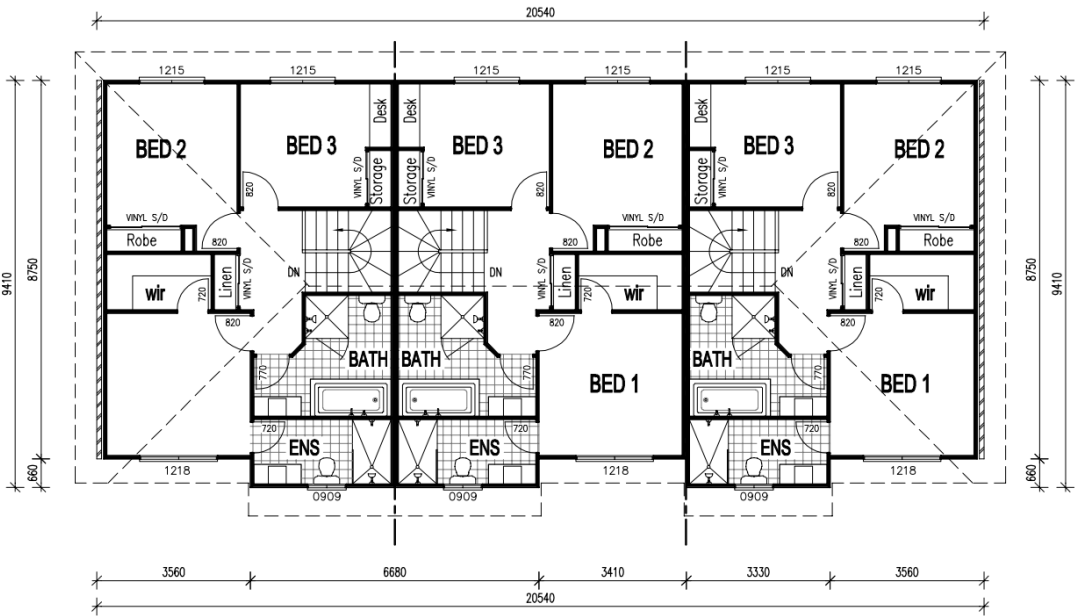
H:\SITES\0716 410 Boundary Road, Thornlands\DA\Stage 2\CAD Drawings\DA-A3-M Building Type T3-P.dwg

Building Type T3-P



GROUND FLOOR PLAN  
Building Type T3-P 1:100 @ A3  
0 1 2 3 4 5 6m  
1:100 @ A3

 A.C.N. 011 008 101 REGISTERED BUILDERS 023226/G2H	32 TRADELINK ROAD BROWNS PLAINS QLD. TELEPHONE: (07) 3800 1666	P.O. BOX 1536 BROWNS PLAINS QLD 4118 FAX: (07) 3800 1740	PROJECT: Proposed Development Stage 2 Multi Unit Dwellings Pateman Parade Thornlands		T3-P Ground Floor Plan		
	© ALL RIGHTS RESERVED This plan is the property of PHILIP USHER CONSTRUCTIONS PTY LTD Any copying or altering of the drawing shall not be undertaken without written permission from PHILIP USHER CONSTRUCTIONS PTY LTD # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING			DRAWN: PAMC		DATE: 05-07-21	Rev: M
				SCALE: 1:100 @ A3		CHECKED: P.U.	
				SHEET: DA-A3-48		JOB No: 676	



ELEVATIONS

**FIRST FLOOR PLAN**  
Building Type T3-P 1:100 @ A3  
0 1 2 3 4 5 6m  
1:100 @ A3

Building Type T3-P



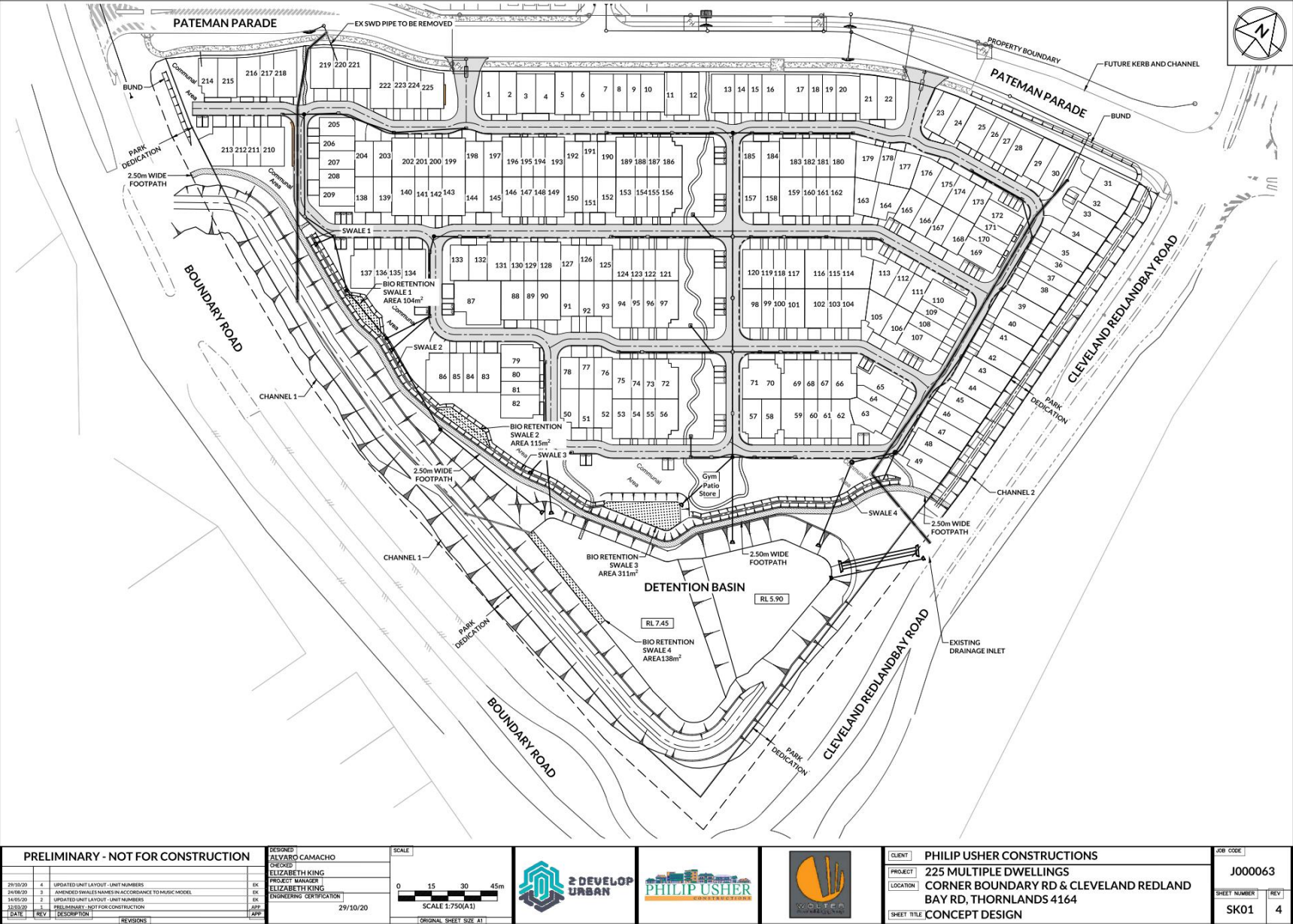
32 TRADELINK ROAD  
BROWNS PLAINS QLD  
TELEPHONE: (07) 3800 1666  
P.O. BOX 1536  
BROWNS PLAINS QLD 4118  
FAX: (07) 3800 1740  
© ALL RIGHTS RESERVED  
This plan is the property of  
PHILIP USHER CONSTRUCTIONS PTY LTD  
Any copying or altering of the drawing shall not be  
undertaken without written permission from  
PHILIP USHER CONSTRUCTIONS PTY LTD  
# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Stage 2  
Multi Unit Dwellings  
Pateman Parade  
Thornlands

T3-P First Floor Plan

DRAWN: PAMC	DATE: 05-07-21	Rev: M
SCALE: 1:100 @ A3	CHECKED: P.U.	
SHEET: DA-A3-49	JOB No: 676	

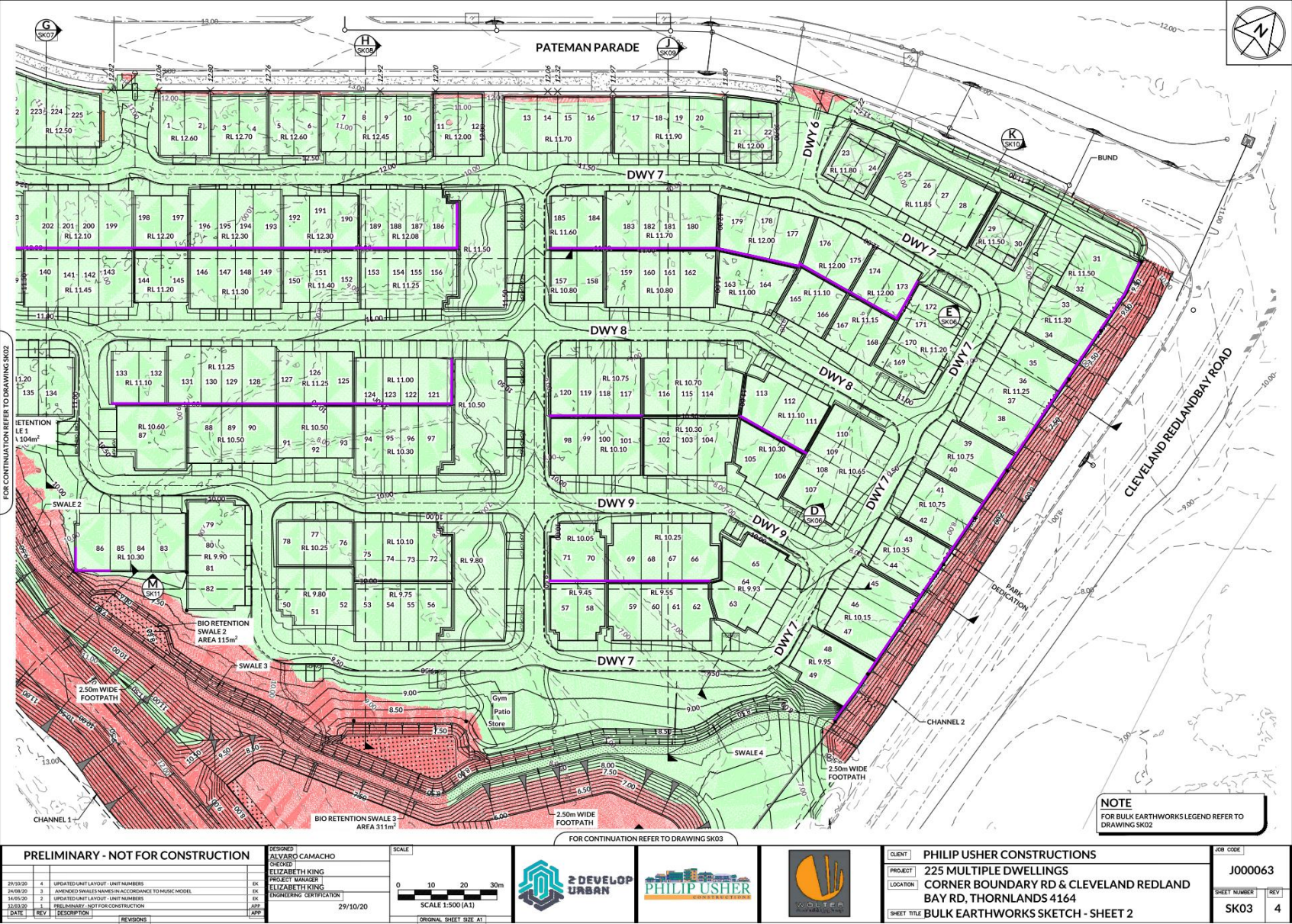




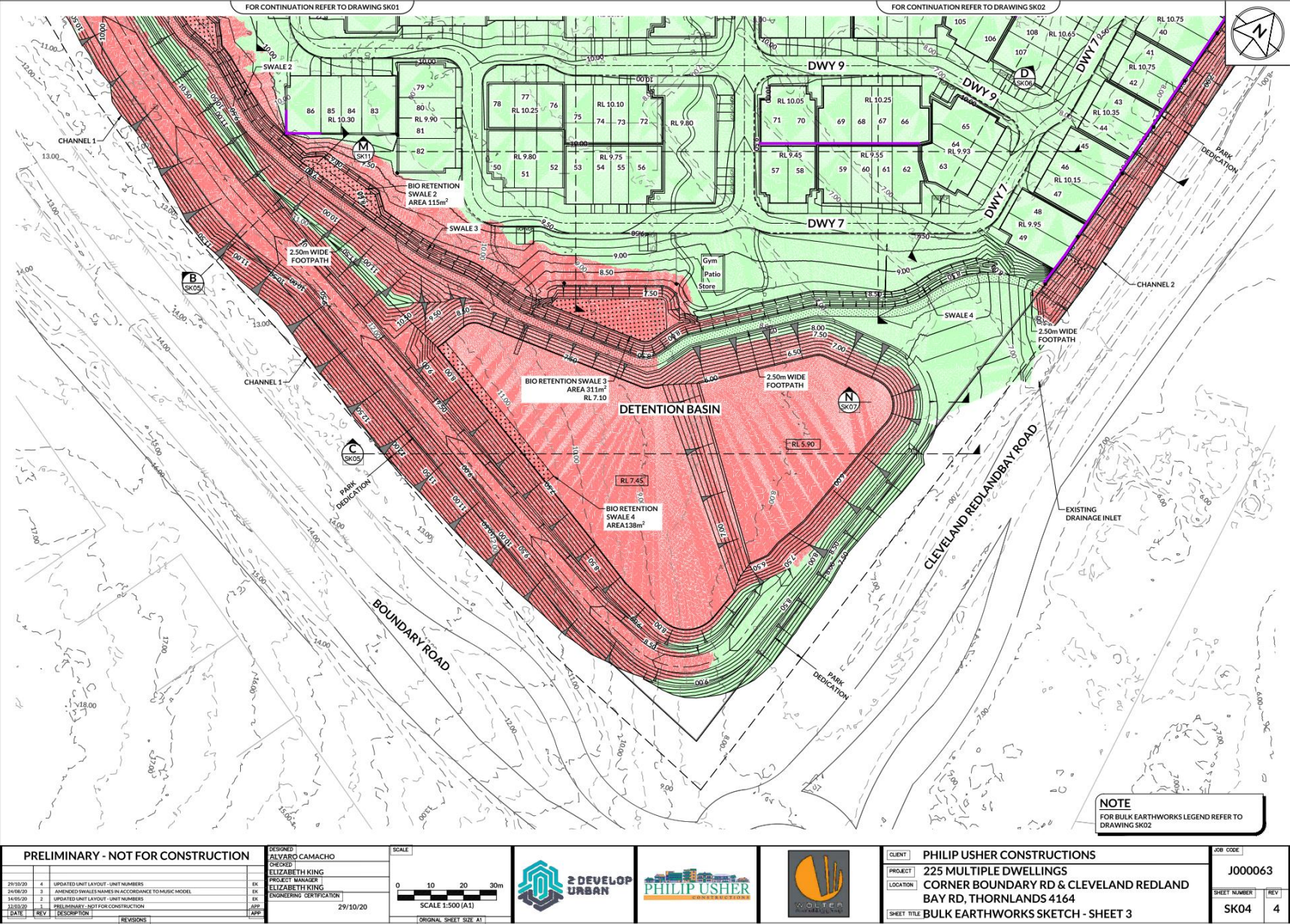


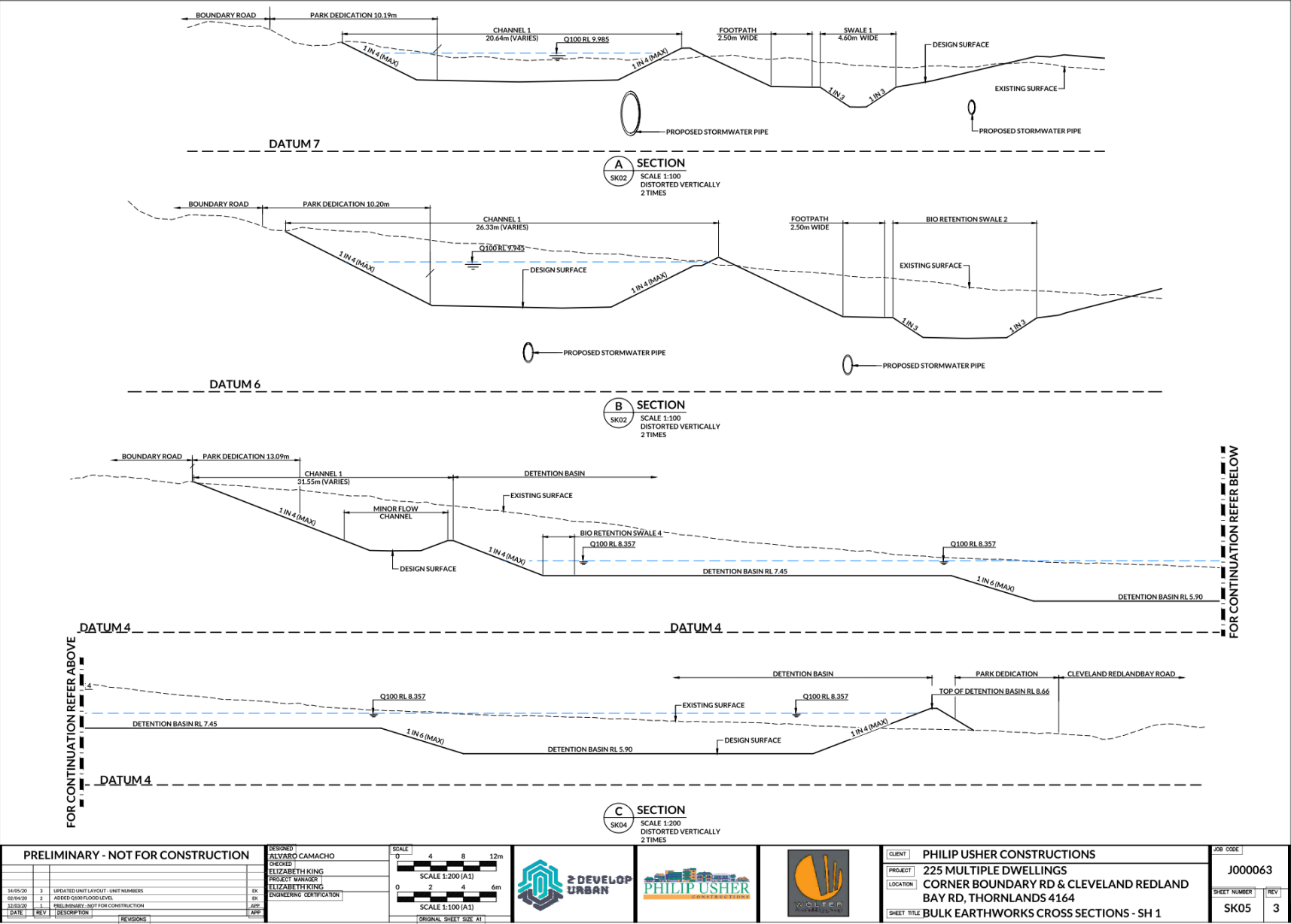


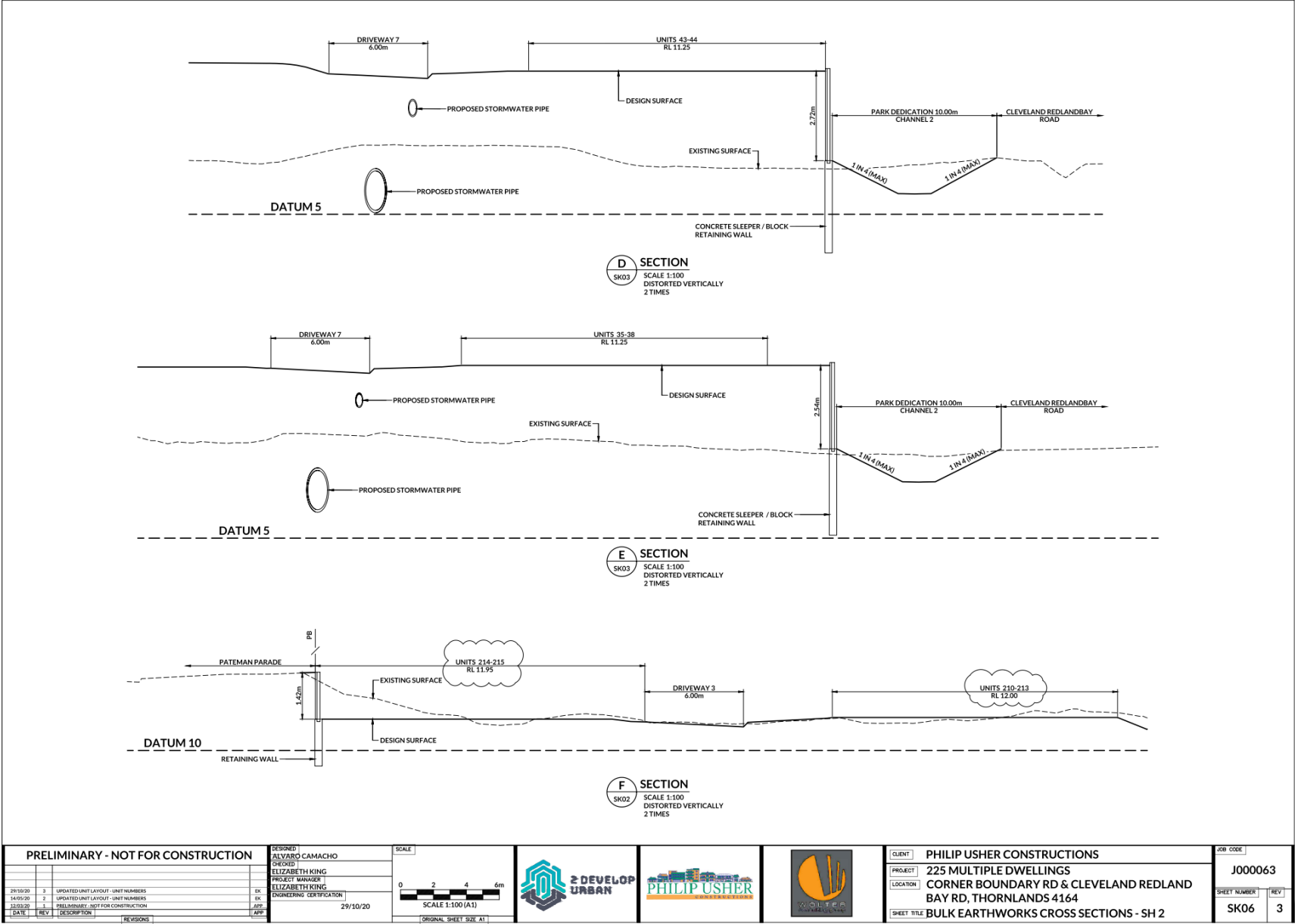




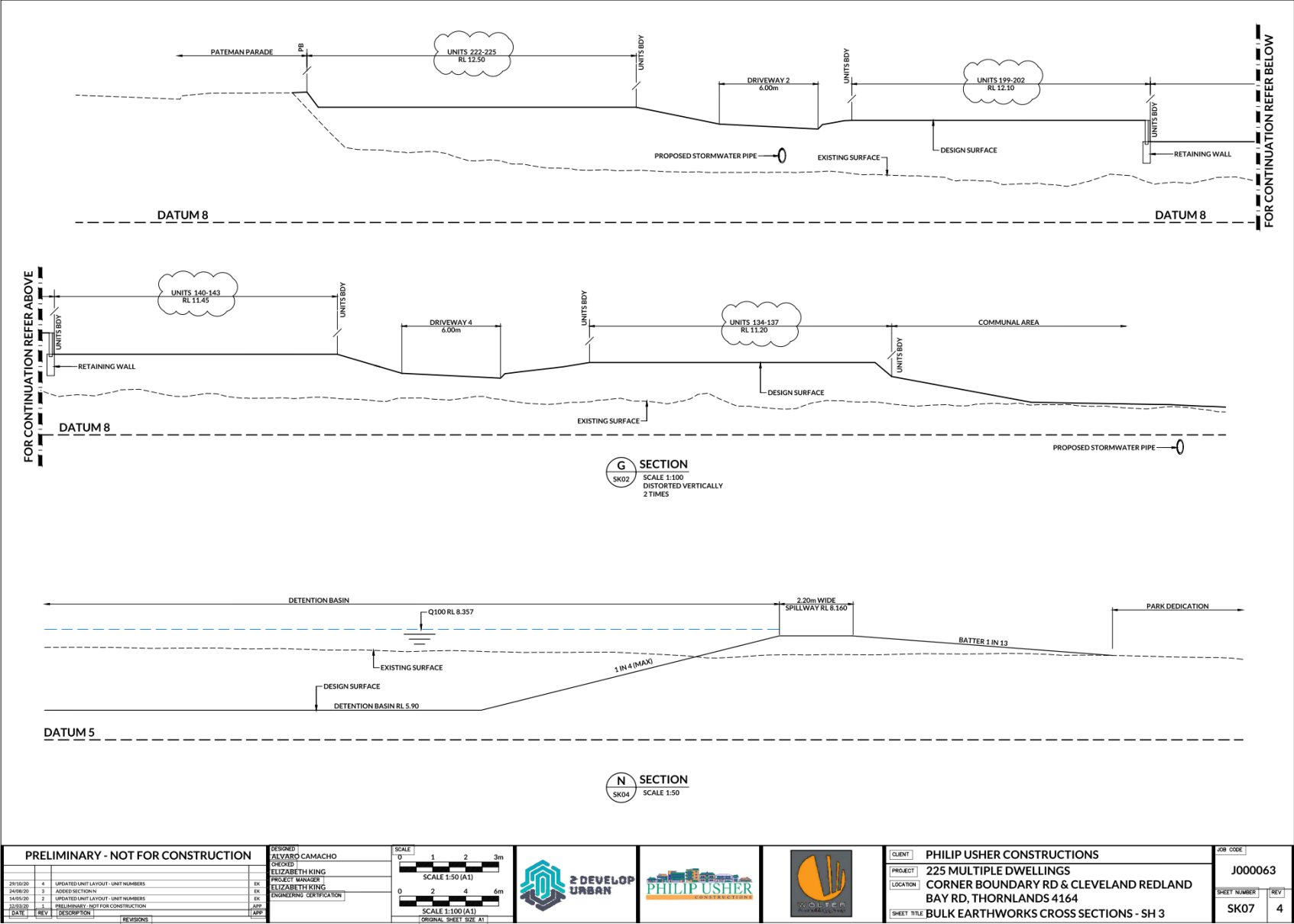


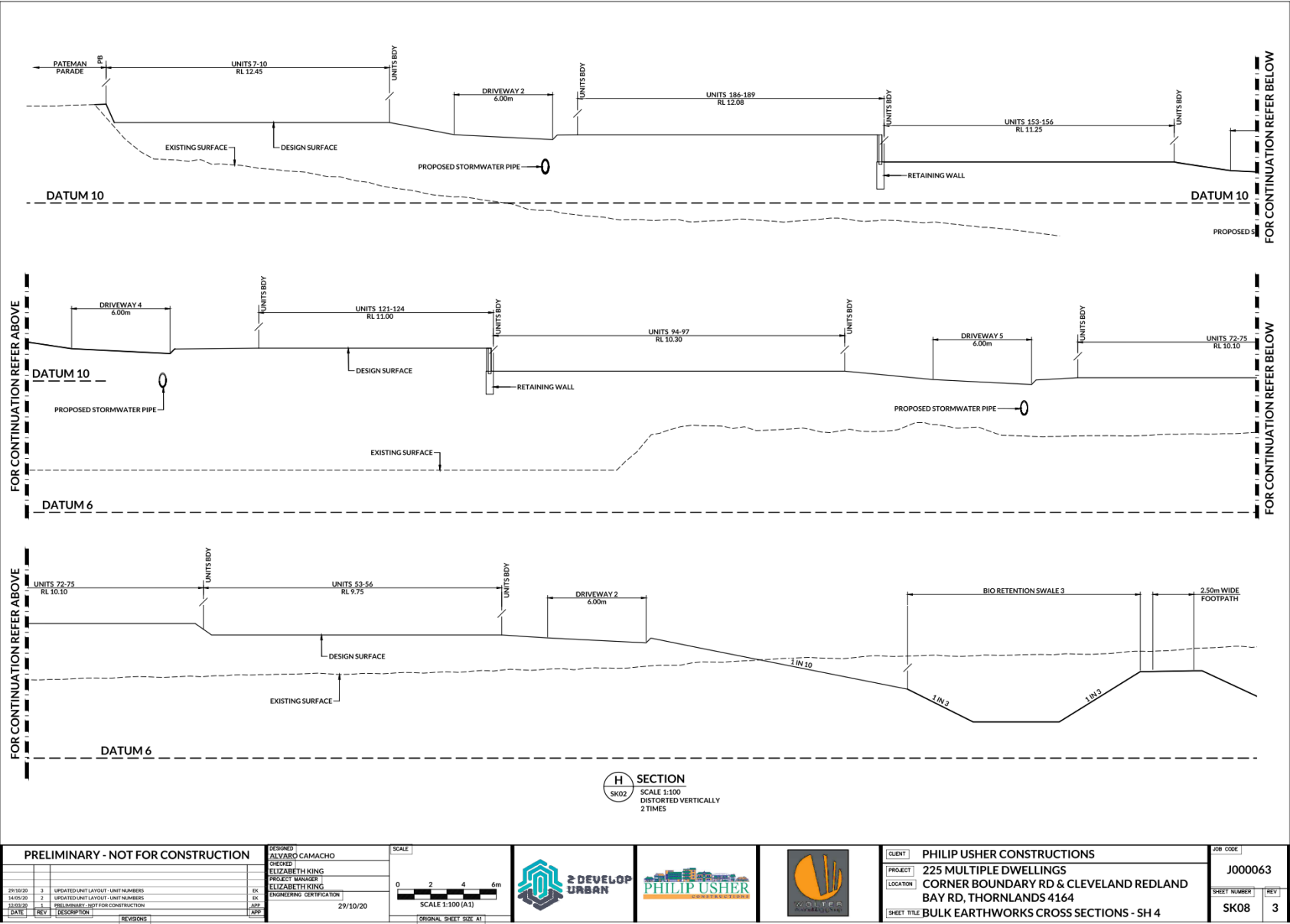


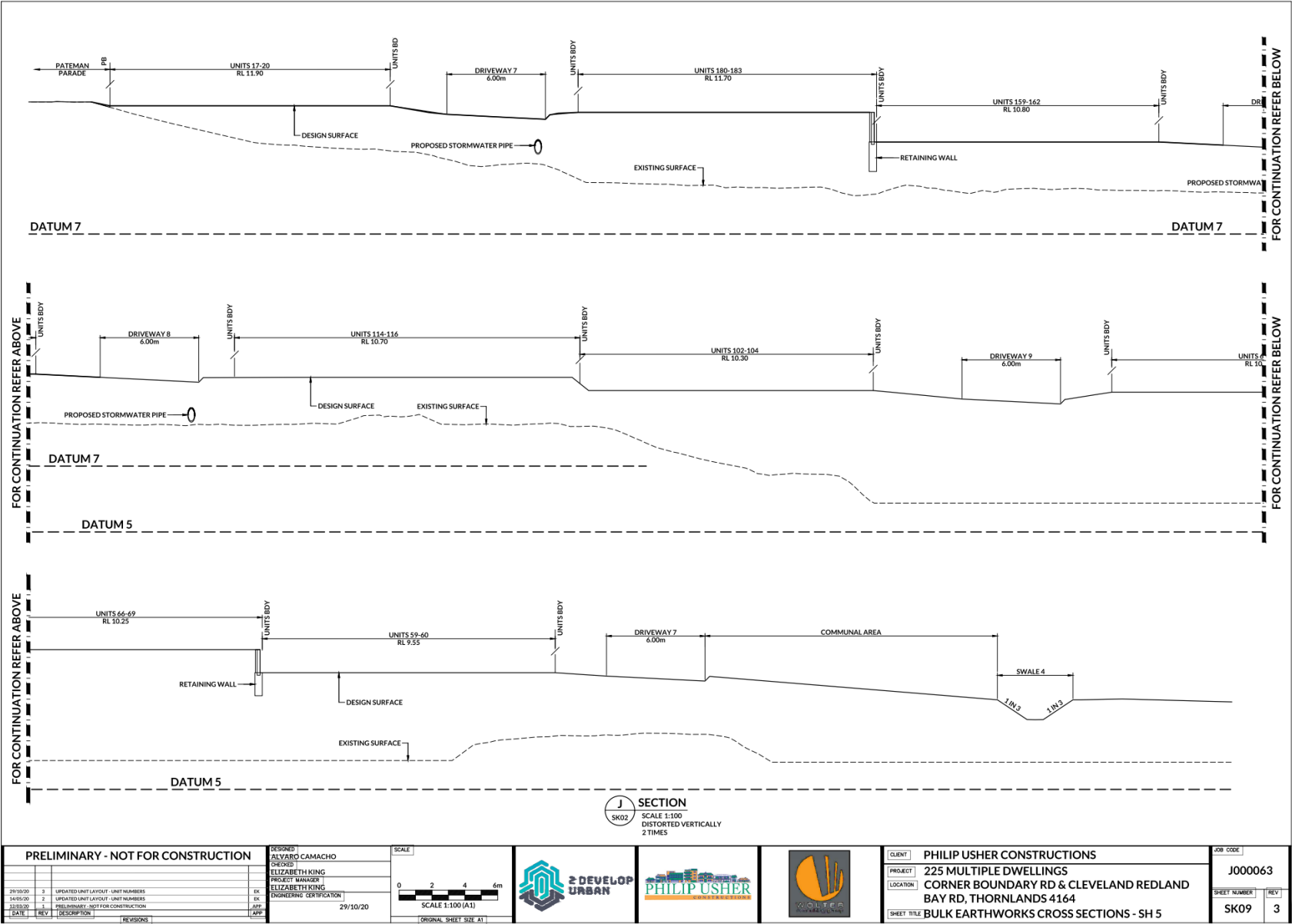




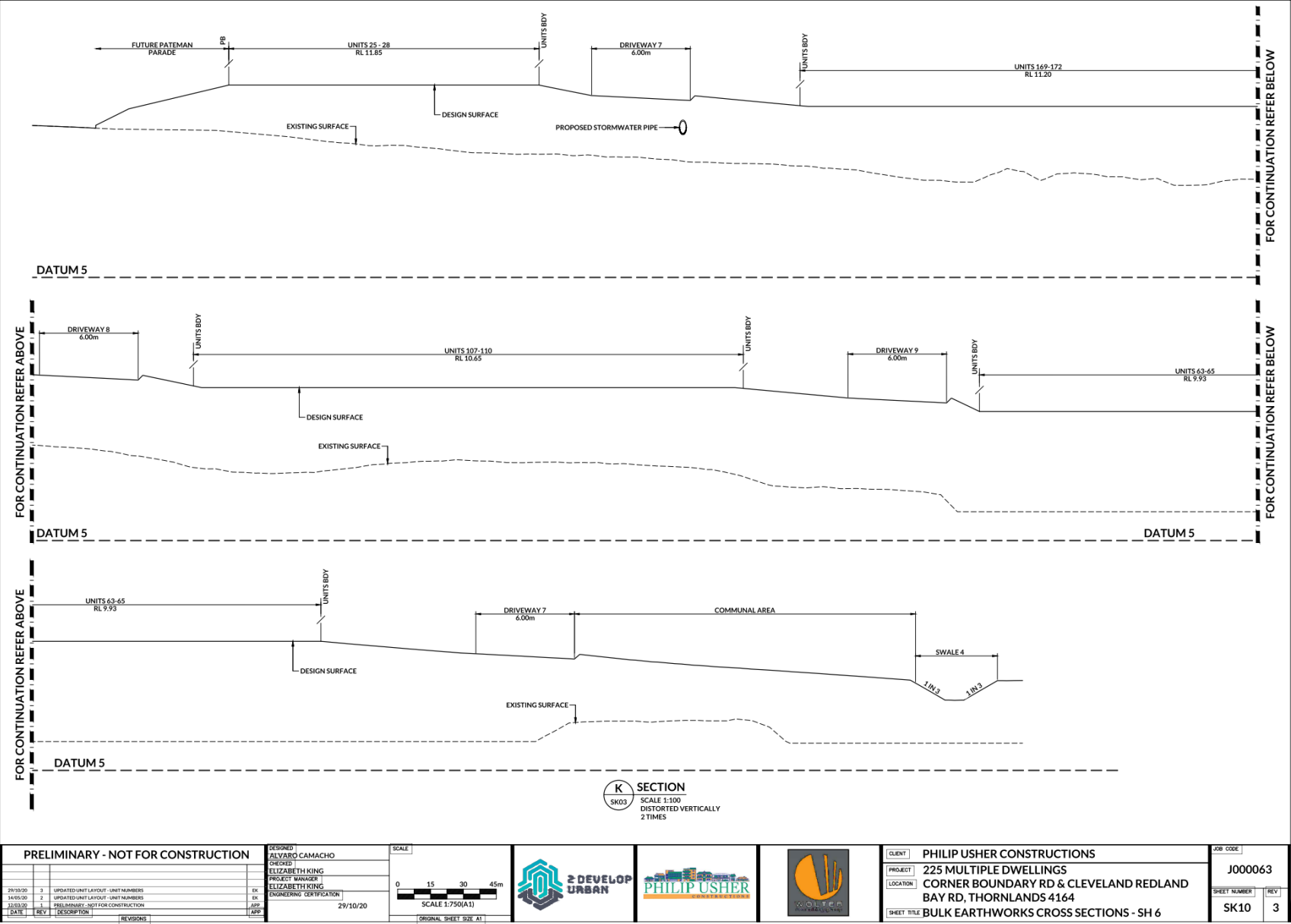


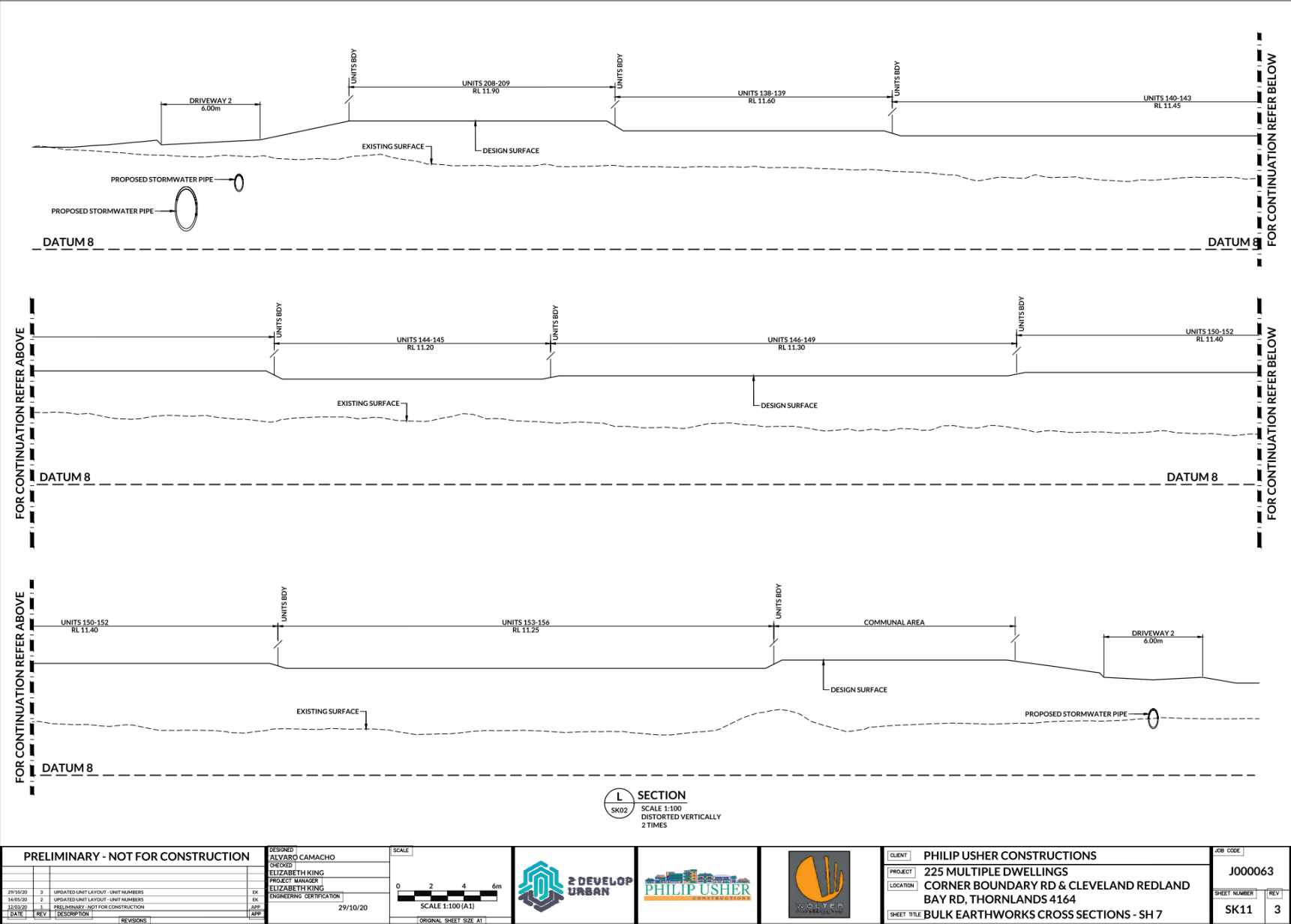


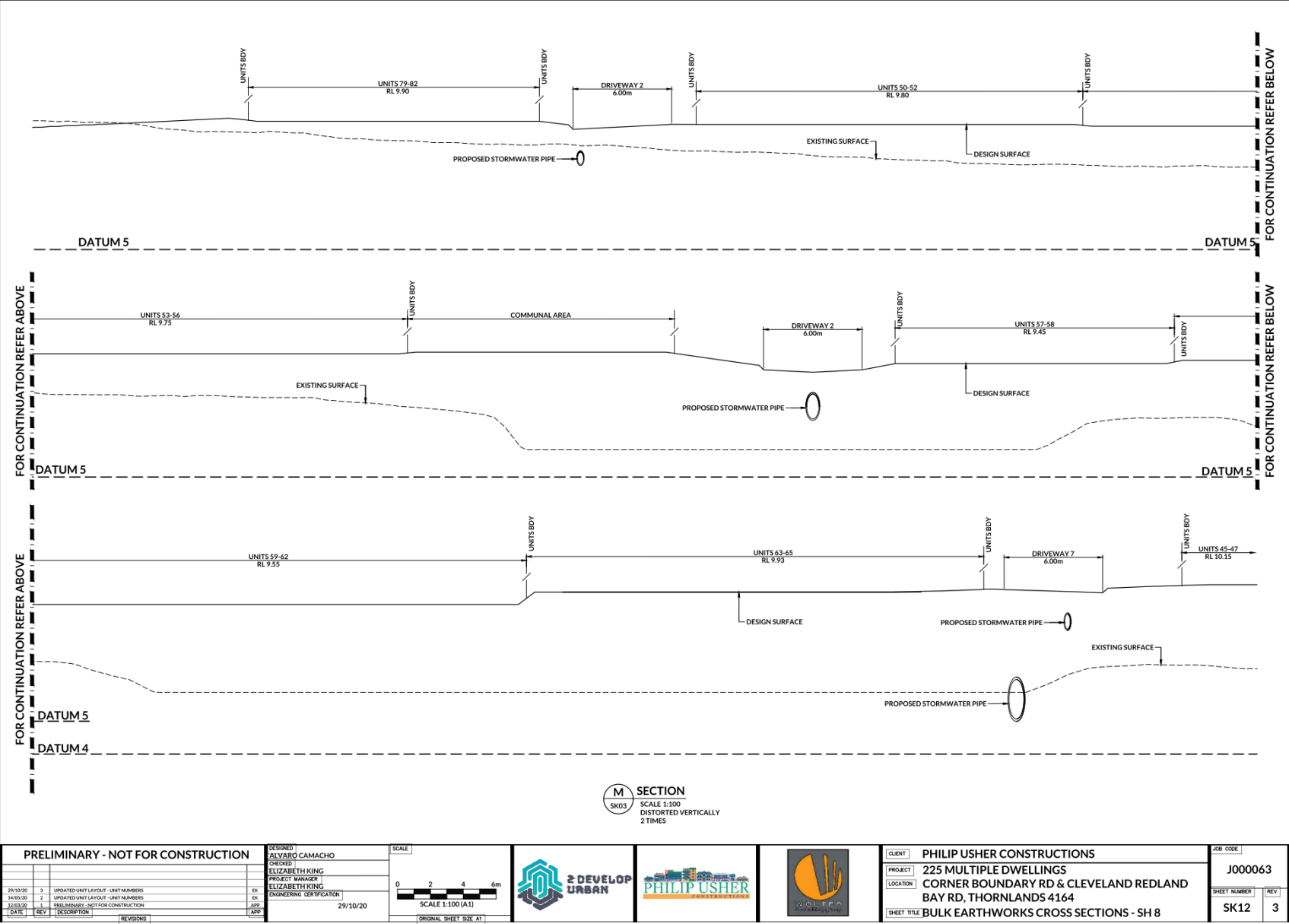




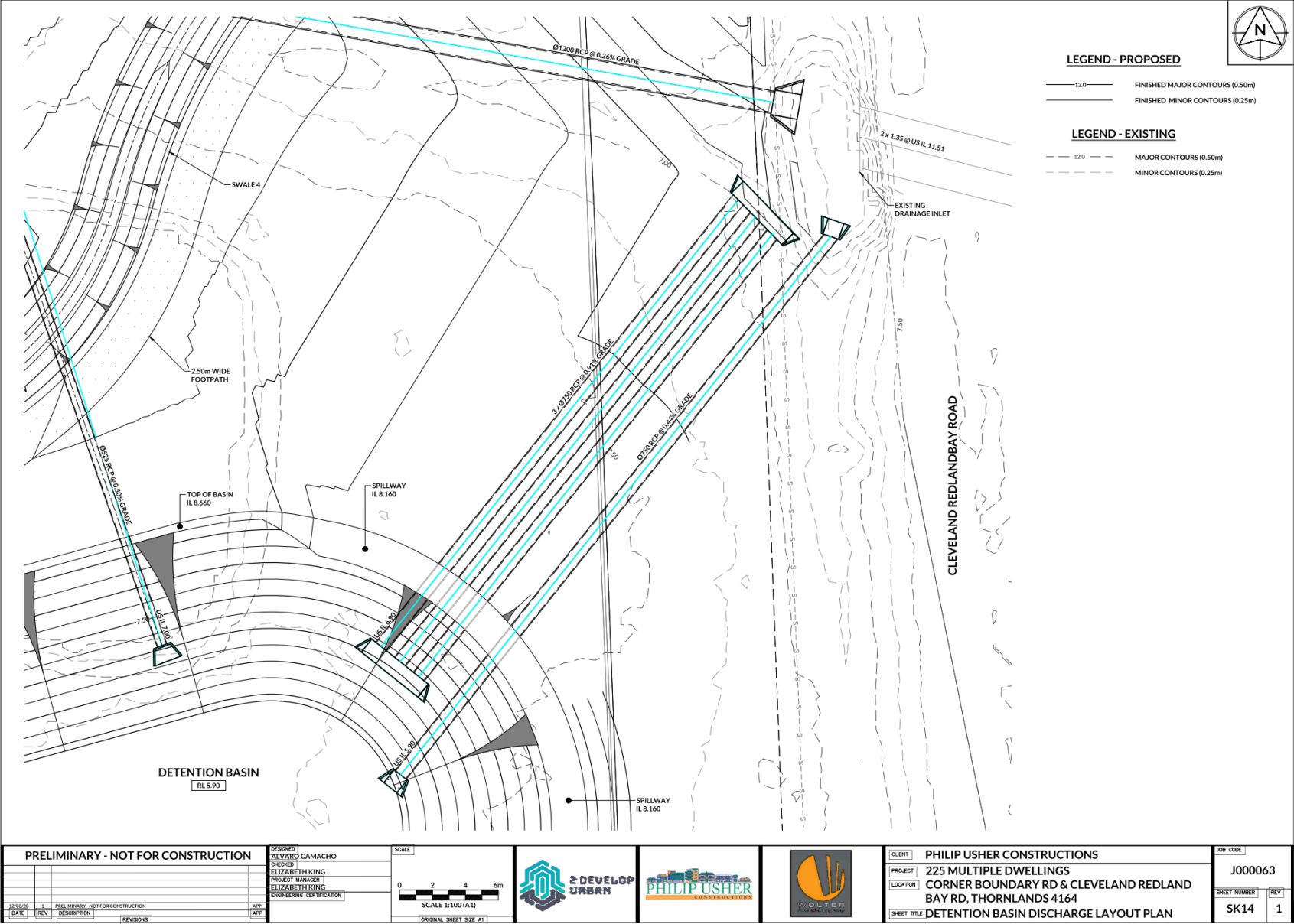


















## **Philip Usher Constructions Pty Ltd**

Cnr Boundary Rd & Cleveland Redland Bay Road,  
Thornlands

Flood Impact Assessment

February 2016

WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION

**Abbreviations**

1D One-Dimensional  
2D Two-Dimensional  
AEP Annual Exceedance Probability  
AHD Australian Height Datum  
ARI Average Recurrence Interval  
AR&R Australian Rainfall & Runoff  
BoM Bureau of Meteorology  
RCC Redland City Council  
CL Continuing Loss (mm/hr)  
DEM Digital Elevation Model  
IE Institute of Engineers  
IL Initial Loss (mm)  
LIDAR Light Detection and Ranging

## Table of contents

1.	Introduction.....	1
1.1	Background.....	1
1.2	Limitations.....	1
2.	Catchment Overview.....	2
3.	Flood Assessment.....	5
3.1	Introduction.....	5
3.2	Hydrologic Modelling.....	5
3.3	Hydraulic Modelling.....	12
4.	Conclusion.....	16

## Table index

Figure 2-1	General catchment layout and topography (1 m contour lines).....	3
Figure 3-1	XP-RAFTS model schematisation.....	6
Figure 3-2	Upstream culvert inlet hydrographs – Existing case.....	9
Figure 3-3	Downstream culvert inlet hydrographs – Existing case.....	10
Figure 3-4	Upstream culvert inlet hydrographs – Developed case.....	10
Figure 3-5	Downstream culvert inlet hydrographs – Developed case.....	11
Figure 3-6	TUFLOW model schematisation.....	14

## Figure index

Figure 2-1	General catchment layout and topography (1 m contour lines).....	3
Figure 3-1	XP-RAFTS model schematisation.....	6
Figure 3-2	Upstream culvert inlet hydrographs – Existing case.....	9
Figure 3-3	Downstream culvert inlet hydrographs – Existing case.....	10
Figure 3-4	Upstream culvert inlet hydrographs – Developed case.....	10
Figure 3-5	Downstream culvert inlet hydrographs – Developed case.....	11
Figure 3-6	TUFLOW model schematisation.....	14

## Appendices

**Appendix A** Site Development Layout

**Appendix B** Existing Condition Maps

**Appendix C** Developed Condition Maps

**Appendix D** Peak Flood Level Difference Maps

**Appendix E** Climate Change Assessment and Model Sensitivity Test

# 1. Introduction

## 1.1 Background

GHD was commissioned by Philip Usher Constructions Pty Ltd to undertake a Flood Impact Assessment for the proposed development on the corner of Boundary Road and Cleveland Redland Bay Road, Thornlands.

Previously in January 2006, GHD undertook flood mapping for the South East Thornlands Structure Plan for Redlands City Council (RCC). A hydrological model was developed for the greater Eprapah Creek catchment (28.5 km<sup>2</sup>) as part of the investigation. The proposed development at the corner of Boundary Road and Cleveland Redland Bay Road is within the extents of the hydrological model that was developed for the South East Thornlands Structure Plan.

It should be noted that all tasks associated with the preparation of this report have been undertaken on the basis that the data provided by others is correct. In particular GHD has relied on the accuracy of the LiDAR aerial survey and post-development design surface provided by Wolter Consulting and ETS Engineering respectively. Further qualifications relating to specific aspects of this study are discussed in Section 1.2.

## 1.2 Limitations

*This report has been prepared by GHD for Philip Usher Constructions Pty Ltd and may only be used and relied on by Philip Usher Constructions Pty Ltd for the purpose agreed between GHD and the Philip Usher Constructions Pty Ltd as set out in section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than Philip Usher Constructions Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.*

*GHD has prepared this report on the basis of information provided by Philip Usher Constructions Pty Ltd and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.*

## 2. Catchment Overview

The catchment comprises of two distinct areas; and area of 23.83 ha between Boundary Road and Cleveland-Redland Bay Road (containing the subject site) and an area of 14.47 ha upstream of Boundary Road. Three lots describe the site; Lot 10 on SP216148, Lot 18 on SP119616 and Lot 20 on SP140738. The catchment containing the site grades from RL 20.75 at the north-west to RL 5.75 at the south-east. The catchment upstream of Boundary Road grades from RL 29.5 at the southern boundary of the catchment to RL 12 at the boundary adjacent to Boundary Road.

Stormwater drainage infrastructure on the catchment is described below as per the Wolter Consulting Detail survey (dated 20.08.13, Reference Number SB2866\_02\_A ). Photographs taken from a site visit are also presented.

- Boundary Road U/S culverts 4 x 0.8m x 0.45m box culverts (photograph shows downstream end of culverts);



- D/S Boundary Road culverts 2 x 1350dia (photograph shows upstream end of culverts);

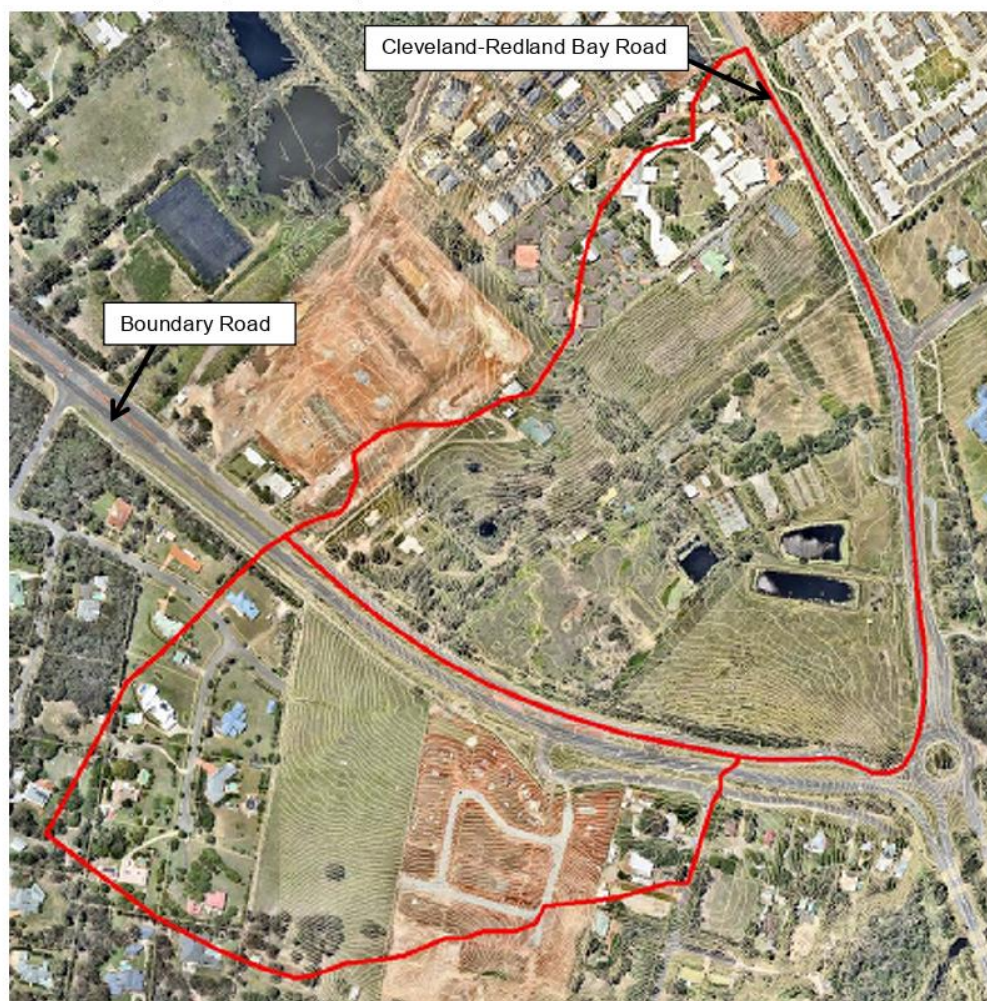




- Cleveland Redland Bay Road (recently re-located) 3 x 2.1m x 1.2m box culverts (photograph shows upstream end of culverts within downstream site boundary).



A catchment layout is provided in Figure 2-1.



**Figure 2-1 General catchment layout and topography (1 m contour lines)**

### 2.1.1 Existing Scenario

Land use on the existing site catchment is predominantly scattered areas of brush & dense tree coverage, farm dams and empty sheds (calculated as 18% impervious, at higher end of rural category). Land use on the upstream catchment is predominantly low density urban residential with areas of open space.

Council's Planning Scheme V5.2.2013 and their Planning and Development Online system identifies part of the area as flood prone land (GHD's "South East Thornlands Urban Community Structure Plan – Flood Mapping Report May 2007).

The general surface water flow patterns in the local area are from the south-west, through the Boundary Road culverts, through the middle of the subject site, and then through the Cleveland-Redland Bay Road culverts to the east. Flow discharges to Eprapah Creek and ultimately Moreton Bay.

### 2.1.2 Proposed Development

For the purpose of this assessment, post development land use was based on Council's Planning Scheme V5.2.2013 and their Planning and Development Online system. The zoning includes areas of medium density to low density urban residential, park residential, open space, minor roads and areas designated to community purposes (calculated as 52% impervious using Planning Scheme & QUDM).

Appendix A includes the site development layout as provided by Philip Usher Constructions Pty Ltd.

## 3. Flood Assessment

### 3.1 Introduction

The following section of this report is separated into the hydrologic assessment and the subsequent hydraulic assessment.

### 3.2 Hydrologic Modelling

#### 3.2.1 Overview

A hydrologic model was developed to calculate upstream catchment flows and flows off the site catchment. The two catchment areas shown in Figure 2-1 were broken down into seven sub-catchments to represent in greater detail inflows from the different contributing areas. These hydrograph outputs were used in the subsequent hydraulic modelling. Flows were cross checked against results from the previous GHD (2006) Study.

#### 3.2.2 Software

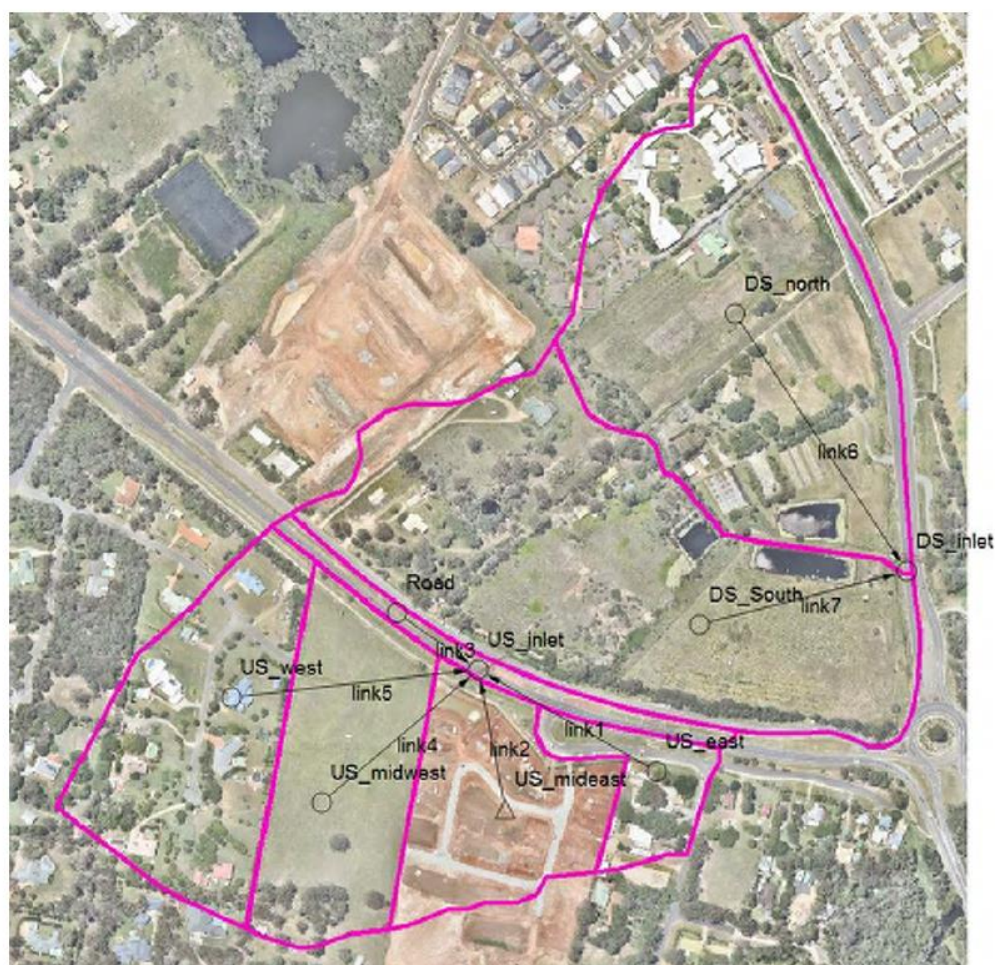
XP-RAFTS hydrologic modelling software is based on the RSWM model developed by the Snowy Mountains Engineering Corporation (SMEC) and is an industry standard rainfall-runoff routing analysis package. It is capable of modelling changes due to development for both rural and urban sub-catchments and is an accepted model used to quantify flood flows from catchments as specified in ARR.

XP-RAFTS was used in this study to estimate the runoff hydrograph from an individual sub-catchment based on rainfall intensities, temporal patterns and the definition of parameters describing the sub-catchment characteristics. These parameters include the sub-catchment area, slope, roughness and fraction of impervious area. Sub-catchment outflow hydrographs are routed downstream through the model via links (either lag links or routing links) that connect these sub-catchments.

#### 3.2.3 Hydrological model setup

The layout of the XP-RAFTS model used in this study is shown in Figure 3-1. All model parameters were left as per the program defaults unless noted herein.





**Figure 3-1 XP-RAFTS model schematisation**

#### **Sub-catchment delineation**

Sub-catchments were delineated within ArcGIS using the 1 m LIDAR DEM and survey data provided by Wolter Consulting. Manual edits to calculated catchment boundaries were made where required.

A total of seven catchments were used in the XP-RAFTS model, plus two junction nodes representing the flows arriving at the culverts upstream and downstream the site. Routing (lag) reaches were used in those cases where the hydrograph generated by a given sub-catchment travels along a drain before reaching the culvert inlet.

For those sub-catchments with distinctive pervious and impervious areas, two sub-catchments were used in each XP-RAFTS node, as per the software's user manual recommendation. Fraction impervious values for each land use were adopted as the largest of those provided in Table 10.3.18 of Redland's Priority Infrastructure Plan<sup>1</sup> and Table 4.5.1 of Queensland Urban Drainage Manual (Third edition 2013 – provisional).

<sup>1</sup> [http://www.redland.qld.gov.au/PlanningandBuilding/RPS/Documents/V5.1\\_Documents/10.00%20with%20Maps%20-%20Large%20File%20Size.pdf](http://www.redland.qld.gov.au/PlanningandBuilding/RPS/Documents/V5.1_Documents/10.00%20with%20Maps%20-%20Large%20File%20Size.pdf)

Table 3-1 describes the sub-catchment characteristics used in the XP-RAFTS model representative of existing conditions.

**Table 3-1 XP-RAFTS catchment properties – existing condition**

Node Name	Area (ha)	% Impervious	Slope (%)	Lag time (minutes)
US West (1)	2.521	0	3.38	5
US West (2)	2.521	100		
US Midwest (1)	2.997	0	4.06	0
US Midwest (2)	1.285	100		
US Mideast (1)	2.400	0	5.96	0
US Mideast (2)	1.029	100		
US East (1)	0.924	0	2.04	5
US East (2)	0.396	100		
Road (1)	0.285	0	1.98	0
Road (2)	0.664	100		
DS South (1)	11.998	0	1.43	0
DS South (2)	0.000	100		
DS North (1)	8.439	0	2.06	0
DS North (2)	2.110	100		

Table 3-2 shows the characteristics of the subcatchments for the developed condition. Developed areas were sourced from Philip Usher Construction's site layout plan, shown in Appendix A.

**Table 3-2 XP-RAFTS catchment properties – developed condition**

Node Name	Area (ha)	% Impervious	Slope (%)	Lag time (minutes)
US West (1)	2.521	0	3.38	5
US West (2)	2.521	100		
US Midwest (1)	2.997	0	4.06	0
US Midwest (2)	1.285	100		
US Mideast (1)	2.400	0	5.96	0
US Mideast (2)	1.029	100		
US East (1)	0.924	0	2.04	5
US East (2)	0.396	100		
Road (1)	0.285	0	1.98	0
Road (2)	0.664	100		
DS South (1)	8.782	0	1.43	0
DS South (2)	3.215	100		
DS North (1)	7.226	0	2.06	0
DS North (2)	3.323	100		

### Detention basins

One retarding basin was included in the XP-RAFTS model, representing the basin constructed as part of an existing upstream residential subdivision development (corresponding to the US Mideast subcatchment, see Figure 3-1). Geometric characteristics of the detention basin are shown in Table 3-3. This data was extracted from a DRAINS model of the site, provided to GHD by ETS Engineering.

**Table 3-3 Upstream development detention basin – storage characteristics**

Stage (mAHD)	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )
13.000	530	0
13.500	815	336.25
14.000	1130	822.50

The basin outlet characteristics in XP-RAFTS were tweaked to achieve the same outflows as the provided DRAINS model.

### Equal area slopes

Equal area slopes for each sub-catchment (XP-RAFTS node) were calculated based on the merged DEM and the longest flow path lines. Table 3-1 and Table 3-2 provide the equal area slopes for each sub-catchment.

### Roughness

A uniform Manning's 'n' roughness value of 0.06 was initially used for the pervious component of the XP-RAFTS nodes, which is a reasonable estimate of average rural/urban catchment conditions. A Manning's 'n' roughness value of 0.02 was used for the impervious components of the nodes.

### Losses

The initial / continuing rainfall loss model was used to estimate design storm hydrographs. An initial loss of 0 mm and a uniform continuing loss of 2.5 mm/hr were applied to the pervious areas of the catchment. An initial loss of 0 mm reflects the fact that design storm 'bursts' may occur following a period of lower intensity rainfall that saturates the catchment. The uniform continuing loss of 2.5 mm/hr was based on Table 3.6 of ARR Book 2. For the impervious areas, both the initial and continuing loss parameters were set to 0 mm.

### Storm events

The "automatic storm generator" function with XP-RAFTS was used to select the appropriate combinations of rainfall, temporal patterns and simulation parameters and then generate design storm hydrographs for the 2-year, 10-year, 50-year and 100-year ARI events. The routing increment was set to 1 minute, and the simulation time was set to 10 times the storm duration. XP-RAFTS was used to generate design storm hydrographs for the events shown in Table 3-1.

**Table 3-4 XP-RAFTS Design Storm Events**

ARI (years)	Storm Duration
2, 10, 20, 50 and 100	ARR Zone 3 Temporal Pattern 30 minutes, 45 minutes, 1 hour, 1.5 hours, 2 hours and 3 hours

Results for the existing and developed cases show that the critical storm duration is 60 minutes for both culverts (upstream and downstream the site).



### Storage coefficients and exponents

XP-RAFTS treats each sub-catchment as a conceptual lumped storage, with a storage-discharge relationship given by:

Equation 1:  $S = Bq^{n+1}$

Where:

- $S$  = storage ( $m^3$ )
- $q$  = discharge ( $m^3/s$ )
- $B$  = storage delay time coefficient
- $n$  = storage non-linearity exponent

In the absence of calibration or regional regression estimates,  $B$  is calculated internally by XP-RAFTS according to the following:

Equation 2:  $B_{AV} = 0.285 A^{0.52} (1+U)^{-1.97} S_C^{-0.5}$

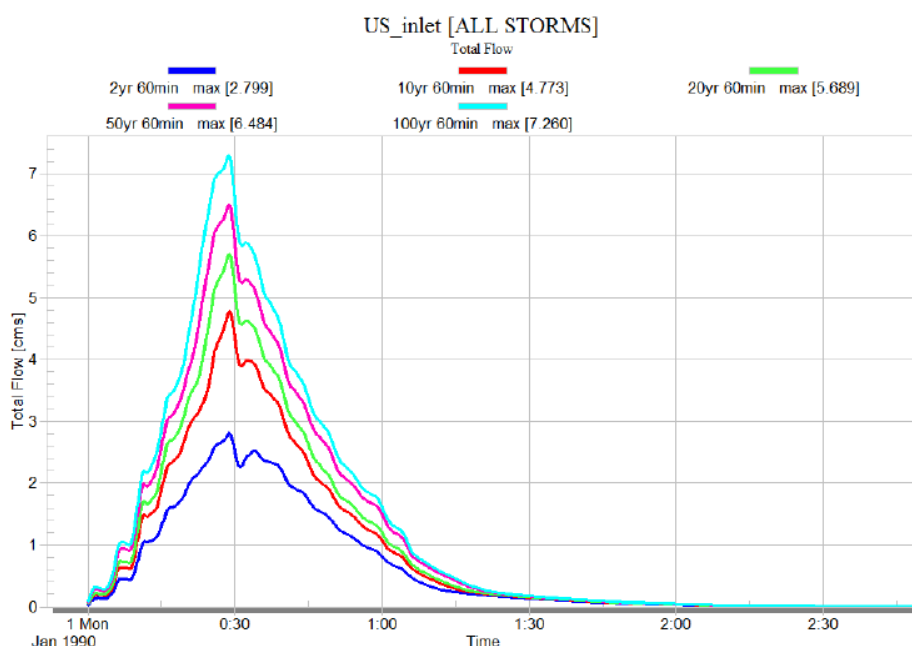
Where:

- $A$  = sub-catchment area ( $km^2$ )
- $U$  = fraction of the sub-catchment that is urbanised
- $S_C$  = main drainage slope of the sub-catchment (%)

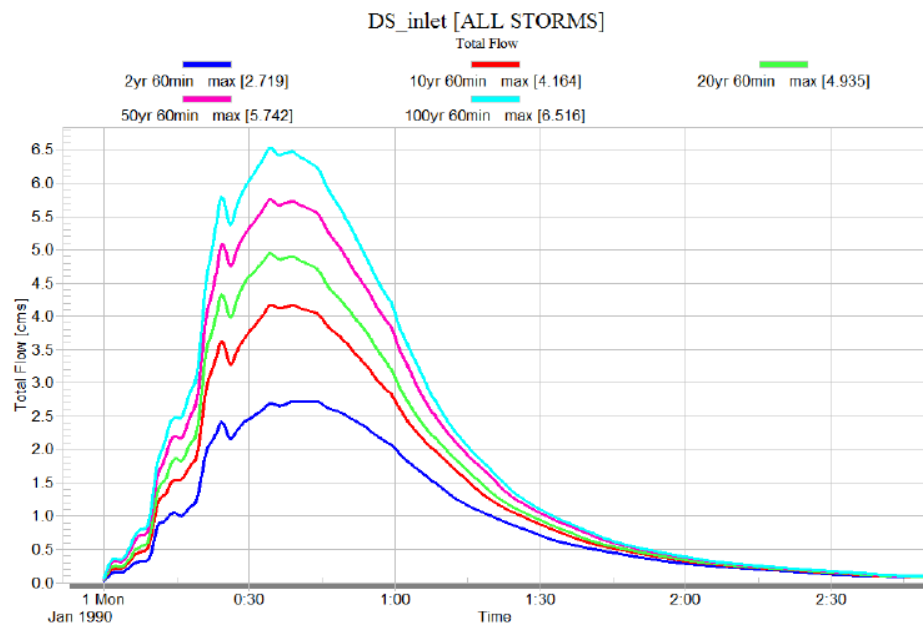
The default value for  $n$  (-0.285) and the default equation for  $B$  have been left unmodified. The global storage modification factor,  $B_X$ , has been left as default (i.e.  $B_X = 1$ ).

### 3.2.4 Hydrological model results

Figure 3-2 and Figure 3-3 show the hydrograph results from the hydrological model, for the different events (return periods) analysed. These hydrographs represent the sum of the respective sub-catchment hydrographs, lumped at the culvert inlets upstream (Figure 3-2) and downstream (Figure 3-3) the site.

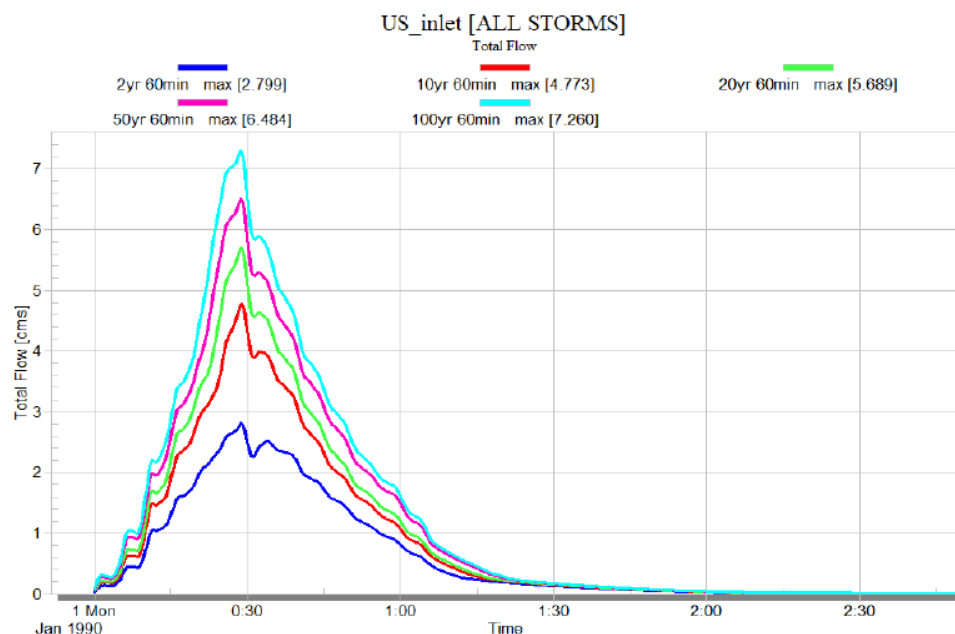


**Figure 3-2 Upstream culvert inlet hydrographs – Existing case**

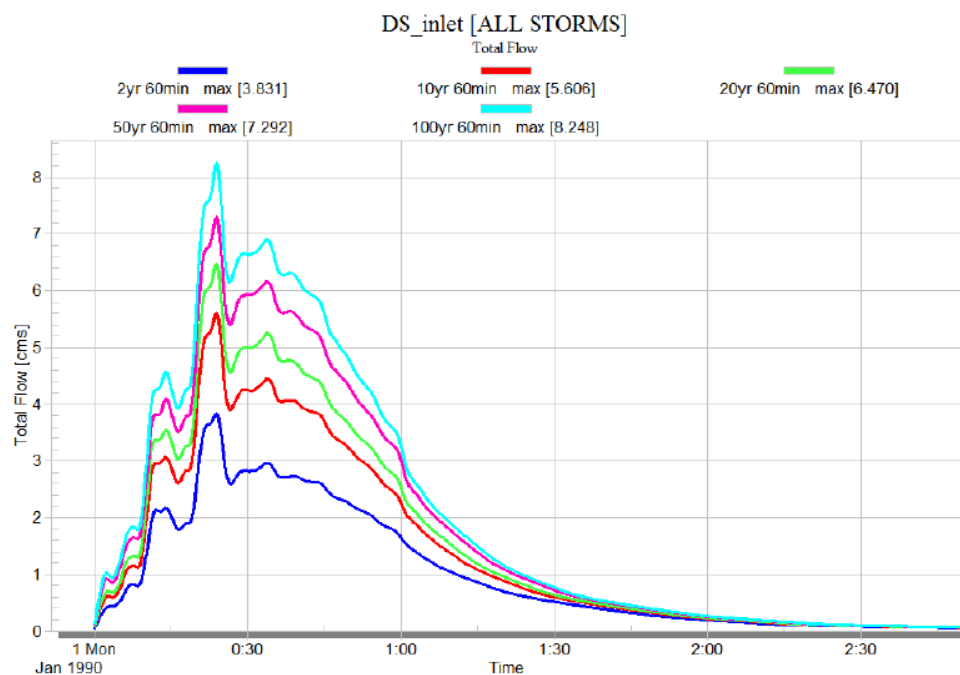


**Figure 3-3 Downstream culvert inlet hydrographs – Existing case**

Figure 3-4 and Figure 3-5 respectively show the upstream and downstream culvert inlet hydrographs for the developed case. Results for the upstream culvert inlet for the developed case coincide with those for the existing case, since any future developments upstream will have to include sufficient on-site peak flow attenuation to at least not worsen the existing condition.



**Figure 3-4 Upstream culvert inlet hydrographs – Developed case**



**Figure 3-5 Downstream culvert inlet hydrographs – Developed case**

The comparison of downstream culvert inlet hydrographs between the existing and developed case (Figure 3-3 and Figure 3-5) shows that in the developed case peak flows increase approximately by 20% to 25% with respect to the base case ones. It can also be seen that the increase of impervious area causes the hydrographs to peak earlier than for the existing case.

### 3.2.5 Comparison to previous studies

The results of previous studies were reviewed as part of this hydrological assessment. Direct comparison of results is not possible in all cases, as the hydrological methods and catchments vary. The review of other studies confirmed the general appropriateness of the current hydrological model in determining design storm hydrographs for the current purpose.

### 3.3 Hydraulic Modelling

#### 3.3.1 Overview

A hydraulic model was developed to determine flooding extents and levels within the site.

#### 3.3.2 Software

TUFLOW (WBM-BMT, 2010) is a 2D unsteady flow hydrodynamic modelling tool developed by WBM-BMT. TUFLOW is oriented towards establishing flow and inundation patterns in coastal waters, rivers and floodplains as well as urban areas. TUFLOW solves the depth-averaged 2D shallow water equations for flows such as for the free-surface flows occurring from floods and tides based on the creation of an appropriate-resolution DEM, surface inflows, surface roughness and boundary conditions. TUFLOW is recognised as an industry standard 2D hydrodynamic modelling package within Australia and is well-suited to the modelling of the waterways and floodplains within the site.

#### 3.3.3 Model Extent & Resolution

The extent of the model was selected to cover the floodplains within the overall catchment area. A 2 m grid size was chosen as a reasonable balance between model run times and appropriate representation of the small-scale features of the floodplain.

#### 3.3.4 Timestep

A 0.5 second time step was used for both the 1D and 2D models respectively.

#### 3.3.5 Digital Elevation Model

As mentioned previously, the DEM provided by Wolter Consulting was used as a base for the representation of topography in the hydraulic model. The following steps were also undertaken for DEM refinement:

1. Creation of TUFLOW modified specific elevation points based on user-defined polygons to smooth the topography in cells immediately upstream and downstream of culverts. This is a requirement for model stability and has a negligible impact on peak flood level results.
2. Application of TUFLOW modified specific elevation points based on user-defined ridge lines. This technique was used to appropriately represent critical hydraulic controls such as road crests where such features are smaller than TUFLOW's normal sampling density as well as the edge of the 1D nested regions to ensure smooth flow transition.

#### 3.3.6 Roughness

The spatial distribution of hydraulic roughness was defined by polygons representing areas of homogenous surface type. The polygons were generated manually using the aerial imagery and photographs from a site visit. The roughness categories and Manning's "n" values shown in Table 4-1 were used in the hydraulic model.

**Table 3-5 TUFLOW Roughness Categories**

Category	Manning's "n"	Description
1	0.06	Open ground
2	3.0	Building
3	0.1	Dense vegetation
4	0.02	Road
5	0.03	Pond/ open water

**3.3.7 Hydraulic Structures**

Three sets of hydraulic structures were included as 1D components nested within and coupled to the 2D domain. These structures are Culvert 1, Culvert 2 and Culvert 3 as identified on Figure 3-6. Culverts 1 and 2 are located on Boundary Road and Culvert 3 is located on Cleveland Redland Bay Road. Table 3-6 contains the parameters used in the TUFLOW model. The estimated parameters were based on the survey data supplied by Wolter Consulting, photographs taken on site and the aerial image.

**Table 3-6 1D Culvert Modelling Parameters**

Parameter	Culvert 1- Footpath Adjacent to Boundary Road	Culvert 2 – Boundary Road	Culvert 3 – Cleveland Redland Bay Road
Shape	Box	Pipe	Box
Material	Concrete	Concrete	Concrete
Diameter (m)	-	1.35	-
Width x Height	0.8 x 0.45	-	2.1 x 1.2
Number of barrels	4	2	3
Manning's "n"	0.013	0.013	0.013
Length (m)	3.72	43	28.3
Upstream invert (m AHD)	12.95	11.47	5.72
Downstream invert (m AHD)	12.89	10.58	5.5
Blockage (%)	50	50	50
Entry loss	0.5	0.5	0.5
Exit loss	1	1	1

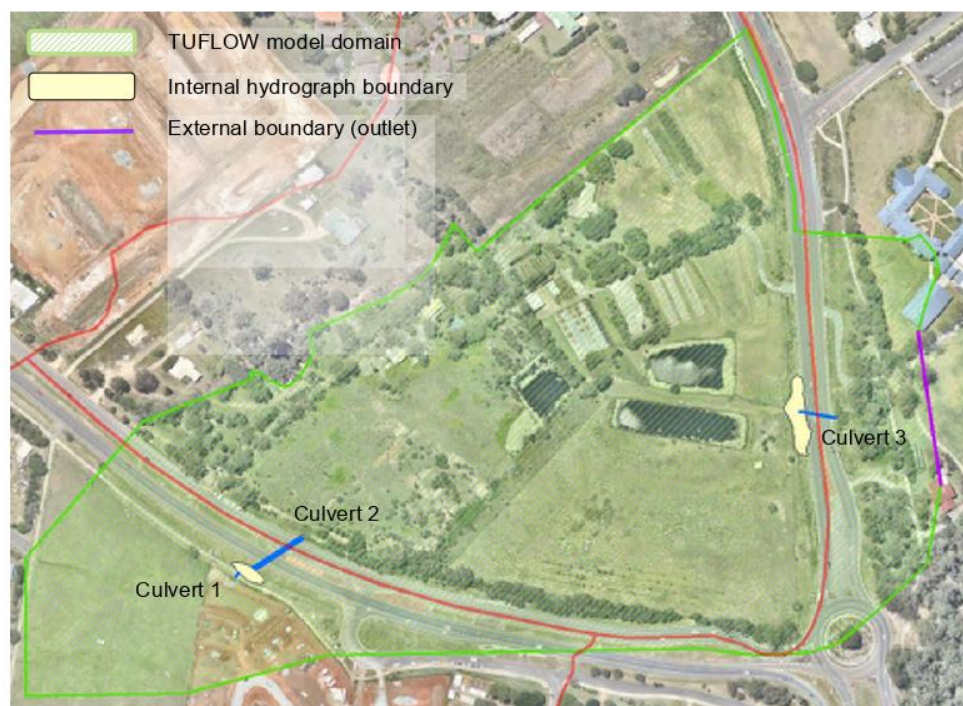
**3.3.8 Boundary Conditions**

The TUFLOW model has boundaries to represent the inflow of water from external catchments, the distribution of local runoff within the model, and to allow water to leave the model at the downstream end. The external flows and the downstream boundary are represented by lines along the model's edge and the internal flows are polygons within the 2D domain. For all internal boundaries, runoff hydrographs (i.e. pre-determined flow rates from the hydrological model) are used.

TUFLOW automatically reads the hydrographs generated by XP-RAFTS for each storm event. The internal and external boundaries are listed in Table 3-7, with the names corresponding to the applicable nodes from the XP-RAFTS model. The boundary locations are shown on Figure 3-6.

**Table 3-7 TUFLOW Model Boundaries**

Boundary Type	Name
External (2d_bc) - tailwater	Outlet
Internal Hydrograph (2d_sa)	US_inlet, DS_inlet

**Figure 3-6 TUFLOW model schematisation****3.3.9 Initial Water Levels**

An initial water level of 6.5 m AHD (equal to the constant downstream tailwater level) was applied at the start of the simulation.

**3.3.10 Storm Events**

The 2-year, 10-year, 20-year, 50-year and 100-year ARI hydrographs corresponding to the 60-minute duration storm events (critical storm duration) were modelled in TUFLOW. The 90-minute, 100 year ARI event was also analysed, however the resulting water levels and velocities were across the entire model domain lower than the 60-minute results. Thus, the 60-minute storm event results were only considered.

**3.3.11 Results**

Appendix B shows peak flood levels mapped for the existing case, Appendix C shows peak flood levels mapped for the developed case and Appendix D shows mapped afflux values (difference in existing and developed case peak flood levels). For simplicity reasons, afflux values are only shown in those areas where the developed peak water level is higher than the existing one (positive afflux).



**Table 3-8 Peak flows through Culvert 3 (downstream of site)**

Event ARI	Peak flow existing (m <sup>3</sup> /s)	Peak flow developed (m <sup>3</sup> /s)	Difference (m <sup>3</sup> /s)
2 year	5.224	5.377	+0.153
10 year	6.512	5.542	-0.970
20 year	7.679	6.341	-1.338
50 year	8.709	7.215	-1.494
100 year	9.442	7.870	-1.572

Results in Table 3-8 indicate that only for the 2 year ARI there seems to be an increase of peak flows arriving to the culvert downstream the site –causing an increase of water levels of up to 5 mm immediately downstream the site, as shown in Appendix B, C and D. The likely reason for this increase of flow at the culvert downstream the site is that the design of the approach channel arriving to the culvert is more efficient in the developed case than in the existing case. This causes that for small events in which on-site attenuation is not significant, the culvert in the developed case conveys more flow than in the existing case.

Additionally, for the 2 year ARI event there is an increase in water levels of up to 3 mm immediately upstream the entrance of the culvert located upstream the site. At this location, rarer events produce peak water levels that are in all cases lower than the existing ones.

For the 10-year ARI and rarer events it can be seen that peak flows arriving at the culvert downstream the site are approximately 15% to 20% smaller than those for the existing case, due to the effect of on-site attenuation. These results seem to indicate that there is room to optimise the on-site attenuation configuration, potentially reducing earthworks.

### 3.3.12 Climate Change Assessment

A climate change scenario was tested in the model by increasing inflows by 20% in the 100-year ARI event. It was not necessary to modify tailwater conditions for this assessment, since tailwater levels are well above projected climate changed sea levels.

Results for this assessment are shown in Appendix E. Maximum water levels for the climate change scenario are up to 0.20 m higher than for the existing condition scenario, and up to 0.15 m higher than for the developed condition scenario. No increases in peak water levels are observed upstream or downstream the site.

### 3.3.13 Sensitivity Test

A sensitivity test was performed to estimate the impacts on results due to an underestimation of Manning's roughness values. Thus, Manning's roughness values shown in Table 3-5 were increased by 20% for the 100-year ARI event.

Results of this sensitivity test are presented in Appendix E. Maximum water levels for the +20% Manning's scenario are up to 0.03 m higher than for both the existing and developed condition scenarios. No increases in peak water levels are observed upstream or downstream the site.

## 4. Conclusion

Hydrological and hydraulic modelling has been performed to estimate changes to maximum water levels at the proposed development on the corner of Boundary Road and Cleveland Redland Bay Road, Thornlands, as well as properties located upstream and downstream the site.

A range of storm events and design return periods were analysed, as well a sensitivity test and a climate change scenario.

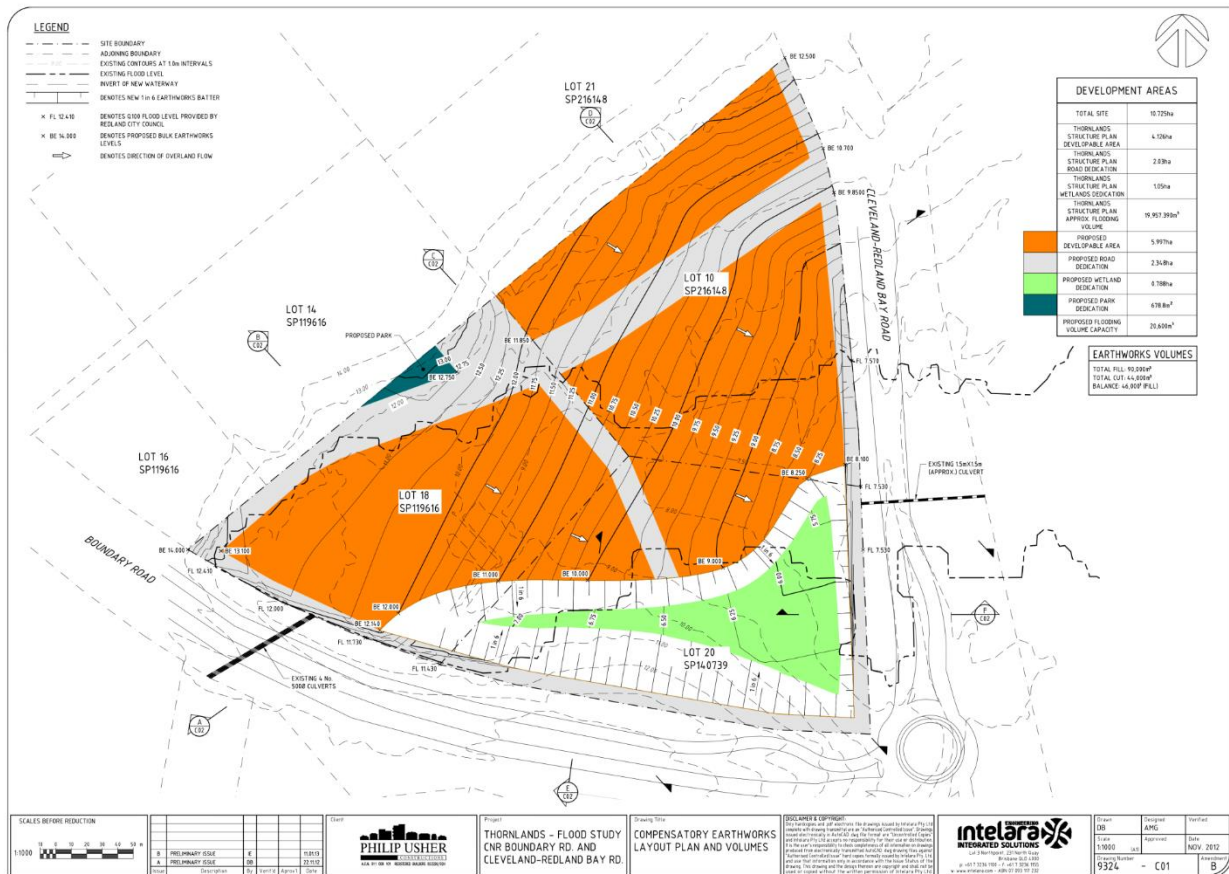
Results from these analyses indicate that the proposed on-site storage design has sufficient capacity to attenuate the increase in peak flows generated by the change in land use due to the site development. Moreover, there is potential for an optimisation of earthwork volumes, as peak flows exiting the site for the developed scenario are about 15% lower than those for the existing one in the 1% AEP event.

Results for the 2 year ARI scenario indicate that there is a slight increase in peak flows in the culvert downstream the site, likely due to a culvert inlet design and site flow path that is more efficient than the existing inlet characteristics. This causes an increase of up to 5 mm in maximum water levels in the property immediately downstream the site. There is no significant increase in flood extent associated with the marginally higher flood levels, and the increases do not affect any existing buildings. Additionally, there is up to 3 mm increase in water levels immediately upstream the site, for the 2 year ARI scenario (although these increases are constrained entirely within the road reserve). For all other events, the proposed development reduces peak flood levels and flow rates external to the site.



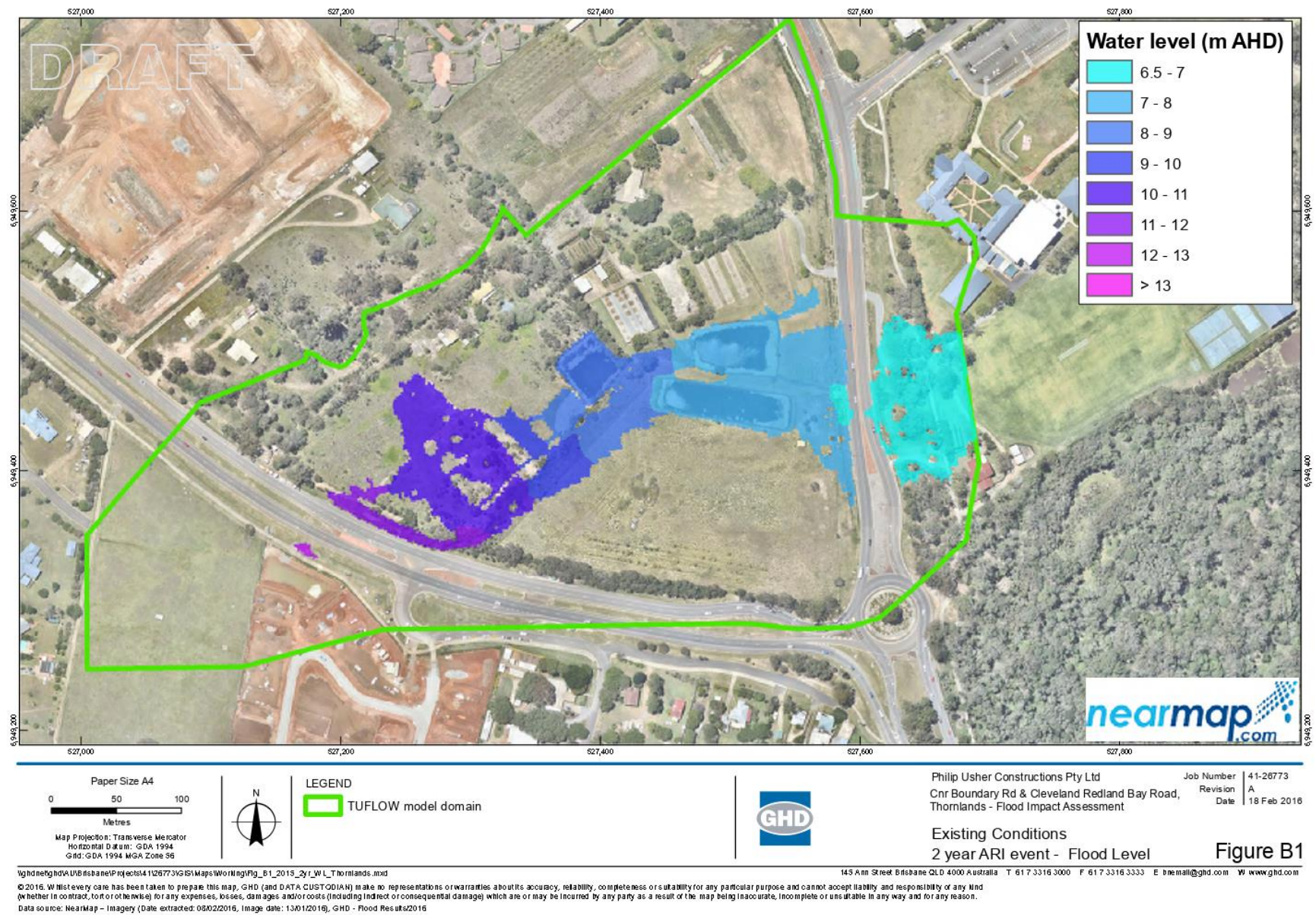
## Appendices

## **Appendix A** Site Development Layout

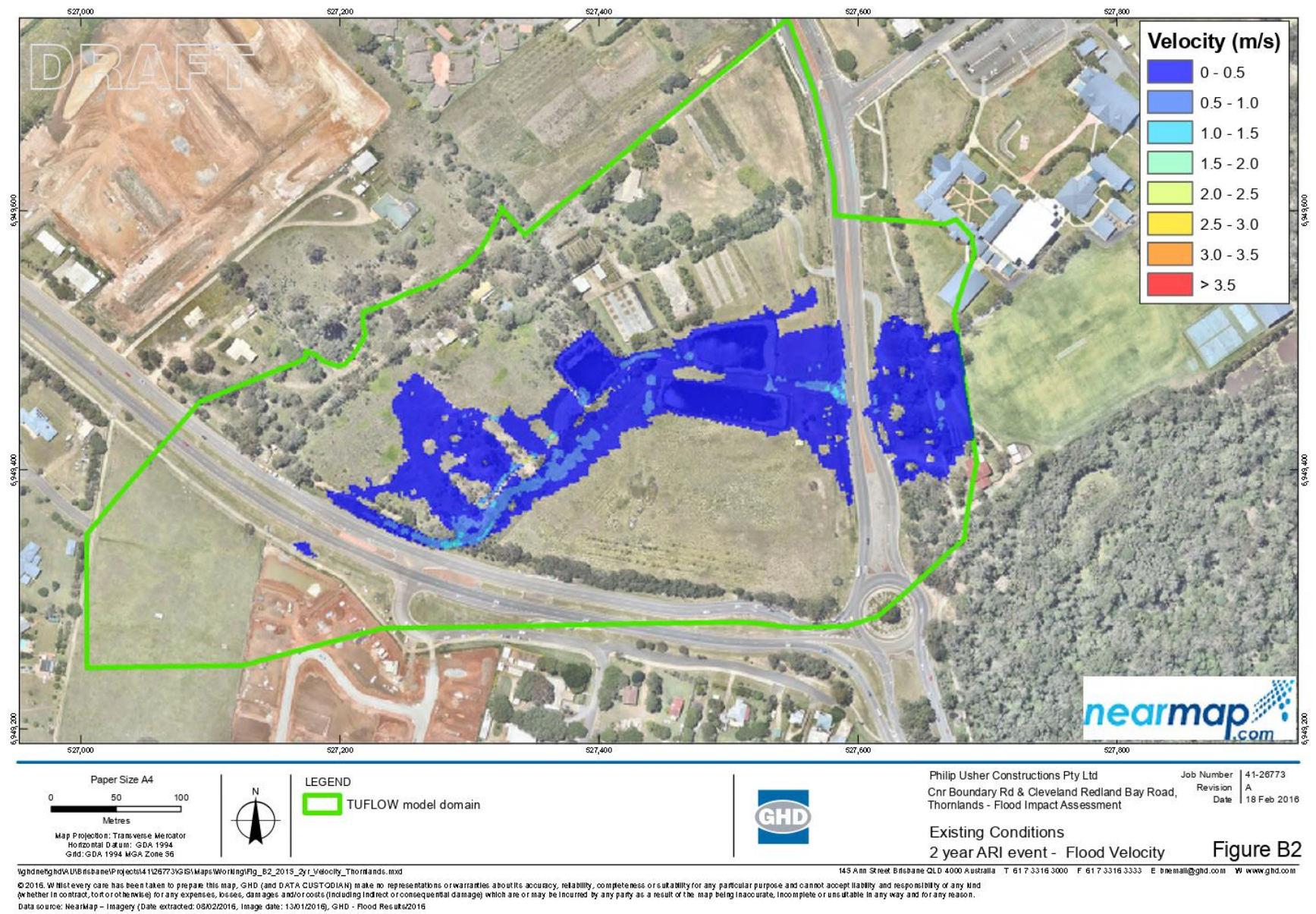




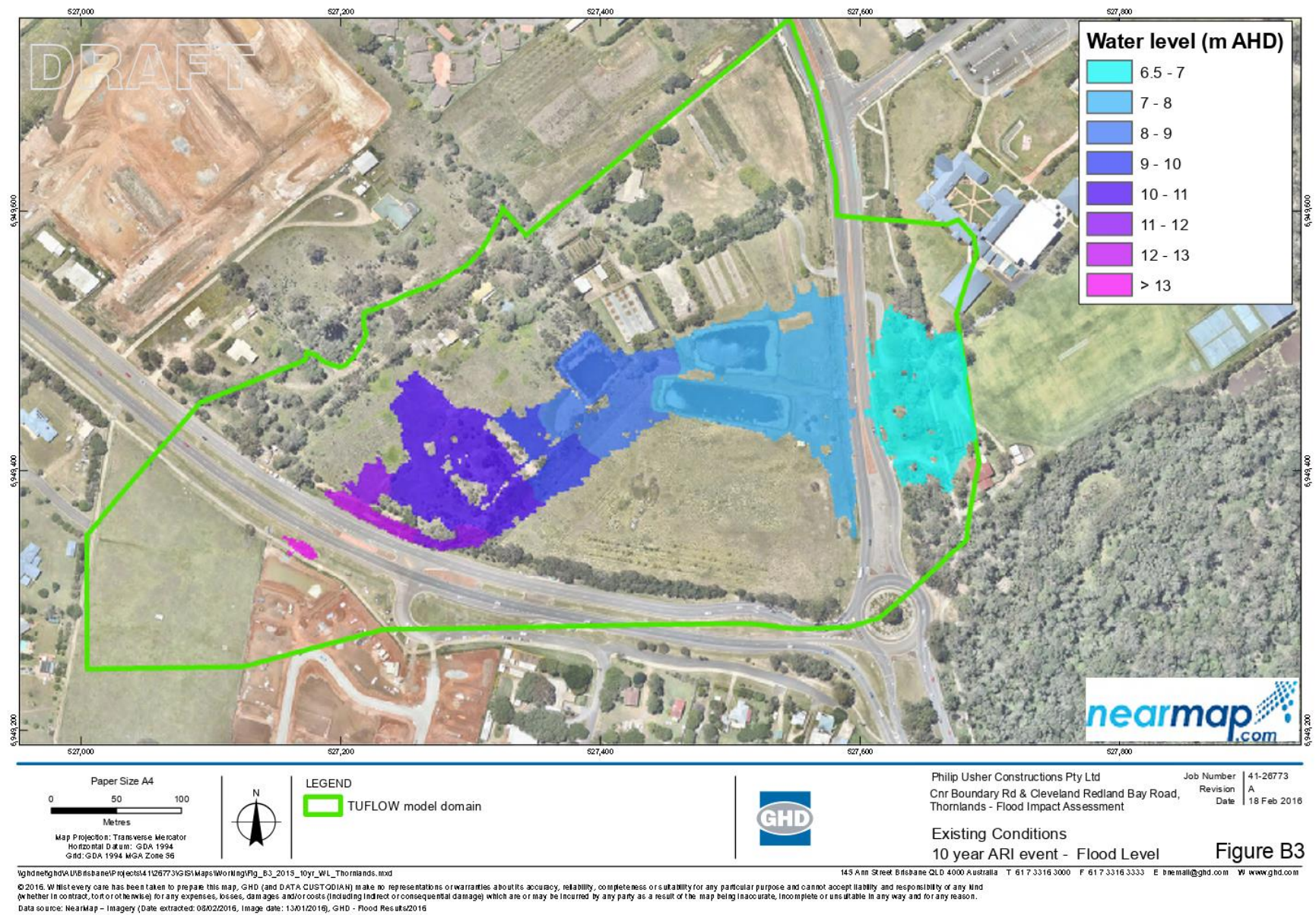
## **Appendix B** Existing Condition Maps



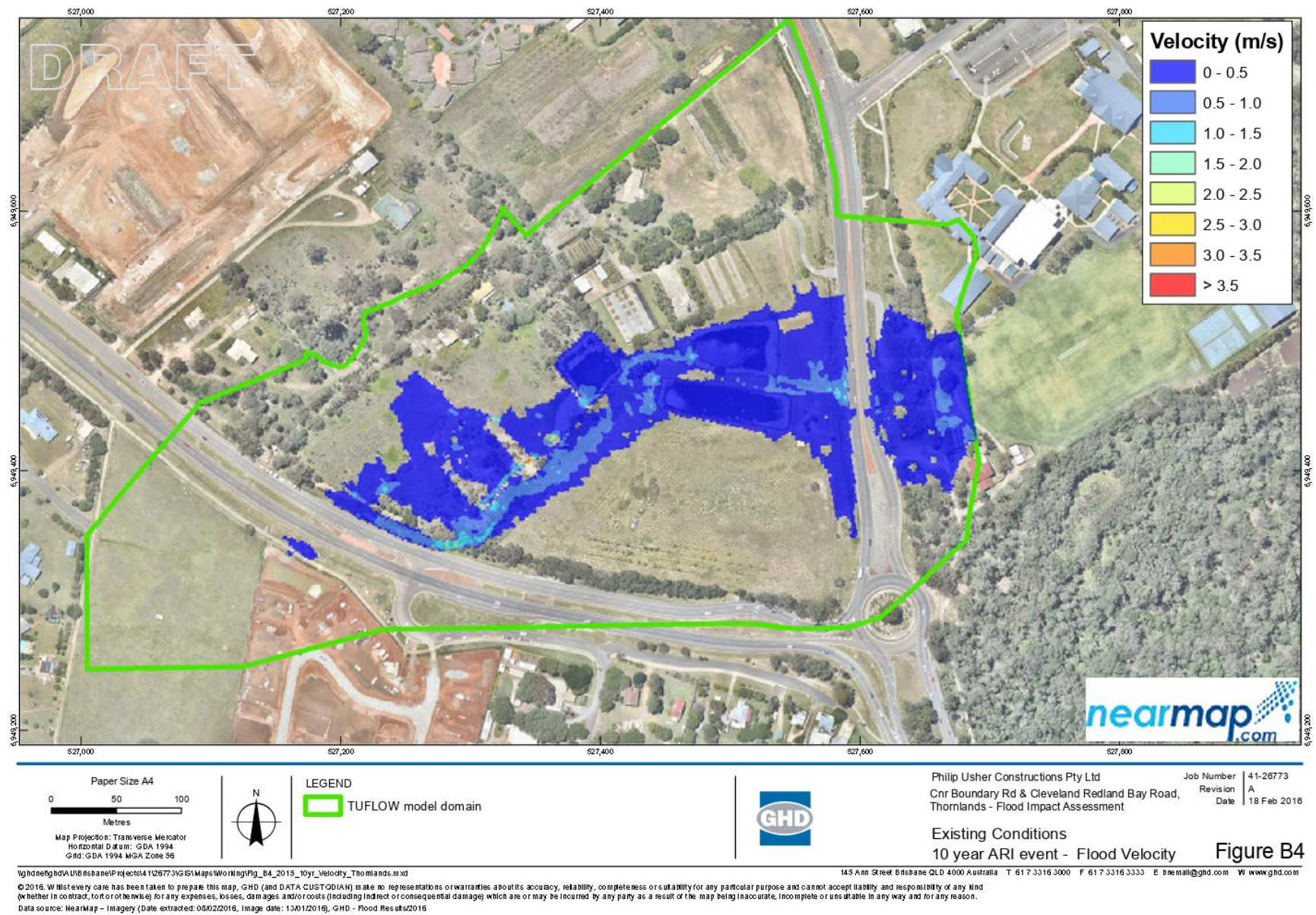




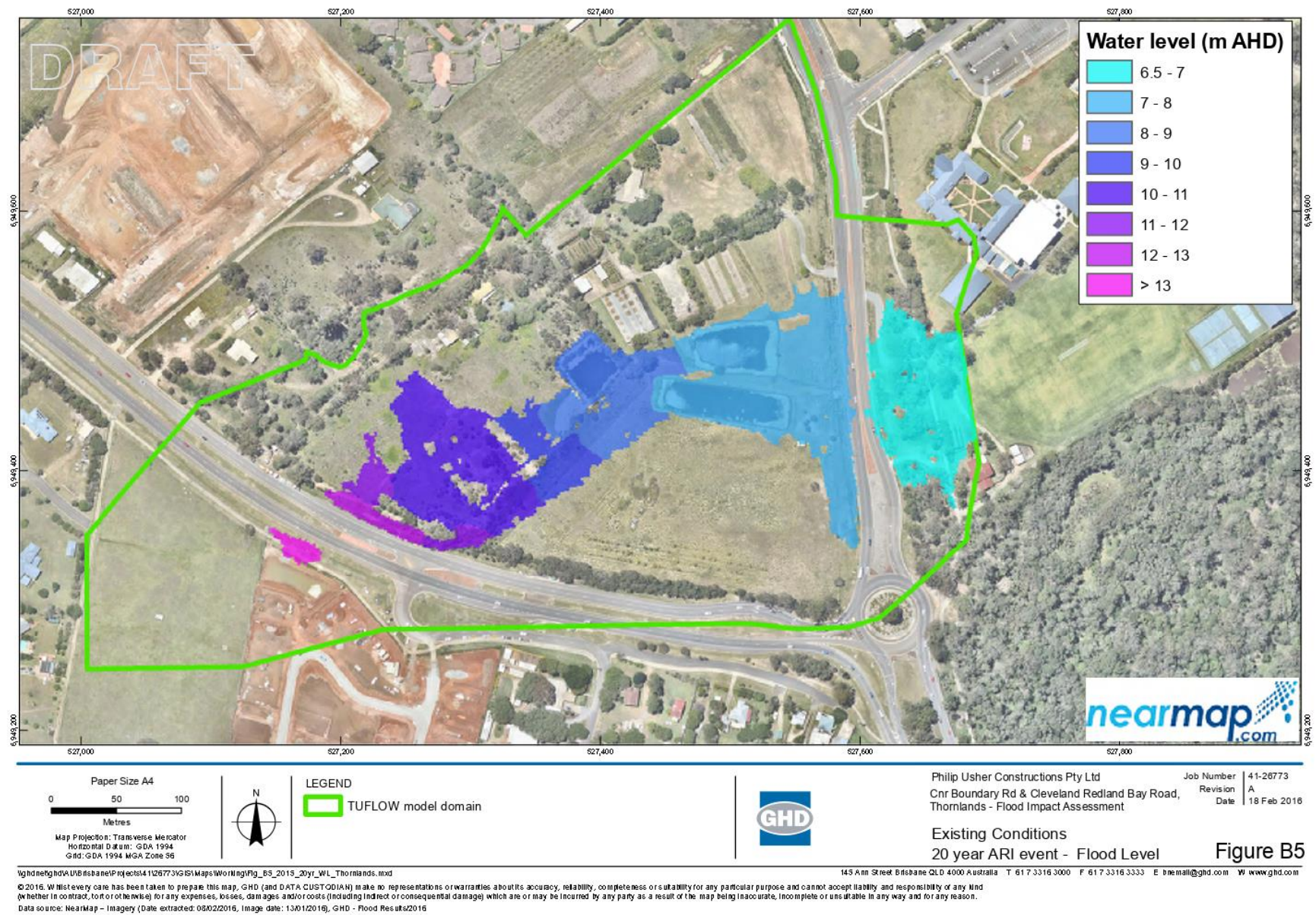




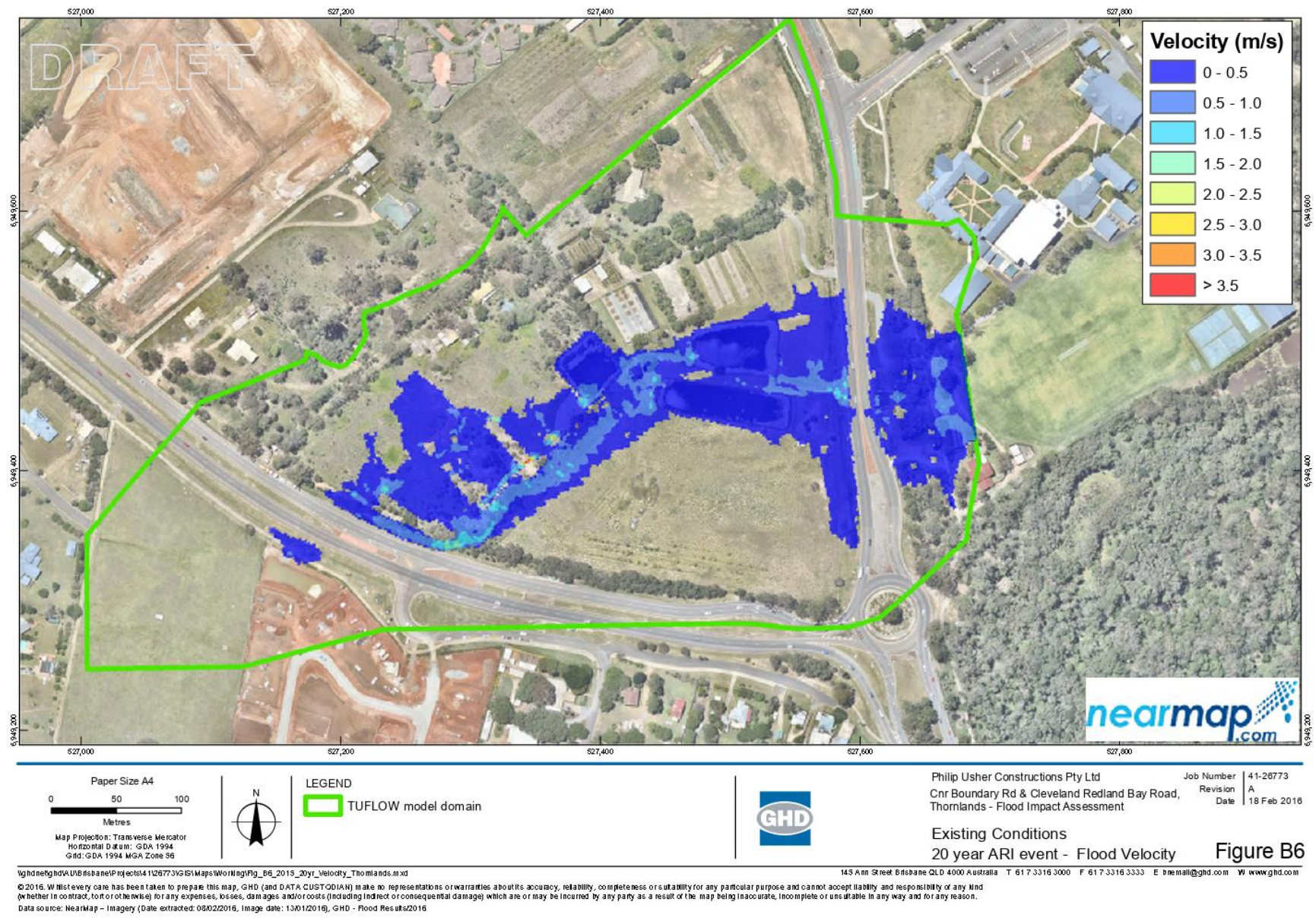




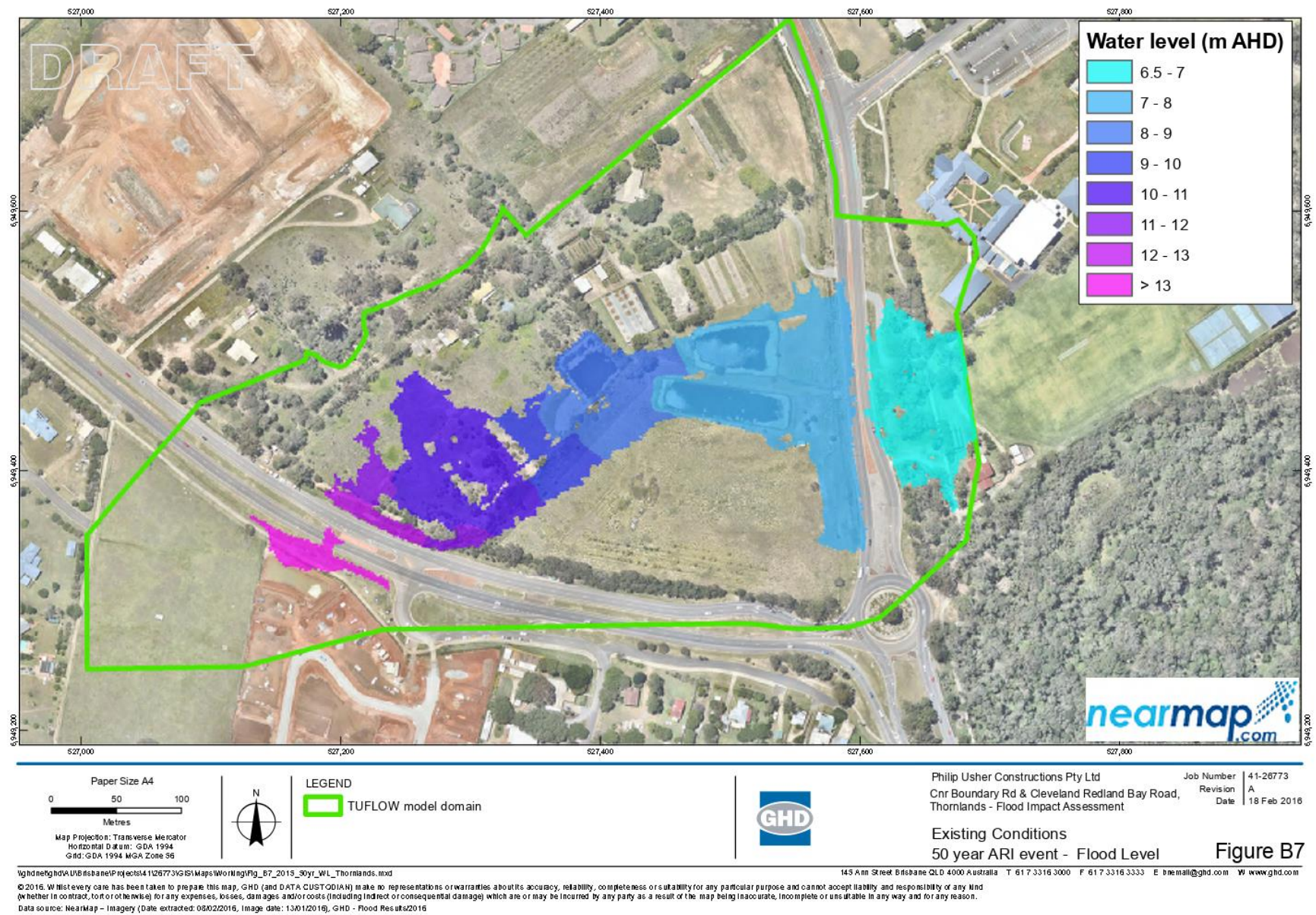




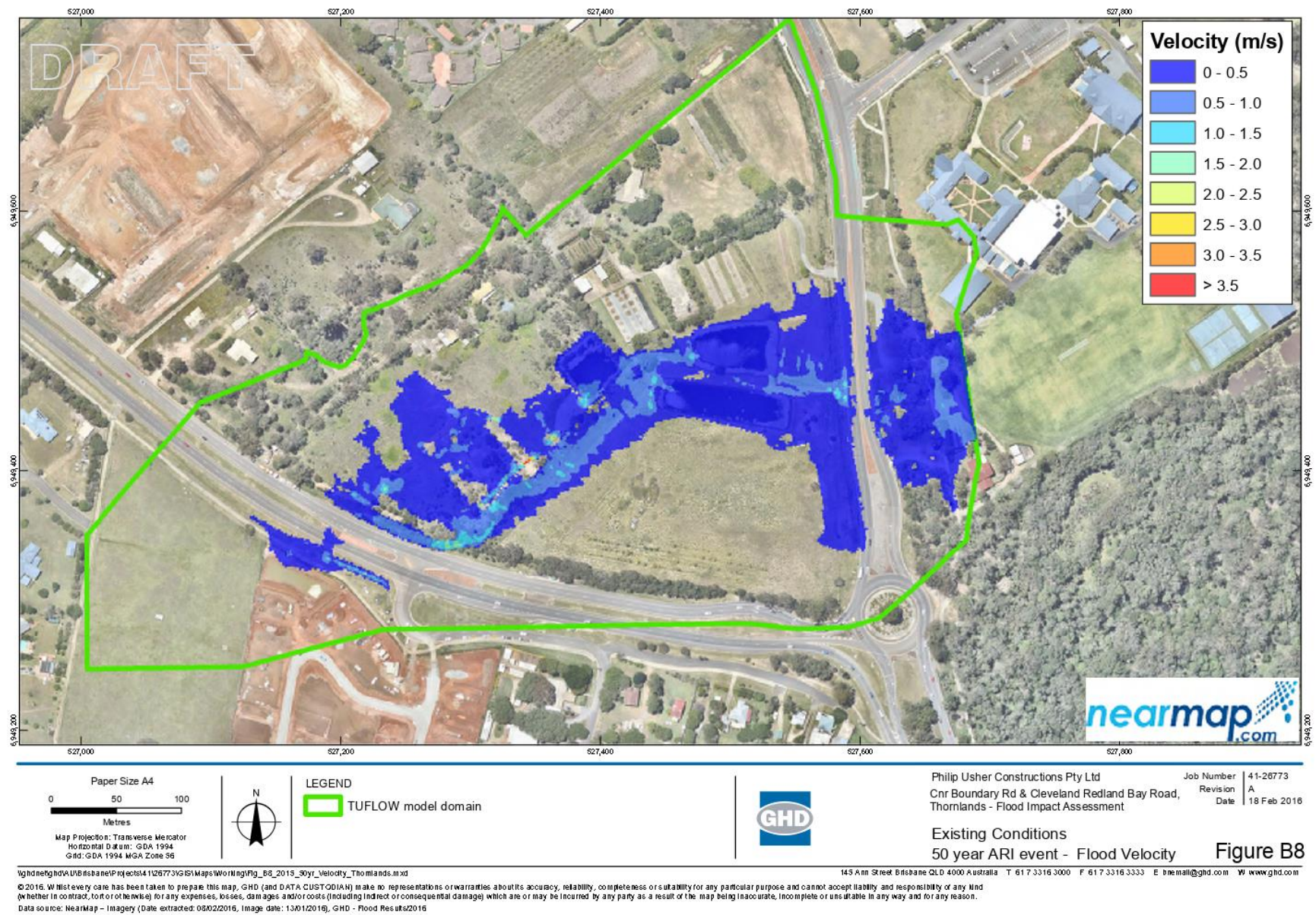




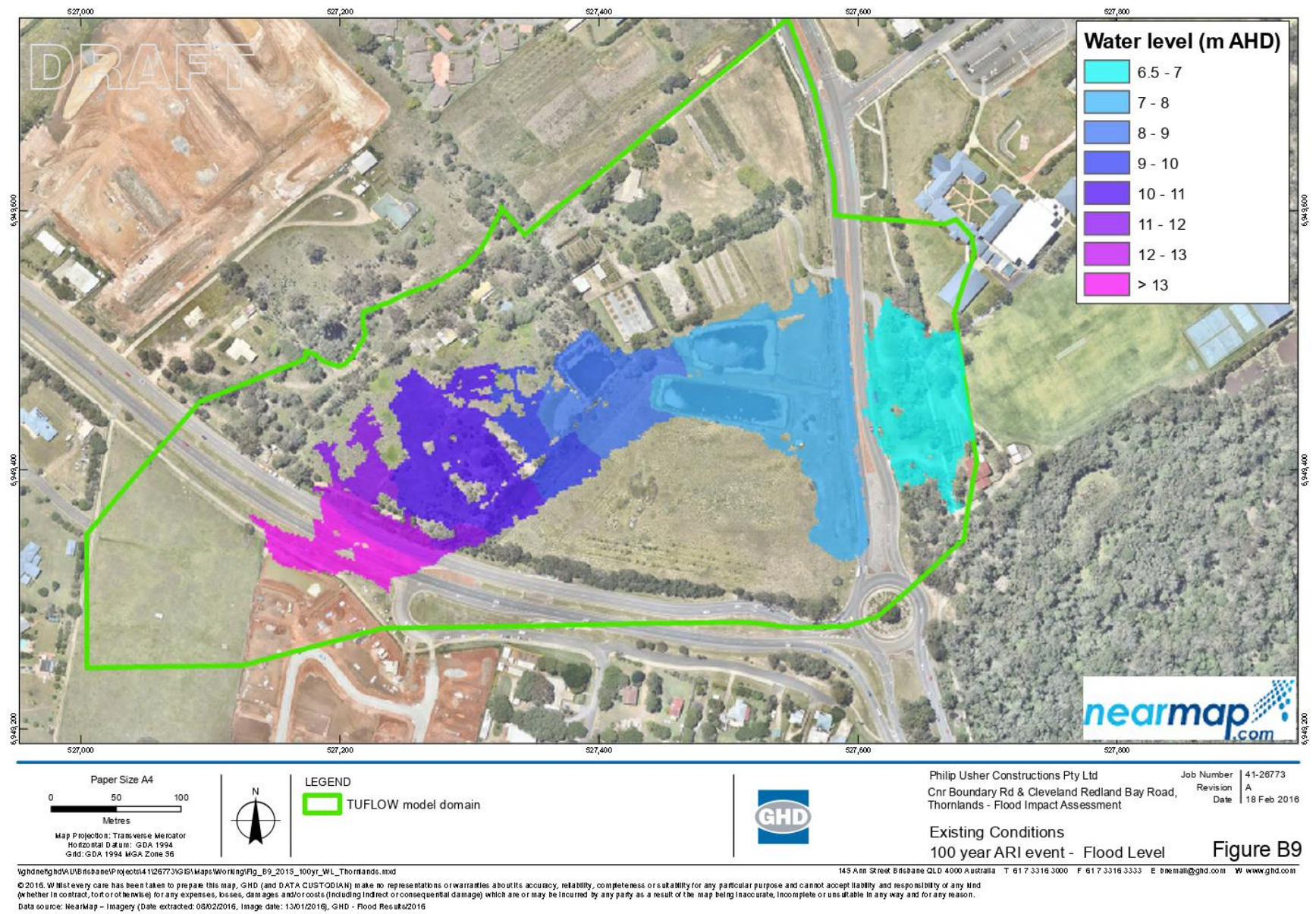




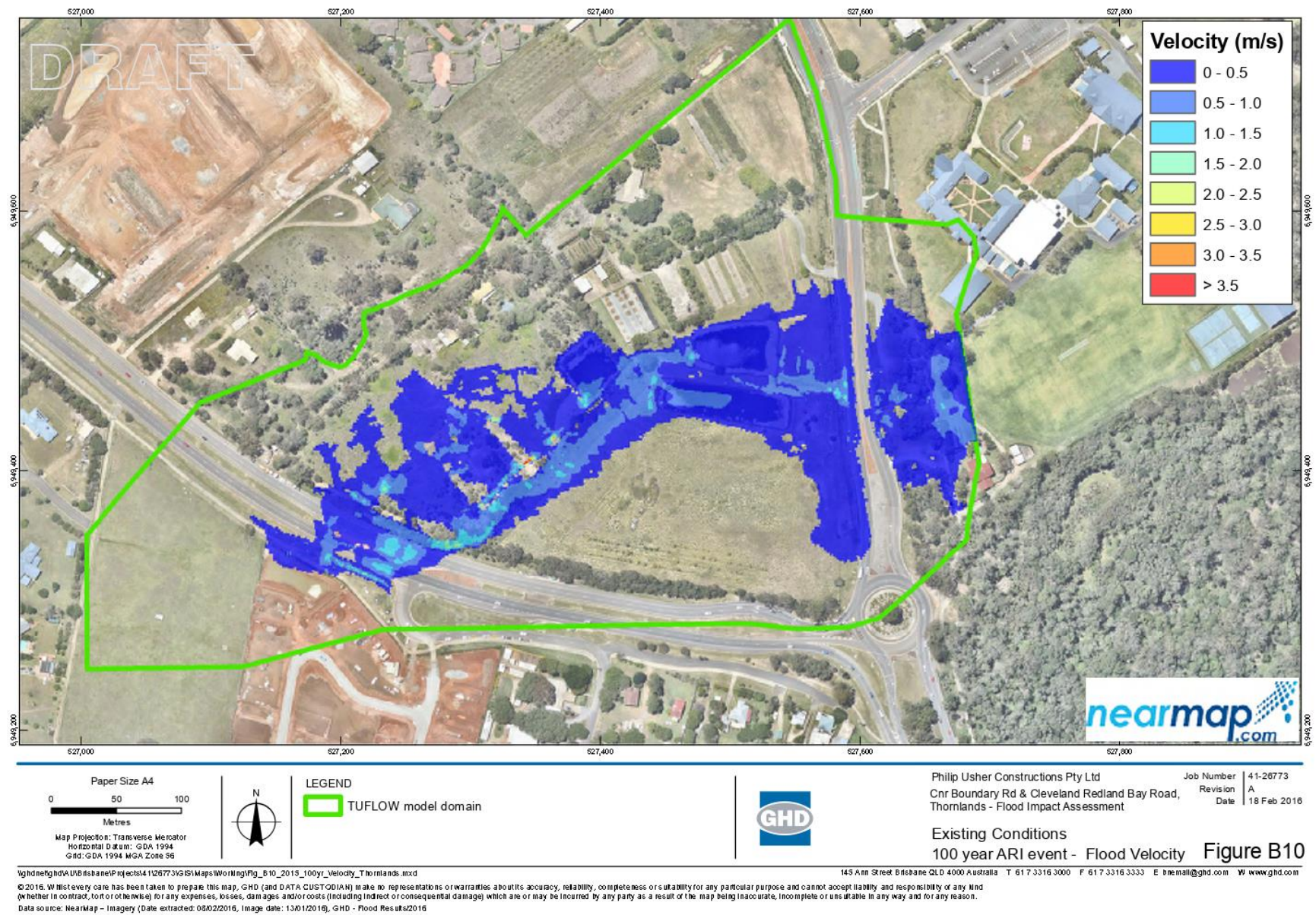






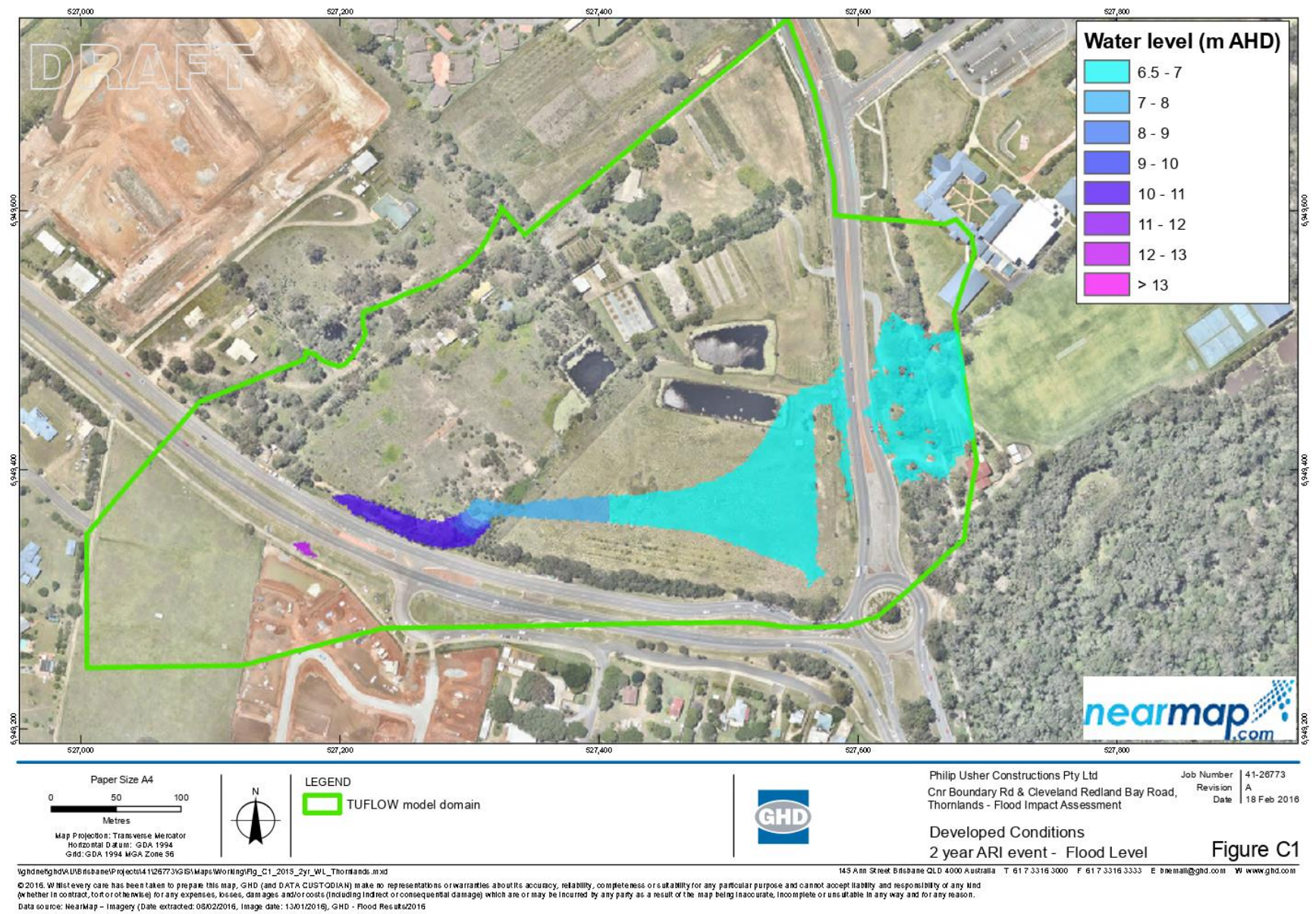




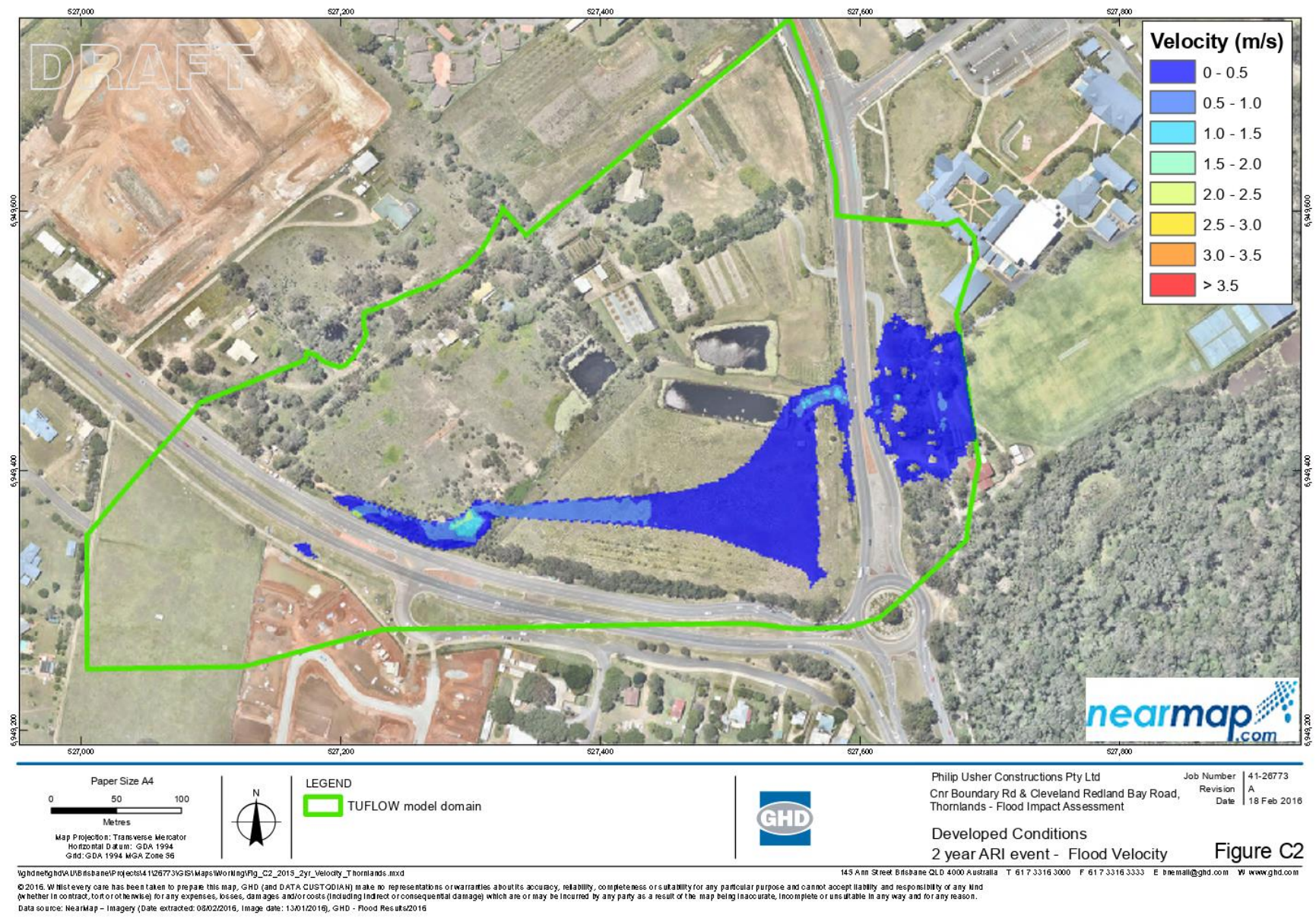


## **Appendix C** Developed Condition Maps

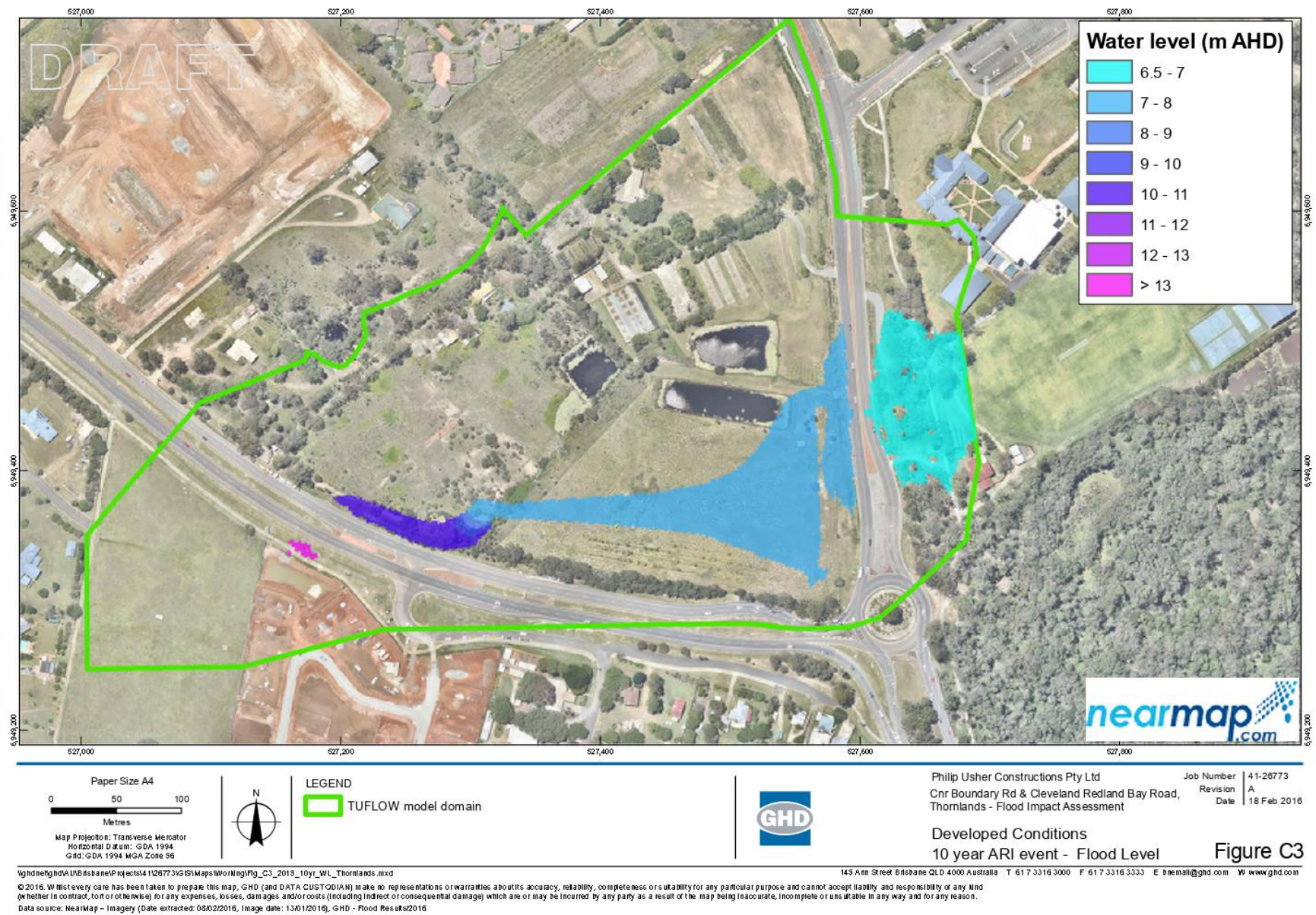




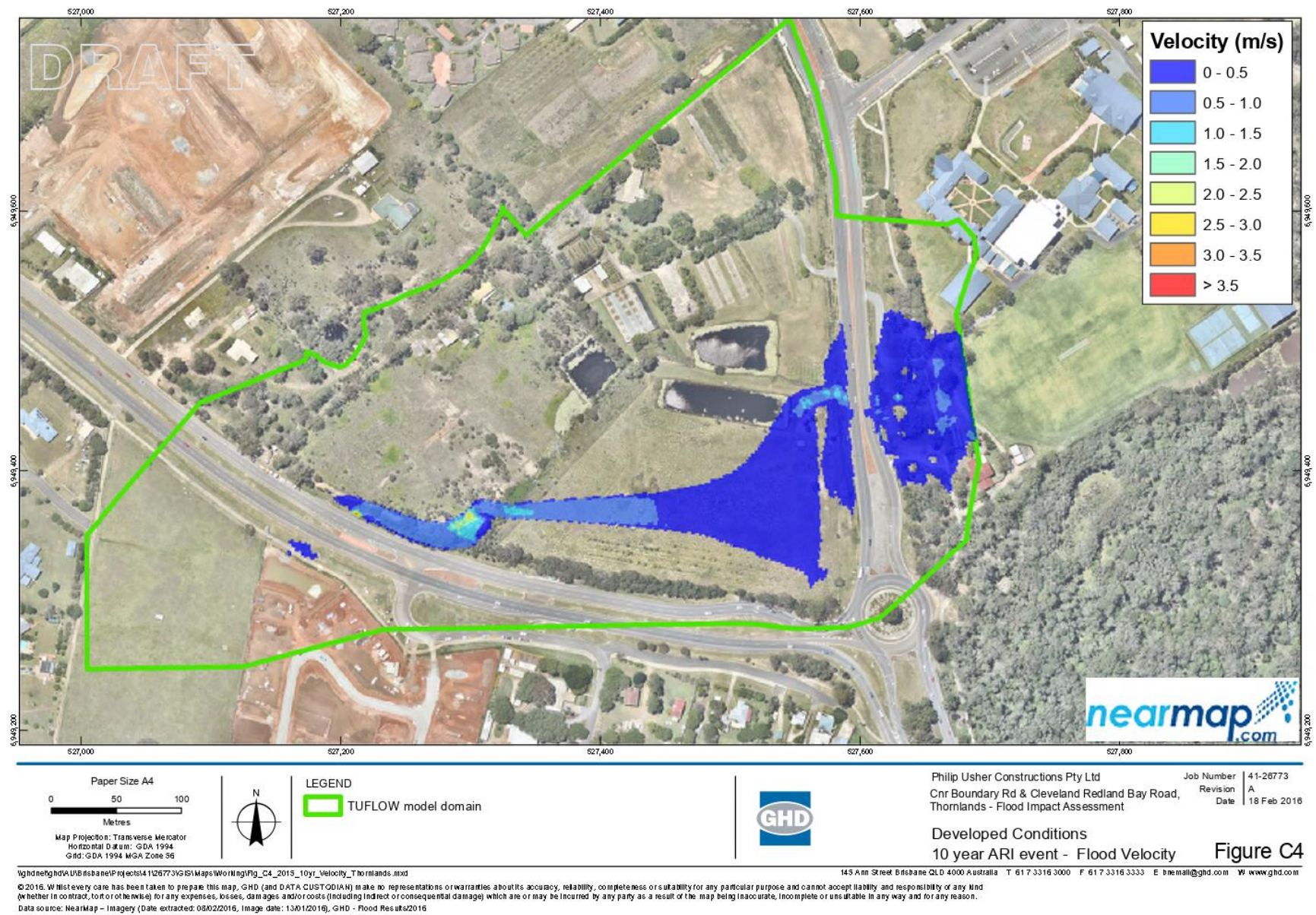




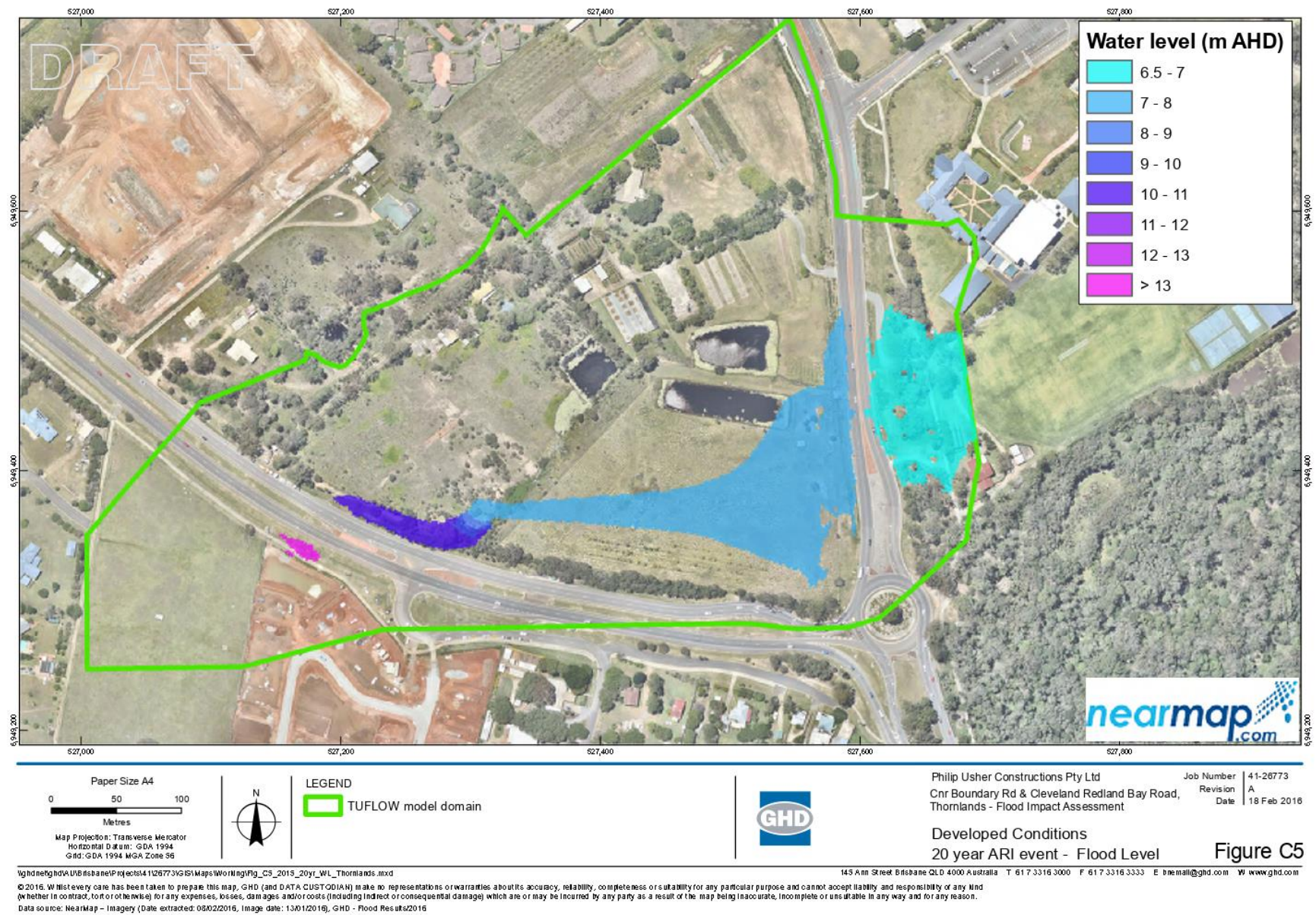




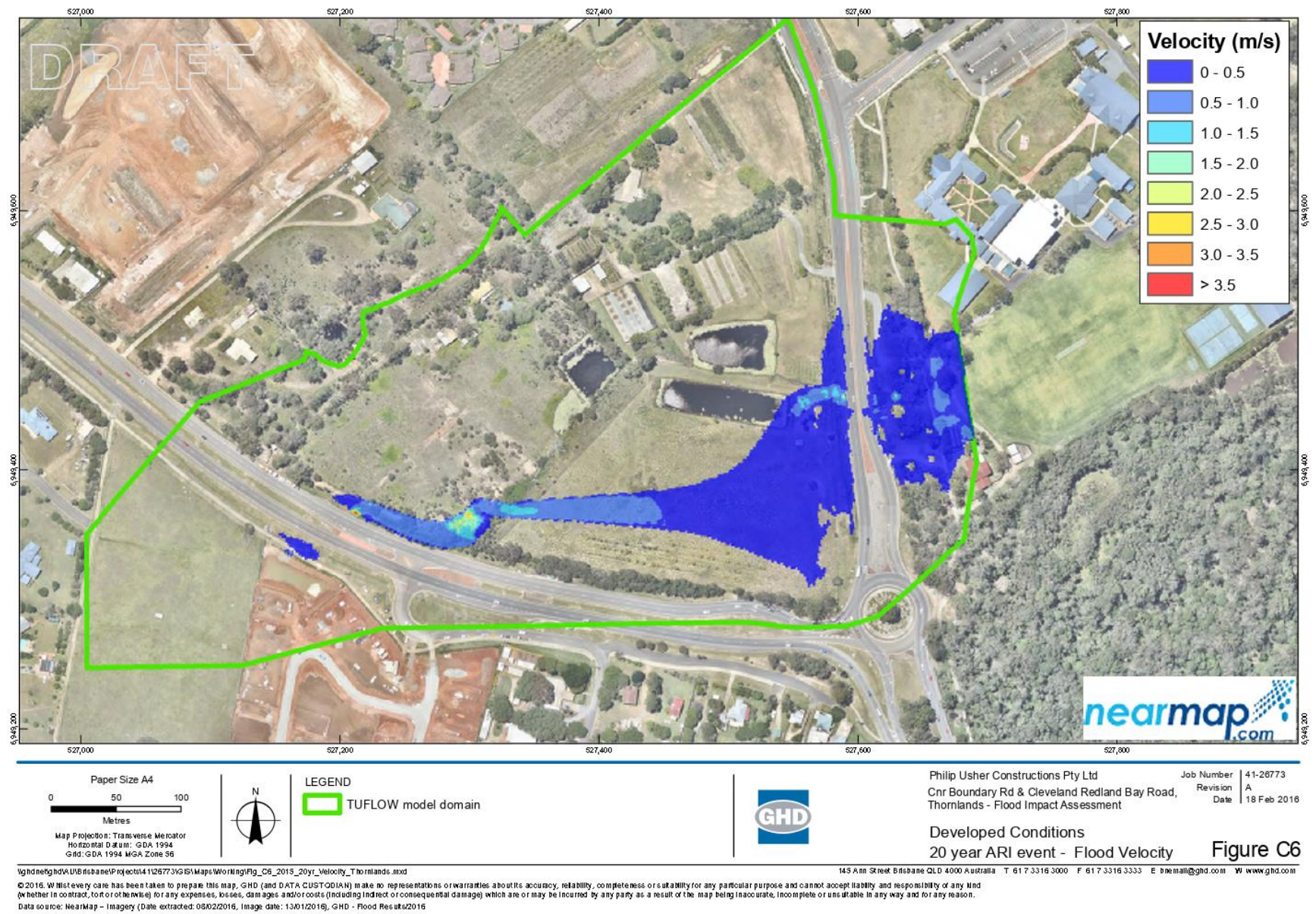




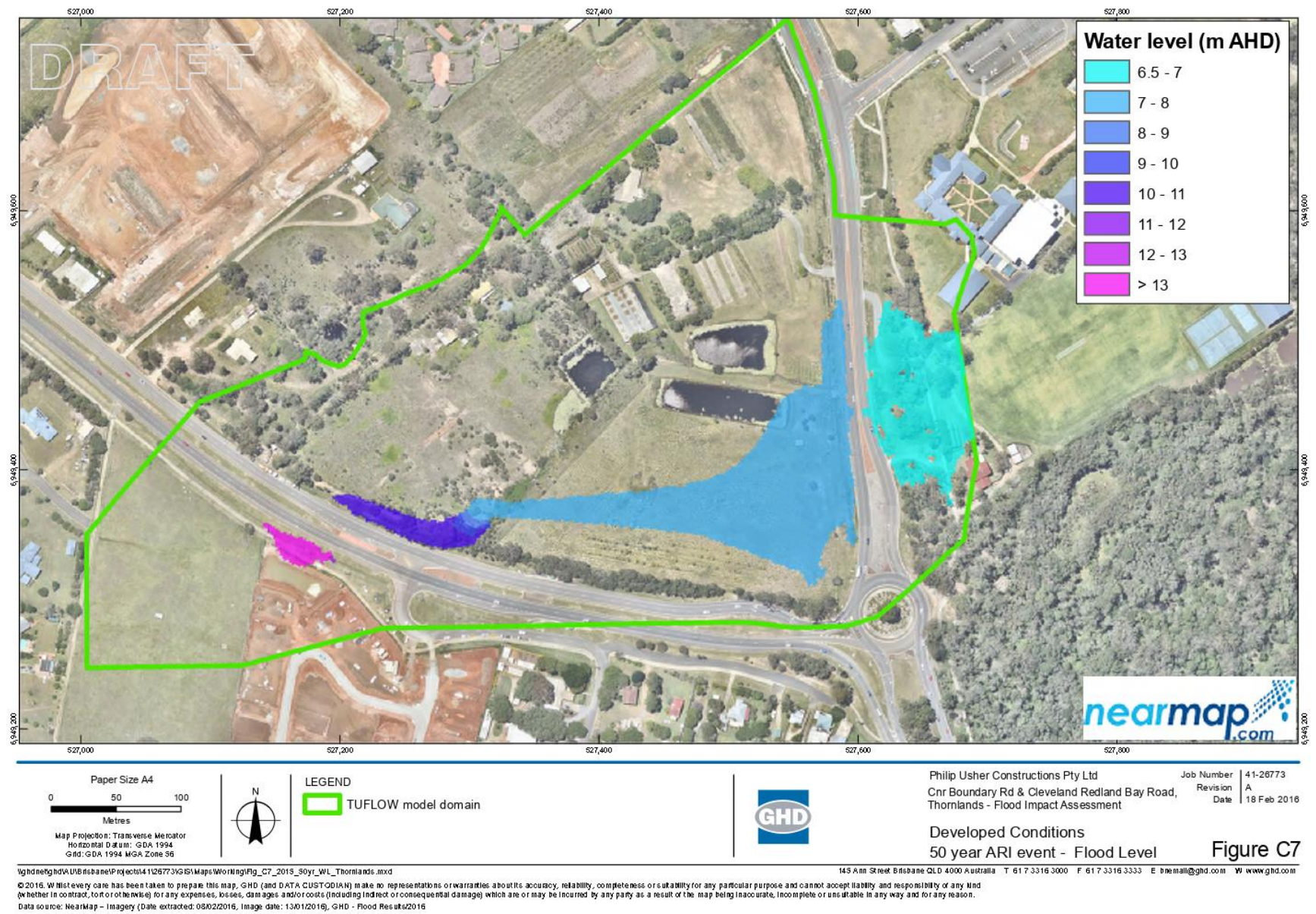




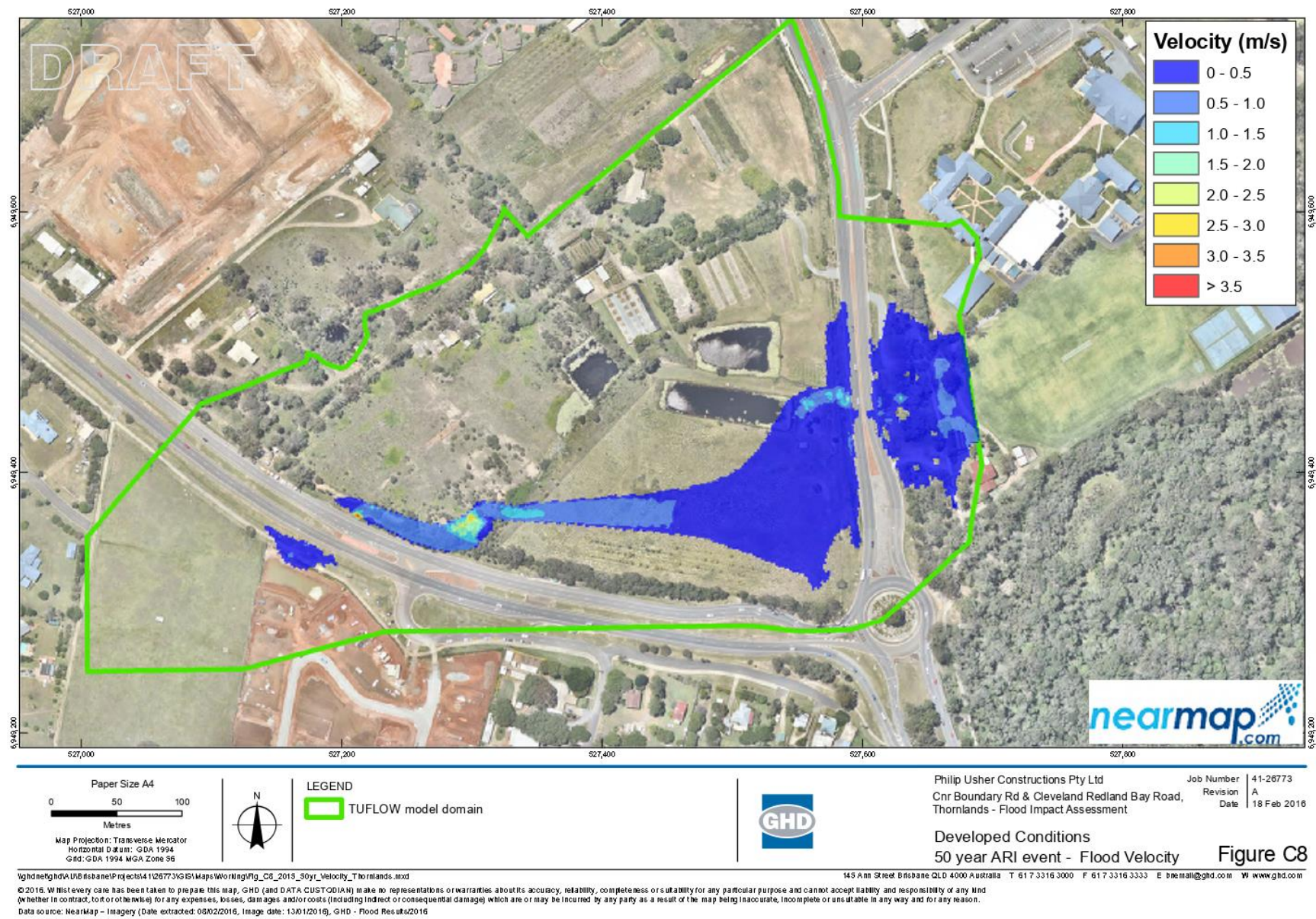




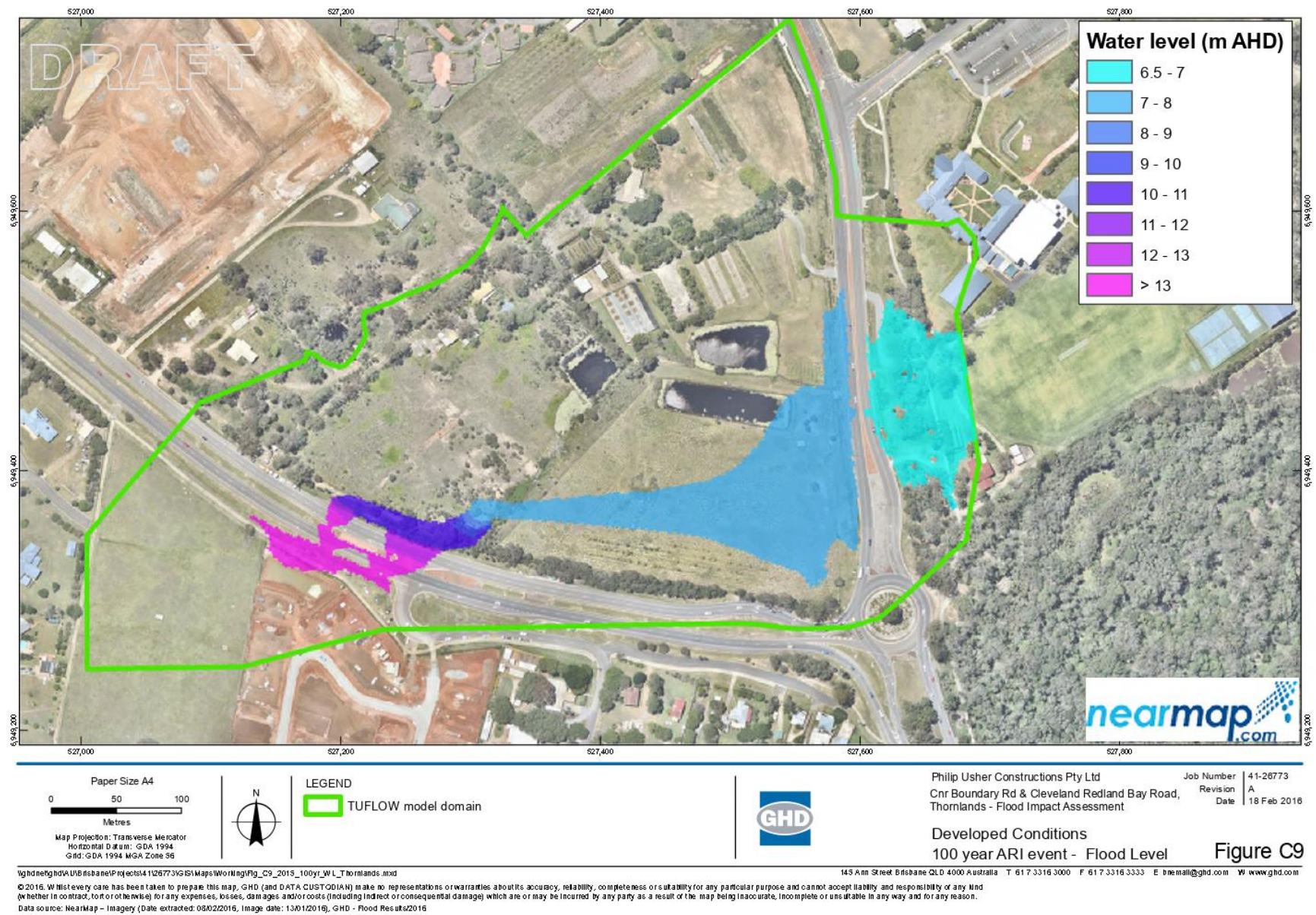




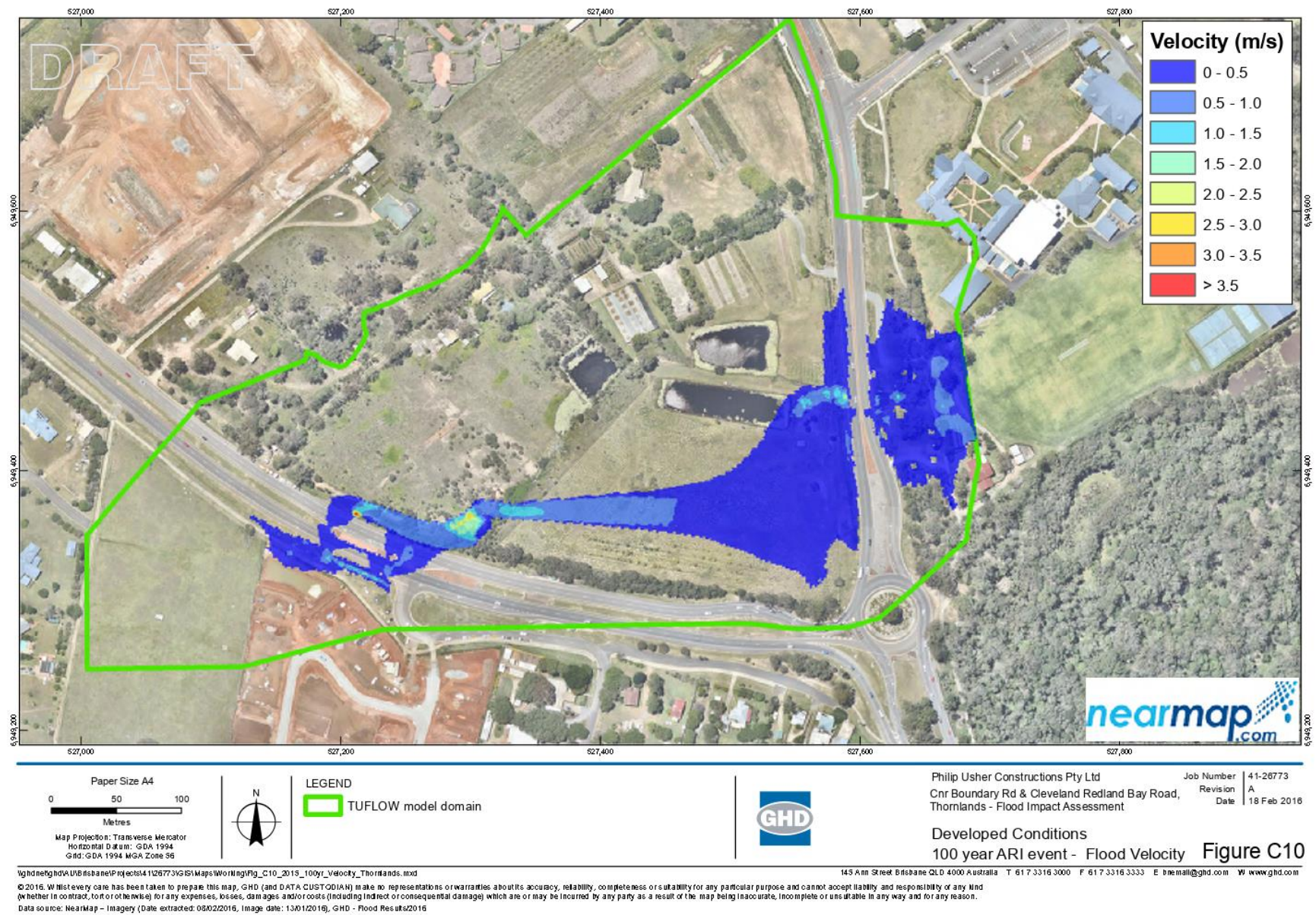












## **Appendix D** Peak Flood Level Difference Maps















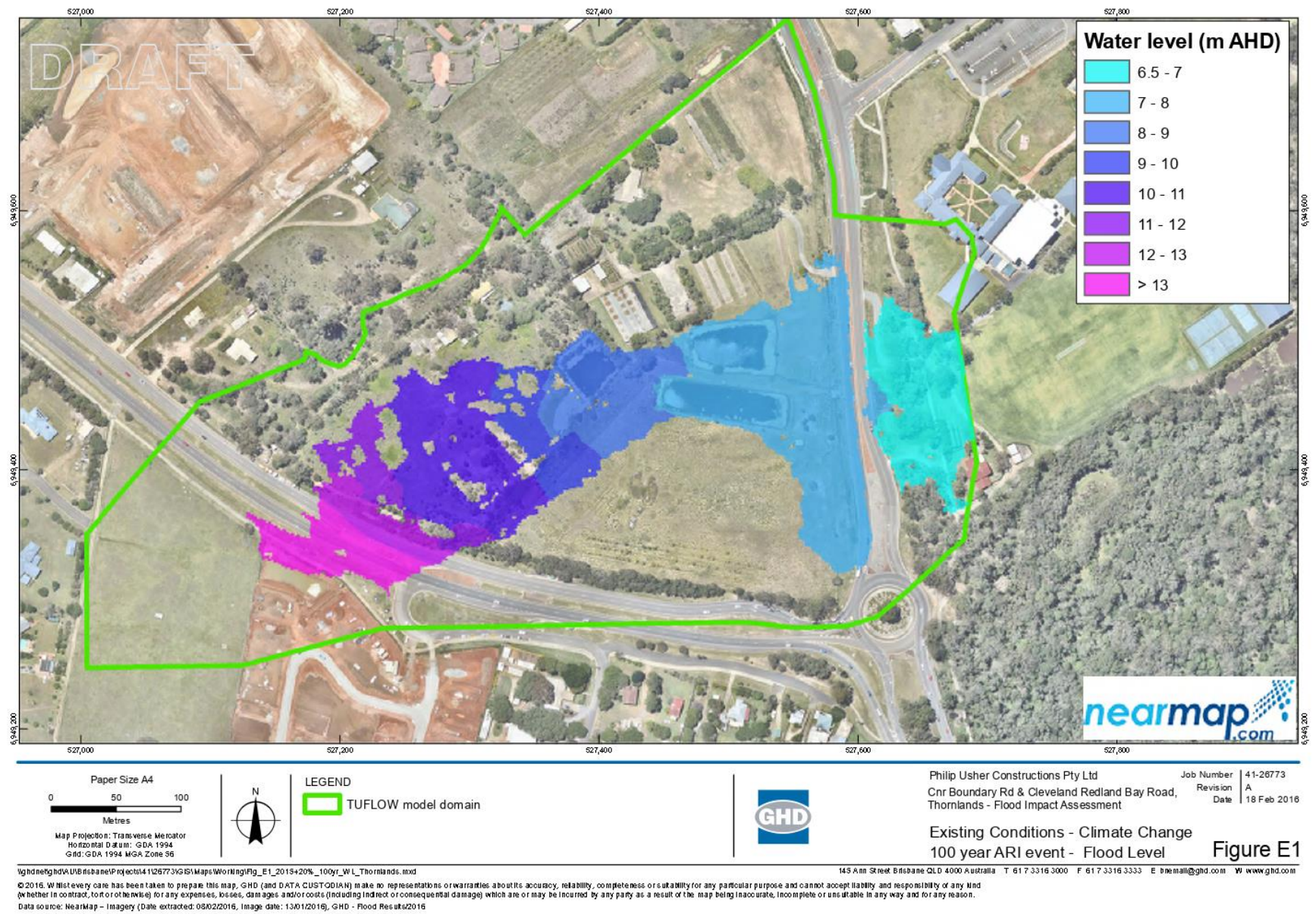




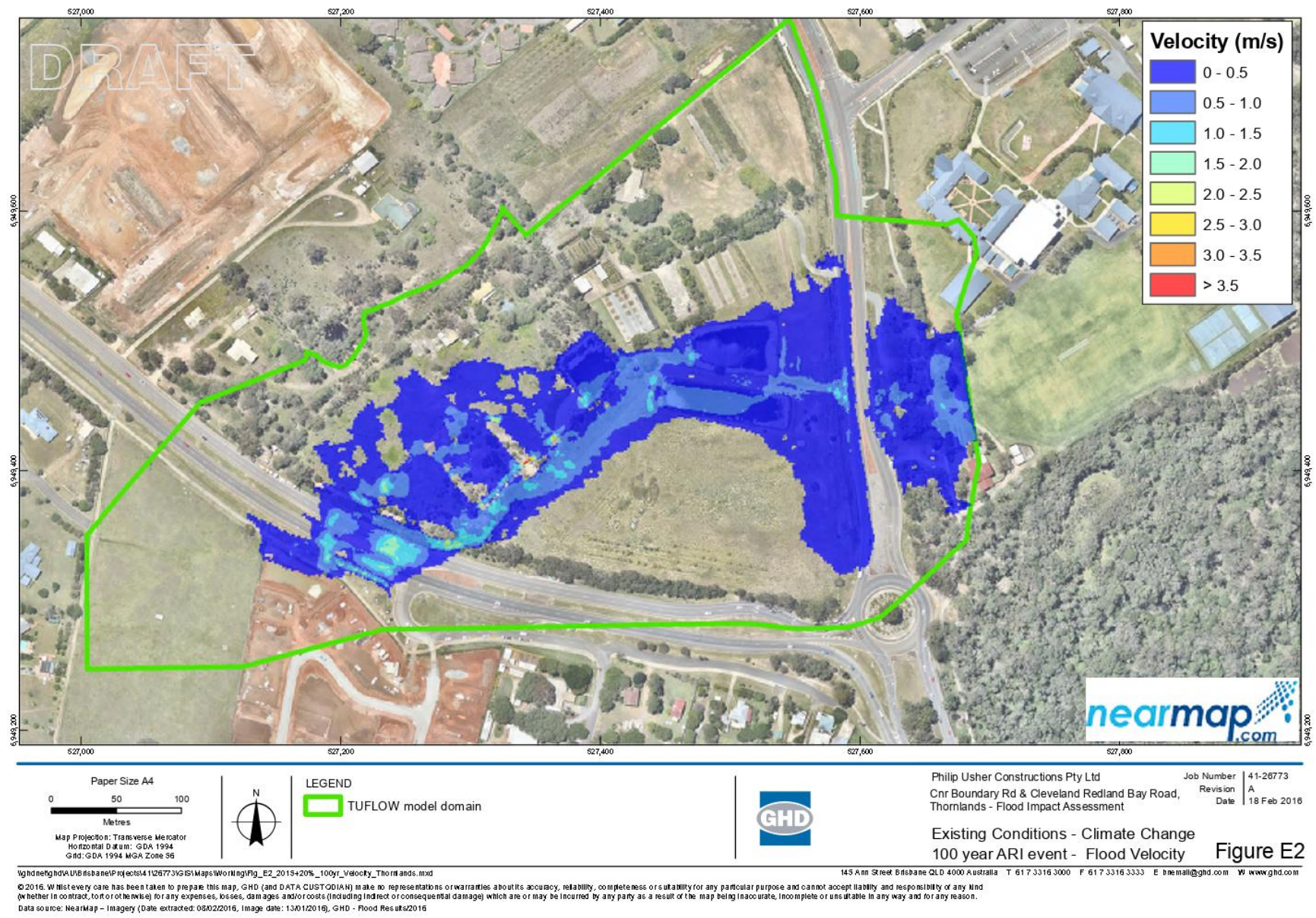




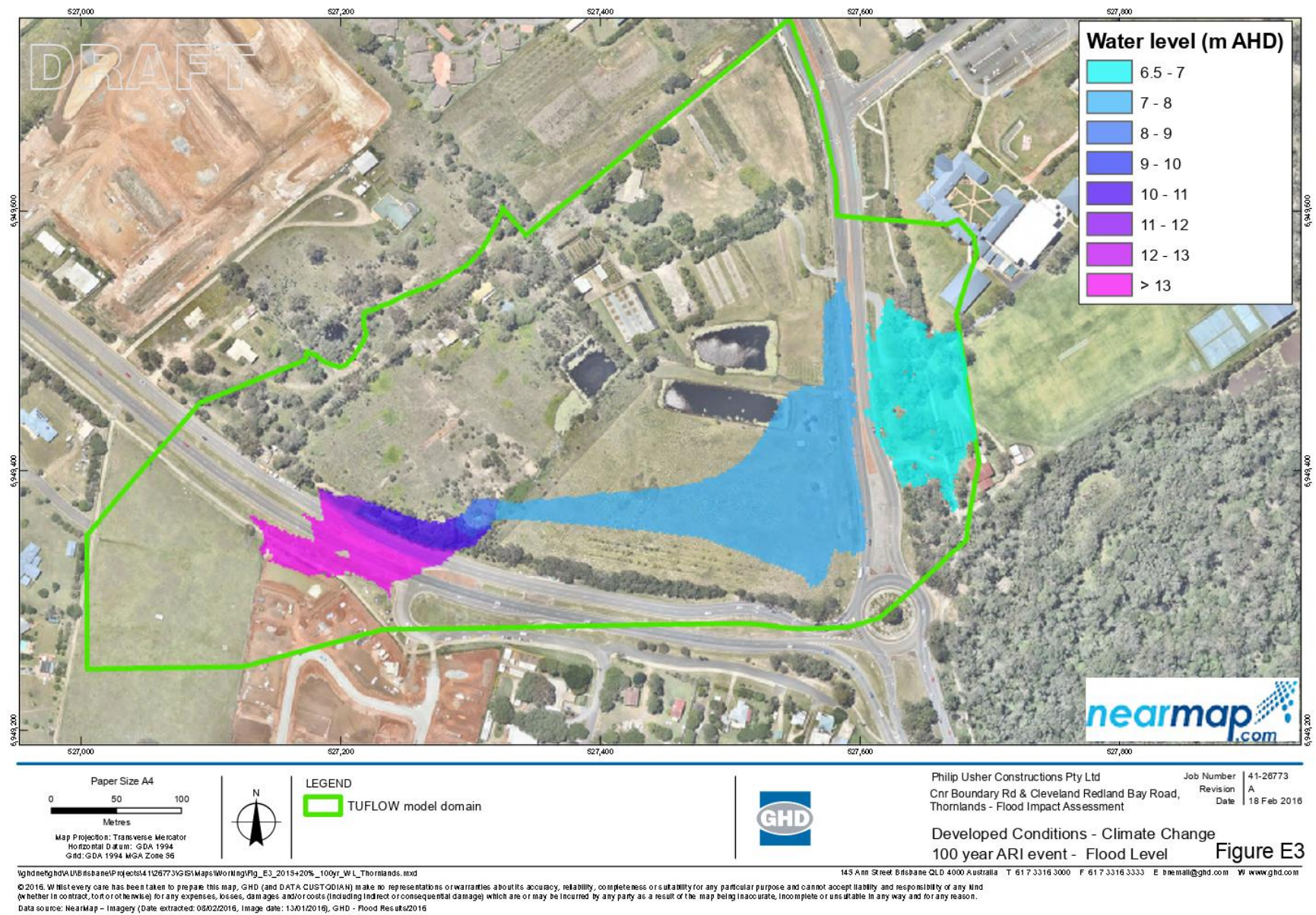
## **Appendix E** Climate Change Assessment and Model Sensitivity Test



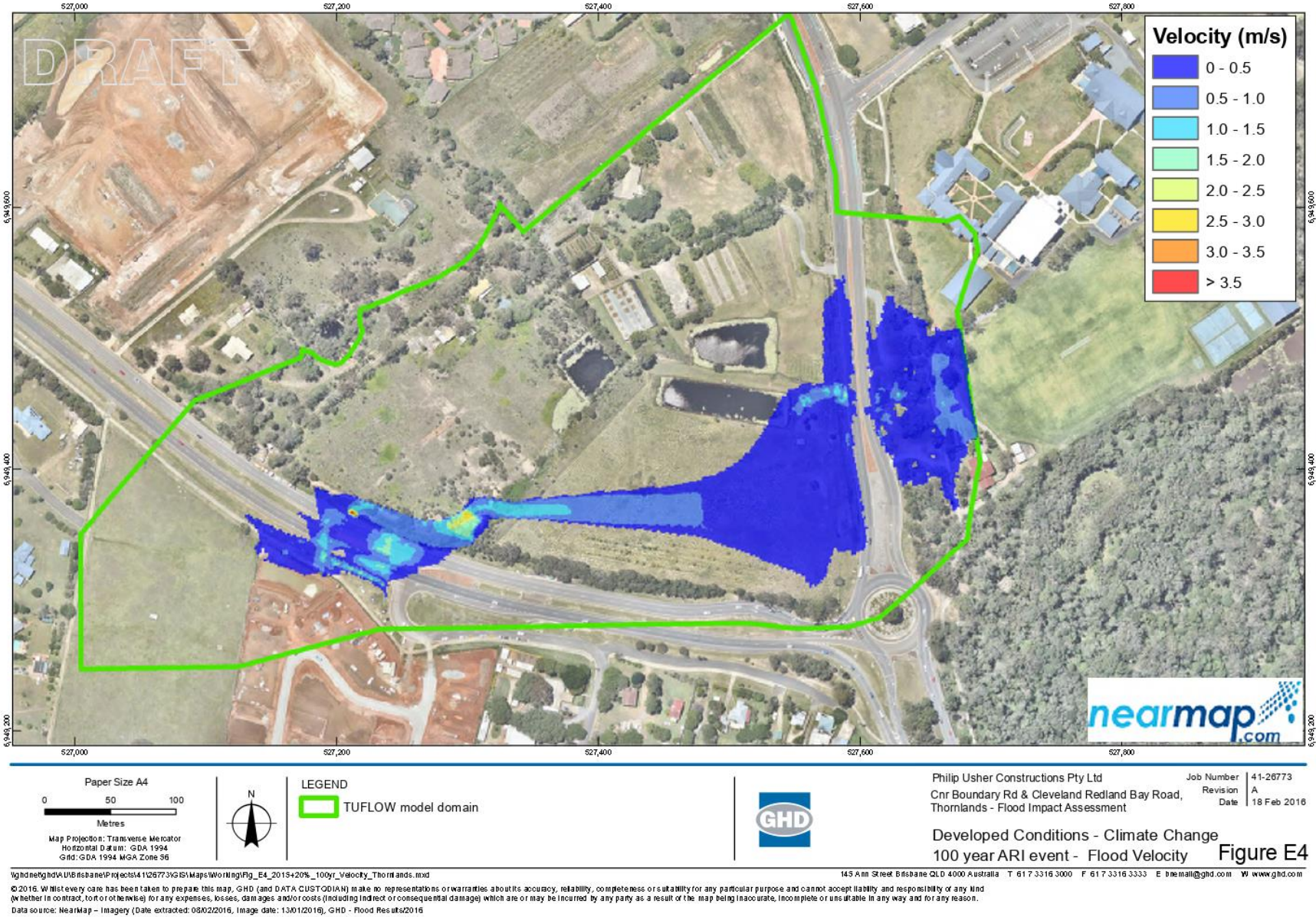








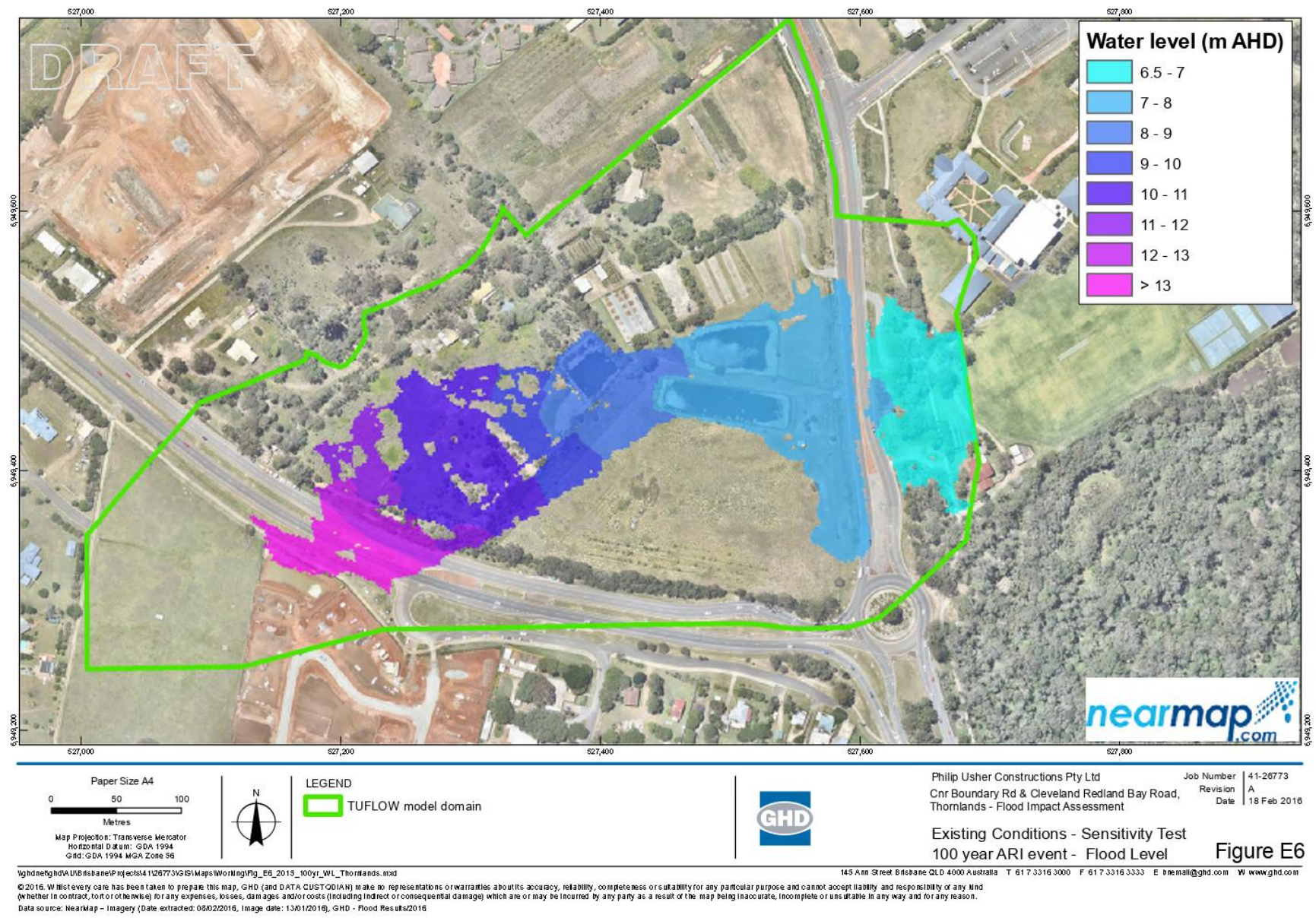




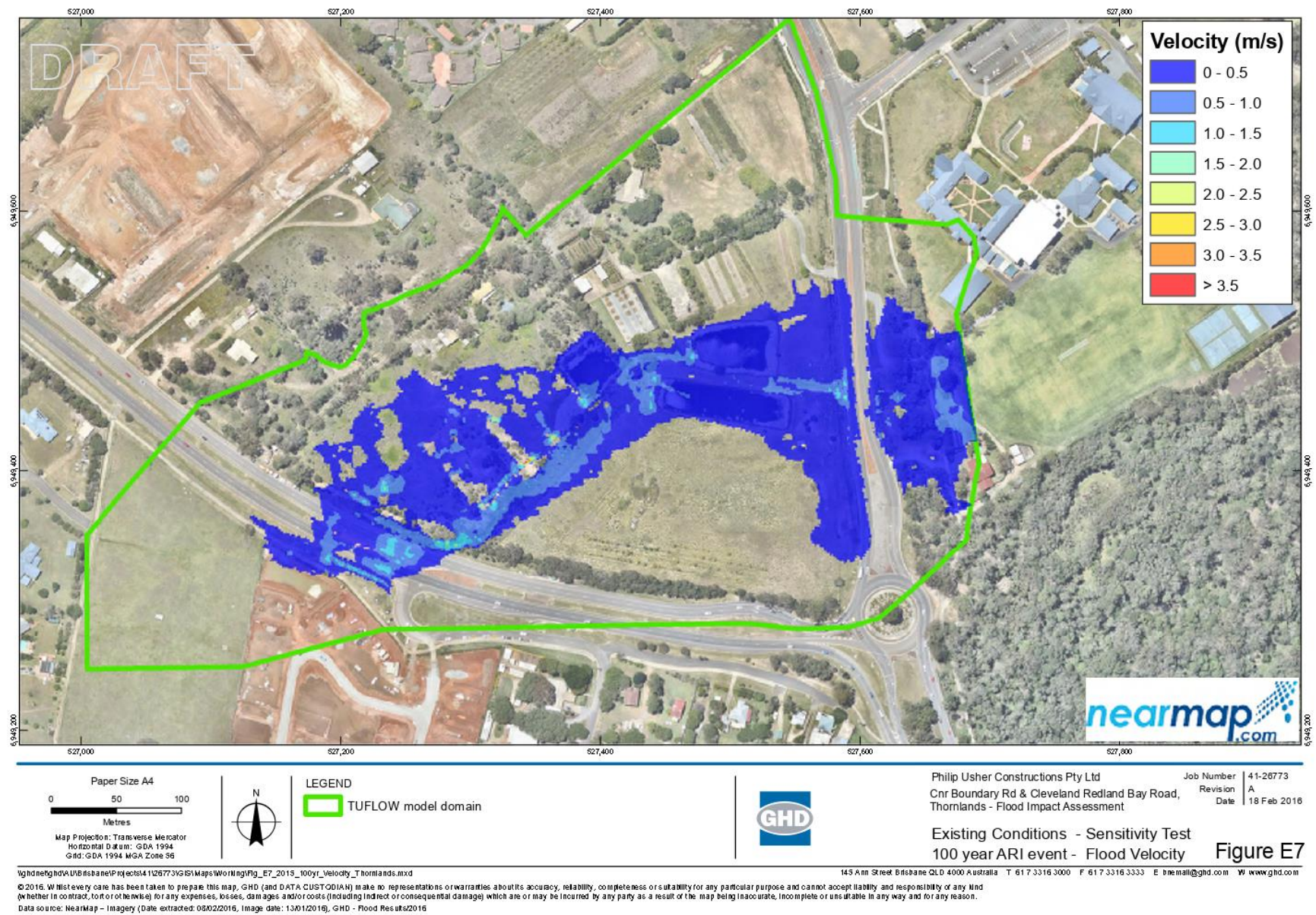




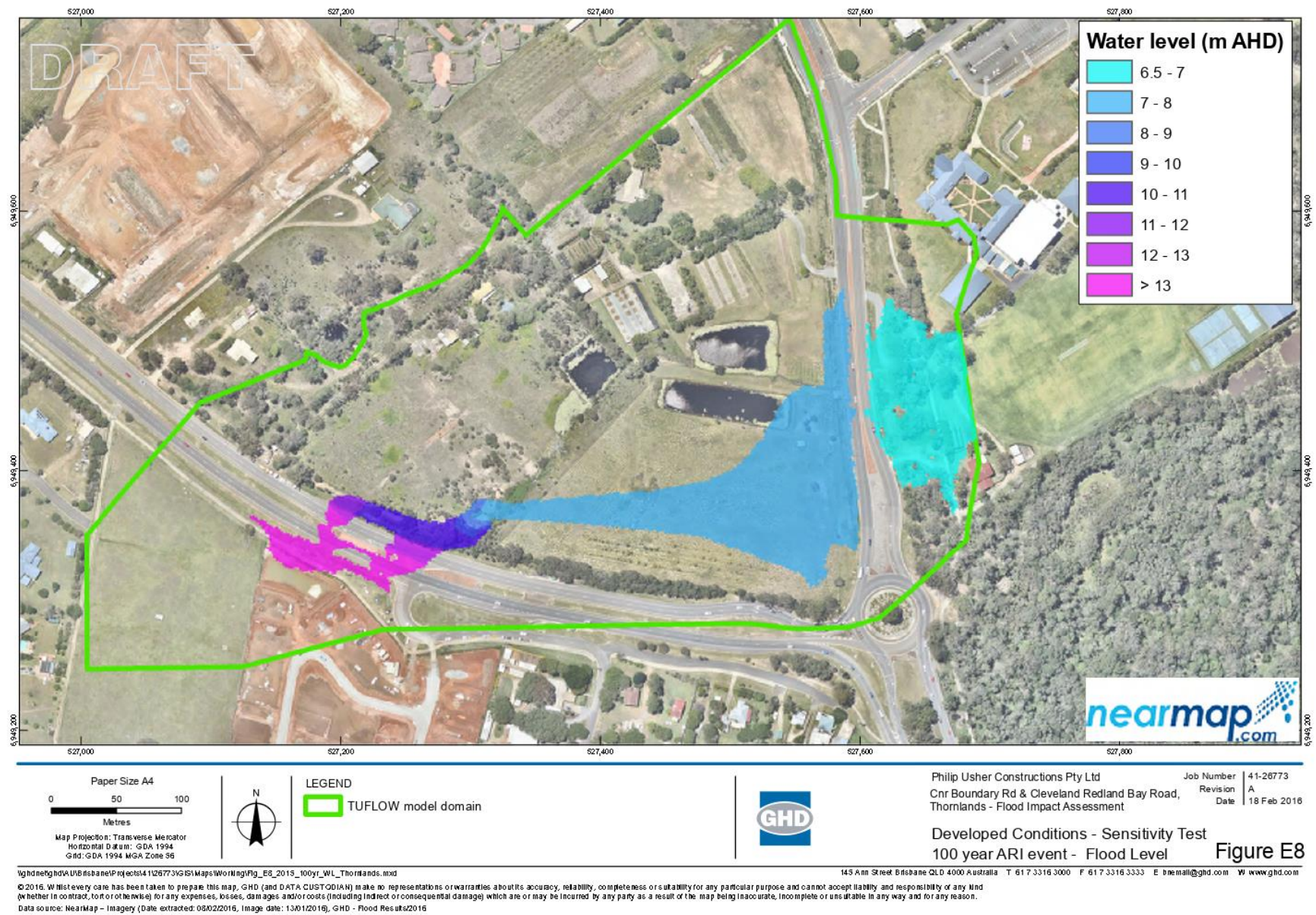




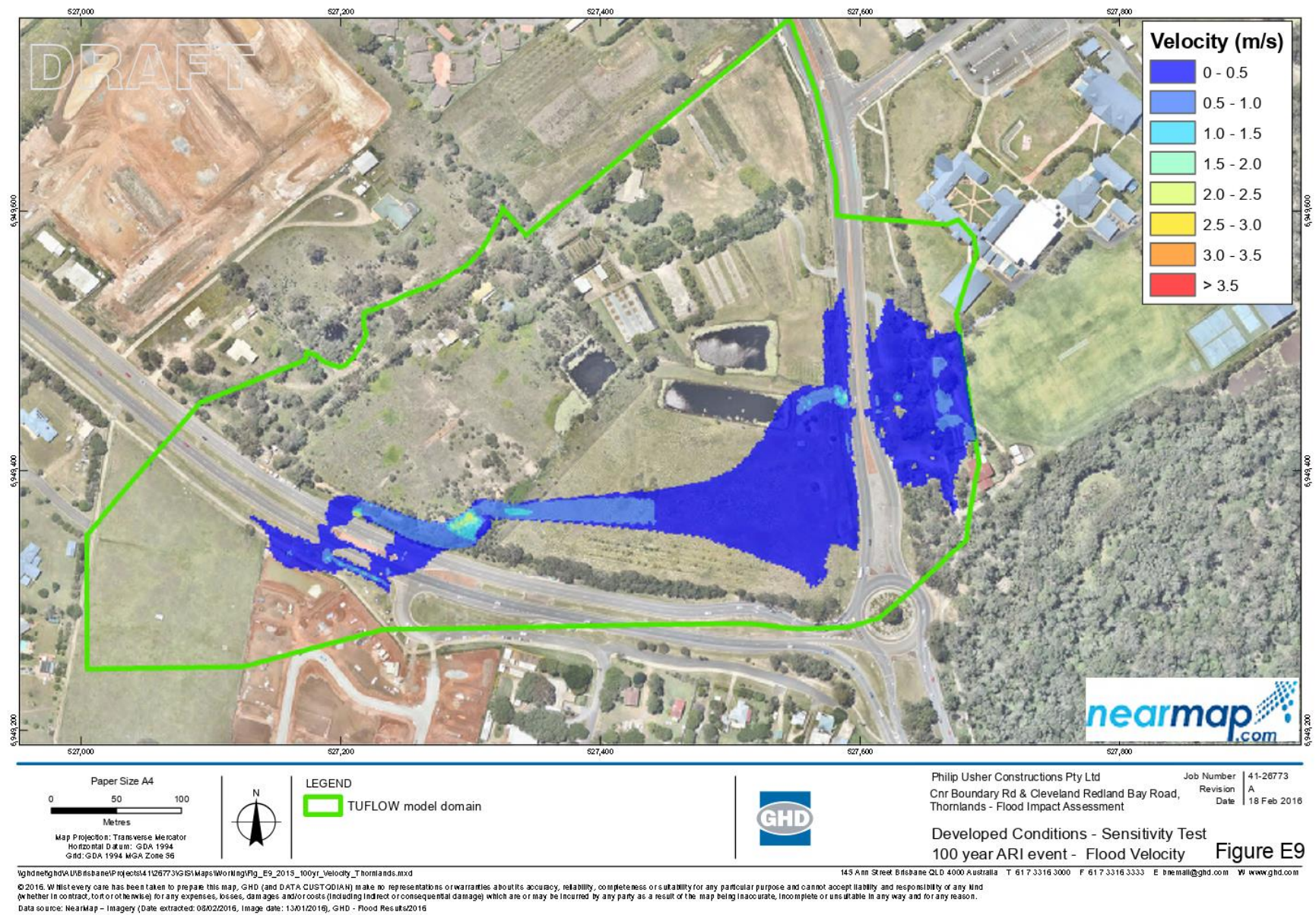
















GHD



145 Ann Street Brisbane QLD 4000  
 GPO Box 668 Brisbane QLD 4001  
 T: (07) 3316 3000 F: (07) 3316 3333 E: bnemail@ghd.com

© GHD 2013

This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

G:\41\26773\WP\452076.docx

Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	Federico Groppa	Dan Copelin		John Postlethwaite		18/02/2016

[www.ghd.com](http://www.ghd.com)





## CNR BOUNDARY R CLEVELAND - REDLAND BAY

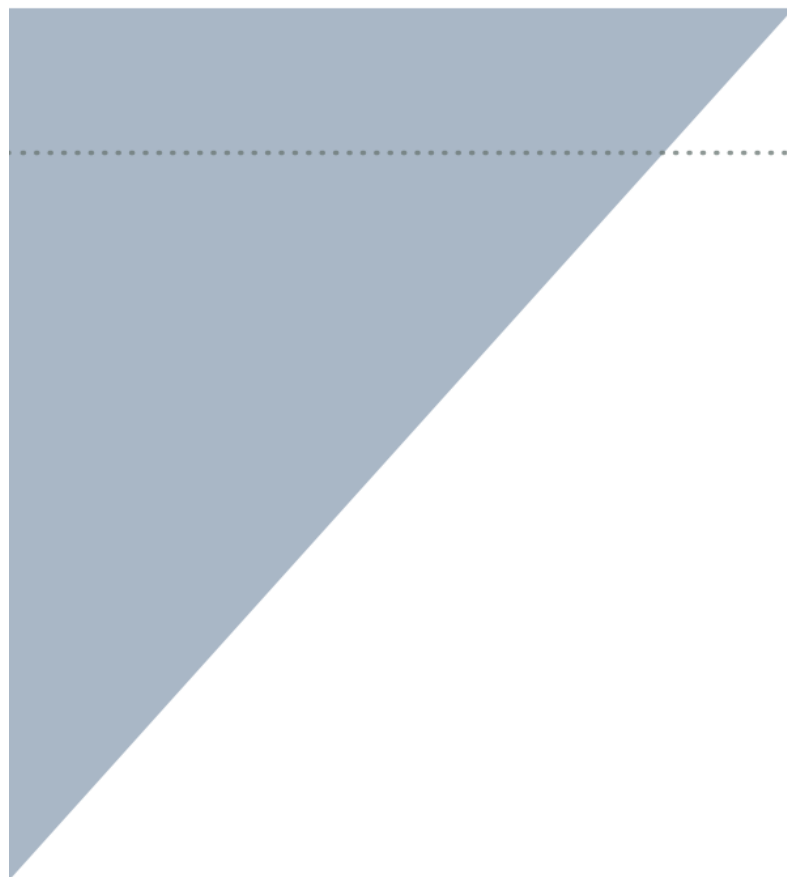


**SH** saunders  
havill  
group

**PHILIP USHER**  
LANDSCAPE ARCHITECTS

LANDSCAPE CONCEPT PL





Indica  
Indicative Planting Species to Swale  
Wetland & Develop  
Wetland & D  
Wetland & D  
Wetland & D  
Wetland & D

Information within this document is the property of Saunders Havill Group and is not authorised for reproduction or distribution without prior written consent of Saunders Havill Group.

All concept designs and artwork within this document is copyright of and remains the property of Saunders Havill Group. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Saunders Havill Group.

Reproduction or redistributing design or artwork concept provided by Saunders Havill Group requires the following conditions to be met:

- the design/artwork concept should not be edited or changed aesthetically, however minor changes may be made;
- any necessary changes to the design/artwork concept if approved shall be instructed by the client.

These plans have been prepared for the exclusive use of the client. Saunders Havill Group do not accept responsibility for any use of or reliance on these plans by any third party.









**DWELL**

This plan  
triplex  
includes  
Hard sta

Planting

Screen  
from pla

At least  
Side bo

**LEC**

① SHA  
Min  
cool  
incl  
pro

② TIE  
Gro  
scre  
enc

③ PRIV  
180  
priv  
bet

④ PAT  
Out  
out

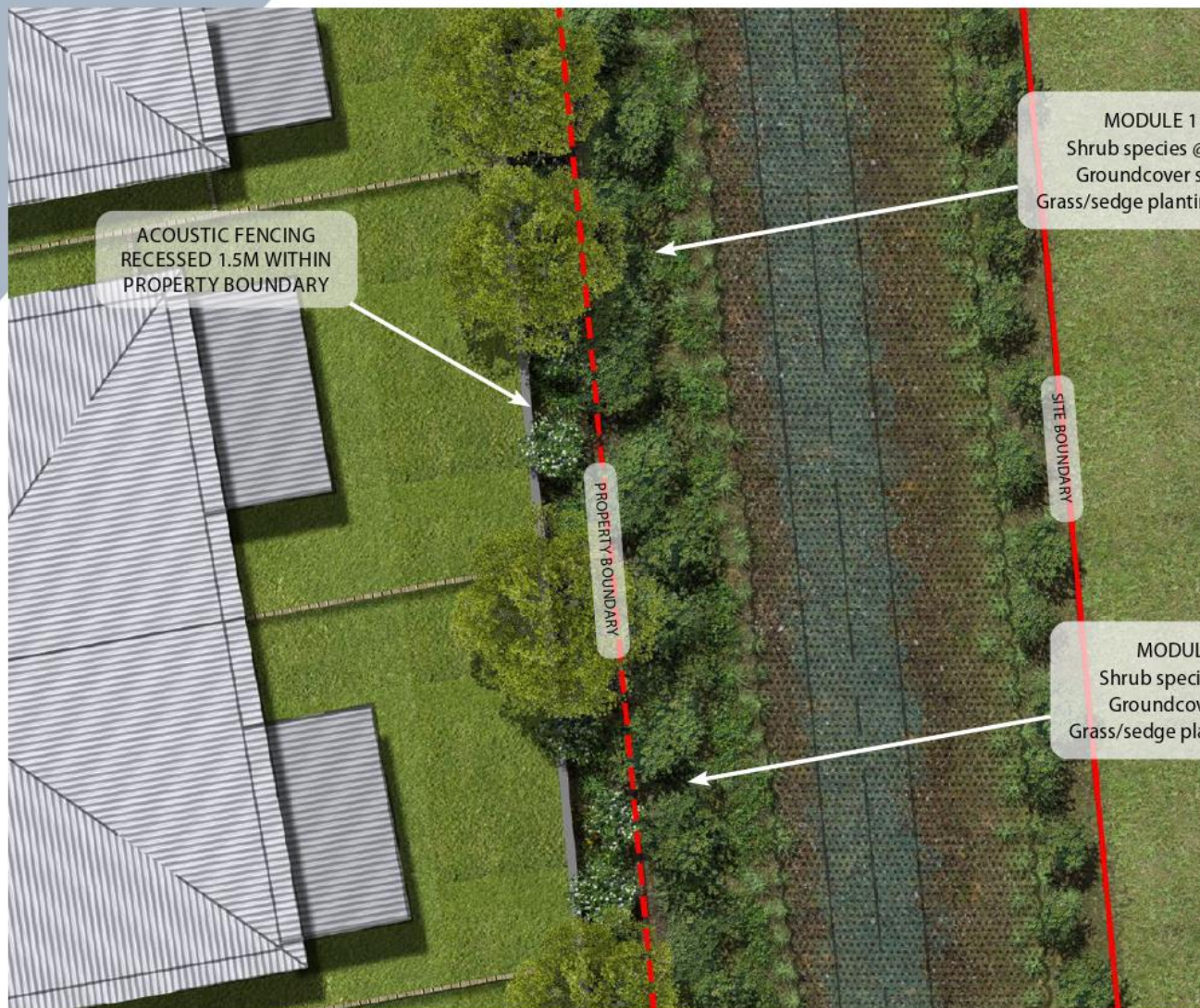
⑤ LAN  
Lan  
and

⑥ PED  
1m  
driv  
area

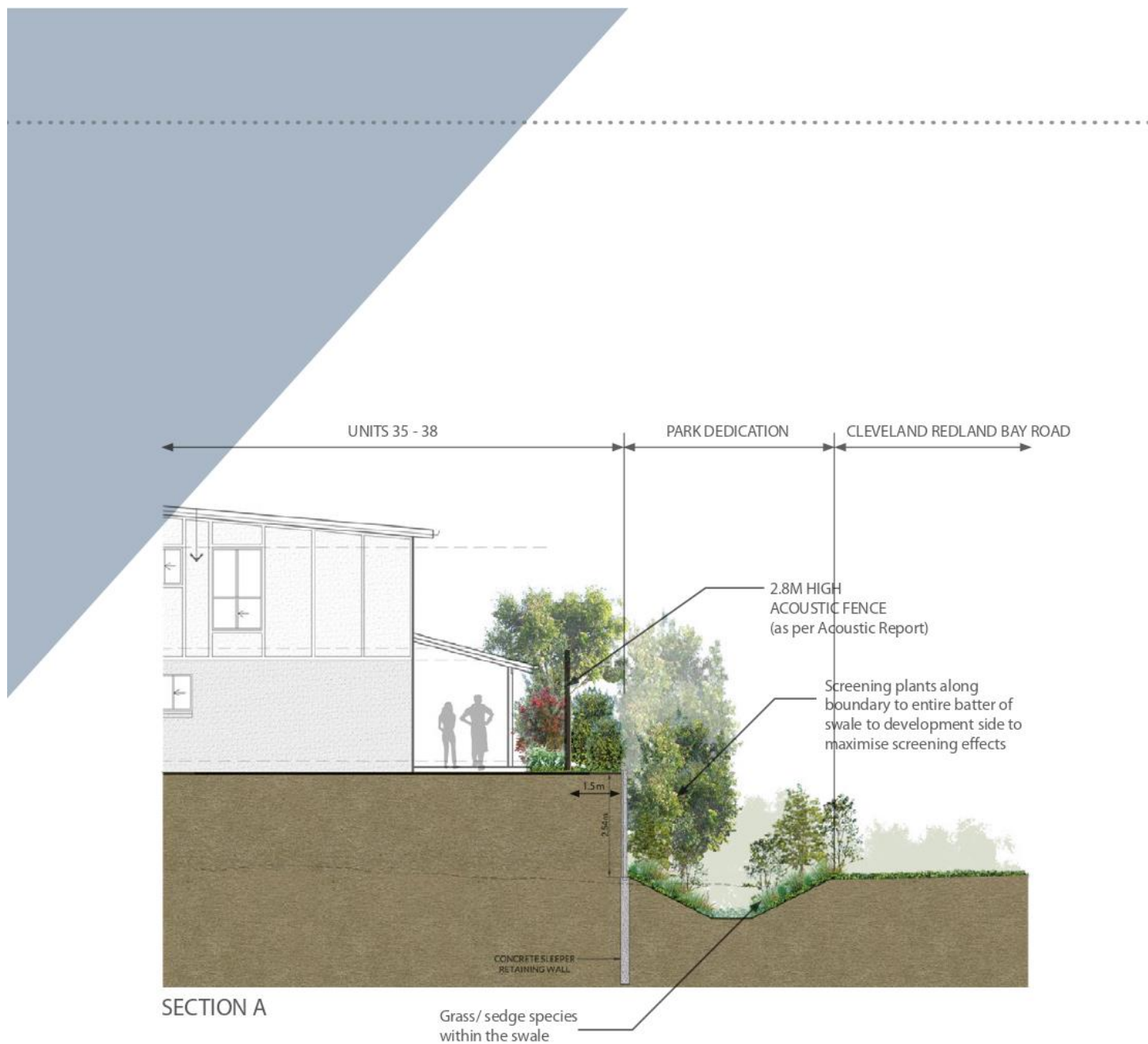
⑦ BIN  
Was  
mic  
Bins  
with

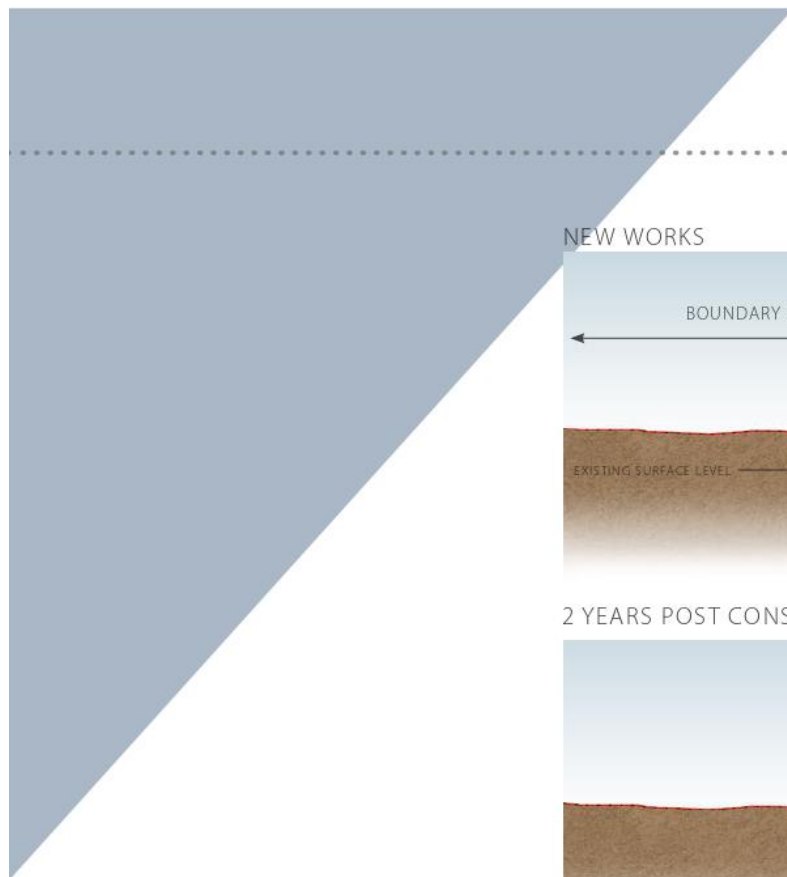


## INDICATIVE PLANTING SC

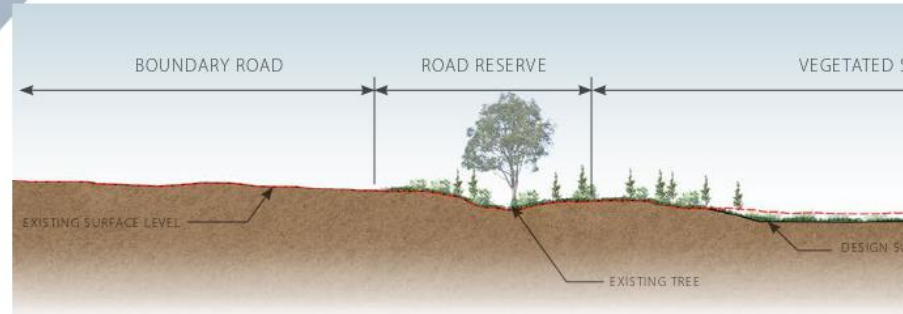




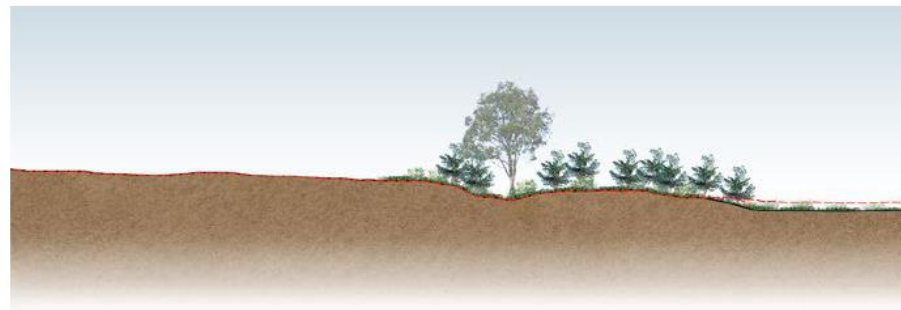




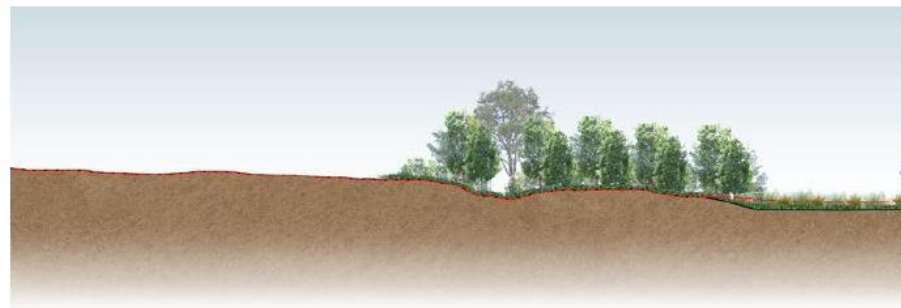
# NEW WORKS



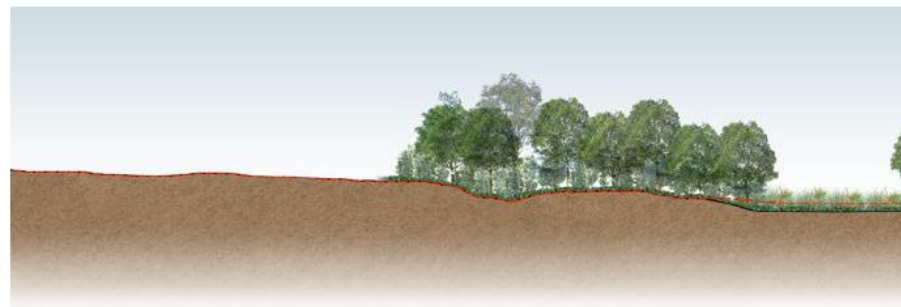
## 2 YEARS POST CONSTRUCTION



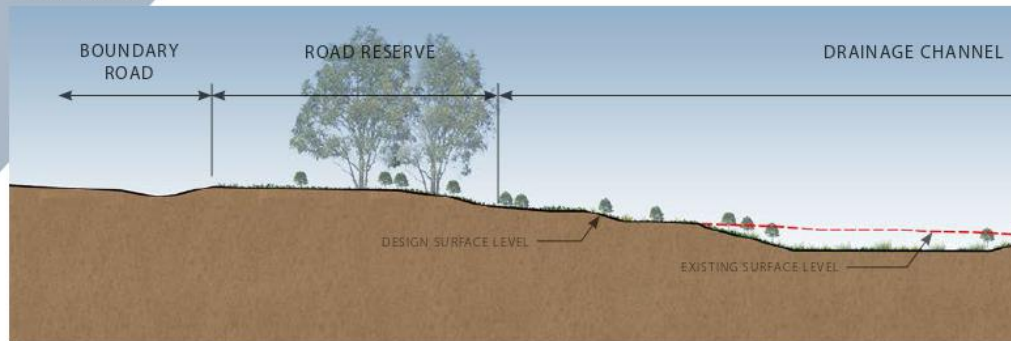
## 5 YEARS POST CONSTRUCTION



## 10 YEARS POST CONSTRUCTION



NEW WORKS



2 YEARS POST CONSTRUCTION



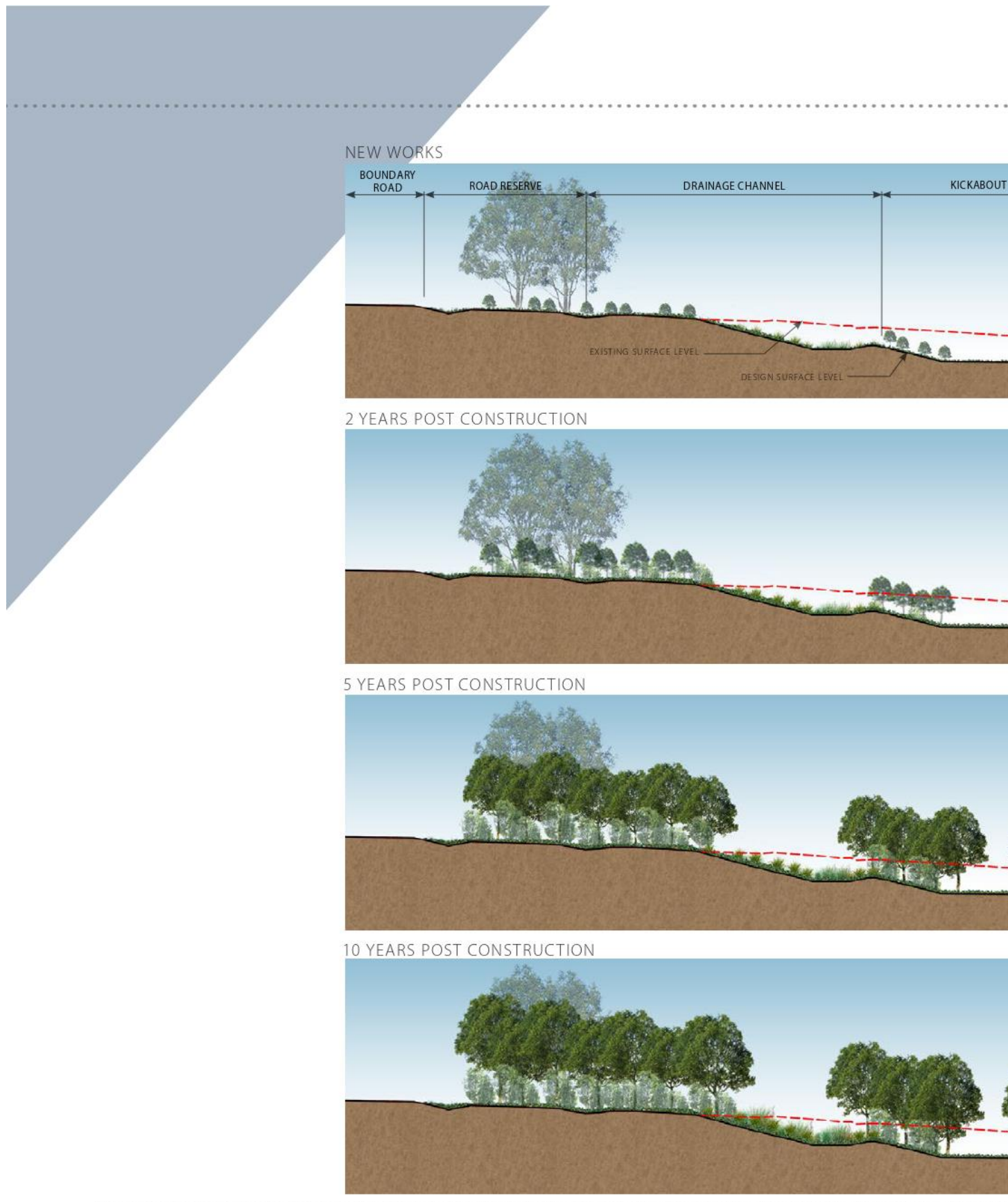
5 YEARS POST CONSTRUCTION



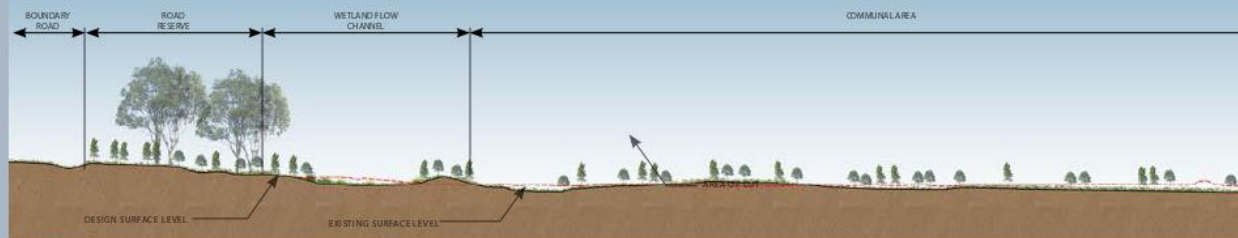
10 YEARS POST CONSTRUCTION



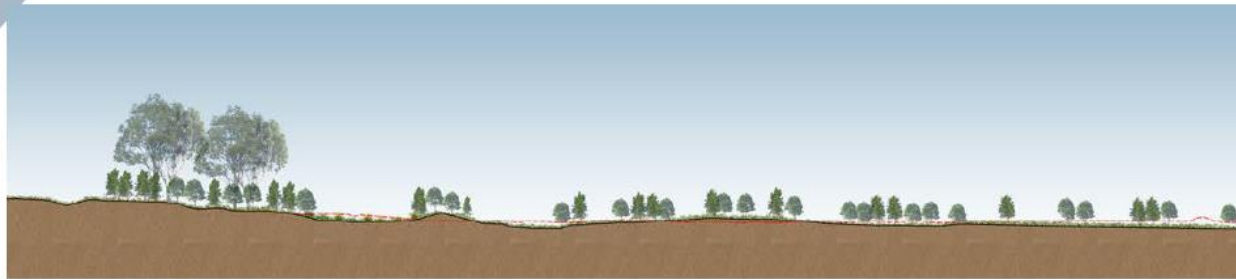




## NEW WORKS



## 2 YEARS POST CONSTRUCTION



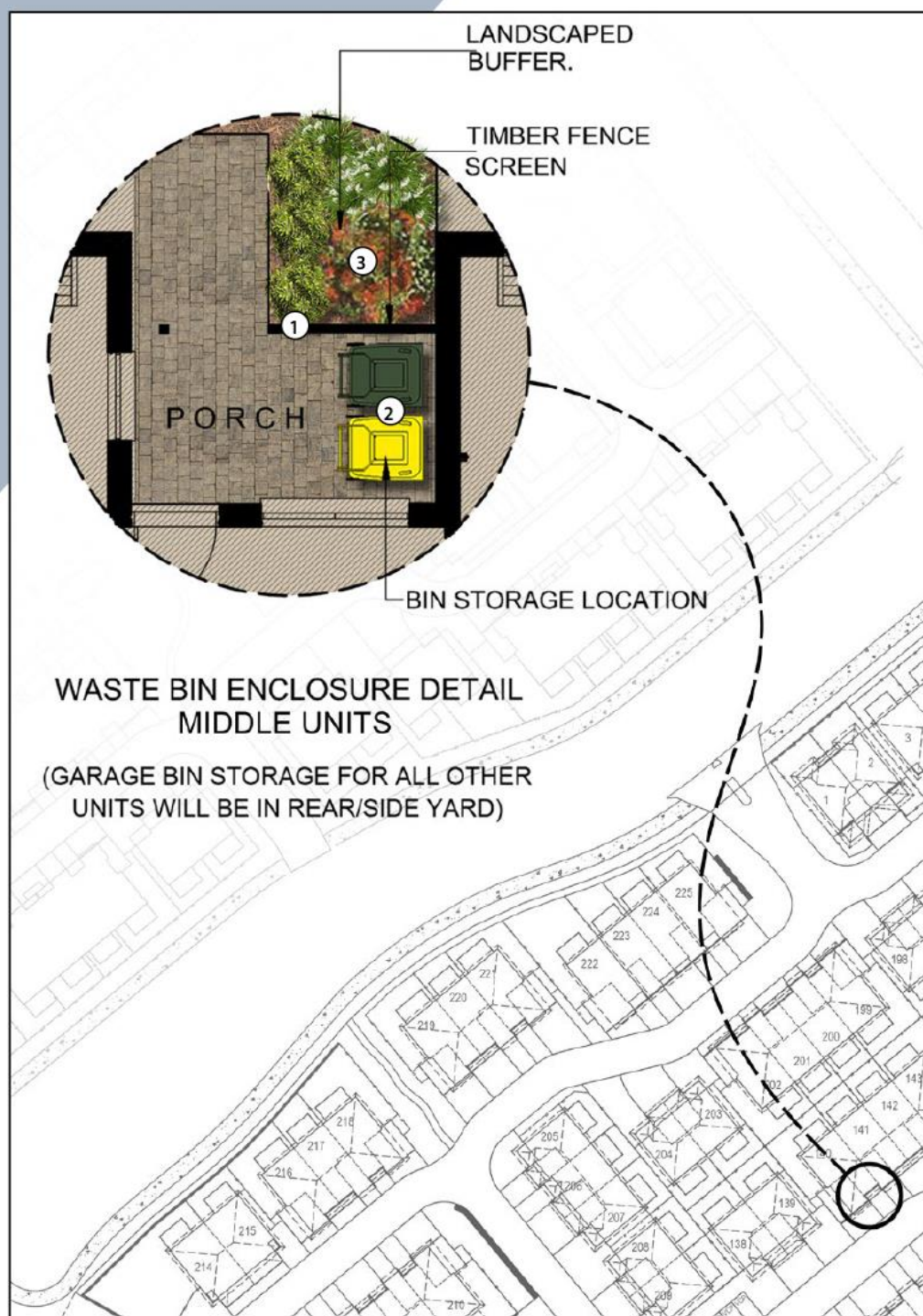
## 5 YEARS POST CONSTRUCTION



## 10 YEARS POST CONSTRUCTION







## LEGEND

1. TIMBER SCREEN FENCE
2. REFUSE BIN STORAGE
3. LANDSCAPE BUFFER
4. COMMUNAL OPEN SPACE
5. WSUD PLANTING TO
6. VISITOR CARPARKING
7. INTERNAL DRIVE
8. RETAINED TREES IN
9. INDICATIVE LANDSCAPE
10. INDICATIVE SEMI-TRAIL



1. CALLISTEMON spp.
2. TULBAGIA violacea
3. GREVILLEA Robyn Gordon
4. WESTRINGIA fruticosa
5. MELALEUCA linariifolia
6. DIETES bicolour
7. BANKSIA integrifolia
8. HARPULLIA pendula
9. TRACHELOSPERMUM jasminoides
10. LOMANDRA longifolia
11. DIANELLA Little Rev.
12. BUCKINGHAMIA celsissima
13. CORDYLINE sp.
14. MYOPORUM ellipticum
15. XANTHOSTEMON chrysanthus





**ATTACHMENT 7 – DEVELOPMENT CONDITIONS****Application A (MCU17/0057) – Conditions package**

<b>MATERIAL CHANGE OF USE</b>				
<b>ASSESSMENT MANAGER CONDITIONS</b>				<b>TIMING</b>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.				
<b>Approved plans and documents</b>				
2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.				Prior to the use commencing and ongoing.
Plan/document title	Reference number	Prepared by		Plan/doc. date
Cover sheet	DA-A3-00/N	Philip Constructions	Usher	03/08/2021
Site Plan – Overall	DA-A3-01/L	Philip Constructions	Usher	12/05/2021
Open Space – Overall	DA-A3-02/L	Philip Constructions	Usher	12/05/2021
Site Plan	DA-A3-03/M	Philip Constructions	Usher	05/07/2021
Open Space	DA-A3-04/M	Philip Constructions	Usher	05/07/2021
Earthworks	DA-A3-05/M	Philip Constructions	Usher	05/07/2021
Waste Management	DA-A3-06/L	Philip Constructions	Usher	12/05/2021
Streetscapes (as amended in red by Council)	DA-A3-07/N	Philip Constructions	Usher	03/08/2021
B3 Ground Floor Plan	DA-A3-08/M	Philip Constructions	Usher	05/07/2021
B3 First Floor Plan	DA-A3-09/M	Philip Constructions	Usher	05/07/2021
B3 Elevations Sht 1	DA-A3-10/M	Philip Constructions	Usher	05/07/2021

B3 Elevations Sht 2	DA-A3-11/M	Philip Constructions	Usher	05/07/2021
B3-R Ground Floor Plan	DA-A3-12/N	Philip Constructions	Usher	03/08/2021
B3-R First Floor Plan	DA-A3-13/N	Philip Constructions	Usher	03/08/2021
B3-R Elevations Sht 1	DA-A3-14/N	Philip Constructions	Usher	03/08/2021
B3-R Elevations Sht 2	DA-A3-15/N	Philip Constructions	Usher	03/08/2021
B4 Ground Floor Plan	DA-A3-16/M	Philip Constructions	Usher	05/07/2021
B4 First Floor Plan	DA-A3-17/M	Philip Constructions	Usher	05/07/2021
B4 Elevations Sht 1	DA-A3-18/M	Philip Constructions	Usher	05/07/2021
B4 Elevations Sht 2	DA-A3-19/M	Philip Constructions	Usher	05/07/2021
B4-R Ground Floor Plan	DA-A3-20/M	Philip Constructions	Usher	05/07/2021
B4-R First Floor Plan	DA-A3-21/M	Philip Constructions	Usher	05/07/2021
B4-R Elevations Sht 1	DA-A3-22/M	Philip Constructions	Usher	05/07/2021
B4-R Elevations Sht 2	DA-A3-23/M	Philip Constructions	Usher	05/07/2021
B4-SR Ground Floor Plan	DA-A3-24/M	Philip Constructions	Usher	05/07/2021
B4-SR First Floor Plan	DA-A3-25/M	Philip Constructions	Usher	05/07/2021
B4-SR Elevations Sht 1	DA-A3-26/M	Philip Constructions	Usher	05/07/2021
B4-SR Elevations Sht 2	DA-A3-27/M	Philip Constructions	Usher	05/07/2021
D6 Ground Floor Plan	DA-A3-28/M	Philip Constructions	Usher	05/07/2021



D6 First Floor Plan	DA-A3-29/M	Philip Constructions	Usher	05/07/2021
D6 Elevations	DA-A3-30/M	Philip Constructions	Usher	05/07/2021
D7 Ground Floor Plan	DA-A3-31/M	Philip Constructions	Usher	05/07/2021
D7 First Floor Plan	DA-A3-32/M	Philip Constructions	Usher	05/07/2021
D7 Elevations	DA-A3-33/M	Philip Constructions	Usher	05/07/2021
DG4 Ground Floor Plan	DA-A3-34/M	Philip Constructions	Usher	05/07/2021
DG4 First Floor Plan	DA-A3-35/M	Philip Constructions	Usher	05/07/2021
DG4 Elevations Sht 1	DA-A3-36/M	Philip Constructions	Usher	05/07/2021
DG4 Elevations Sht 2	DA-A3-37/M	Philip Constructions	Usher	05/07/2021
DG4-BL Ground Floor Plan	DA-A3-38/M	Philip Constructions	Usher	05/07/2021
DG4-BL First Floor Plan	DA-A3-39/M	Philip Constructions	Usher	05/07/2021
DG4-BL Elevations Sht 1	DA-A3-40/M	Philip Constructions	Usher	05/07/2021
DG4-BL Elevations Sht 2	DA-A3-41/M	Philip Constructions	Usher	05/07/2021
DG4-BR Ground Floor Plan	DA-A3-42/M	Philip Constructions	Usher	05/07/2021
DG4-BR First Floor Plan	DA-A3-43/M	Philip Constructions	Usher	05/07/2021
DG4-BR Elevations Sht 1	DA-A3-44/M	Philip Constructions	Usher	05/07/2021
DG4-BR Elevations Sht 2	DA-A3-45/M	Philip Constructions	Usher	05/07/2021
DG6 Ground Floor Plan	DA-A3-46/M	Philip Constructions	Usher	05/07/2021

DG6 First Floor Plan	DA-A3-47/M	Philip Constructions	Usher	05/07/2021
DG6 Elevations	DA-A3-48/M	Philip Constructions	Usher	05/07/2021
M10 Floor Plans	DA-A3-49/M	Philip Constructions	Usher	05/07/2021
M10 Elevations	DA-A3-50/M	Philip Constructions	Usher	05/07/2021
R2 Floor Plans	DA-A3-51/M	Philip Constructions	Usher	05/07/2021
R2 Elevations	DA-A3-52/M	Philip Constructions	Usher	05/07/2021
T3 Ground Floor Plan	DA-A3-53/M	Philip Constructions	Usher	05/07/2021
T3 First Floor Plan	DA-A3-54/M	Philip Constructions	Usher	05/07/2021
T3 Elevations	DA-A3-55/M	Philip Constructions	Usher	05/07/2021
T3-P Ground Floor Plan	DA-A3-56/M	Philip Constructions	Usher	05/07/2021
T3-P First Floor Plan	DA-A3-57/M	Philip Constructions	Usher	05/07/2021
T3-P Elevations	DA-A3-58/M	Philip Constructions	Usher	05/07/2021
Gym-Patio Floor Plan & Elevations	DA-A3-59/M	Philip Constructions	Usher	05/07/2021
Concept Design	SK01 Rev 4	2 Develop Urban		29/10/2020
Bulk Earthworks Sketch – Sheet 1	SK02 Rev 4	2 Develop Urban		29/10/2020
Bulk Earthworks Sketch – Sheet 2	SK03 Rev 4	2 Develop Urban		29/10/2020
Bulk Earthworks Sketch – Sheet 3	SK04 Rev 4	2 Develop Urban		29/10/2020
Bulk Earthworks Cross Sections – SH 1	SK05 Rev 3	2 Develop Urban		14/05/2020
Bulk Earthworks Cross Sections – SH 2	SK06 Rev 3	2 Develop Urban		29/10/2020

Bulk Earthworks Cross Sections – SH 3	SK07 Rev 4	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 4	SK08 Rev 3	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 5	SK09 Rev 3	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 6	SK10 Rev 3	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 7	SK11 Rev 3	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 8	SK12 Rev 3	2 Develop Urban	29/10/2020
Proposed Services Connection Plan	SK13 Rev 4	2 Develop Urban	29/10/2020
Detention Basin Discharge Layout Plan	SK14 Rev 1	2 Develop Urban	12/03/2020
Flood Impact Assessment	41/26773	GHD	February 2016
Landscape Concept Plan	8817 Issue G	Saunders Havill Group	June 2021
Acoustic Report	2017122 R01L	Acoustic Works	23/11/2020

**Table 1: Approved plans and documents**

3. Comply with the infrastructure agreement relating to the subject site.	Prior to the use commencing and ongoing.
<b>Existing structures</b>	
4. Demolish or relocate/remove all existing structures on site in accordance with the approved plan(s). Cap all services prior to demolition commencing.	Prior to the use commencing.
<b>Design</b>	
5. Design and construct the development with the following changes as indicated in red on the approved plans: a) For at least half the length of the front fencing to units 3 and 4, construct the fencing to achieve a minimum of 50% transparency. b) Provide pedestrian access gates to Pateman Parade for units 3 and 4.	Prior to the use commencing and ongoing.

6.	Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbouring premises, in accordance with Australian Standard AS4282-2019: Control of the obtrusive effects of outdoor lighting.	Prior to the use commencing and ongoing.
7.	<p>Comply with the following requirements where it is proposed that habitable room windows above the ground storey will be within a distance of 6m, and within an angle of 45 degrees, and directly adjacent to habitable rooms of neighbouring dwelling units (internal to the site):</p> <p>a) Provide sill heights a minimum of 1.5m above floor levels; or</p> <p>b) Provide fixed translucent, such as frosted or textured glazing, for any part of the window less than 1.5m above floor level; or</p> <p>c) Provide fixed external screens that are –</p> <p>i) solid and translucent; or</p> <p>ii) perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable; and</p> <p>iii) offset a minimum of 300mm from the wall of the building.</p>	Prior to the use commencing.
8.	Ensure that air conditioning units are located so that they are not visible from any external streets.	Prior to the use commencing and ongoing.
9.	<p>Ensure that each residential dwelling unit has their own dedicated waste storage area that:</p> <p>a) is located within the curtilage of the dwelling unit, unless noted otherwise on the approved plans,</p> <p>b) allows for containers to be moved from storage area to service point without travelling over steps or through dwelling areas,</p> <p>c) has a hardstand surface and screens bins from view from internal and external streets, and</p> <p>d) is no less than 800mm wide x 1500mm long x 1100 mm high.</p> <p>If a bin wash-down bay is to be provided it shall be roofed, have a hose and cock located within the vicinity of the bay, and have a hardstand area suitably drained to a trade waste outlet.</p>	Prior to the use commencing.
10.	Provide certification from a Registered Professional Engineer of Queensland (RPEQ) certifying that the internal access roads are of adequate design and construction to allow waste collection vehicles to enter and exit the site in a forward gear.	Prior to the use commencing.
<b>Land dedication</b>		
11.	Transfer the land shown as park on the approved site plan to Council in fee simple (on trust) for the purpose of park.	Prior to Council approval of the survey plan or commencement of the

		use, whichever is sooner.
<b>Conditioned works assessment</b>		
12. Submit to Council, and receive approval for, Conditioned Works Assessment for the documents and works referred to in Table 2.		Prior to site works commencing.
Document or works	Assessment benchmarks	
Landscape plan	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 8 Division 8 – Landscape Code</li> <li>Redlands Planning Scheme Part 9 Schedule 9 – Street Trees</li> <li>Redlands Planning Scheme Part 11 Policy 3 Chapter 3 – Landscaping and Chapter 4 – Security Bonding</li> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 10 – Parks and Open Space and Chapter 11 – Landscaping</li> <li>Redlands Planning Scheme Part 11 Policy 16 – Safer by Design</li> </ul>	
Stormwater management plan	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 8 Division 9 – Stormwater Management Code</li> <li>Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 6 – Stormwater Management</li> <li>Water Sensitive Urban Design Technical Guidelines for South East Queensland</li> <li>State Planning Policy July 2017</li> <li>Queensland Urban Drainage Manual</li> </ul>	
Roadworks	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 8 Division 1 – Access and Parking Code</li> <li>Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code</li> <li>Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 5 – Road and Path Design.</li> </ul>	
Construction Management Plan	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions</li> <li>Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding.</li> </ul>	

Table 2: Conditioned works assessment



13.	Comply with all conditions and approved plans in the Conditioned Works Approval.	Prior to the use commencing.												
<b>Parking</b>														
14.	Provide car parking in accordance with the approved plans.  Access to car parking spaces, bicycle spaces, bin bays and driveways must remain unobstructed and available for their intended purpose.	Prior to the use commencing and ongoing.												
<b>Easements</b>														
15.	Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title.  a) A minimum 3m wide easement in gross in favour of Redland City Council, over the stormwater drainage pipes from each Pateman Parade road discharge pipe (825mm diameter pipe and 1200mm diameter pipe), traversing through the development to the treatment area within the development.  b) A stormwater drainage easement in gross in favour of Redland City Council, over the Q100 overland path traversing the development from Boundary Road to Cleveland Redland Bay Road.  c) Access purposes 1m wide to and around any sewer maintenance holes or structures in favour of Redland City Council and its agents.  d) Public access purposes over the 2.5m wide concrete footpath internal to the site connecting from Boundary Road to Cleveland-Redland Bay Road.	Prior to the use commencing.												
<b>Bonds</b>														
16.	Lodge with Council the bonds listed in Table 3:	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.												
	<table><tr><th>Bond item</th><th>Amount</th><th>Returned</th></tr><tr><td>Road cleaning bond</td><td>\$2,000</td><td>When works accepted on maintenance by Council.</td></tr><tr><td>Road opening approval bond</td><td>\$5,000</td><td>When works accepted on maintenance by Council.</td></tr><tr><td><b>TOTAL</b></td><td><b>\$7,000</b></td><td></td></tr></table>	Bond item	Amount	Returned	Road cleaning bond	\$2,000	When works accepted on maintenance by Council.	Road opening approval bond	\$5,000	When works accepted on maintenance by Council.	<b>TOTAL</b>	<b>\$7,000</b>		
Bond item	Amount	Returned												
Road cleaning bond	\$2,000	When works accepted on maintenance by Council.												
Road opening approval bond	\$5,000	When works accepted on maintenance by Council.												
<b>TOTAL</b>	<b>\$7,000</b>													
17.	Lodge a defects liability bond to the greater value of either:  a) 10% of the contributed asset(s); or  b) \$2,500.	Prior to contributed asset being accepted on maintenance by Council.												

This bond will be returned after formal acceptance by Council of the contributed asset(s) off maintenance and the transfer of the applicable works to Council.	
<b>Inspections</b>	
18. Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 4: Inspections below.	At timing indicated in table 4.

Inspection	Timing
Pre-start	Prior to any works commencing.
Erosion and sediment control	Immediately after installation of erosion and sediment control measures.
Landscape inspection	Must be undertaken prior to any works commencing on the site or external to the site.
Driveway crossover/footpath	Box inspection to be undertaken with reinforcing mesh in place and supported on bar chairs prior to the concrete being poured.
Stormwater bedding	After the stormwater pipelines are bedded and prior to backfilling.
Sewer bedding	After the sewer pipelines are bedded and prior to backfilling.
Water main bedding	After the water pipelines are bedded and prior to backfilling.
Sewer vacuum testing	During sewer vacuum testing.
Water pressure testing	During water main pressure testing.
On maintenance	On completion of all civil and landscaping works to be transferred into public ownership as required by this approval and its conditions and prior to the commencement of the 12 months maintenance period.
Compliance inspection	On completion of the development in accordance with the approval and its conditions.
Off maintenance	At the end of the minimum 12 months maintenance period.

For the pre-start, on maintenance/compliance and off maintenance inspections, at least **five (5) business days** notice must be given to Council. For all other inspections, a minimum of **24 hours** notice must be given to Council.

The contributed assets must be accepted on maintenance and the development must pass a Compliance Inspection before the use commences.

*Note: The Civil Consulting Engineer should inspect the works and satisfy themselves that the works are satisfactory prior to booking the respective inspections. In instances where Council's representative(s) fails an inspection, Council will charge a re-inspection fee prior to re-visiting the site. The cost of this re-inspection is identified in Council's Register of Fees and is reviewed each financial year.*

<b>General</b>	
19. Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor's workcover and public liability currency certificates. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.	Prior to requesting a pre-start meeting or works commencing,

	whichever is the sooner.
20. Submit to Council a copy of the proposed Program of Civil Works.	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.
21. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). Maintain the temporary system for the duration of the building works.	During construction.
22. Notify Council within 24hrs and rectify, in consultation with Council, any damage to Council infrastructure as a result of construction activities, at no cost to Council.	As soon as practical following identification of the damage.
23. Provide written certification from a Registered Professional Engineer Queensland (RPEQ) certifying that all civil works have been completed in accordance with the approved drawings and specifications and to the applicable Australian Standards.	Prior to on maintenance or compliance inspection whichever is the sooner.
24. Undertake the development works so that there is no risk to public safety at any time on the site, adjacent public land, road reserve or private property. Should the site be unattended or abandoned, public safety must still be maintained.	During construction phase.
25. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.	Prior to a compliance inspection.
26. Maintain all contributed assets for a minimum period of 12 months from the date the works are accepted on maintenance by Council. The works will be accepted off maintenance only where the works have been suitably maintained to any manufacturer's specifications and Council standards and are fit for purpose.	During the on maintenance period.
<b>Roadworks</b>	
27. Submit to Council for approval, engineering plans and details showing the following works (for Pateman Parade) are in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment of this approval: a) Road construction including concrete kerb and channel and road pavement and concrete shared use footpaths extending from the end of the existing pavement in Pateman Parade to the stage boundary.	

<ul style="list-style-type: none"> <li>b) A minimum 6m wide type R-RSC-2 permanent vehicular crossover to the Pateman Parade frontage of the site.</li> <li>c) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas.</li> <li>d) Reinstatement of concrete kerb and channel where required.</li> <li>e) Removal of all redundant vehicle crossovers.</li> <li>f) Entry treatment/access to the site along Pateman Parade.</li> </ul> <p>Adjustment and relocations necessary to public utility services resulting from these works.</p>	
<p>28. Complete the construction of the road intersection works required under MCU17/0058 in accordance with those approved plans and conditions.</p>	<p>Prior to the use commencing for MCU17/0058 (stage 2) or within 5 years of the use commencing for this approval (stage 1), whichever occurs sooner.</p>
<p>29. Submit and have approved by Council a Road Opening Approval for any works being undertaken within the road reserve. Provide the following to Council as part of the application:</p> <ul style="list-style-type: none"> <li>a) A completed application form and associated fee, at the rate applicable at the time of payment. The current rate for the 2020/2021 Financial Year is: <ul style="list-style-type: none"> <li>• \$5,432.00 – this incorporates a refundable bond of \$5,000 and a non-refundable administration fee of \$432.00.</li> </ul> </li> <li>b) A copy of the contractor's Workcover insurance currency certificate.</li> <li>c) A copy of the contractor's Public Liability insurance currency certificate. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.</li> <li>d) Submission of a Traffic Management Plan (TMP) and/or a Traffic Guidance Scheme (TGS) that is prepared and authorised by a person who holds a current DTMR 'Open Level' Traffic Management Design Certification and should include proposed haul routes for construction vehicles associated with the works, as applicable.</li> </ul>	<p>Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.</p>
<p>30. Provide a Construction management Plan which includes the following information:</p> <ul style="list-style-type: none"> <li>a) Hours of construction.</li> <li>b) Vehicle access during construction hours, including responsibility for maintenance of the defined cartage route and proposed haulage route for construction traffic (including loading and unloading).</li> <li>c) Traffic management signed by a suitably qualified Workplace Health and Safety professional.</li> </ul>	<p>As part of request for conditioned works assessment.</p>

<ul style="list-style-type: none"> <li>d) Parking of vehicles (trucks, on-site employees and delivery vehicles).</li> <li>e) Maintenance of safe pedestrian movement across the frontage(s) of the site (including disabled access).</li> <li>f) On-site dust and noise management so as not to cause unreasonable disturbance to the amenity of the surrounding areas.</li> <li>g) Building waste/refuse disposal.</li> <li>h) Presentation of hoarding to the street.</li> </ul>	
<b>Stormwater management – (non-trunk in accordance with section 145 of PAAct)</b>	
31. Convey roof water and surface water to the proposed detention basin to be constructed at the south-eastern corner of the development.	Prior to the use commencing and ongoing.
32. Manage stormwater discharge from the site so as to not cause an actionable nuisance to adjoining properties.	Once the works commence and prior to the use commencing. Ongoing condition.
33. Submit to Council, and receive Conditioned Works approval for, a stormwater management plan and report addressing both quality and quantity in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works, and the following: <ul style="list-style-type: none"> <li>• Detailed drawings of the proposed stormwater quantity and quality treatment systems and any associated works. The drawings must include longitudinal and cross sections as well as details of treatment media and any associated vegetation/landscaping.</li> <li>• An updated electronic copy of the MUSIC model, which reflects the final layout.</li> </ul>	As part of request for conditioned works assessment.
34. Maintain all internal stormwater management devices for the life of the development in accordance with approved documentation and to manufacturer's specifications.	Ongoing condition
<b>Utilities</b>	
35. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.	At the time of works occurring.
36. Connect the development to external reticulated sewer, external reticulated water and underground electricity/telecommunications supply.	Prior to the use commencing.



37. Remove any redundant sewerage connections within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred.	Prior to site works commencing.
38. Provide water connections and water meters in accordance with Council's Standard Drawings. Provide details to Council of the water meters and their locations.	Prior to on maintenance inspection.
<b><u>Excavation and filling</u></b>	
39. Undertake any required excavation and fill works in accordance with the following: <ul style="list-style-type: none"> <li>a) Design retaining walls/structures to have a minimum design life of 60 years and to be in accordance with Australian Standard 4678:2002 – Earth Retaining Structures (as amended).</li> <li>b) Undertake compaction in accordance with Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments (as amended) and Australian Standard 2870:2011 – Residential Slabs and Footings (as amended).</li> <li>c) Comply with the relevant requirements of the Building Regulations 2006 (as amended) where involving gradients or embankments.</li> </ul>	During construction.
40. Submit to Council test certificates for all filling greater than 400mm in depth, confirming that the necessary levels of compaction have been achieved, including a Level 1 inspection and testing report in accordance with AS3798.	Prior to the use commencing.
41. Provide certification from a Registered Professional Engineer Queensland (RPEQ) for the design and construction of any retaining walls greater than 1m in height, in relation to stability and resistance to overturning and sliding (overall safety factor of 1.5) in accordance with AS1170.1 and AS3600.	Prior to the use commencing.
<b><u>Erosion and sediment control</u></b>	
42. Design, implement and maintain measures and practices in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (2008).	Prior to the works commencing and during construction phase until disturbed areas are stabilised.
43. Ensure dewatering activities (such as from excavations or sediment basins) do not discharge water offsite or where the water could reasonably be expected to move offsite or into waters or stormwater, unless the following are met: <ul style="list-style-type: none"> <li>a) The concentration of total suspended solids (TSS) must not exceed 50 mg/L.</li> </ul>	During construction phase.

<p>b) Turbidity (nephelometric turbidity units - NTU) values must not be greater than 10% of the turbidity of waters immediately upstream of the sites water entry points at time of the release.</p> <p>c) The pH must be within the range of 6.5-8.5 except where, and to the extent, the natural receiving waters lie outside this range.</p> <p>d) Water is to be sampled by experienced personnel and tested by a NATA (National Association of Testing Authorities) accredited laboratory.</p>	
<p>44. Provide a stabilised construction exit at each exit point for the site. Maintain this area so that no loose debris is deposited on to adjoining roadways. Remove any material brought onto the road as soon as possible.</p>	<p>During construction phase.</p>
<p>45. Implement dust control measures at each phase of site development and operation in accordance with IECA (2008) Best Practice Erosion and Sediment Control.</p>	<p>During construction phase.</p>
<p><b><u>Survey and as-constructed information</u></b></p>	
<p>46. Submit as constructed drawings and documentation for all civil works and those to be transferred into public ownership, prepared in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works.</p> <p>Include surveyed as constructed data showing works completed (digital and hard copies) and amended design plan data showing construction deviation from design plans (digital and hard copies). The digital data and the design data must be endorsed by a RPEQ and Landscape Architect holding AILA (Australian Institute of Landscape Architecture) membership and a registered surveyor using the certification clauses contained in Planning Scheme Policy 2 – Infrastructure Works.</p>	<p>Prior to the compliance inspection.</p>
<p><b><u>Acoustic requirements</u></b></p>	
<p>47. Incorporate acoustic attenuation into the development as specified in the approved acoustic report.</p>	<p>Prior to the use commencing and ongoing.</p>
<p><b><u>Landscape Works</u></b></p>	
<p>48. Submit landscape plans to Council for approval in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment of this approval. Include the following items:</p> <ul style="list-style-type: none"> <li>• Designs that are generally in accordance with the approved landscape plans, but which include all planting details including species, densities and planting placements.</li> <li>• Details of street tree planting in accordance with the Redlands Planning Scheme Landscape Code with species selected from Schedule 9 of the Redlands Planning Scheme.</li> </ul>	<p>As part of request for conditioned works assessment.</p>

<ul style="list-style-type: none"> <li>• A maintenance plan for the entire landscaping component of the development.</li> <li>• Details of lighting to communal open space, driveways, public car parks and footpaths within the site.</li> </ul>	
<p>49. Undertake landscaping in accordance with the landscape plans approved as part of conditioned works assessment and the following:</p> <ul style="list-style-type: none"> <li>• Turf all areas of disturbance within the road verge with turf cut from a weed free source.</li> <li>• Remove all weed species from the site, as identified in Redlands Coast Biosecurity Plan 2018-2023.</li> <li>• Provide organic mulch to all garden bed areas at a minimum depth of 100mm.</li> </ul>	Prior to the use commencing.
<b><u>Environment and vegetation management</u></b>	
<p>50. Submit a revised Vegetation Management Plan to Council which reflects:</p> <ul style="list-style-type: none"> <li>• Trees identified for removal and retention;</li> <li>• All plantings across the site;</li> <li>• The landscaping and planting works occurring to all of the stormwater treatment areas; and</li> <li>• Any revegetation works.</li> </ul>	As part of request for conditioned works assessment.
<p>51. Protect those trees identified on the revised Vegetation Management Plan to be retained by implementing tree protection measures in accordance with Australian Standard AS4970-2009 – Protection of Trees on Development Sites. All tree protection measures must be in place prior to any development works commencing.</p>	Prior to works commencing and during construction phase.
<p>52. Provide a dam dewatering report which details how the dams on the subject site will be removed. Details are to include but not be limited to:</p> <ul style="list-style-type: none"> <li>• How the dams will be dewatered;</li> <li>• How the silt will be removed and where it will be disposed of;</li> <li>• Details of the levels that the dams will be removed to;</li> <li>• Details of any subsoil drainage so that the base of the dam sites do not retain or accumulate ground waters.</li> </ul>	As part of request for conditioned works assessment.
<p>53. Submit to Council written certification and test results to verify that the earthworks associated with the dam removal have been completed to a Level 1 responsibility in accordance with Australian Standard AS3798-1990.</p>	Prior to a compliance inspection.
<b><u>RECONFIGURING A LOT</u></b>	
<b><u>ASSESSMENT MANAGER CONDITIONS</u></b>	<b><u>TIMING</u></b>

1.	Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.			
<b><u>Approved plans and documents</u></b>				
2.	Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.			Prior to Council approval of the survey plan.
	<b>Plan/document title</b>	<b>Reference number</b>	<b>Prepared by</b>	<b>Plan/doc. date</b>
	Plan of Reconfiguration	SB2866-02/B	Wolter Consulting Group	24/07/2018

**Table 1: Approved plans and documents**

3.	Submit to Council a survey plan for approval, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval.	Prior to the use commencing.
4.	Pay to Council the split valuation fee prescribed by the State Government. The current value of the fee is \$40.00 (excluding GST) per allotment (2021/2022 financial year). The fee must be paid: <ul style="list-style-type: none"> <li>for each allotment contained on the survey plan, including balance lots, and</li> <li>at the rate applicable at the time of payment.</li> </ul>	Prior to Council approval of the survey plan.

**ADDITIONAL APPROVALS**

The following further **development permits** are necessary to allow the development to be carried out:

- Building works approval.

Please be aware that further approvals, other than a development permit, may still be required for your development. This includes, but is not limited to, the following:

- Conditioned works assessment as detailed in Table 2 of the conditions.
- Plumbing and drainage works.
- Capping of sewer for demolition of existing buildings on site.
- Road opening permit for any works proposed within an existing road reserve.

**REFERRAL AGENCY CONDITIONS**

- Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)**  
Refer to the attached correspondence from the DSDMIP dated 8 April 2021 (DSDMIP reference 1710-1963-SRA) for MCU17/0057.

**ASSESSMENT MANAGER ADVICE**

- **Infrastructure charges**

Infrastructure charges apply to the development in accordance with the Adopted Infrastructure Charges Resolution (No. 3.1) 2020 levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

- **Working within a State-controlled road network**

Prior to undertaking any works within a State-controlled road corridor, obtain a Road Corridor Permit from the Queensland Department of Transport and Main Roads.

- **Live connections**

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

Further information can be obtained from Council on 07 3829 8999.

- **Coastal processes and sea level rise**

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

- **Hours of construction**

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

- **Services installation**

It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

- **Fire ants**

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants)



---

- **Cultural heritage**

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website:

<https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf>

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website:

<https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or [admin@QYAC.net.au](mailto:admin@QYAC.net.au)

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

---

- **Fauna protection**

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

---

- ***Environment Protection and Biodiversity Conservation Act***

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **vulnerable** under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at [www.ea.gov.au/epbc](http://www.ea.gov.au/epbc)

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

---

**Application B (MCU17/0058) – Conditions package**

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

Plan/document title	Reference number	Prepared by	Plan/doc. date
Cover sheet	DA-A3-00/M	Philip Usher Constructions	05/07/2021
Site Plan – Overall	DA-A3-01/M	Philip Usher Constructions	05/07/2021
Open Space – Overall	DA-A3-02/M	Philip Usher Constructions	05/07/2021
Site Plan	DA-A3-03/M	Philip Usher Constructions	05/07/2021
Open Space	DA-A3-04/M	Philip Usher Constructions	05/07/2021
Earthworks	DA-A3-05/M	Philip Usher Constructions	05/07/2021
Waste Management	DA-A3-06/M	Philip Usher Constructions	05/07/2021
Streetscapes	DA-A3-07/M	Philip Usher Constructions	05/07/2021
B3 Ground Floor Plan	DA-A3-08/M	Philip Usher Constructions	05/07/2021
B3 First Floor Plan	DA-A3-09/M	Philip Usher Constructions	05/07/2021
B3 Elevations Sht 1	DA-A3-10/M	Philip Usher Constructions	05/07/2021
B3 Elevations Sht 2	DA-A3-11/M	Philip Usher Constructions	05/07/2021
B4 Ground Floor Plan	DA-A3-12/M	Philip Usher Constructions	05/07/2021
B4 First Floor Plan	DA-A3-13/M	Philip Usher Constructions	05/07/2021

B4 Elevations Sht 1	DA-A3-14/M	Philip Constructions	Usher	05/07/2021
B4 Elevations Sht 2	DA-A3-15/M	Philip Constructions	Usher	05/07/2021
B4-HR Ground Floor Plan	DA-A3-16/M	Philip Constructions	Usher	05/07/2021
B4-HR First Floor Plan	DA-A3-17/M	Philip Constructions	Usher	05/07/2021
B4-HR Elevations Sht 1	DA-A3-18/M	Philip Constructions	Usher	05/07/2021
B4-HR Elevations Sht 2	DA-A3-19/M	Philip Constructions	Usher	05/07/2021
B4-SR Ground Floor Plan	DA-A3-20/M	Philip Constructions	Usher	05/07/2021
B4-SR First Floor Plan	DA-A3-21/M	Philip Constructions	Usher	05/07/2021
B4-SR Elevations Sht 1	DA-A3-22/M	Philip Constructions	Usher	05/07/2021
B4-SR Elevations Sht 2	DA-A3-23/M	Philip Constructions	Usher	05/07/2021
D6 Ground Floor Plan	DA-A3-24/M	Philip Constructions	Usher	05/07/2021
D6 First Floor Plan	DA-A3-25/M	Philip Constructions	Usher	05/07/2021
D6 Elevations	DA-A3-26/M	Philip Constructions	Usher	05/07/2021
D6-P Ground Floor Plan	DA-A3-27/M	Philip Constructions	Usher	05/07/2021
D6-P First Floor Plan	DA-A3-28/M	Philip Constructions	Usher	05/07/2021
D6-P Elevations	DA-A3-29/M	Philip Constructions	Usher	05/07/2021
D6-W Ground Floor Plan	DA-A3-30/M	Philip Constructions	Usher	05/07/2021
D6-W First Floor Plan	DA-A3-31/M	Philip Constructions	Usher	05/07/2021
D6-W Elevations (as amended in red by Council)	DA-A3-32/M	Philip Constructions	Usher	05/07/2021
D7 Ground Floor Plan	DA-A3-33/M	Philip Constructions	Usher	05/07/2021
D7 First Floor Plan	DA-A3-34/M	Philip Constructions	Usher	05/07/2021
D7 Elevations	DA-A3-35/M	Philip Constructions	Usher	05/07/2021

DG4 Ground Floor Plan	DA-A3-36/M	Philip Constructions	Usher	05/07/2021
DG4 First Floor Plan	DA-A3-37/M	Philip Constructions	Usher	05/07/2021
DG4 Elevations Sht 1	DA-A3-38/M	Philip Constructions	Usher	05/07/2021
DG4 Elevations Sht 2	DA-A3-39/M	Philip Constructions	Usher	05/07/2021
DG6 Ground Floor Plan	DA-A3-40/M	Philip Constructions	Usher	05/07/2021
DG6 First Floor Plan	DA-A3-41/M	Philip Constructions	Usher	05/07/2021
DG6 Elevations	DA-A3-42/M	Philip Constructions	Usher	05/07/2021
R2 Floor Plans	DA-A3-43/M	Philip Constructions	Usher	05/07/2021
R2 Elevations	DA-A3-44/M	Philip Constructions	Usher	05/07/2021
T3 Ground Floor Plan	DA-A3-45/M	Philip Constructions	Usher	05/07/2021
T3 First Floor Plan	DA-A3-46/M	Philip Constructions	Usher	05/07/2021
T3 Elevations	DA-A3-47/M	Philip Constructions	Usher	05/07/2021
T3-P Ground Floor Plan	DA-A3-48/M	Philip Constructions	Usher	05/07/2021
T3-P First Floor Plan	DA-A3-49/M	Philip Constructions	Usher	05/07/2021
T3-P Elevations	DA-A3-50/M	Philip Constructions	Usher	05/07/2021
Concept Design	SK01 Rev 4	2 Develop Urban		29/10/2020
Bulk Earthworks Sketch – Sheet 1	SK02 Rev 4	2 Develop Urban		29/10/2020
Bulk Earthworks Sketch – Sheet 2	SK03 Rev 4	2 Develop Urban		29/10/2020
Bulk Earthworks Sketch – Sheet 3	SK04 Rev 4	2 Develop Urban		29/10/2020
Bulk Earthworks Cross Sections – SH 1	SK05 Rev 3	2 Develop Urban		14/05/2020
Bulk Earthworks Cross Sections – SH 2	SK06 Rev 3	2 Develop Urban		29/10/2020
Bulk Earthworks Cross Sections – SH 3	SK07 Rev 4	2 Develop Urban		29/10/2020

Bulk Earthworks Cross Sections – SH 4	SK08 Rev 3	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 5	SK09 Rev 3	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 6	SK10 Rev 3	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 7	SK11 Rev 3	2 Develop Urban	29/10/2020
Bulk Earthworks Cross Sections – SH 8	SK12 Rev 3	2 Develop Urban	29/10/2020
Proposed Services Connection Plan	SK13 Rev 4	2 Develop Urban	29/10/2020
Detention Basin Discharge Layout Plan	SK14 Rev 1	2 Develop Urban	12/03/2020
Flood Impact Assessment	41/26773	GHD	February 2016
Landscape Concept Plan	8817 Issue G	Saunders Havill Group	June 2021
Acoustic Report	2017122 R01L	Acoustic Works	23/11/2020

**Table 1: Approved plans and documents**

3. Comply with the infrastructure agreement relating to the subject site.	Prior to the use commencing and ongoing.
4. Comply with the conditions of approval, and achieve plan sealing for MCU17/0057.	Prior to the use commencing and ongoing.
<b>Existing structures</b>	
5. Demolish or relocate/remove all existing structures on site in accordance with the approved plan(s). Cap all services prior to demolition commencing.	Prior to the use commencing.
<b>Design</b>	
6. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbouring premises, in accordance with Australian Standard AS4282-2019: Control of the obtrusive effects of outdoor lighting.	Prior to the use commencing and ongoing.
7. Design and construct the development with the following changes as indicated in red on the approved plans: c) Cladding/façade treatment for unit 31.	Prior to the use commencing and ongoing.



8.	Comply with the following requirements where it is proposed that habitable room windows above the ground storey will be within a distance of 6m, and within an angle of 45 degrees, and directly adjacent to habitable rooms of neighbouring dwelling units (internal to the site): a) Provide sill heights a minimum of 1.5m above floor levels; or b) Provide fixed translucent, such as frosted or textured glazing, for any part of the window less than 1.5m above floor level; or c) Provide fixed external screens that are – i) solid and translucent; or ii) perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable; and iii) offset a minimum of 300mm from the wall of the building.	Prior to the use commencing.
9.	Ensure that air conditioning units are located so that they are not visible from any external streets.	Prior to the use commencing and ongoing.
10.	Ensure that each residential dwelling unit has their own dedicated waste storage area that: a) is located within the curtilage of the dwelling unit, unless noted otherwise on the approved plans, b) allows for containers to be moved from storage area to service point without travelling over steps or through dwelling areas, c) has a hardstand surface and screens bins from view from internal and external streets, and d) is no less than 800mm wide x 1500mm long x 1100 mm high.  If a bin wash-down bay is to be provided it shall be roofed, have a hose and cock located within the vicinity of the bay, and have a hardstand area suitably drained to a trade waste outlet.	Prior to the use commencing.
11.	Provide certification from a Registered Professional Engineer of Queensland (RPEQ) certifying that the internal access roads are of adequate design and construction to allow waste collection vehicles to enter and exit the site in a forward gear.	Prior to the use commencing.
<b>Conditioned works assessment</b>		
12.	Submit to Council, and receive approval for, Conditioned Works Assessment for the documents and works referred to in Table 2.	Prior to site works commencing.

Document or works	Assessment benchmarks
Landscape plan	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 8 Division 8 – Landscape Code</li> <li>Redlands Planning Scheme Part 9 Schedule 9 – Street Trees</li> </ul>

	<ul style="list-style-type: none"> <li>• Redlands Planning Scheme Part 11 Policy 3 Chapter 3 – Landscaping and Chapter 4 – Security Bonding</li> <li>• Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 10 – Parks and Open Space and Chapter 11 – Landscaping</li> <li>• Redlands Planning Scheme Part 11 Policy 16 – Safer by Design</li> </ul>
Stormwater management plan	<ul style="list-style-type: none"> <li>• Redlands Planning Scheme Part 8 Division 9 – Stormwater Management Code</li> <li>• Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> <li>• Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 6 – Stormwater Management</li> <li>• Water Sensitive Urban Design Technical Guidelines for South East Queensland</li> <li>• State Planning Policy July 2017</li> <li>• Queensland Urban Drainage Manual</li> </ul>
Roadworks	<ul style="list-style-type: none"> <li>• Redlands Planning Scheme Part 8 Division 1 – Access and Parking Code</li> <li>• Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code</li> <li>• Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> <li>• Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 5 – Road and Path Design.</li> </ul>
Construction Management Plan	<ul style="list-style-type: none"> <li>• Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions</li> <li>• Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding.</li> </ul>

**Table 2: Conditioned works assessment**

13. Comply with all conditions and approved plans in the Conditioned Works Approval.	Prior to the use commencing.
<b>Parking</b>	
14. Provide car parking in accordance with the approved plans.	Prior to the use commencing and ongoing.

Access to car parking spaces, bicycle spaces, bin bays and driveways must remain unobstructed and available for their intended purpose.														
<b>Easements</b>														
15.	Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title. <ul style="list-style-type: none"> <li>a) A minimum 3m wide easement in gross in favour of Redland City Council, over the stormwater drainage pipes from each Pateman Parade road discharge pipe (825mm diameter pipe and 1200mm diameter pipe), traversing through the development to the treatment area within the development.</li> <li>b) A stormwater drainage easement in Gross in favour of Redland City Council, over the Q100 overland path traversing the development from Boundary Road to Cleveland Redland Bay Road.</li> <li>c) Access purposes 1m wide to and around any sewer maintenance holes or structures in favour of Redland City Council and its agents.</li> <li>d) Public access purposes over the footpath internal to the site connecting from the development to the 2.5m wide public footpath within the open space.</li> </ul>	Prior to the use commencing.												
<b>Bonds</b>														
16.	Lodge with Council the bonds listed in Table 3:	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.												
	<table border="1"> <thead> <tr> <th>Bond item</th><th>Amount</th><th>Returned</th></tr> </thead> <tbody> <tr> <td>Road cleaning bond</td><td>\$2,000</td><td>When works accepted on maintenance by Council.</td></tr> <tr> <td>Road opening approval bond</td><td>\$5,000</td><td>When works accepted on maintenance by Council.</td></tr> <tr> <td><b>TOTAL</b></td><td><b>\$7,000</b></td><td></td></tr> </tbody> </table>	Bond item	Amount	Returned	Road cleaning bond	\$2,000	When works accepted on maintenance by Council.	Road opening approval bond	\$5,000	When works accepted on maintenance by Council.	<b>TOTAL</b>	<b>\$7,000</b>		
Bond item	Amount	Returned												
Road cleaning bond	\$2,000	When works accepted on maintenance by Council.												
Road opening approval bond	\$5,000	When works accepted on maintenance by Council.												
<b>TOTAL</b>	<b>\$7,000</b>													
17.	Lodge a defects liability bond to the greater value of either: <ul style="list-style-type: none"> <li>a) 10% of the contributed asset(s); or</li> <li>b) \$2,500.</li> </ul> This bond will be returned after formal acceptance by Council of the contributed asset(s) off maintenance and the transfer of the applicable works to Council.	Prior to contributed asset being accepted on maintenance by Council.												
<b>Inspections</b>														
18.	Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 4: Inspections below.	At timing indicated in table 4.												

Inspection	Timing
Pre-start	Prior to any works commencing.
Erosion and sediment control	Immediately after installation of erosion and sediment control measures.
Landscape inspection	Must be undertaken prior to any works commencing on the site or external to the site.
Driveway crossover/footpath	Box inspection to be undertaken with reinforcing mesh in place and supported on bar chairs prior to the concrete being poured.
Stormwater bedding	After the stormwater pipelines are bedded and prior to backfilling.
Sewer bedding	After the sewer pipelines are bedded and prior to backfilling.
Water main bedding	After the water pipelines are bedded and prior to backfilling.
Sewer vacuum testing	During sewer vacuum testing.
Water pressure testing	During water main pressure testing.
On maintenance	On completion of all civil and landscaping works to be transferred into public ownership as required by this approval and its conditions and prior to the commencement of the 12 months maintenance period.
Compliance inspection	On completion of the development in accordance with the approval and its conditions.
Off maintenance	At the end of the minimum 12 months maintenance period.

For the pre-start, on maintenance/compliance and off maintenance inspections, at least **five (5) business days** notice must be given to Council. For all other inspections, a minimum of **24 hours** notice must be given to Council.

The contributed assets must be accepted on maintenance and the development must pass a Compliance Inspection before the use commences.

*Note: The Civil Consulting Engineer should inspect the works and satisfy themselves that the works are satisfactory prior to booking the respective inspections. In instances where Council's representative(s) fails an inspection, Council will charge a re-inspection fee prior to re-visiting the site. The cost of this re-inspection is identified in Council's Register of Fees and is reviewed each financial year.*

General	
19. Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor's workcover and public liability currency certificates. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.
20. Submit to Council a copy of the proposed Program of Civil Works.	Prior to requesting a pre-start meeting or works commencing,

	whichever is the sooner.
21. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). Maintain the temporary system for the duration of the building works.	During construction.
22. Notify Council within 24hrs and rectify, in consultation with Council, any damage to Council infrastructure as a result of construction activities, at no cost to Council.	As soon as practical following identification of the damage.
23. Provide written certification from a Registered Professional Engineer Queensland (RPEQ) certifying that all civil works have been completed in accordance with the approved drawings and specifications and to the applicable Australian Standards.	Prior to on maintenance or compliance inspection whichever is the sooner.
24. Undertake the development works so that there is no risk to public safety at any time on the site, adjacent public land, road reserve or private property. Should the site be unattended or abandoned, public safety must still be maintained.	During construction phase.
25. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.	Prior to a compliance inspection.
26. Maintain all contributed assets for a minimum period of 12 months from the date the works are accepted on maintenance by Council. The works will be accepted off maintenance only where the works have been suitably maintained to any manufacturer's specifications and Council standards and are fit for purpose.	During the on maintenance period.
<b>Roadworks</b>	
27. Submit to Council for approval, engineering plans and details showing the following works (for Pateman Parade) are in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment of this approval:  c) Road construction including concrete kerb and channel and road pavement and concrete shared use footpaths extending from the end of the existing pavement in Pateman Parade to the signalised intersection at Cleveland-Redland Bay Road.  d) A minimum 6m wide type R-RSC-2 permanent vehicular crossover to the Pateman Parade frontage of the site.  e) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas.  f) Reinstatement of concrete kerb and channel where required.	As part of request for conditioned works assessment.



<p>g) Removal of all redundant vehicle crossovers.</p> <p>h) Entry treatment/access to the site along Pateman Parade.</p> <p>Adjustment and relocations necessary to public utility services resulting from these works.</p>	
<p>28. Submit to Council for approval, engineering plans and details for the completion of the four-way signalised intersection at Pateman Parade, Cleveland Redland Bay Road and Beveridge Road, in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment.</p> <p>Modify the existing three-way intersection to include provision of:</p> <ul style="list-style-type: none"> <li>e) a single westbound traffic lane (minimum 3.5m width) and a separate shared cycle and parking lane (minimum width 4.0m) from the intersection to join with the existing Pateman Parade pavement (2 lane major collector standard);</li> <li>f) a dedicated right turn lane (approximately 130m long), a shared through and right turn lane, a through cycle lane (1.5m minimum width) and a high-angle entry left turn lane on the Pateman Parade approach;</li> <li>g) a dedicated right turn lane on Cleveland Redland Bay Road (a minimum of 85m long) to facilitate right turns into Pateman Parade;</li> <li>h) a dedicated left turn lane (including retention of the existing dedicated cycle lane) on Cleveland Redland Bay Road northbound into Pateman Parade;</li> <li>i) a signalised pedestrian crossing across the Pateman Parade approach;</li> <li>j) modification of the existing staged pedestrian crossing across the northern leg of the intersection, to a full 3.0m wide (unstaged) crossing;</li> <li>k) provision of a 3.0m wide signalised pedestrian crossing across the southern leg of the intersection;</li> <li>l) the extension of the 2.5m wide concrete shared pedestrian and cycle path along the northern verge of Pateman Parade to connect to the existing path on Cleveland Redland Bay Road; and</li> <li>m) the extension of the 2.5m wide concrete shared pedestrian and cycle path along the southern verge of Pateman Parade to connect to the pedestrian crossing noted above and the shared pathway on Cleveland Redland Bay Road to be constructed as part of this approval.</li> </ul> <p>The above works must include all necessary changes to line marking, traffic signals and street lighting hardware and reprogramming of the traffic signals.</p> <p>Detailed design “for construction” drawings certified by a suitably qualified and experienced RPEQ Civil or Traffic Engineer and an RPEQ Electrical engineer must be submitted to Council.</p>	<p>As part of request for conditioned works assessment.</p>

29. Dedicate land for the purposes of road where required to facilitate the approved four-way signalised intersection at Pateman Parade, Cleveland Redland Bay Road and Beveridge Road.	Prior to the use commencing.
30. Complete the construction of the road intersection works required pursuant to condition 27 – 29 in accordance with the approved plans and conditions.	Prior to the use commencing.
31. Submit and have approved by Council a Road Opening Approval for any works being undertaken within the road reserve. Provide the following to Council as part of the application: <ul style="list-style-type: none"> <li>a) A completed application form and associated fee, at the rate applicable at the time of payment. The current rate for the 2020/2021 Financial Year is: <ul style="list-style-type: none"> <li>• \$5,432.00 – this incorporates a refundable bond of \$5,000 and a non-refundable administration fee of \$432.00.</li> </ul> </li> <li>b) A copy of the contractor's Workcover insurance currency certificate.</li> <li>c) A copy of the contractor's Public Liability insurance currency certificate. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.</li> <li>d) Submission of a Traffic Management Plan (TMP) and/or a Traffic Guidance Scheme (TGS) that is prepared and authorised by a person who holds a current DTMR 'Open Level' Traffic Management Design Certification and should include proposed haul routes for construction vehicles associated with the works, as applicable.</li> </ul>	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.
32. Provide a Construction management Plan which includes the following information: <ul style="list-style-type: none"> <li>a) Hours of construction.</li> <li>b) Vehicle access during construction hours, including responsibility for maintenance of the defined cartage route and proposed haulage route for construction traffic (including loading and unloading).</li> <li>c) Traffic management signed by a suitably qualified Workplace Health and Safety professional.</li> <li>d) Parking of vehicles (trucks, on-site employees and delivery vehicles).</li> <li>e) Maintenance of safe pedestrian movement across the frontage(s) of the site (including disable access).</li> <li>f) On-site dust and noise management so as not to cause unreasonable disturbance to the amenity of the surrounding areas.</li> <li>g) Building waste/refuse disposal.</li> <li>h) Presentation of hoarding to the street.</li> </ul>	As part of request for conditioned works assessment.
<b>Stormwater management – (non-trunk in accordance with section 145 of PAct)</b>	

33. Convey roof water and surface water to the proposed detention basin to be constructed at the south-eastern corner of the development.	Prior to the use commencing and ongoing.
34. Manage stormwater discharge from the site so as to not cause an actionable nuisance to adjoining properties.	Once the works commence and prior to the use commencing. Ongoing condition.
35. Submit to Council, and receive Conditioned Works approval for, a stormwater management plan and report addressing both quality and quantity in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works, and the following: <ul style="list-style-type: none"> <li>Detailed drawings of the proposed stormwater quantity and quality treatment systems and any associated works. The drawings must include longitudinal and cross sections as well as details of treatment media and any associated vegetation/landscaping.</li> <li>An updated electronic copy of the MUSIC model, which reflects the final layout.</li> </ul>	As part of request for conditioned works assessment.
36. Maintain all internal stormwater management devices for the life of the development in accordance with approved documentation and to manufacturer's specifications.	Ongoing condition
<b>Utilities</b>	
37. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.	At the time of works occurring.
38. Connect the development to external reticulated sewer, external reticulated water and underground electricity supply.	Prior to the use commencing.
39. Remove any redundant sewerage connections within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred.	Prior to site works commencing.
40. Provide water connections and water meters in accordance with Council's Standard Drawings. Provide details to Council of the water meters and their locations.	Prior to on maintenance inspection.
<b>Excavation and filling</b>	

41. Undertake any required excavation and fill works in accordance with the following: <ul style="list-style-type: none"> <li>a) Design retaining walls/structures to have a minimum design life of 60 years and to be in accordance with Australian Standard 4678:2002 – Earth Retaining Structures (as amended).</li> <li>b) Undertake compaction in accordance with Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments (as amended) and Australian Standard 2870:2011 – Residential Slabs and Footings (as amended).</li> <li>c) Comply with the relevant requirements of the Building Regulations 2006 (as amended) where involving gradients or embankments.</li> </ul>	During construction.
42. Submit to Council test certificates for all filling greater than 400mm in depth, confirming that the necessary levels of compaction have been achieved, including a Level 1 inspection and testing report in accordance with AS3798.	Prior to the use commencing.
43. Provide certification from a Registered Professional Engineer Queensland (RPEQ) for the design and construction of any retaining walls greater than 1m in height, in relation to stability and resistance to overturning and sliding (overall safety factor of 1.5) in accordance with AS1170.1 and AS3600.	Prior to the use commencing.
<b>Erosion and sediment control</b>	
44. Design, implement and maintain measures and practices in accordance with “Best Practice Erosion and Sediment Control” published by the International Erosion Control Association (Australasian Chapter) (2008).	Prior to the works commencing and during construction phase until disturbed areas are stabilised.
45. Ensure dewatering activities (such as from excavations or sediment basins) do not discharge water offsite or where the water could reasonably be expected to move offsite or into waters or stormwater, unless the following are met: <ul style="list-style-type: none"> <li>e) The concentration of total suspended solids (TSS) must not exceed 50 mg/L.</li> <li>f) Turbidity (nephelometric turbidity units - NTU) values must not be greater than 10% of the turbidity of waters immediately upstream of the sites water entry points at time of the release.</li> <li>g) The pH must be within the range of 6.5-8.5 except where, and to the extent, the natural receiving waters lie outside this range.</li> <li>h) Water is to be sampled by experienced personnel and tested by a NATA (National Association of Testing Authorities) accredited laboratory.</li> </ul>	During construction phase.
46. Provide a stabilised construction exit at each exit point for the site. Maintain this area so that no loose debris is deposited on to adjoining	During construction phase.

roadways. Remove any material brought onto the road as soon as possible.	
47. Implement dust control measures at each phase of site development and operation in accordance with IECA (2008) Best Practice Erosion and Sediment Control.	During construction phase.
<b><u>Survey and as-constructed information</u></b>	
48. Submit as constructed drawings and documentation for all civil works and those to be transferred into public ownership, prepared in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works.  Include surveyed as constructed data showing works completed (digital and hard copies) and amended design plan data showing construction deviation from design plans (digital and hard copies). The digital data and the design data must be endorsed by a RPEQ and Landscape Architect holding AILA (Australian Institute of Landscape Architecture) membership and a registered surveyor using the certification clauses contained in Planning Scheme Policy 2 – Infrastructure Works.	Prior to the compliance inspection.
<b><u>Acoustic requirements</u></b>	
49. Incorporate acoustic attenuation into the development as specified in the approved acoustic report.	Prior to the use commencing and ongoing.
<b><u>Landscape Works</u></b>	
50. Submit landscape plans to Council for approval in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment of this approval. Include the following items: <ul style="list-style-type: none"> <li>• Designs that are generally in accordance with the approved landscape plans, but which include all planting details including species, densities and planting placements.</li> <li>• Details of street tree planting in accordance with the Redlands Planning Scheme Landscape Code with species selected from Schedule 9 of the Redlands Planning Scheme.</li> <li>• A maintenance plan for the entire landscaping component of the development.</li> <li>• Details of lighting to communal open space, driveways, public car parks and footpaths within the site.</li> </ul>	As part of request for conditioned works assessment.
51. Undertake landscaping in accordance with the landscape plans approved as part of Conditions Works Assessment and the following:	Prior to the use commencing.



<ul style="list-style-type: none"> <li>• Turf all areas of disturbance within the road verge with turf cut from a weed free source.</li> <li>• Remove all weed species from the site, as identified in the Redlands Coast Biosecurity Plan 2018-2023.</li> <li>• Provide organic mulch to all garden bed areas at a minimum depth of 100mm.</li> </ul>	
<b>Environment and vegetation management</b>	
52. Submit a revised Vegetation Management Plan to Council which reflects: <ul style="list-style-type: none"> <li>• Trees identified for removal and retention;</li> <li>• All plantings across the site;</li> <li>• The landscaping and planting works occurring to all of the stormwater treatment areas; and</li> <li>• Any revegetation works.</li> </ul>	As part of request for conditioned works assessment.
53. Protect those trees identified on the revised Vegetation Management Plan to be retained by implementing tree protection measures in accordance with Australian Standard AS4970-2009 – Protection of Trees on Development Sites. All tree protection measures must be in place prior to any development works commencing.	Prior to works commencing and during construction phase.
54. Provide a dam dewatering report which details how the dam on the subject site will be removed. Details are to include but not be limited to: <ul style="list-style-type: none"> <li>• How the dam will be dewatered;</li> <li>• How the silt will be removed and where it will be disposed of;</li> <li>• Details of the levels that the dam will be removed to;</li> <li>• Details of any subsoil drainage so that the base of the dam site does not retain or accumulate ground waters.</li> </ul>	As part of request for conditioned works assessment.
55. Submit to Council written certification and test results to verify that the earthworks associated with the dam removal have been completed to a Level 1 responsibility in accordance with Australian Standard AS3798-1990.	Prior to a compliance inspection.
<b>ADDITIONAL APPROVALS</b>	

The following further **development permits** are necessary to allow the development to be carried out:

- Building works approval.

Please be aware that further approvals, other than a development permit, may still be required for your development. This includes, but is not limited to, the following:

- Conditioned works assessment as detailed in Table 2 of the conditions.
- Plumbing and drainage works.
- Capping of sewer for demolition of existing buildings on site.

- 
- Road opening permit for any works proposed within an existing road reserve.

#### **REFERRAL AGENCY CONDITIONS**

- **Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)**  
Refer to the attached correspondence from the DSDMIP dated 8 April 2021 (DSDMIP reference 1710-1966-SRA) for MCU17/0057.

#### **ASSESSMENT MANAGER ADVICE**

- **Infrastructure charges**  
Infrastructure charges apply to the development in accordance with the Adopted Infrastructure Charges Resolution (No. 3.1) 2020 levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

- 
- **Working within a State-controlled road network**  
Prior to undertaking any works within a State-controlled road corridor, obtain a Road Corridor Permit from the Queensland Department of Transport and Main Roads.

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

Further information can be obtained from Council on 07 3829 8999.

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

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

- 
- **Services installation**  
It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.
-

---

- **Fire ants**

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants)

---

- **Cultural heritage**

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website:

<https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf>

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website:

<https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or [admin@QYAC.net.au](mailto:admin@QYAC.net.au)

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

---

- **Fauna protection**

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

---

- ***Environment Protection and Biodiversity Conservation Act***

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **vulnerable** under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment

---

---

Australia on 1800 803 772. Further information is available from Environment Australia's website at [www.ea.gov.au/epbc](http://www.ea.gov.au/epbc)

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

---

**STATEMENT OF REASONS****Application A (MCU17/0057)**

<b>Assessment Benchmarks:</b>	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Redlands Planning Scheme V7.1: <ul style="list-style-type: none"> <li>○ medium density residential zone code</li> <li>○ urban residential zone code</li> <li>○ open space zone code</li> <li>○ community purposes zone code</li> <li>○ multiple dwelling code</li> <li>○ reconfiguration code</li> <li>○ acid sulfate soils overlay code</li> <li>○ flood prone, storm tide and drainage constrained land overlay code</li> <li>○ habitat protection overlay code</li> <li>○ road and rail noise impacts overlay code</li> <li>○ south-east thornlands structure plan overlay code</li> <li>○ access and parking code</li> <li>○ erosion prevention and sediment control code</li> <li>○ excavation and fill code</li> <li>○ landscape code</li> <li>○ stormwater management code</li> </ul> </li> <li>• State Planning Policy 2017, Part E</li> <li>• South East Queensland Regional Plan 2017</li> <li>• <i>Planning Regulation 2017</i>, Schedule 11</li> <li>• Local Government Infrastructure Plan.</li> </ul>
<b>Matters prescribed by Regulation</b>	<p>Council had regard to the following matters in the assessment of the application:</p> <ul style="list-style-type: none"> <li>• existing development</li> <li>• current development approvals</li> <li>• submissions made during public notification</li> <li>• State Assessment Referral Agency (SARA) response</li> <li>• City Plan V5.</li> </ul>



The key issues identified in the assessment were:

- consistency of proposal with the Redlands Planning Scheme
- building design/streetscape
- access/road design
- traffic and parking
- environmental values
- stormwater management
- landscaping
- open space design
- earthworks
- sewer and
- road noise.

Issue	Assessment outcome
Consistency of proposal with the Redlands Planning Scheme	While the proposed development deviates from the zoning arrangements in the planning scheme, it achieves the outcomes of these zones and exhibits a more functional layout and a better visual outcomes from the highly prominent corner of Boundary Road and Cleveland Redland Bay Road.
Building design/streetscape	The development provides a high level of visual and physical interaction with the Pateman Parade. The buildings are oriented towards Pateman Parade and are provided with a range of aesthetically pleasing design treatments.
Access/road design	To provide connectivity in accordance with the South-East Thornlands structure plan, the development is conditioned to construct the remainder of the trunk collector road (Pateman Parade) and provide the fourth leg of the existing intersection at Beveridge/Cleveland Redland Bay Road.
Traffic and parking	The development provides suitable access points onto Pateman Parade and sufficient parking for the intended use.
Environmental values	The site has limited environmental values and habitat linkages due to surrounding major roads and residential development. Revegetation through the open space portion of the site is conditioned to provide for the establishment of habitat connectivity. Movement

	opportunities external to the site are facilitated via existing culverts.
Stormwater management	Stormwater discharge from the development will be treated on-site and managed by a detention basin in the southern portion of the site.
Landscaping	Landscaping will be provided along the Boundary and Cleveland Redland Bay Road frontages, which will provide visual relief from the State controlled roads. Landscaping internal to the site will provide suitable amenity for the residents.
Open space design	The development is provided with central communal open space areas through the site. The communal open space provides suitable areas for active and passive recreation and facilities, such as a gym and barbecue area for the use of residents. Each dwelling unit is also provided with sufficient private open space for their expected needs.
Earthworks	Cut and fill is required across the site to facilitate building areas for the residential component and stormwater management. Generally earthworks will tie into external land with batters, however where retaining is required landscaping is provided to provide visual relief and a suitable amenity outcome.
Sewer	Upgrades are required to the sewerage network to service the development and will be provided through an infrastructure agreement.
Road noise	Suitable acoustic attenuation is provided through the development design to reduce noise impacts on future residents to an acceptable level. Further requirement for building attenuation will be assessed by a private certifier at the building approval stage.

Matters Raised in Submissions	
Matter Raised	Description of how matters were dealt with in reaching the decision
Zone/precinct changes inconsistent with	The proposal deviates from the original zoning intent under the Redlands Planning Scheme and the South-East Thornlands structure plan overlay in terms of the location of the uses. This has been

SETSPO.	considered acceptable as an equivalent outcome for the structure plan layout has been achieved through a revised layout.
Interurban break not provided.	While the interurban break envisaged by the structure plan is not provided, the development allows for an increase in amenity for future residents of the site and improved visual and physical break between the site and community of Victoria Point.
Filling of the flood prone area inconsistent with SETSPO and will impact on waterways.	The earthworks required to facilitate the development is noted to deviate from the existing landform. It is considered that this allows for an improved overall development outcome with residential development set back from the Boundary/Cleveland Redland Bay Road intersection. Stormwater discharge from the development is to be treated on-site and managed by a detention basin the southern portion of the site. Impacts on receiving waters are considered to be minimised.
Need for a local park in the area.	A local park has been provided as part of a separate development approval on Harrington Boulevard in lieu of the subject site.
Reduction in open space and associated impacts on habitat corridor functionality and greenspace network/recreation space.	The proposal deviates from the original zoning intent under the Redlands Planning Scheme and the South-East Thornlands structure plan overlay in terms of the location of the uses. This has been considered acceptable as an equivalent outcome for the structure plan layout has been achieved through a revised layout.
Built design out of character with surrounding area.	The built form of the development is consistent with the character of the surrounding area.
Density does not respond to capacity of roads, schools, health care etc.	The proposed development results in a density as envisaged by the zoning of the site.
Traffic impacts on surrounding roads network.	To provide connectivity as identified in the South-east Thornlands structure plan overly, the development is conditioned to complete the trunk collector (Pateman Parade) and the four-way intersection at Beveridge/Cleveland Redlands Bay Roads.
Insufficient infrastructure.	The development provides suitable infrastructure where not existing through conditions and an infrastructure agreement.
Stormwater management.	Stormwater discharge from the development is to be treated on-site and managed by a detention basin the southern portion of the site.

Pateman Parade not fauna friendly.	Pateman Parade is not intended as a fauna movement corridor. Fauna movement is facilitated through the site in the open space area.
Koala offsets have not been considered.	The site is within a koala broad hectare area. Accordingly, offsets were not applicable. Revegetation of the open space area however is required to support habitat values.
Dedication of open space.	A local park has been provided as part of a separate development approval on Harrington Boulevard in lieu of the subject site. The open space on the site is to remain in private ownership, however will be traversable by pedestrians.
The development conflicts with desired environmental outcome (DEO) 1.	The development provides stormwater management devices suitable for the requirements of the development. The development is conditioned to provide revegetation of the open space area to support habitat values.
Stormwater infrastructure should not be located within the greenspace network.	The South-East Thornlands structure plan intends to locate stormwater management infrastructure within the open space network at the subject site.

**Application B (MCU17/0058)**

<b>Assessment Benchmarks:</b>	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Redlands Planning Scheme V7.1: <ul style="list-style-type: none"> <li>○ medium density residential zone code</li> <li>○ urban residential zone code</li> <li>○ open space zone code</li> <li>○ community purposes zone code</li> <li>○ multiple dwelling code</li> <li>○ acid sulfate soils overlay code</li> <li>○ flood prone, storm tide and drainage constrained land overlay code</li> <li>○ habitat protection overlay code</li> <li>○ road and rail noise impacts overlay code</li> <li>○ south-east thornlands structure plan overlay code</li> <li>○ access and parking code</li> <li>○ erosion prevention and sediment control code</li> <li>○ excavation and fill code</li> <li>○ landscape code</li> <li>○ stormwater management code</li> </ul> </li> <li>• State Planning Policy 2017, Part E</li> <li>• South East Queensland Regional Plan 2017</li> <li>• <i>Planning Regulation 2017</i>, Schedule 11</li> <li>• Local Government Infrastructure Plan.</li> </ul>
<b>Matters prescribed by Regulation</b>	<p>Council had regard to the following matters in the assessment of the application:</p> <ul style="list-style-type: none"> <li>• existing development</li> <li>• current development approvals</li> <li>• submissions made during public notification</li> <li>• State Assessment Referral Agency (SARA) response</li> <li>• City Plan V5.</li> </ul>



The key issues identified in the assessment were:

- consistency of proposal with the Redlands Planning Scheme
- building design/streetscape
- access/road design
- traffic and parking
- environmental values
- stormwater management
- landscaping
- open space design
- earthworks
- sewer
- waste management
- water
- electricity/telecommunications and
- road noise.

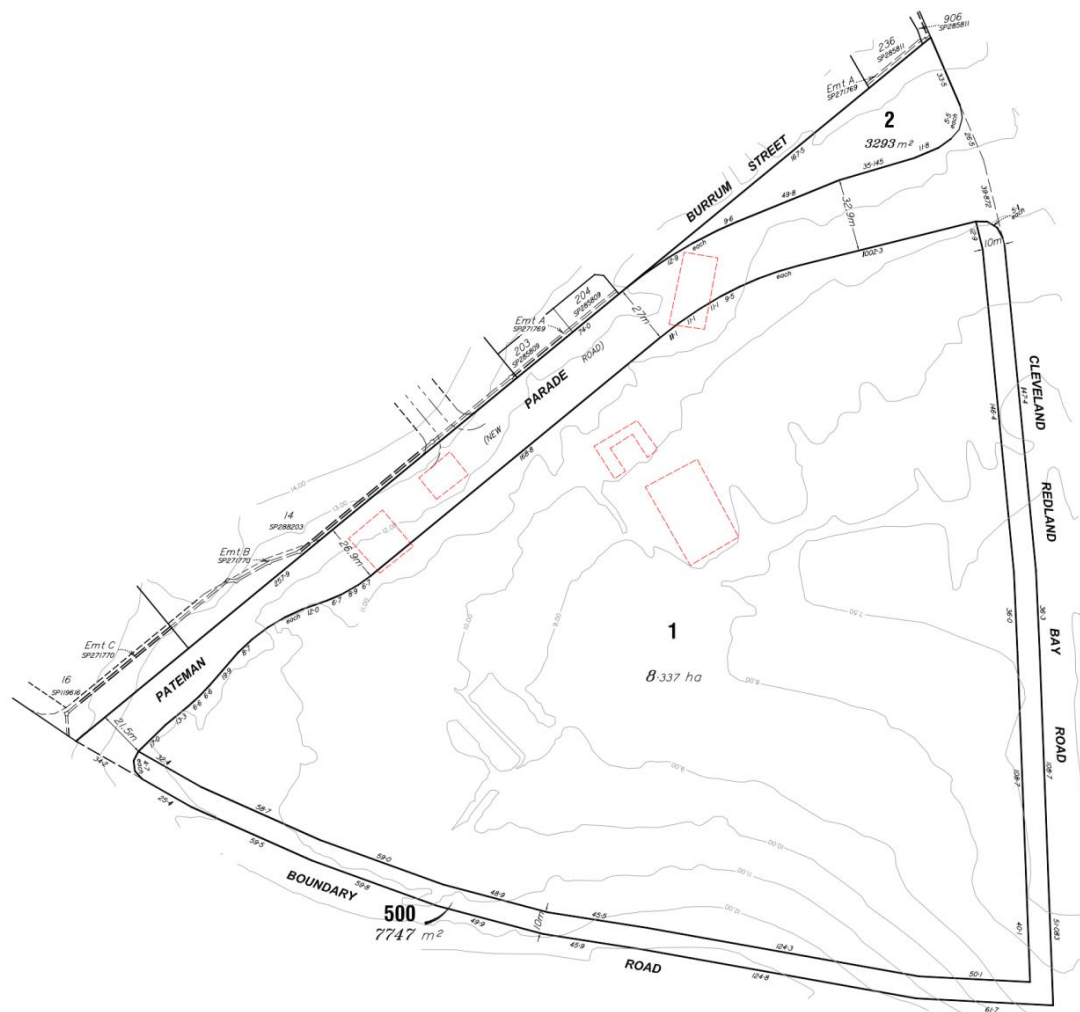
Issue	Assessment outcome
Consistency of proposal with the Redlands Planning Scheme	While the proposed development deviates from the zoning arrangements in the planning scheme, it achieves the outcomes of these zones and exhibits a more functional layout and a better visual outcomes from the highly prominent corner of Boundary Road and Cleveland Redland Bay Road.
Building design/streetscape	The development provides a high level of visual and physical interaction with the Pateman Parade. The buildings are oriented towards Pateman Parade and are provided with a range of aesthetically pleasing design treatments.
Access/road design	To provide connectivity in accordance with the South-East Thornlands structure plan, the development is conditioned to construct the remainder of the trunk collector road (Pateman Parade) and provide the fourth leg of the existing intersection at Beveridge/Cleveland Redland Bay Road.
Traffic and parking	The development provides suitable access points onto Pateman Parade and sufficient parking for the intended use.
Environmental values	The site has limited environmental values and habitat linkages due to surrounding major roads and residential development. Revegetation through the open space portion of the site is conditioned to provide for the

	establishment of habitat connectivity. Movement opportunities external to the site are facilitated via existing culverts.
Stormwater management	Stormwater discharge from the development will be treated on-site and managed by a detention basin in the southern portion of the site.
Landscaping	Landscaping will be provided along the Boundary and Cleveland Redland Bay Road frontages, which will provide visual relief from the State controlled roads. Landscaping internal to the site will provide suitable amenity for the residents.
Open space design	The development is provided with central communal open space areas through the site. The communal open space provides suitable areas for active and passive recreation and facilities, such as a gym and barbecue area for the use of residents. Each dwelling unit is also provided with sufficient private open space for their expected needs.
Earthworks	Cut and fill is required across the site to facilitate building areas for the residential component and stormwater management. Generally earthworks will tie into external land with batters, however where retaining is required landscaping is provided to provide visual relief and a suitable amenity outcome.
Sewer	Upgrades are required to the sewerage network to service the development and will be provided through an infrastructure agreement.
Road noise	Suitable acoustic attenuation is provided through the development design to reduce noise impacts on future residents to an acceptable level. Further requirement for building attenuation will be assessed by a private certifier at the building approval stage.

Matters Raised in Submissions	
Matter Raised	Description of how matters were dealt with in reaching the decision
Zone/precinct changes	The proposal deviates from the original zoning intent under the Redlands Planning Scheme and the South-East Thornlands structure

inconsistent with SETSPO.	plan overlay in terms of the location of the uses. This has been considered acceptable as an equivalent outcome for the structure plan layout has been achieved through a revised layout.
Interurban break not provided.	While the interurban break envisaged by the structure plan is not provided, the development allows for an increase in amenity for future residents of the site and improved visual and physical break between the site and community of Victoria Point.
Filling of the flood prone area inconsistent with SETSPO and will impact on waterways.	The earthworks required to facilitate the development is noted to deviate from the existing landform. It is considered that this allows for an improved overall development outcome with residential development set back from the Boundary/Cleveland Redland Bay Road intersection. Stormwater discharge from the development is to be treated on-site and managed by a detention basin the southern portion of the site. Impacts on receiving waters are considered to be minimised.
Need for a local park in the area.	A local park has been provided as part of a separate development approval on Harrington Boulevard in lieu of the subject site.
Reduction in open space and associated impacts on habitat corridor functionality and greenspace network/recreation space.	The proposal deviates from the original zoning intent under the Redlands Planning Scheme and the South-East Thornlands structure plan overlay in terms of the location of the uses. This has been considered acceptable as an equivalent outcome for the structure plan layout has been achieved through a revised layout.
Built design out of character with surrounding area.	The built form of the development is consistent with the character of the surrounding area.
Density does not respond to capacity of roads, schools, health care etc.	The proposed development results in a density as envisaged by the zoning of the site.
Traffic impacts on surrounding roads network.	To provide connectivity as identified in the South-east Thornlands structure plan overlay, the development is conditioned to complete the trunk collector (Pateman Parade) and the four-way intersection at Beveridge/Cleveland Redlands Bay Roads.
Insufficient infrastructure.	The development provides suitable infrastructure where not existing through conditions and an infrastructure agreement.

Stormwater management.	Stormwater discharge from the development is to be treated on-site and managed by a detention basin the southern portion of the site.
Pateman Parade not fauna friendly.	Pateman Parade is not intended as a fauna movement corridor. Fauna movement is facilitated through the site in the open space area.
Koala offsets have not been considered.	The site is within a koala broad hectare area. Accordingly, offsets were not applicable. Revegetation of the open space area however is required to support habitat values.
Dedication of open space.	A local park has been provided as part of a separate development approval on Harrington Boulevard in lieu of the subject site. The open space on the site is to remain in private ownership, however will be traversable by pedestrians.
The development conflicts with desired environmental outcome (DEO) 1.	The development provides stormwater management devices suitable for the requirements of the development. The development is conditioned to provide revegetation of the open space area to support habitat values.
Stormwater infrastructure should not be located within the greenspace network.	The South-East Thornlands structure plan intends to locate stormwater management infrastructure within the open space network at the subject site.



**Legend**  
 Existing Building/Structure to be removed

#### Notes

1. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between the consulting group and the instructing party.
2. Design subject to local authority approval & detailed engineering requirements. Areas and dimensions are approximate only and are subject to survey. Therefore this drawing is not to be used for engineering design.
3. Contours and buildings/structure locations from others and are approximate only.
4. Indicative road pavement design, subject to biopods and engineering review.
5. This note is an integral part of this plan. This plan may not be reproduced without this notation being included.

#### Table of Development

Gross area of subject land.....	10.722 ha
Area of proposed park and open space..... (including storage means)	1.28 ha
Length of new road.....	485m
Net area of subject land..... (Excluding park & Lot 500)	8.697 ha
Number of proposed lots.....	3
Number of existing lots.....	3

Final intended use of new lots:  
 Proposed Lots 1 & 2 are for residential use.  
 Proposed Lot 500 is for landscape purposes.





# Infrastructure Agreement

Philip Usher Constructions Pty Ltd ABN 38 011 008 101  
(Applicant)

Redland City Council ABN 86 058 929 428  
(Council)

Redland City Council | Infrastructure Agreement  
DJS\_141863\_2024919

## Contents

	Page No.
<b>1. DEFINITIONS AND INTERPRETATION .....</b>	<b>1</b>
1.1 DEFINITIONS .....	1
1.2 INTERPRETATION.....	5
1.3 OTHER EXPRESSIONS .....	6
<b>2. INFRASTRUCTURE AGREEMENT .....</b>	<b>6</b>
2.1 APPLICATION OF THE ACT .....	6
2.2 COMMENCEMENT .....	6
2.3 AGREEMENT TO BIND SUCCESSORS IN TITLE.....	6
2.4 OWNER'S CONSENT .....	6
2.5 EXTINGUISHMENT OR MODIFICATION OF DEVELOPMENT RIGHTS .....	7
2.6 AGREEMENT PREVAILS TO EXTENT OF INCONSISTENCY .....	7
2.7 DELIVERY AS A DEED.....	7
2.8 OBLIGATION TO NEGOTIATE IN GOOD FAITH .....	7
2.9 PROVISION OF SECURITY AND MAINTENANCE BOND .....	7
<b>3. PAYMENT OF SECURITY .....</b>	<b>8</b>
3.1 APPLICANT TO PROVIDE SECURITY TO COUNCIL .....	8
3.2 COUNCIL'S RIGHT OF RECOURSE TO SECURITY.....	8
3.3 REQUEST FOR RELEASE OF SECURITY .....	8
3.4 RELEASE OF SECURITY .....	8
3.5 SECURITY INSUFFICIENT .....	9
3.6 INTEREST.....	9
<b>4. LEVIED CHARGE.....</b>	<b>9</b>
4.1 PAYMENT OF LEVIED CHARGE.....	9
4.2 CALCULATION OF LEVIED CHARGE .....	9
4.3 AUTOMATIC INCREASE OF LEVIED CHARGE .....	9
4.4 REDUCTION OF LEVIED CHARGE BY OFFSET .....	9
4.5 ADJUSTMENT OF LEVIED CHARGE BY AUTOMATIC INCREASE OR OFFSET .....	10
<b>5. ESTABLISHMENT COST OF TRUNK INFRASTRUCTURE CONTRIBUTION .....</b>	<b>10</b>
5.1 CALCULATION OF OFFSET OR REFUND .....	10
5.2 DETERMINATION OF ESTABLISHMENT COST .....	10
5.3 RECALCULATION OF ESTABLISHMENT COST (OTHER THAN LAND) USING MARKET COST .....	10
5.4 NOTICE FOR INFORMATION FOR CALCULATION OF MARKET COST .....	10
5.5 ADJUSTMENT OF ESTABLISHMENT COST (OTHER THAN LAND) .....	10
5.6 RECALCULATION OF ESTABLISHMENT COST FOR LAND USING CURRENT MARKET VALUE .....	11
<b>6. TRUNK INFRASTRUCTURE .....</b>	<b>11</b>
6.1 CONSTRUCTION OF TRUNK INFRASTRUCTURE .....	11
6.2 SUBMISSION OF DESIGNS AND SPECIFICATIONS .....	11
6.3 APPROVAL FOR TRUNK INFRASTRUCTURE.....	12
6.4 CONSTRUCTION OF TRUNK INFRASTRUCTURE.....	12
6.5 FINAL SPECIFICATION OF TRUNK INFRASTRUCTURE AND WORKS .....	12
6.6 COMPLETION OF TRUNK INFRASTRUCTURE .....	13
<b>7. LAND DEDICATION AND EASEMENTS.....</b>	<b>13</b>
7.1 APPLICANT TO DEDICATE LAND TO COUNCIL .....	13
7.2 LAND FORMING PART OF TRUNK INFRASTRUCTURE CONTRIBUTION .....	13
7.3 TRANSFER OF LAND .....	13
7.4 COST OF TRANSFER .....	13
7.5 REGISTRATION OF TRANSFER.....	14
7.6 REQUESTION .....	14
7.7 GRANT OF EASEMENT OVER TRUNK INFRASTRUCTURE .....	14
<b>8. OFFSET OR REFUND FOR TRUNK INFRASTRUCTURE CONTRIBUTION.....</b>	<b>14</b>

8.1	APPLICANT TO GIVE NOTICE TO COUNCIL SEEKING OFFSET OR REFUND.....	14
8.2	CALCULATION OF OFFSET OR REFUND .....	14
8.3	COUNCIL TO PROVIDE OFFSET OR REFUND .....	14
8.4	TIMING OF OFFSET OR REFUND.....	15
8.5	CONVERSIONS .....	15
<b>9.</b>	<b>COMMENCEMENT OF MAINTENANCE PERIOD FOR TRUNK INFRASTRUCTURE.....</b>	<b>15</b>
9.1	WARRANTY BY APPLICANT .....	15
9.2	ISSUE OF ON-MAINTENANCE CERTIFICATE.....	15
9.3	COMMENCEMENT .....	15
9.4	APPLICANT'S MAINTENANCE OBLIGATIONS.....	15
9.5	TIMEFRAME FOR RECTIFICATION OF DEFECTS.....	16
9.6	DEFECT NOTICE.....	16
<b>10.</b>	<b>EXTENSION TO MAINTENANCE PERIOD FOR TRUNK INFRASTRUCTURE.....</b>	<b>16</b>
10.1	COUNCIL MAY EXTEND MAINTENANCE PERIOD FOR TRUNK INFRASTRUCTURE .....	16
<b>11.</b>	<b>ACCEPTANCE OF TRUNK INFRASTRUCTURE OFF-MAINTENANCE .....</b>	<b>17</b>
11.1	APPLICANT TO REQUEST INSPECTION .....	17
11.2	WHEN TRUNK INFRASTRUCTURE ACCEPTED "OFF-MAINTENANCE" .....	17
11.3	OWNERSHIP OF TRUNK INFRASTRUCTURE .....	17
<b>12.</b>	<b>MAINTENANCE BOND.....</b>	<b>17</b>
12.1	PURPOSE OF MAINTENANCE BOND.....	17
12.2	AMOUNT OF MAINTENANCE BOND .....	17
12.3	APPLICATION OF MAINTENANCE BOND.....	18
12.4	MAINTENANCE BOND INSUFFICIENT .....	18
12.5	REQUEST FOR RELEASE OF MAINTENANCE BOND .....	18
12.6	RELEASE OF MAINTENANCE BOND .....	18
12.7	INTEREST.....	18
<b>13.</b>	<b>DEFAULT BY APPLICANT .....</b>	<b>18</b>
13.1	EVENT OF DEFAULT .....	18
13.2	COUNCIL'S RIGHTS IN THE EVENT OF DEFAULT.....	19
13.3	COUNCIL MAY GIVE NOTICE AT ITS ABSOLUTE DISCRETION .....	19
13.4	APPLICATION OF MONEY .....	19
13.5	NO WAIVER OF EFFECT ON OTHER RIGHTS AND OBLIGATIONS .....	20
13.6	DOCUMENT DOES NOT AFFECT RIGHTS .....	20
<b>14.</b>	<b>COUNCIL'S RIGHTS OF ENTRY .....</b>	<b>21</b>
14.1	EXERCISE OF COUNCIL'S RIGHTS.....	21
14.2	RIGHT OF ENTRY AT LAW.....	21
<b>15.</b>	<b>INSURANCE TO BE EFFECTED BY APPLICANT .....</b>	<b>21</b>
15.1	INSURANCES TO BE EFFECTED .....	21
15.2	REQUIREMENTS OF INSURANCE.....	22
<b>16.</b>	<b>APPLICANT'S OBLIGATIONS TO SUBSIST.....</b>	<b>22</b>
<b>17.</b>	<b>INDEMNITY AND RELEASE.....</b>	<b>22</b>
17.1	APPLICANT INDEMNIFIES COUNCIL .....	22
17.2	APPLICANT RELEASES COUNCIL .....	23
17.3	INDEPENDENCE OF APPLICANT'S OTHER OBLIGATIONS .....	23
<b>18.</b>	<b>ASSIGNMENT BY APPLICANT.....</b>	<b>23</b>
18.1	RESTRICTION ON ASSIGNMENT .....	23
18.2	CONDITIONS OF COUNCIL'S CONSENT .....	23
18.3	SECURITY OR MAINTENANCE BOND RETAINED IF INVALID ASSIGNMENT .....	23
18.4	APPLICANT TO REMAIN LIABLE .....	24
18.5	RESTRICTION NOT TO APPLY TO SUBDIVIDED LOTS.....	24
<b>19.</b>	<b>FORCE MAJEURE .....</b>	<b>24</b>
19.1	EXCUSE FROM PERFORMANCE OF OBLIGATION .....	24

19.2	NOTIFICATION .....	24
<b>20.</b>	<b>GST .....</b>	<b>24</b>
20.1	DEFINITIONS AND INTERPRETATION .....	24
20.2	PAYMENT OF GST .....	24
<b>21.</b>	<b>SERVICE .....</b>	<b>25</b>
21.1	SERVICE BY PREPAID POST .....	25
21.2	DEEMED SERVICE .....	25
21.3	PROOF OF SERVICE .....	25
21.4	FORM OF NOTICE .....	25
<b>22.</b>	<b>GENERAL PROVISIONS .....</b>	<b>25</b>
22.1	PAYMENT OF COSTS .....	25
22.2	BINDING ON SUCCESSORS .....	25
22.3	GOVERNING LAW .....	25
22.4	FURTHER ASSURANCES .....	26
22.5	ENTIRE UNDERSTANDING .....	26
22.6	WAIVER .....	26
22.7	WARRANTY OF AUTHORITY .....	26
22.8	AMENDMENT OF DOCUMENT .....	26
22.9	SEVERANCE .....	26
22.10	CUMULATIVE RIGHTS .....	26
22.11	COUNTERPARTS AND FAX .....	27
22.12	ATTORNEYS .....	27
22.13	CONTRA PROFERENTEM .....	27
22.14	DISPUTE RESOLUTION .....	27
22.15	TIME OF THE ESSENCE .....	27
<b>SCHEDULE 1</b>	<b>PARTICULARS .....</b>	<b>29</b>
<b>SCHEDULE 2</b>	<b>SCHEDULE OF PLANS .....</b>	<b>30</b>
<b>SCHEDULE 3</b>	<b>LEVIED CHARGE .....</b>	<b>31</b>
<b>SCHEDULE 4</b>	<b>OFFSETS AND REFUNDS .....</b>	<b>32</b>
<b>SCHEDULE 5</b>	<b>TRUNK INFRASTRUCTURE CONTRIBUTION .....</b>	<b>33</b>
<b>SCHEDULE 6</b>	<b>LAND DEDICATION .....</b>	<b>35</b>

**Dated:****Parties:**

**Philip Usher Constructions Pty Ltd ABN 38 011 008 101** of 32  
Tradelink Road, Hillcrest QLD 4188 in the State of Queensland  
(Applicant)

**Redland City Council ABN 86 058 929 428** of Corner Bloomfield & Middle  
Streets, Cleveland in the State of Queensland  
(Council)

**Background:**

- A. The Applicant lodged a Development Application over the Land.
- B. Council approved the Development Application, and issued the Development Approval.
- C. The Applicant will provide a Trunk Infrastructure Contribution as part of its development of the Land.
- D. The parties have voluntarily agreed to enter into an infrastructure agreement, and have negotiated the terms of this agreement in good faith.
- E. This Document sets out the terms of the agreement reached between the parties.

**The parties agree:****1. DEFINITIONS AND INTERPRETATION****1.1 Definitions**

In this agreement, unless inconsistent with the context or subject matter:

- (1) **Act** means the *Planning Act 2016*.
- (2) **Adopted Resolution** means Redland City Council Adopted Infrastructure Charges Resolution (No.3.1) 2020, which took effect on and from 28 February 2020, as amended from time to time.
- (3) **Applicant** means the person or entity described in Item 4 of Schedule 1 and includes:
  - (a) successors and permitted assigns in the case of a corporation, association or other body whether incorporated or not; and
  - (b) executors, administrators and permitted assigns in the case of a natural person.
- (4) **Applicant's Agents** includes the Applicant's directors, shareholders, employees, officers, agents, servants, employees, contractors and subcontractors.
- (5) **Applicant's Obligations** means all obligations of the Applicant pursuant to and identified in this Document, including the Maintenance Obligations.
- (6) **Approved Plans** means the plans referred to in the Development Approval.
- (7) **Authorised Person** means an officer of the Council authorised pursuant to section 202 of the *Local Government Act 2009* to exercise the powers of the Council under the Local Planning Instrument, Adopted Resolution or this Document.



- (8) **Authorised Representative** means, in relation to the Applicant:
- (a) an employee of the Applicant whose title contains either of the words director or manager; or
  - (c) a person performing the function of any of them; or
  - (d) a solicitor acting on behalf of the Applicant; or
  - (e) a person appointed by the Applicant to act as an Authorised Representative for the purposes of this Document and notified to the others.
- (9) **Automatic Increase** has the meaning given to it by the Adopted Resolution.
- (10) **Charges Notice** means an infrastructure charges notice as defined by the Act and includes a notice referred to in section 301(1) of the Act.
- (11) **Chief Executive Officer** means Council's Chief Executive Officer at a relevant time, or any person the Chief Executive Officer authorises in writing, by way of delegation pursuant to the *Local Government Act 2009*, to exercise his or her responsibilities for a purpose relating to this Document.
- (12) **Clause** means a numbered clause, sub-clause or paragraph of this Document, whether referred to individually or collectively.
- (13) **Commencement Date** means the date stated in Item 1 of Schedule 1 and, if item 1 is blank, means the date the last party signs this Document.
- (14) **Conditions of Approval** means the conditions pursuant to which the Development Application was approved.
- (15) **Council** means the Redland City Council ABN 86 058 929 428 and includes its predecessors, successors, transferees and assigns.
- (16) **Council's Agents** includes Council's elected members, officers, servants, employees, contractors and subcontractors, and agents and servants of the Council's contractors and subcontractors.
- (17) **Current Market Value** has the meaning given to it by the Adopted Resolution.
- (18) **Default** means the failure of the Applicant to comply with any of the Applicant's Obligations.
- (19) **Defect Notice** means a notice issued pursuant to Clause 9.6
- (20) **Development Application** means the development application described in Item 6 of Schedule 1.
- (21) **Development Approval** means the development approval given by the Council for the Development Application, as described in Item 6 of Schedule 1.
- (22) **Document** means this agreement, any amendment to this Document (which has been made in compliance with this Document), and any attachments, schedules, plans, maps, tables, drawings, and documentation identified and / or referenced within this Document.
- (23) **Endorsement** means, when used in reference to a Plan of Subdivision, the notation of the Council's approval on the Plan of Subdivision following the process required by section 69 and Schedule 18 of the Planning Regulation 2017.
- (24) **Establishment Cost** has the meaning given to it by the Act.

- (25) **Event of Default** means an event identified in Clause 13.1 of this Document.
- (26) **Force Majeure** means an event:
- (a) being an act of God, act of public enemy, war, international blockade, public riot, lighting, flood, earthquake, fire, storm, or other event whether of a kind herein specified or otherwise; or
  - (b) which is not within the control of the Party claiming Force Majeure; or
  - (c) which could not have been prevented by the exercise by a person of a standard of foresight, care and diligence consistent with that of a prudent and competent person under the circumstances.
- (27) **Insolvency Event** means the following:
- (a) if the Applicant or a person comprising the Applicant is a company – that company becoming an externally-administered body corporate (as defined by the Corporations Act 2001); or
  - (b) if the Applicant or a person comprising the Applicant is an individual – that individual becoming an insolvent under administration.
- (28) **Land** means the land described in Item 5 of Schedule 1 and includes:
- (a) any estate or interest in, on, over or under the land; and
  - (b) the airspace above the surface of the land and any estate or interest in the land; and
  - (c) the subsoil of the land and any estate or interest in the subsoil; and
  - (d) any part or parts of the land; and
  - (e) any estate or interest created in respect of any of the above matters.
- (29) **Land Dedication** means the Land identified in Item 12 of Schedule 1, forming part of the Trunk Infrastructure Contribution.
- (30) **Levied Charge** has the meaning given to it by the Act.
- (31) **Local Government Infrastructure Plan** has the meaning given to it by the Adopted Resolution.
- (32) **Local Law** has the meaning given in the *Local Government Act 2009*, and includes all local law policies made under a Local Law and all approvals granted under a Local Law.
- (33) **Maintain** includes the repair, maintenance, correction, re-establishment or replacement of the Trunk Infrastructure so it is fit for purpose and free from defects, and includes any Rectification Works as may be required.
- (34) **Maintenance Bond** means a security provided to Council, in the amount described in Item 14 of Schedule 1, including any part of the Maintenance Bond which has been subsequently reduced in accordance with the terms of this Document, to secure the Applicant's compliance with the Maintenance Obligations.
- (35) **Maintenance Obligations** are the obligations of the Applicant identified in Clause 9.4 of this Document.
- (36) **Maintenance Period** means the timeframe specified in Item 15 of Schedule 1, calculated from the date the Trunk Infrastructure is accepted by Council on

maintenance' pursuant to Clause 9.3, and includes any extension of time pursuant to Clause 10.1. The Maintenance Period concludes on the date Council issues an Off-maintenance Certificate pursuant to Clause 11.2(6).

- (37) **Notice** means any certificate, demand or notice to be made, given or served by a Party under this Document.
- (38) **Offset** has the meaning given to it by the Adopted Resolution.
- (39) **Off-maintenance** means the formal acceptance of the Trunk Infrastructure by Council of the transfer of the maintenance responsibility for the Trunk Infrastructure from the Applicant to Council, following a satisfactory Maintenance Period and Council issuing an Off-maintenance Certificate.
- (40) **Off-maintenance Certificate** means the certificate to be issued by Council under Clause 11.2(6).
- (41) **On-maintenance Certificate** means the certificate issued by Council under Clause 9.2(1).
- (42) **Owner** means the registered owner of the Land and includes its predecessors, successors, transferees and assignees.
- (43) **Parties / Party** means the parties / a party to this Document.
- (44) **Plan of Subdivision** has the meaning given to it in the *Planning Regulation 2017*.
- (45) **Rectification Works** includes the following - including physical works, site works, design work and professional services relating to any of the following:
  - (a) any works or action necessary to remedy a failure by the Applicant to comply with the Maintenance Obligations; and
  - (b) any works or action necessary to remedy a failure by the Applicant to ensure that the Maintenance Obligations are complied with; and
  - (c) any alteration or rectification of any works done in or in respect of or in purported compliance with the Maintenance Obligations; and
  - (d) any other works or action that Council considers appropriate to mitigate the effects of any works done in respect of or in purported compliance with the Maintenance Obligations; and
  - (e) any works or action carried out or commissioned by Council in order to fulfil the Applicant's Obligations under this Document, including after an Insolvency Event; and
  - (f) testing of any works described above; and
  - (g) the compilation of 'as constructed' information with respect to any works described above.
- (46) **Refund** has the meaning given to it by the Adopted Resolution.
- (47) **RPEQ** means a Registered Professional Engineer of Queensland.
- (48) **Security** means a security provided to the Council by the Applicant to ensure the performance of the Applicant's Obligations, other than the Maintenance Obligations, identified in Item 13 of Schedule 1.
- (49) **Schedule** means a schedule to this Document.

- (50) **Schedule of Plans** means the plans which identify the Trunk Infrastructure, as referenced in Item 8 of Schedule 1.
- (51) **Shortfall** means:
  - (a) Any difference between the Security and any cost, expense, loss or damage incurred by Council, or which is likely to be incurred by Council, as a consequence of exercising its rights to rectify a Default or Event of Default; or
  - (b) Any difference between the Maintenance Bond and any cost, expense, loss or damage incurred by Council, or which is likely to be incurred by Council, as a consequence of exercising its rights to rectify a Default or Event of Default during the Maintenance Period.
- (52) **Trunk Infrastructure** means Trunk Infrastructure to be provided by the Applicant pursuant to this Document, as identified in Item 11 of Schedule 1 and the Schedule of Plans.
- (53) **Trunk Infrastructure Contribution** means the Applicant's contribution of the Trunk Infrastructure identified in Item 11 of Schedule 1, and the Land Dedication identified in Item 12 of Schedule 1.
- (54) **Works** means all work reasonably necessary or reasonably required to construct or provide the Trunk Infrastructure.

## 1.2 Interpretation

In this Document, unless inconsistent with the context or subject matter:

- (1) a reference to a person includes any other legal entity; and
- (2) a reference to a legal entity includes a person; and
- (3) words importing the singular number include the plural number; and
- (4) words importing the plural number include the singular number; and
- (5) the masculine gender must be read as also importing the feminine or neuter gender; and
- (6) a reference to a party includes the party's heirs, executors, successors and permitted assigns; and
- (7) headings are for reference purposes only and must not be used in interpretation; and
- (8) where any word or phrase is given a defined meaning any other part of speech or other grammatical form concerning the word or phrase has a corresponding meaning; and
- (9) a reference to a statute includes all regulations and subordinate legislation and consolidations, amendments, re-enactments or replacements of any of them; and
- (10) references to writing include any mode of representing or reproducing words in tangible and permanently visible form, and includes e-mail and fax; and
- (11) a reference to a monetary amount is a reference to an Australian currency amount; and
- (12) an obligation of two or more parties binds them jointly and each of them severally; and
- (13) an obligation incurred in favour of two or more parties is enforceable by them severally; and
- (14) references to time are to local time in Queensland; and

- (15) where time is to be reckoned from a day or event, the day or the day of the event must be excluded; and
- (16) a reference to a business day means any day on which trading banks are open for business in Queensland; and
- (17) if any time period specified in this agreement expires on a day which is not a business day, the period shall expire at the end of the next business day; and
- (18) a reference to a month means a calendar month; and
- (19) all schedules and attachments to this document form part of this document.

### 1.3 Other expressions

If a term is not defined in this document it shall, unless the context otherwise requires, have the meaning given to it by the following, in the following sequence:

- (1) the Adopted Resolution; or
- (2) the Act; or
- (3) an applicable Local Planning Instrument; or
- (4) the Macquarie Dictionary; or
- (5) the common understanding of the term or expression in the absence of any other applicable definition.

## 2. INFRASTRUCTURE AGREEMENT

### 2.1 Application of the Act

This Document is an infrastructure agreement pursuant to the Act.

### 2.2 Commencement

This Document commences on the Commencement Date.

### 2.3 Agreement to bind successors in title

- (1) The Applicant's Obligations under this Document attach to the Land and are binding on the Owner of the Land and any successors in title of the Land in accordance with section 155 of the Act.
- (2) For the purposes of section 152(1)(a) of the Act, a change in the ownership of the Land or part of the Land will not affect the Parties' obligations under this Document, other than as expressly stated in this Document.

### 2.4 Owner's consent

The Applicant acknowledges that:

- (1) it is the Owner of the Land; and
- (2) it consents to the Applicant's Obligations being attached to the Land and binding successors-in-title; and
- (3) execution of this Document constitutes endorsement of the Owner's consent to the agreement.



**2.5 Extinguishment or modification of development rights**

For the purposes of section 152(1)(b) of the Act, if:

- (1) the fulfilment of obligations under this Document depends on development entitlements that may be affected by a change to a local planning instrument; and
- (2) a change to a local planning instrument generates a substantial adverse impact on those development entitlements;

the Parties must negotiate in good faith to determine the extent to which:

- (3) money paid pursuant to this Document will be repaid; or
- (4) money expended pursuant to this Document will be reimbursed; or
- (5) the extent to which those obligations will be changed or cancelled (where the development entitlements are changed without the consent of the party bound by the obligations).

The parties must prepare and execute promptly, after they reach agreement, a deed varying this Document, to give effect to what they have agreed.

**2.6 Agreement prevails to extent of inconsistency**

To the extent that this Document is inconsistent with any development approval for the Land, any condition of a development approval, or a Charges Notice, this Document prevails to the extent of inconsistency.

**2.7 Delivery as a Deed**

Subject to express provisions in this Document to the contrary, each party by signing or executing this Document is deemed to unconditionally sign, seal and deliver this Document as a deed, with the intention of being immediately legally bound by this Document.

**2.8 Obligation to negotiate in good faith**

For the purposes of section 151 of the Act, the Parties agree and warrant that:

- (1) written agreement was given to entering into negotiation for an infrastructure agreement; and
- (2) in negotiating this Document, the Parties acted in good faith.

**2.9 Provision of Security and Maintenance Bond**

The Security and Maintenance Bond must be given to Council by the Applicant in the following form:

- (1) money; or
- (2) an unconditional, non-lapsing and irrevocable banker's undertaking in favour of the Council which is:
  - (a) in a form and on terms approved by the Chief Executive Officer in its absolute discretion; and
  - (b) given by a financial institution approved by the Chief Executive Officer in his or her absolute discretion; and
  - (c) in the name of the Applicant or Owner.

**3. PAYMENT OF SECURITY****3.1 Applicant to provide Security to Council**

- (1) The Applicant must provide the Security to the Council as security for the due performance and fulfilment of the Applicant's Obligations, other than the Maintenance Obligations.
- (2) The Security must be given to Council by the Applicant no later than 7 business days from the Commencement Date.

**3.2 Council's right of recourse to Security**

In the Event of Default, other than an Event of Default which occurs during the Maintenance Period, the Council may at its sole discretion and without Notice to the Applicant:

- (1) draw upon and have recourse to the Security; and
- (2) may apply the Security in accordance with this Document.

**3.3 Request for Release of Security**

The Applicant may apply to Council in writing for the return of the Security:

- (1) upon Council being satisfied that the Applicant has duly fulfilled the Applicant's Obligations, excluding the Maintenance Obligations; and
- (2) upon the commencement of the Maintenance Period for the Trunk Infrastructure, provided that the Maintenance Bond has been paid to Council and cleared by the relevant financial institution; and
- (3) upon an assignment having been undertaken by the Applicant in compliance with Clause 18.1.

**3.4 Release of Security**

- (1) Subject to Clause 3.4(2), the Council shall release and return to the Applicant the Security, or any remaining balance of the Security as the case may be, within ten (10) Business Days of the Council, in its absolute discretion, being satisfied that the Applicant has completed and fulfilled the Applicant's Obligations, other than the Maintenance Obligations.
- (2) The Security will not be released by the Council until:
  - (a) the Council has accepted the Trunk Infrastructure "on maintenance"; and
  - (b) the Applicant has paid a satisfactory Maintenance Bond to the Council, which has been cleared by any relevant financial institution (if applicable); and
  - (c) all conditions of the Development Approval have been fully complied with; and
  - (d) the Applicant has fulfilled the Applicant's Obligations, other than the Maintenance Obligations, to Council's reasonable satisfaction.

**3.5 Security insufficient**

Without limiting Council's rights, if the Security is insufficient to rectify an Event of Default, the Council may, at its election and in its sole discretion:

- (1) Rectify the Event of Default, so far as the Security will, in the opinion of the Council, reasonably allow; or

- (2) Rectify the Event of Default and recover any Shortfall from the Applicant as a liquidated debt; or
- (3) Take whatever steps reasonably required, including but not limited to, legal proceedings in any Court of competent jurisdiction, to compel the Applicant to rectify the Event of Default.

### 3.6 Interest

If the Security consists of money, then any interest earned on the Security shall belong to the Council.

## 4. LEVIED CHARGE

### 4.1 Payment of Levied Charge

- (1) The Applicant must pay the Levied Charge identified in Item 9 of Schedule 1, as adjusted by Council in accordance with Clause 4.1(2).
- (2) If the Trunk Infrastructure Contribution services or is planned to service premises other than the land the subject of the Development Approval, the Levied Charge payable by the Applicant may, at Council's discretion:
  - (a) be increased by an Automatic Increase pursuant to Clause 4.3; and
  - (b) be reduced by the value of any Offset pursuant to Clause 4.4; and
  - (c) adjusted generally in accordance with the terms of this Document so as to increase or reduce the amount payable by the Applicant.

### 4.2 Calculation of Levied Charge

Any Levied Charge payable by the Applicant will be calculated by Council in accordance with the Part 3 of the Adopted Resolution.

### 4.3 Automatic Increase of Levied Charge

Unless expressly stated to the contrary in Schedule 3, the Levied Charge payable by the Applicant will be subject to an Automatic Increase, calculated by Council in accordance with clause 18 of Part 3 of the Adopted Resolution.

### 4.4 Reduction of Levied Charge by Offset

- (1) In return for providing a Trunk Infrastructure Contribution, the Levied Charge payable by the Applicant may be reduced by an Offset calculated by Council in accordance with Part 4 of the Adopted Resolution.
- (2) The value of the Offset will be determined by Council based on the Establishment Cost of the Trunk Infrastructure Contribution, unless otherwise adjusted in accordance with the Adopted Resolution.

### 4.5 Adjustment of Levied Charge by Automatic Increase or Offset

Council may adjust the Levied Charge identified in Item 9 of Schedule 1 as at the date of payment by the Applicant to reflect any Automatic Increase or Offset, provided that any Automatic Increase or Offset is calculated by Council in accordance with the Adopted Resolution.

**5. ESTABLISHMENT COST OF TRUNK INFRASTRUCTURE CONTRIBUTION****5.1 Calculation of Offset or Refund**

Any Offset or Refund must be determined and calculated by Council in accordance with clauses 27 and 28 of the Adopted Resolution, based upon the Establishment Cost of the Trunk Infrastructure Contribution, or as otherwise determined by Council in accordance with this Document.

**5.2 Determination of Establishment Cost**

The Establishment Cost for a Trunk Infrastructure Contribution will be determined by Council in accordance with clause 20 of Part 4 of the Adopted Resolution.

**5.3 Recalculation of Establishment Cost (other than land) using Market Cost**

- (1) Prior to payment of the Levied Charge, and upon receipt of a written request from the Applicant under clause 25(1) of the Adopted Resolution, Council may at its sole discretion, re-calculate the Establishment Cost for a Trunk Infrastructure Contribution for work by using the Market Cost.
- (2) The Market Cost will be calculated and determined by Council in accordance with clause 25 of the Adopted Resolution.
- (3) Any decision made by Council with respect to the calculation of the Market Cost will be communicated to the Applicant by written notice in accordance with clause 25(3)(f) of the Adopted Resolution.
- (4) Any dispute as to the determination of the Market Cost must follow the process set out in clause 25(6) and clause 25(7) of the Adopted Resolution.

**5.4 Notice for information for calculation of Market Cost**

- (1) Within 15 business days of the date of receipt of a notice from the Applicant under clause 25(3)(b) of the Adopted Resolution, Council may give notice to the Applicant pursuant to clause 25(3)(c) of the Adopted Resolution, seeking further information to enable Council to determine the Market Cost of the Trunk Infrastructure Contribution.
- (2) The Applicant must give Council the information required by the notice issued under Clause 5.4(1) within 30 business days of the date of that notice, or such other timeframe stipulated within that notice.

**5.5 Adjustment of Establishment Cost (other than land)**

- (1) After completion of the Trunk Infrastructure, and prior to payment of the Levied Charge, the Applicant may lodge a written request to Council to adjust the Establishment Cost in accordance with clause 25(5)(b) of the Adopted Resolution.
- (2) The Establishment Cost may only be adjusted if the circumstances identified in clause 25(5)(a) of the Adopted Resolution apply.
- (3) Any adjustment to the Establishment Cost must be calculated by Council in accordance with clause 25(5) of the Adopted Resolution.
- (4) Within 15 business days of the date of receipt of a notice from the Applicant under clause 25(5)(b) of the Adopted Resolution, Council may give notice to the Applicant pursuant to clause 25(5)(c) of the Adopted Resolution seeking further information to enable Council to determine the value of an adjustment to the Establishment Cost.
- (5) The Applicant must give Council the information required by the notice issued under Clause 5.5(4) within 30 business days of the date of that notice, or such other timeframe stipulated within that notice.

- (6) Any decision made by Council with respect to any adjustment of the Establishment Cost will be communicated to the Applicant by written notice in accordance with clause 25(5)(f) of the Adopted Resolution.
- (7) Any dispute as to the recalculation of the Establishment Cost must follow the process set out in clause 25(6) and clause 25(7) of the Adopted Resolution.

#### **5.6 Recalculation of Establishment Cost for land using Current Market Value**

- (1) Prior to payment of the Levied Charge, the Applicant may lodge a written request to Council, in accordance with clause 26(1) of the Adopted Resolution, to adjust the Establishment Cost for any land forming part of the Trunk Infrastructure Contribution using the Current Market Value of the land.
- (2) Any request for recalculation of the Establishment Cost that is made in compliance with clause 26(2) of the Adopted Resolution:
  - (a) must be considered by Council in accordance with clause 26 of the Adopted Resolution; and
  - (b) may be referred to a valuer under clause 26(12) of the Adopted Resolution at Council's sole discretion and having regard to the matters contained in clause 26(2) and clause 26(11) of the Adopted Resolution.
- (3) If Council:
  - (a) accepts the valuation provided by the Applicant, Council's decision will be communicated to the Applicant by written notice in accordance with clause 26(6) of the Adopted Resolution; or
  - (b) rejects the valuation provided by the Applicant, Council must refer the matter to an independent certified practising valuer in accordance with clause 26(4) of the Adopted Resolution, and give written notice to the Applicant in accordance with clause 26(15) of the Adopted Resolution.
- (4) In addition to the above, the parameters referred to in Chapter 6, Part 1, section 2.2 of the Minister's Guidelines and Rules under the Act apply.

### **6. TRUNK INFRASTRUCTURE**

#### **6.1 Construction of Trunk Infrastructure**

The Applicant must provide the Trunk Infrastructure at the Applicant's cost and within the stipulated timeframe, generally in accordance with the Schedule of Plans.

#### **6.2 Submission of designs and specifications**

The Applicant must:

- (1) Prepare at its own cost all designs and specifications for the Trunk Infrastructure, which are certified by a RPEQ (where applicable), including but not limited to, the specification of all earthworks, and the final design and specification for the Trunk Infrastructure; and
- (2) Submit the design and specifications to Council and, where necessary to any other statutory authority, for approval.

#### **6.3 Approval for Trunk Infrastructure**

- (1) Prior to commencement of construction of the Trunk Infrastructure, the Applicant must obtain all necessary development approvals, approvals or permits required by law or a Local Planning Instrument for the Trunk Infrastructure and any Works.



- (2) The Trunk Infrastructure must be constructed in accordance with any development approval, approval or permit, and any condition of any development approval, approval or permit, which has been issued for the Trunk Infrastructure.

#### 6.4 Construction of Trunk Infrastructure

Without limiting the Applicant's obligations under this Document or otherwise, the Applicant warrants that it:

- (1) will provide the Trunk Infrastructure and carry out the Works:
  - (a) in a proper and workmanlike manner in accordance with:
    - (i) applicable legislative requirements; and
    - (ii) applicable codes of practice; and
    - (iii) applicable Australian standards; and
    - (iv) the requirements of the applicable Local Planning Instruments, including Planning Scheme Policy 9 – Infrastructure Works – Chapter 5 – Road and Path Design; and
    - (v) the Approved Plans and specifications; and
  - (b) with due diligence and without delay; and
  - (c) using its reasonable endeavours to provide the Trunk Infrastructure and complete the Works within the timeframe stipulated by this Document, or where there is no stipulated timeframe, within a reasonable time from the Commencement Date; and
  - (d) with the standard of skill, care and diligence that would be expected of a provider of work and services of a nature similar to the Works; and
- (2) will ensure that all registrations, permits, licences, qualifications and other requirements of its trade are in full force and effect at all relevant times.

#### 6.5 Final Specification of Trunk Infrastructure and Works

- (1) The Trunk Infrastructure must be provided and the Works done to the satisfaction of the Council, acting reasonably.
- (2) In the interpretation and application of this Clause:
  - (a) it is recognised that some provisions of this Document provide a particular specification for the Works and, in some cases show diagrammatically and in an indicative way the location of the Works on plans or diagrams; and
  - (b) a specification or location has been determined on the basis of present knowledge and expectation as to circumstances which will prevail at the time the Works are to be carried out; and
  - (c) the circumstances actually prevailing at the relevant time may result in it being necessary or appropriate to adopt a different specification or vary the location for the final design or performance of the Works.
- (3) The inclusion of a particular specification in this Document or the depiction of the location of the Trunk Infrastructure or Works on a plan within the Document does not prevent the Applicant from seeking approval for an altered specification or location, and does not prevent the Council from giving approval where an alteration is necessary or appropriate having regard to the circumstances prevailing at the relevant time.

**6.6 Completion of Trunk Infrastructure**

- (1) The Applicant must request, in writing, Council to inspect and approve the Trunk Infrastructure when the Applicant considers the Trunk Infrastructure to be complete.
- (2) The Trunk Infrastructure must be complete when the Council accepts, in writing, the Trunk Infrastructure 'On-Maintenance'.
- (3) On the date of the written notice confirming that Council accepts the Infrastructure On Maintenance, the Maintenance Period for the Trunk Infrastructure Contribution will commence.

**7. LAND DEDICATION AND EASEMENTS****7.1 Applicant to dedicate land to Council**

The Applicant must dedicate the Land Dedication to Council, at the Applicant's cost and within the stipulated timeframe.

**7.2 Land forming part of Trunk Infrastructure Contribution**

Any land dedicated to Council by the Applicant pursuant to this Document may be subject to an Offset or Refund calculated by Council in accordance with the Adopted Resolution.

**7.3 Transfer of land**

Where land is required to be dedicated to Council pursuant to this Document, the Applicant must, at the Applicant's expense:

- (1) Obtain all necessary development approvals, approvals or permits required by law or a Local Planning Instrument for the dedication; and
- (2) Arrange for the transfer of the Land Dedication to Council and
- (3) Deliver to Council the stamped transfer instrument for the Land Dedication within the stipulated timeframe.

**7.4 Cost of transfer**

The Applicant must bear all costs of and incidental to arranging and effecting the transfer, including:

- (1) The price, if any, payable to the transferor in return for the transfer and
- (2) The duty payable on the transaction; and
- (3) The registration fees; and
- (4) All expenses that Council reasonably incurs.

**7.5 Registration of transfer**

The transfer instrument must be capable of immediate registration.

**7.6 Requisition**

- (1) If a requisition issues from the Titles Office in relation to the transfer instrument, the Proponent must, following a written request from Council:
  - (a) promptly provide Council with all necessary assistance to answer the requisition; and

- (b) pay any requisition fee payable to the Titles Office.

#### **7.7 Grant of easement over Trunk Infrastructure**

Where an easement is required by Council for the Trunk Infrastructure located in private land, the Applicant must grant an easement to Council:

- (1) At no cost to Council; and
- (2) On terms, and in a location, satisfactory to Council; and
- (3) With sufficient dimensions to accommodate the Trunk Infrastructure; and
- (4) In accordance with any condition of the Development Approval or applicable Local Planning Instrument; and
- (5) Prior to Council's Endorsement of a Plan of Subdivision for the Land.

#### **8. OFFSET OR REFUND FOR TRUNK INFRASTRUCTURE CONTRIBUTION**

##### **8.1 Applicant to give notice to Council seeking Offset or Refund**

If the Applicant is entitled to receive an Offset or Refund for the Trunk Infrastructure Contribution pursuant to this Document, the Applicant must, upon lawful completion and fulfilment of the Trunk Infrastructure Contribution:

- (1) give Council written notice in the prescribed form and in accordance with clause 29(1)(a) and clause 29(1)(b) of the Adopted Resolution; and
- (2) pay the prescribed fee in accordance with clause 29(1)(c) of the Adopted Resolution.

##### **8.2 Calculation of Offset or Refund**

- (1) Council will calculate any applicable Offset in accordance with clause 28(1) of the Adopted Resolution.
- (2) Council will calculate any applicable Refund in accordance with clause 28(2) of the Adopted Resolution.

##### **8.3 Council to provide Offset or Refund**

Subject to Clause 8.4, upon Council being satisfied that the Trunk Infrastructure Contribution:

- (1) has been lawfully completed by the Applicant; and
- (2) has been provided in accordance with all relevant approvals;

Council will provide the Offset or Refund in accordance with the timeframe identified in Schedule 4, or such extended timeframe as is necessary for Council to be satisfied of the matters identified in clause 29(1)(a) and clause 29(1)(b) of the Adopted Resolution.

##### **8.4 Timing of Offset or Refund**

Notwithstanding Clause 8.3, the timing of any Offset or Refund must achieve the Council's policy position identified in clause 29(5) of the Adopted Resolution.

##### **8.5 Conversions**

The Applicant is not to take any action under section 139 of the Act to convert any sewer and wastewater infrastructure, beyond that already provided for as part of this Infrastructure Agreement, associated with this development approval.

**9. COMMENCEMENT OF MAINTENANCE PERIOD FOR TRUNK INFRASTRUCTURE****9.1 Warranty by Applicant**

In seeking Council's acceptance of the Trunk Infrastructure On-Maintenance, the Applicant warrants to Council that the Trunk Infrastructure is complete, properly functioning, fit for purpose and free from defects.

**9.2 Issue of On-Maintenance Certificate**

- (1) Upon Council being satisfied that the Trunk Infrastructure has been completed in accordance with the terms of this Document, it will issue an On-maintenance Certificate for the Trunk Infrastructure.
- (2) The On-maintenance Certificate may be issued subject to any conditions Council deems appropriate.

**9.3 Commencement**

The Maintenance Period for the Trunk Infrastructure commences on the date of issue of the On-maintenance Certificate.

**9.4 Applicant's Maintenance Obligations**

For the duration of the Maintenance Period, the Applicant must, at its own cost:

- (1) Comply with any conditions identified in the On-maintenance Certificate, within any stipulated timeframe.
- (2) Rectify, remedy or correct any Event of Default.
- (3) Rectify, remedy or correct any defects in the Trunk Infrastructure:
  - (a) identified in a Defect Notice issued during the Maintenance Period, in accordance with the Defect Notice and any timeframes stated within the Defect Notice; or
  - (b) identified in any written report prepared in accordance with Clause 9.4(5); or
  - (c) otherwise brought to the attention of the Applicant.
- (4) Maintain the Trunk Infrastructure (or replace or reconstruct it to the extent that they cannot be repaired) so that the Trunk Infrastructure functions properly, is fit for its intended purpose and free from defects.
- (5) Ensure the Trunk Infrastructure is inspected by a RPEQ for defects at least once every three (3) months, and a written inspection report is submitted to Council and the Applicant no later than 14 days after each inspection has occurred.
- (6) Ensure any assignment complies with Clause 18.1.

**9.5 Timeframe for rectification of defects**

In the absence of any expressed or stipulated timeframe, the Applicant must rectify any defect in the Trunk Infrastructure no later than thirty (30) Business Days from the date the Applicant becomes aware of, or should reasonably have been aware of, the defect.

**9.6 Defect Notice**

- (1) If Council identifies or becomes aware of a defect in the Trunk Infrastructure during the Maintenance Period, it may give the Applicant a Defect Notice.

- (2) The Applicant must comply with the Defect Notice.
- (3) A Defect Notice must allow the Applicant a reasonable period within which to rectify a defect.
- (4) For avoidance of doubt:-
  - (a) Council may give more than one Defect Notice during the Maintenance Period; and
  - (b) A Defect Notice may specify different periods of time for the rectification of different defects.
- (5) The Applicant must request Council to inspect and approve any Rectification Works when the Applicant considers that it has complied with a Defect Notice.
- (6) Council must respond to the request within 14 days from the date of the request.
- (7) Within 14 days after it inspects the Rectification Works, Council must give the Applicant a notice, signed by the Chief Executive Officer:-
  - (a) confirming that it accepts the Rectification Works as complete; or
  - (b) refusing to accept the Rectification Works as complete, and stating with reasonable particularity the reasons for its refusal.
- (8) For the avoidance of doubt:
  - (a) there is no limit to the number of Defect Notices that may be given by Council during the Maintenance Period; and
  - (b) Clause 22.14 does not apply to this Clause.

#### 10. EXTENSION TO MAINTENANCE PERIOD FOR TRUNK INFRASTRUCTURE

##### 10.1 Council may extend Maintenance Period for Trunk Infrastructure

- (1) Council may, at its sole discretion, extend the Maintenance Period for a reasonable period of time if there is an:
  - (a) Event of Default; or
  - (b) event of Force Majeure.
- (2) If Council determines, acting reasonably and having regard to the time which elapsed before the defect was satisfactorily rectified, that there is to be an extension to the Maintenance Period, it must give written Notice to the Applicant:
  - (a) stating that fact; and
  - (b) stating the duration of the extension to the Maintenance Period; or
  - (c) stating the date upon which the Maintenance Period may conclude, subject to the issuing of an Off-maintenance Certificate.
- (3) For avoidance of doubt the Applicant's Maintenance Obligations continue to apply during any extension to the Maintenance Period.



**11. ACCEPTANCE OF TRUNK INFRASTRUCTURE OFF-MAINTENANCE****11.1 Applicant to Request Inspection**

- (1) Within fourteen (14) days after the date identified in Item 15 of Schedule 1, including any extensions of time pursuant to Clause 10.1, the Applicant must submit a written request to Council for an Off-maintenance inspection.
- (2) Prior to the Off-maintenance inspection, the Applicant must pay any applicable inspection fee to Council, as identified in Council's adopted fees and charges.

**11.2 When Trunk Infrastructure accepted "Off-Maintenance"**

The Trunk Infrastructure will be accepted by Council "Off-maintenance" when:

- (1) the Trunk Infrastructure is functioning properly and is fit for purpose; and
- (2) any Shortfall has been paid to Council (where applicable); and
- (3) all defects in the Trunk Infrastructure have been rectified; and
- (4) Council is satisfied with the results of an "Off-maintenance" inspection and compliance check against the Conditions of Approval;
- (5) the Applicant's Maintenance Obligations have been satisfied; and
- (6) Council gives the Applicant an Off-maintenance Certificate, signed by the Chief Executive Officer.

**11.3 Ownership of Trunk Infrastructure**

Council will own the Trunk Infrastructure, and assume responsibility for its ongoing maintenance, from the date Council gives the Applicant an Off-maintenance Certificate for the Trunk Infrastructure.

**12. MAINTENANCE BOND****12.1 Purpose of Maintenance Bond**

The Applicant must pay the Maintenance Bond to Council as security for the due performance and fulfilment by the Applicant of its Maintenance Obligations during the Maintenance Period.

**12.2 Amount of Maintenance Bond**

The Maintenance Bond payable by the Applicant is the amount identified in Item 14 of Schedule 1.

**12.3 Application of Maintenance Bond**

In the Event of Default during the Maintenance Period, the Council may, at its sole discretion and without Notice to the Applicant, draw upon the Maintenance Bond and use the Maintenance Bond in accordance with this Document.

**12.4 Maintenance Bond insufficient**

Without limiting Council's rights, if the Maintenance Bond is insufficient to rectify an Event of Default, the Council may, at its election and in its sole discretion:

- (1) Rectify the Event of Default, so far as the Maintenance Bond will, in the opinion of the Council, reasonably allow; or

- (2) Rectify the Event of Default and recover any Shortfall from the Applicant as a liquidated debt; or
- (3) Take whatever steps reasonably required, including but not limited to, legal proceedings in any Court of competent jurisdiction, to compel the Applicant to rectify the Event of Default.

#### 12.5 Request for Release of Maintenance Bond

The Applicant may apply to Council in writing for the return of the Maintenance Bond:

- (1) At the conclusion of the timeframe identified in Item 15 of Schedule 1; or
- (2) Upon an assignment having been undertaken in compliance with Clause 18.1.

#### 12.6 Release of Maintenance Bond

The Council must release and return to the Applicant the Maintenance Bond, or any remaining balance of the Maintenance Bond, within ten (10) Business Days of the date of the Off-maintenance Certificate provided that Council, in its absolute discretion, is satisfied that the Maintenance Obligations have been fulfilled by the Applicant.

#### 12.7 Interest

If the Maintenance Bond consists of money, then any interest earned on the Maintenance Bond belongs to the Council.

### 13. DEFAULT BY APPLICANT

#### 13.1 Event of Default

The Applicant Defaults under this Document if:

- (1) The Applicant or Applicant's Agents fail to duly perform or fulfil all or any part of the Applicant's Obligations within any stipulated timeframe, or where no timeframe has been provided, within a reasonable period of time from the Commencement Date; or
- (2) The Applicant or Applicant's Agents fail to duly perform or fulfil all or any part of the Maintenance Obligations; or
- (3) The Applicant or Applicant's Agents fail to perform to a satisfactory standard, or fulfil all or any part of the Rectification Works; or
- (4) The Applicant or Applicant's Agents fail to comply with a Defect Notice, or any part of a Defect Notice, within the timeframe stated in the Defect Notice, or if there is no stated timeframe, within the timeframe stated in Clause 9.5; or
- (5) The Applicant or Applicant's Agents fails to rectify any Default within the applicable timeframe under this Document, or to a satisfactory standard; or
- (6) The Applicant fails to Maintain the Trunk Infrastructure during the Maintenance Period to a satisfactory standard; or
- (7) The Applicant has contravened a warranty given pursuant to this Document; or
- (8) The Applicant assigns its interests, liability, rights or obligations other than in accordance with Clause 18.1; or
- (9) An Insolvency Event occurs.

**13.2 Council's rights in the Event of Default**

In an Event of Default by the Applicant, Council may, in its absolute discretion, take whatever steps are reasonably required to rectify the Event of Default, including:

- (1) drawing upon and using the Security, including converting into money any part of the Security that does not consist of money, for any Event of Default that does not occur during the Maintenance Period; and
- (2) drawing upon and using the Maintenance Bond, including converting into money any part of the Maintenance Bond that does not consist of money, for any Event of Default which occurs during the Maintenance Period;
- (3) recovering any Shortfall from the Applicant as a liquidated debt; and
- (4) extending the Maintenance Period in accordance with Clause 10.1; and
- (5) taking any reasonable steps required, at Council's discretion, to enforce the Applicant's Obligations or Maintenance Obligations; and
- (6) the commencement of legal proceedings in any Court of competent jurisdiction.

**13.3 Council may give Notice at its absolute discretion**

Without affecting or derogating from Council's rights under this Document, the Council may, in its absolute discretion, give the Applicant written Notice of any Default and provide the Applicant with the opportunity to remedy the Event of Default within a stipulated timeframe, before exercising its rights under this Document.

**13.4 Application of money**

In exercising its rights under this Document and at its sole discretion, Council may apply the Security, Maintenance Bond and any Shortfall to or toward any cost or expense incurred by Council to rectify the Event of Default, including all or any of the following:

- (1) carrying out the Maintenance Obligations or Rectification Works; and
- (2) Maintaining any Council assets; and
- (3) rectifying any breach of warranty; and
- (4) fulfilling the Applicant's Obligations; and
- (5) altering, repairing, replacing or amending any improperly completed or partly completed or poorly functioning Trunk Infrastructure; and
- (6) carrying out, whether inside or outside or partly inside or partly outside the perimeter of the Land, such other work (including any addition or extension to the Trunk Infrastructure) or activity as the Council reasonably considers necessary to:
  - (a) mitigate the effects of any failure to comply with the Maintenance Obligations; or
  - (b) make such uncompleted, improperly completed, inefficient or poorly functioning Trunk Infrastructure in the opinion of the Authorised Person more effective or useful; and
- (7) paying for, or reimbursing itself for, all costs and expenses directly incurred by Council as a consequence of an Event of Default, including, but not limited to, the following:
  - (a) the acquisition of any land or easements which may be required for the Trunk Infrastructure, including any compensation as may be payable to the landowner,

and the costs of and incidental to the preparation of registrable instruments, duty and registration fees; and

- (b) any works, material or services reasonably necessary for the provision of the Trunk Infrastructure; and
- (c) the preparation of the detailed engineering design and specifications, and any ancillary documentation directly associated with the preparation of same; and
- (d) obtaining any / all necessary development approvals required in order to provide and construct the Trunk Infrastructure; and
- (e) the purchase and the delivery of materials required in order to facilitate the provision of the Trunk Infrastructure; and
- (f) financing the construction of the Trunk Infrastructure, including interest charges arising from the cost of finance; and
- (g) all work reasonably required to facilitate the construction of the Trunk Infrastructure; and
- (h) indirect job costs incurred by Council, such as supervision and management costs, investigation costs and specialist consultant fees and charges; and
- (i) administration costs and overheads; and
- (j) any third party costs or expenses, including costs of experts or consultants; and
- (k) solicitor and barrister fees and costs, on a solicitor and own client basis; and
- (l) costs of enforcement of the Applicant's obligations; and
- (m) any loss or damage incurred by Council as a consequence of the Event of Default.

#### 13.5 No waiver of effect on other rights and obligations

A failure or delay by Council to exercise any right, remedy, power or privilege under this Document will not operate as a waiver unless and until expressly communicated in writing by Council, under the hand of the Chief Executive Officer, to the Applicant.

#### 13.6 Document does not affect rights

For the avoidance of doubt, this Document does not affect:

- (1) Any other rights, powers or remedies available to Council, including enforcement powers under the Act or the *Local Government Act 2009*; and
- (2) Any obligations of the Applicant to comply with the Development Approvals, the Act, any Local Planning Instrument, Local Law or other applicable legislation.

### 14. COUNCIL'S RIGHTS OF ENTRY

#### 14.1 Exercise of Council's rights

The Applicant grants a licence to Council and the Council's Agents to access the Land with any necessary personnel, vehicles, plant and equipment as may be required for the purpose of exercising Council's rights under this Document including (but not limited to) the following:

- (1) undertaking on-maintenance and off-maintenance inspections; and
- (2) inspecting, monitoring or testing the Trunk Infrastructure; and

- (3) ascertaining whether the Applicant's Obligations, or are being, properly performed and fulfilled; and
- (4) ascertaining or identifying whether an Event of Default has occurred, or may occur; and
- (5) ascertaining whether any Event of Default has been remedied or rectified; and
- (6) determining the scope of work or likely costs required to remedy or rectify any Event of Default; and
- (7) exercising Council's rights to remedy or rectify any Event of Default; and
- (8) exercising the Council's rights under this Document generally.

#### 14.2 Right of entry at law

Nothing in this Document in any way limits or restricts any other rights of entry to the Land which Council or Council's Agents may have at law, including but not limited to, the Act, the *Local Government Act 2009*, the *Environmental Protection Act 1994*, a Local Planning Instrument, and a Local Law.

### 15. INSURANCE TO BE EFFECTED BY APPLICANT

#### 15.1 Insurances to be effected

The Applicant must effect and maintain, or cause to be effected and maintained:

- (1) Public and third party liability insurance:
  - (a) covering claims in respect of:
    - (i) damage to any real or personal property including property owned by Council; and
    - (ii) the injury to, or death of, any person, and
    - (iii) caused by the carrying out of the Works; and
  - (b) for at least \$20 million; and
  - (c) note the interests of Council and also protects all subcontractors and agents engaged in connection with the performance of the Works and the Applicant's obligations under this Document; and
  - (d) for the duration of the carrying out of the Works; and
  - (e) on terms and with an insurer approved by Council, acting reasonably; and
- (2) insurance of the Trunk Infrastructure for its full replacement value, in the joint names of Council and the Applicant; and
- (3) Worker's Compensation insurance:
  - (a) in accordance with all laws; and
  - (b) for the duration of the carrying out of the Works; and
- (4) compulsory third party liability insurance:
  - (a) for registered vehicles owned or leased by the Applicant, in accordance with the requirements of any compulsory motor vehicle third party legislation; and



- (b) which provides protection to Council arising out of the use of the Applicant's vehicles in addition to the Applicant; and
- (c) for the duration of the carrying out of the Works; and
- (5) property damage liability insurance:
  - (a) covering all motor vehicles owned, leased or hired by the Applicant used in connection with the Works or the Applicant's other obligations under this Agreement including the use of unregistered motor vehicles and plant; and
  - (b) with a limit of not less than \$20 million; and
  - (c) for the duration of the duration of the carrying out of the Works.

#### **15.2 Requirements of Insurance**

- (1) The Applicant must pay all deductibles, costs and premiums in relation to all insurance.
- (2) Whenever requested by Council, the Applicant must provide to Council, evidence to Council's satisfaction of its compliance with Clause 15.1. Evidence may, if requested by Council, include a full copy of the insurance policy document.
- (3) If the Applicant fails to provide evidence of insurance in accordance with Clause 15.2(2) Council may:
  - (a) immediately suspend the Applicant's right to claim any payment, Offset or reduction of the Levied Charge for the Trunk Infrastructure Contribution and may direct the Applicant to suspend the Works at its cost; and/or
  - (b) effect the insurance itself, and at its sole discretion, and reimburse itself from the Security.

#### **16. APPLICANT'S OBLIGATIONS TO SUBSIST**

The obligations of the Applicant under this Document continue and remain in force and effect until the Applicant's Obligations under this Document have been otherwise fulfilled, or otherwise transferred in accordance with Clause 18.1 of this Document.

#### **17. INDEMNITY AND RELEASE**

##### **17.1 Applicant indemnifies Council**

The Applicant indemnifies Council and Council's Agents against all liability, claims, loss, penalties, payments, costs, charges and expenses directly or indirectly arising from or incurred in connection with damage to or loss of any property or injury of any person caused or contributed to by Council and Council's Agents in connection with Council doing anything Council is required or permitted to do under this Document, or any other cause including in negligence, trespass, some other tort, contract, under statute or otherwise, except where arising from the negligent act or omission of Council or Council's Agents.

##### **17.2 Applicant releases Council**

The Applicant releases Council and Council's Agents from, and agrees that Council and Council's Agents are not liable for, liability, loss, penalties, payments, costs, charges and expenses directly or indirectly arising from or incurred in connection with Council doing anything Council is required or permitted to do under this Document except where arising from the negligent act or omission of Council or Council's Agents.

**17.3 Independence of Applicant's other obligations**

The indemnity and release in Clauses 17.1 and 17.2 is independent of Applicant's other obligations under this Document.

**18. ASSIGNMENT BY APPLICANT****18.1 Restriction on assignment**

The Applicant shall not assign its interests, rights or obligations under this Document prior to the performance and fulfilment of the Applicant's Obligations unless:

- (1) Council gives written consent to the assignment, whether or not the consent is given subject to conditions; and
- (2) the purchaser of the Land enters into a deed of novation of this Document with the Council, on terms reasonably acceptable to the Council, whereby the purchaser becomes contractually bound to the Council to perform and fulfil the provisions of this Document or such of them as remain unperformed or unfulfilled by the Applicant at the time of sale; or
- (3) the assignment is in respect of a subdivided part of the Land, which has been reconfigured in accordance with the Development Approval and is shown on a registrable Plan of Subdivision for the reconfiguring of the Land consented to by the Council.

**18.2 Conditions of Council's consent**

If the Council grants consent, which may not be unreasonably withheld, the consent is subject to:

- (1) the payment of the Security and Maintenance Bond by the assignee; and
- (2) any conditions imposed by Council for the giving of such consent, which are not inconsistent with this Document.

**18.3 Security or Maintenance Bond retained if invalid assignment**

The Council may, at its sole discretion, refuse to return the Security or the Maintenance Bond to the Applicant unless and until:

- (1) any assignment complies with Clause 18.1; and
- (2) the Applicant complies with any conditions imposed pursuant to Clause 18.2(2); and
- (3) the assignee has paid Council the full amount of the Security and Maintenance Bond, in substitution for the Maintenance Bond paid by the Applicant; and
- (4) the Applicant has paid any outstanding Shortfall owing to Council; and
- (5) the assignee grants a licence to Council on the same terms as Clause 14.1.

**18.4 Applicant to remain liable**

In the event of an assignment being made otherwise than in compliance with Clause 18.1 the Applicant must immediately perform and fulfil such of the Applicant's Obligations as have not been performed, notwithstanding the sale of the Land or any part of the Land and notwithstanding that the time for performance or fulfilment of that obligation has not yet arrived.

**18.5 Restriction not to apply to subdivided lots**

If the Land is subdivided in accordance with a development approval given by Council for reconfiguring a lot, the subdivided portion of the Land is released from the Applicant's

Obligations, and the Applicant's Obligations are no longer binding on the owner of the subdivided part of the Land.

**19. FORCE MAJEURE**

**19.1 Excuse from performance of Obligation**

If a Party is prevented, hindered or delayed from performing its obligations under this Agreement (other than an obligation to pay money) by an Event of Force Majeure, then as long as that situation continues, that Party shall be excused from performance of the obligation to the extent it is so prevented, hindered or delayed, and that time for performance of the obligation shall be extended accordingly, but if time is of the essence of this Agreement, time shall continue to remain of the essence.

**19.2 Notification**

A Party affected by an Event of Force Majeure shall immediately notify the other Party of its occurrence and its effect or likely effect, and use all reasonable endeavours to minimise the effect of the Event of Force Majeure and to bring it to an end.

**20. GST**

**20.1 Definitions and interpretation**

- (1) Capitalised expressions which are not defined in this Clause but which have a defined meaning in the GST Law have the same meaning in this Document.
- (2) In this Document:
  - (a) **GST** means the goods and services tax as imposed by the GST Law; and
  - (b) **GST Amount** means any Payment (or the relevant part of that Payment) multiplied by the appropriate rate of GST (currently 10%); and
  - (c) **GST Law** has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth), or, if that Act does not exist for any reason, means any Act imposing or relating to the imposition or administration of a goods and services tax in Australia and any regulation made under that Act; and
  - (d) **Payment** means any amount payable under or in connection with this Agreement including any amount payable by way of indemnity, reimbursement or otherwise and includes the provision of any non-monetary consideration.

**20.2 Payment of GST**

The parties agree that:

- (1) all Payments have been calculated without regard to GST; and
- (2) if the whole or any part of any Payment is the consideration for a Taxable Supply for which the payee is liable to GST, the payer must pay to the payee an additional amount equal to the GST Amount, either concurrently with that Payment or as otherwise agreed in writing; and
- (3) any reference to a cost or expense in this Agreement excludes any amount in respect of GST forming part of the relevant cost or expense when incurred by the relevant party for which that party can claim an Input Tax Credit; and
- (4) the payee will provide to the payer a Tax Invoice at the time at which any payment is made under this Clause.

**21. SERVICE****21.1 Service by prepaid post**

A Notice is sufficiently made, given or served by a party if left at or forwarded by prepaid post in an envelope addressed to the other Party or any of them (where there are more persons than one comprising the other party) at the address of that Party specified in Schedule 1.

**21.2 Deemed service**

A Notice if sent by prepaid post is deemed to have been made, given or served at the time when in the due course of the post it would be delivered at the address to which it is directed whether or not it is actually received.

**21.3 Proof of service**

In proving service of a Notice made, given or served by Council it is only necessary for the Council to certify to that effect under the hand of the Chief Executive Officer.

**21.4 Form of Notice**

- (1) A Notice given by a Party must be in writing and signed by the Party.
- (2) A Notice given by a Party must be signed by an officer of that Party or the solicitor of that party.
- (3) A Party receiving a Notice is not obliged to enquire as to the authority of the person signing the Notice.

**22. GENERAL PROVISIONS****22.1 Payment of costs**

The Applicant shall pay all costs, charges and expenses, including those of Council, of and incidental to the negotiation, preparation, and execution of this Document, all counterparts of it, and any other document or instrument required under this Document.

**22.2 Binding on successors**

This Document shall be for the benefit of and binding upon the Parties and their heirs, executors, successors and permitted assigns.

**22.3 Governing law**

- (1) This Document is governed by the laws of Queensland and the Commonwealth of Australia which are in force in Queensland.
- (2) The parties submit to the jurisdiction of the Courts of Queensland, relevant Federal Courts and Courts competent to hear appeals from them.

**22.4 Further assurances**

The parties must execute and deliver all documents and must do all things as are necessary for the complete performance of their respective obligations under this Document.

**22.5 Entire understanding**

- (1) This Document contains the entire understanding and agreement between the parties as to the subject matter of this Document.

- (2) All previous negotiations, understandings, representations, warranties, memoranda or commitments about the subject matter of this Document are merged in this Document and are of no further effect.
- (3) No oral explanation or information provided by a party to another affects the meaning or interpretation of this Document or constitutes any collateral agreement, warranty or understanding.

#### 22.6 Waiver

No waiver by a party of a provision of this Document is binding unless made in writing.

#### 22.7 Warranty of authority

Each person signing this Document:

- (1) as attorney, by so doing, warrants to the other Parties that, as at the date of signing, the signatory has not received notice or information of the revocation of the power of attorney appointing that person; and
- (2) as an Authorised Representative, agent or trustee of a party, warrants to the other parties that, as at the date of signing, the signatory has full authority to execute this Document on behalf of that party.

#### 22.8 Amendment of Document

- (1) Despite any provision of this Document, the Council and the Applicant may at any time agree to vary the terms of this Document.
- (2) No modification, variation or amendment of this Document is of any force or effect unless:
  - (a) it is in the form of an amendment document and has been signed by the Parties; and
  - (b) where relevant the amendment document complies with the requirements of the Act.

#### 22.9 Severance

If a provision of this Document is void or unenforceable it must be severed from this agreement and the provisions that are not void or unenforceable are unaffected by the severance.

#### 22.10 Cumulative rights

The rights and remedies of a party to this Document are in addition to the rights or remedies conferred on the party at law or in equity.

#### 22.11 Counterparts and fax

This Document may be executed in any number of counterparts and when executed communication of the fact of execution to the other parties may be made by sending evidence of execution by fax or email.

#### 22.12 Attorneys

Where this Document is executed for a party by an attorney, the attorney by executing it declares that the attorney has no notice of revocation of the power of attorney.



**22.13 Contra proferentem**

The *contra proferentem* rule and other rules of construction will not apply to disadvantage a party whether that party put the Clause forward, was responsible for drafting all or part of it or would otherwise benefit from it.

**22.14 Dispute resolution**

- (1) Except where stated to the contrary in this Document, if a dispute arises in connection with this Document, then a party must deal with the dispute in the manner set out in this Clause.
- (2) A party to a dispute which arises in connection with this Document may give to the other party or parties to the dispute a Notice specifying the dispute and requiring its resolution under this Clause.
- (3) Within 14 days after a Notice is given under Clause 22.14(2) (or such longer period as is agreed in writing by the parties to the dispute) each party to the dispute must use its best efforts to resolve the dispute in good faith.
- (4) If, despite the parties' best efforts, a dispute is not resolved within 14 days after notice a party may by notice to the other party or parties to the dispute refer the dispute for mediation in accordance with the Mediation Rules of The Institute of Arbitrators and Mediators Australia. The mediation will be conducted by a mediator to be appointed by agreement of the parties or in default of agreement to be appointed by the President of the Queensland Law Society or his nominee at the request of a party. The costs of the mediator will be shared jointly by the Parties.
- (5) If the dispute is not resolved within 28 days after the appointment of the mediator any party may take legal proceedings to resolve the dispute.
- (6) The provisions of this Clause do not prevent any party from obtaining any injunctive, declaratory or other interlocutory relief from a Court which may be urgently required.

**22.15 Time of the essence**

Time is in all cases and in every respect of the essence.

**Executed as a Deed**

Execution by Applicant (if an individual):

**SIGNED SEALED AND DELIVERED** by )  
 the Applicant in the presence of: )

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Signature of witness

\_\_\_\_\_  
 Print full name of Applicant

\_\_\_\_\_  
 Print full name of witness

\_\_\_\_\_  
 Date signed

Execution by Applicant (if a corporation):

**EXECUTED** by **PHILIP USHER** )  
**CONSTRUCTIONS PTY LTD A.C.N. 011** )  
**008 101** in accordance with section 127 of )  
 the *Corporations Act 2001*. )

\_\_\_\_\_  
 Signature of Sole Director/Secretary

\_\_\_\_\_  
 Print full name of Sole Director/Secretary

\_\_\_\_\_  
 Date signed

\_\_\_\_\_  
 Signature of Director/Secretary

\_\_\_\_\_  
 Print full name of Director/Secretary

\_\_\_\_\_  
 Date signed

**EXECUTED** for and on behalf of **REDLAND** )  
**CITY COUNCIL ABN 86 058 929 428** in )  
 accordance with the *Local Government Act* )  
**2009 (Qld)**. )

\_\_\_\_\_  
 Signature of Delegate

\_\_\_\_\_  
 Print Full name of Delegate

\_\_\_\_\_  
 Date signed

\_\_\_\_\_  
 Signature of Witness

\_\_\_\_\_  
 Full name of Witness

\_\_\_\_\_  
 Date signed

## Schedule 1 Particulars

Item 1	Date	The date the last party signs this Document.
Item 2	Name of document	410-426 Boundary Road and 359-405 Cleveland Road Infrastructure Agreement
Item 3	Name of local government	Redland City Council ABN 86 058 929 428
	Address	Corner Bloomfield & Middle Streets, Cleveland Qld 4580
Item 4	Applicant	Philip Usher Constructions Pty Ltd ABN 36 011 008 101
	Address (registered address if corporation)	32 Hillcrest Road, Hillcrest QLD 4118
Item 5	Land	As described below.
	Description (lot and registered plan number)	Lot 18 on SP119616, Lot 10 on SP216148 and Lot 20 on SP140739
	Address	410-426 Boundary Road and 359-405 Cleveland-Redland Bay Road
	Site area	107,220m <sup>2</sup> (10.722ha)
Item 6	Development Application	MCU17/0057 & MCU17/0058
Item 7	Development Approval	Not issued at time of execution of this Document.
Item 8	Schedule of Plans	Refer to Schedule 2
Item 9	Levied Charge	Refer to Schedule 3
Item 10	Offset / Refund	Refer to Schedule 4
Item 11	Trunk Infrastructure	Refer to Schedule 5
Item 12	Land Dedication	Refer to Schedule 6
Item 13	Security	Not required
Item 14	Maintenance Bond	5% of value of works.
Item 15	Maintenance period	(a) 12 months, plus any extensions of time by Council pursuant to Clause 10.1; and (where applicable) (b) 24 months for any Stormwater Quality Improvement Device.

**Schedule 2** Schedule of Plans

Plan Title	Plan No.	Revision No.	Drawn by	Date
Preliminary Trunk Sewer Reticulation Plan	SK16	2	2 Develop Urban	16/7/2021

**Schedule 3** Levied Charge

Applicable development	Adopted charge to be applied (AC)	Additional demand (AD)	Discount to be applied (D)	Automatic increase (yes / no)	Total levied charge payable	Timeframe for payment / Date for payment
MCU17/0057	As stated in the Charges Notice issued with the Development Approval (when issued).					
MCU17/0058	As stated in the Charges Notice issued with the Development Approval (when issued).					



**Schedule 4** Offsets and Refunds

Applicable infrastructure network	Criteria for Trunk Infrastructure	Establishment Cost	Details of Offset / Refund	Timing of Offset / Refund
All	Unless otherwise specified, all works identified in Schedule 5 are Trunk Infrastructure.	To be determined in accordance with section 5 of this Document	As detailed within section 8 of this Document.	As detailed within section 8 of this Document.

## Schedule 5 Trunk Infrastructure Contribution

### 4.1 Transport Infrastructure Network:

Infrastructure Network	Infrastructure contribution	Specifications of infrastructure contribution	Timing of Infrastructure contribution	Party Responsible for infrastructure contribution	Other requirements
Not applicable					

### 4.2 Public parks and land for community facilities:

Infrastructure Network	Infrastructure contribution	Specifications of infrastructure contribution	Timing of Infrastructure contribution	Party Responsible for infrastructure contribution	Other requirements
Not applicable					

### 4.3 Stormwater Infrastructure Network:

Infrastructure Network	Infrastructure contribution	Specifications of infrastructure contribution	Timing of Infrastructure contribution	Party Responsible for infrastructure contribution	Other requirements
Not applicable					

**4.4 Redland Water - Water Infrastructure Network:**

Infrastructure Network	Infrastructure contribution	Specifications of infrastructure contribution	Timing of Infrastructure contribution	Party Responsible for infrastructure contribution	Other requirements
Not applicable					

**4.5 Redland Water - Wastewater Infrastructure Network:**

Infrastructure Network	Infrastructure contribution	Specifications of infrastructure contribution	Timing of Infrastructure contribution	Party Responsible for infrastructure contribution	Other requirements
Wastewater	Provision of a sewer gravity main from Point A to Point B as indicatively identified on the Preliminary Trunk Sewer Reticulation Plan referenced in Schedule 2.	<p>The infrastructure contribution is to comprise the provision of Work being:</p> <p>(a) construction of:</p> <p>(i) approximately 50m of 150mm diameter sewer gravity main within the Road Cleveland Redland Bay Road between manhole 223515 and manhole 456377; and</p> <p>(ii) all other Works necessary to operate the sewer gravity main</p>	<p>Prior to the earlier of:</p> <p>(a) the Approval of a Plan of Subdivision or the commencement of a use for Stage 1;</p> <p>(b) a later time specified by the Council in an Approval.</p>	Applicant	The infrastructure contribution is subject to an Offset/Refund.

		<p>specified in paragraph (i); and</p> <p>(b) designed and constructed to the reasonable satisfaction of the Council generally in accordance with the following:</p> <p>(i) the applicable planning instruments;</p> <p>(ii) the applicable development approvals.</p>			
Wastewater	Decommission existing sewer gravity main from Point C to Point D as indicatively identified on the Preliminary Trunk Sewer Reticulation Plan referenced in Schedule 2.	<p>The infrastructure contribution is to comprise the provision of Work being:</p> <p>(a) Decommission approximately 375 m of DN150 sewer gravity main (and manholes) upstream of the proposed connection point (manhole 223520) located within the Cleveland Redland Bay Road road reserve.</p> <p>(b) Final scope of decommissioning to</p>	<p>Prior to the earlier of:</p> <p>(a) the Approval of a Plan of Subdivision or the commencement of a use for Stage 1;</p> <p>(b) a later time specified by the Council in an Approval.</p>	Applicant	The infrastructure contribution is subject to an Offset/Refund.

		<p>be determined by DTMR but will include the following:</p> <ul style="list-style-type: none"> <li>(i) grout filling of the redundant gravity mains;</li> <li>(ii) demolition and filling of the maintenance structures;</li> <li>(iii) reinstatement of pavements in accordance with DTMR pavement specifications.</li> </ul>			
Wastewater	Provision of a sewer rising main from Point E to Point F as indicatively identified on the Preliminary Trunk Sewer Reticulation Plan referenced in Schedule 2.	<p>The infrastructure contribution is to comprise the provision of Work being:</p> <ul style="list-style-type: none"> <li>(a) construction of approximately 540m of 150mm diameter sewer rising main within the Cleveland Redland Bay Road road reserve from sewer pump station No.68 to the proposed discharge point at manhole 46375; and</li> <li>(b) all other Works necessary to operate the sewer gravity</li> </ul>	<p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>(a) the Approval of a Plan of Subdivision or the commencement of a use for Stage 1;</li> <li>(b) a later time specified by the Council in an Approval.</li> </ul>	Applicant	The infrastructure contribution is subject to an Offset/Refund.



		<p>main specified in paragraph (a); and</p> <p>(c) designed and constructed to the reasonable satisfaction of the Council generally in accordance with the following:</p> <p>(i) the applicable planning instruments;</p> <p>(ii) the applicable development approvals.</p>			
Wastewater	Replacement of existing sewer pump station No. 68 as indicatively identified on the Preliminary Trunk Sewer Reticulation Plan referenced in Schedule 2.	<p>The infrastructure contribution is to comprise the provision of Work being:</p> <p>(a) replacement of existing sewer pump station adjacent to the roundabout of Boundary Road and Cleveland Redland Bay Road, in accordance with SPS068 Needs Specification 2018 v04 FINAL as prepared by Joshua May dated 4 September 2020/21 April, 2021.</p> <p>(b) all other Works</p>	<p>Prior to the earlier of:</p> <p>(a) the Approval of a Plan of Subdivision or the commencement of a use for Stage 1;</p> <p>(b) a later time specified by the Council in an Approval.</p>	Applicant	The infrastructure contribution is subject to an Offset/Refund.

		<p>necessary to operate the sewer pump station specified in paragraph (a); and</p> <p>(c) designed and constructed to the reasonable satisfaction of the Council generally in accordance with the following:</p> <p>(i) the applicable planning instruments;</p> <p>(ii) the applicable development approvals.</p>			
Wastewater	Provision of emergency storage as indicatively identified on the Preliminary Trunk Sewer Reticulation Plan referenced in Schedule 2.	<p>The infrastructure contribution is to comprise the provision of Work being:</p> <p>(a) Refurbishment of the existing SPS 68 wet well and installation of a 15.4 kL offline emergency storage tank, in accordance with SPS068 Needs Specification 2018 v04 FINAL as prepared by Joshua May dated 21 April, 2021.</p> <p>(b) all other Works necessary to operate</p>	<p>Prior to the earlier of:</p> <p>(d) the Approval of a Plan of Subdivision or the commencement of a use for Stage 1;</p> <p>(e) a later time specified by the Council in an Approval.</p>	Applicant	The infrastructure contribution is subject to an Offset/Refund.

		<p>the sewer pump station specified in paragraph (a); and</p> <p>(c) designed and constructed to the reasonable satisfaction of the Council generally in accordance with the following:</p> <p>(i) the applicable planning instruments;</p> <p>(ii) the applicable development approvals.</p>			
--	--	---	--	--	--

**Schedule 6** Land Dedication

Location of land to be dedicated	Lot and Plan Description	Size of land to be dedicated	Plan Reference	Timeframe for dedication of land	Other requirements
Not applicable					

## 14.2 MCU21/0063 - MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING X 30 UNITS AND BUILDING WORK FOR DEMOLITION OF A LOCAL HERITAGE PLACE (DWELLING HOUSE) AT 217 MIDDLE STREET, CLEVELAND

**Objective Reference:** A5571117

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

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

**Report Author:** Carol Vito Sula, Planning Officer

**Attachments:**

1. Architectural Plans [↓](#)
2. Aerial and Zone Mapping [↓](#)
3. Recommended Conditions [↓](#)
4. Australian Heritage Specialist Heritage Advice [↓](#)

### PURPOSE

To recommend Council issue a development permit for the material change of use for a multiple dwelling and building work for demolition of a local heritage place (dwelling house) at 217 and 219 Middle Street, Cleveland.

### BACKGROUND

Council has received an application on land at 217 and 219 Middle Street, Cleveland seeking a development permit for material change of use for a multiple dwelling with 30 units and building work for the demolition of a local heritage place (dwelling house).

The owner of the properties is Beached as Bro Holdings Pty Ltd. as trustee. The applicant is York Street Developments Pty Ltd. c/- Urbicus Pty Ltd. (Mark Clayton).

In accordance with the *Planning Act 2016*, the decision date for this application is 17 November 2021. The development application will be a potential deemed refusal should a decision not be made by the due date.

The assessment of the application has occurred in line with the assessment framework outlined in the *Planning Act 2016*. The key issues identified in the assessment are:

- Local heritage value
- Building height
- Building design
- Amenity
- Open space
- Onsite parking
- Stormwater management
- Waste management – servicing and manoeuvring areas

### ISSUES

#### Proposal

The development application seeks a development permit for a material change of use for a multiple dwelling with 30 units and building work for the demolition of a local heritage place (dwelling house).



The proposed multiple dwelling comprises the following components:

- A five storey building with maximum height of 17.6m.
- 30 residential units – 13 two bedroom units (of which six) units have two bedrooms and a media room); 17 three bedroom units (two penthouse units have three bedrooms and a media room).
- 60 resident parking spaces and four visitor parking spaces including one disabled parking space.
- A 55m<sup>2</sup> boat parking area, 27 bike parking spaces and 8 visitor bike racks.
- A 225m<sup>2</sup> communal open space area on the ground floor containing a BBQ/alfresco area, resort pool, spa pool, pool deck and powder room.
- Lobby room on the ground floor with lift access to upper and basement levels.
- Single vehicular access point to Middle Street via the proposed 7m wide crossover.
- Bin room and wash down area on the ground floor.

A copy of the proposal plans can be found in Attachment 1 to this report. The proposal will require the demolition of the heritage place (dwelling house) at 219 Middle Street.

#### Minor change

As a response to Council's information request, the applicant submitted a change to the application under section 52 of the *Planning Act 2016* on 13 May 2021. The change included assessable building works for the demolition of a local heritage place at 219 Middle Street, Cleveland.

Through the course of the assessment, Council raised concerns with the height, bulk and design of the proposed multiple dwelling. Minor revisions to the building design were received on 9 August 2021, 16 August 2021, 30 August 2021, 15 September 2021, 23 September 2021 and 6 October 2021. Of note, the multiple dwelling was reduced in height from six storeys to five storeys. In addition, design elements were included to significantly reduce building bulk and to contribute to an interesting and attractive building.

The changes are considered to be 'minor' as the changes did not result in a substantially different development, did not trigger referral to any additional referral agencies, did not change the type of development approval sought, and did not change the level of assessment.

#### **Site & Locality**

The 2024m<sup>2</sup> subject site covers two freehold lots legally described as Lot 1 on RP66399 at 217 Middle Street, Cleveland and Lot 2 on RP66399 at 219 Middle Street, Cleveland (refer Attachment 2). The site is currently improved by a dwelling house and associated outbuildings on each lot. The dwelling house on the land at 219 Middle Street is listed as a local heritage place.

The natural ground levels of the site indicate a fall from the western side boundary at 7.5m Australian Height Datum (AHD) to the eastern side boundary at 6.54m AHD, the difference being approximately 0.96m. The site is relatively flat with some mature vegetation located within the site. There are two existing street trees located along the frontage of the site.

The site is located 300m west of the Toondah Harbour priority development area; 250m south of the Raby Bay canal estate; and 900m east of the Cleveland principal centre.

The immediate surrounding environment consists of a mix of multiple dwellings (of varying height), detached dwellings, neighbourhood centre uses (local shops and Returned and Services League Club) and community facilities such as churches.

### Planning History

#### Approvals on subject site

Development approval MC011621 for a three storey motel on the subject site was granted on 3 November 2009. An application to extend the currency period was received on 19 August 2013. The concurrence period was extended by two years, lapsing on 10 November 2015.

#### Approvals on adjoining properties

The following approvals have been granted on the adjoining western property at 17-19 and 21 Passage Street:

- A development approval MC012013 for a five storey apartment building (30 units) and two storey multiple dwelling (12 townhouses) was granted on 26 September 2013. Stage 1 has commenced and the two storey townhouses have been constructed.
- A preliminary approval MCU19/0003 for a six storey building, which also included a variation to vary the effects of City Plan to apply MDR4 precinct height provisions.
- A development approval MCU013906 for a six storey apartment building with 29 units was granted on 9 June 2020. The previously approved commercial premises on the ground floor did not form part of this proposal and was replaced by ground floor residential units.

### Assessment Framework

The application has been made in accordance with the Planning Act Development Assessment Rules and constitutes an application for a material change of use under the City Plan.

In accordance with section 45 of the *Planning Act 2016*:

*(5) An **impact assessment** is an assessment that—*

*(a) must be carried out—*

- (i) against the assessment benchmarks in a categorising instrument for the development; and*
- (ii) having regard to any matters prescribed by regulation for this subparagraph; and*

*(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

*Examples of another relevant matter—*

- a planning need*
- the current relevance of the assessment benchmarks in the light of changed circumstances*
- whether assessment benchmarks or other prescribed matters were based on material errors*

*(6) Subsections (7) and (8) apply if an assessment manager is, under subsection (3) or (5), assessing a development application against or having regard to—*

*(a) a statutory instrument; or*

- (b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*
- (7) The assessment manager must assess the development application against or having regard to the statutory instrument, or other document, as in effect when the development application was properly made.*
- (8) However, the assessment manager may give the weight the assessment manager considers is appropriate, in the circumstances, to—*
  - (a) if the statutory instrument or other document is amended or replaced after the development application is properly made but before it is decided by the assessment manager—the amended or replacement instrument or document; or*
  - (b) another statutory instrument—*
    - (i) that comes into effect after the development application is properly made but before it is decided by the assessment manager; and*
    - (ii) that the assessment manager would have been required to assess, or could have assessed, the development application against, or having regard to, if the instrument had been in effect when the application was properly made.’*

Section 30 of the *Planning Regulation 2017*, relevantly, identifies that:

- ‘(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*
  - (a) the assessment benchmarks stated in—*
    - (i) the regional plan for a region; and*
    - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
    - (iii) a temporary State planning policy applying to the premises;*
  - (b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
  - (c) if the local government is an infrastructure provider—the local government’s LGIP.*
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.’*

Section 31 of the *Planning Regulation 2017* identifies that:

- ‘(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—*
  - (a) the matters stated in schedules 9 and 10 for the development; and*
  - (d) if the prescribed assessment manager is a person other than the chief executive—*

- (i) *the regional plan for a region; and*
    - (ii) *the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
    - (iii) *for designated premises—the designation for the premises; and*
  - (e) *any temporary State planning policy applying to the premises; and*
  - (f) *development approval for, and any lawful use of, the premises or adjacent premises; and*
  - (g) *common material.*
- (2) *However—*
- (a) *an assessment manager may, in assessing development requiring impact assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and*
  - (b) *if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.'*

**common material**, for a development application, means—

- '(a) all the material about the application that the assessment manager receives before the application is decided, including—*
- (i) any material relating to a proposed development application that is substantially similar to the development application as made; and*
  - (ii) any material attached to, or given with, the development application; and*
  - (iii) any material relating to the application given to the assessment manager after the application is made; and*
  - (iv) any referral agency's response, including any advice or comment given by a referral agency and any response given under section 57 of the Act; and*
  - (v) any properly made submissions about the application, other than a submission that is withdrawn; and*
  - (vi) any other submission about the application that the assessment manager has accepted; and*
  - (vii) any other advice or comment about the application that a person gives to the assessment manager; and*
- (b) if a development approval for the development is in effect—the approval; and*
- (c) an infrastructure agreement applying to the premises.'*

Pursuant to section 45(5) of the *Planning Act 2016*, the application was assessed against the following applicable assessment benchmarks.

- City Plan Version 5 - the whole planning scheme with emphasis on the following codes:
  - Medium density residential zone code
  - Healthy waters code
  - Infrastructure works code
  - Landscape code
  - Transport, servicing, access and parking code
  - Heritage overlay code
- Temporary Local Planning Instrument (TLPI) 01/21 – Protection of local heritage places
- State Planning Policy 2017, Part E
- South East Queensland Regional Plan 2017
- *Planning Regulation 2017*, Schedule 11
- Local Government Infrastructure Plan

Pursuant to section 45(5) of the *Planning Act 2016*, Council had regard to the following matters in its assessment of the application.

- Existing approvals on adjoining land
- Common material, including written submissions accepted by the assessment manager
- Advice received from external and internal parties

### **Comments received**

#### External comments received

There were 19 properly made submissions received in relation to the application during the notification period. A further ten submissions were also received during that time, which were not properly made, but were accepted by the assessment manager.

The following planning matters were raised in the written submissions. It is recognised that these submissions were received prior to the revised proposal plans being received.

- The demolition of the heritage place will result in the loss of character and heritage values
- The scale and design of the multiple dwelling is incompatible with surrounding properties and streetscape
- The building design has little architectural merit or interest
- The development will have adverse impacts on amenity and privacy of adjoining properties
- Increased traffic generation from Toondah priority development area (PDA) will restrict access to the site and cause safety issue
- The height of the proposed building will obstruct future water views to the bay for properties across the street that have not yet been developed to their potential under the City Plan

The assessment manager has had regard to the submissions about these planning matters in the assessment of the development against the assessment benchmarks.

#### Internal comments received

The assessment manager has received assessment advice from the following Council teams/officers:

- Engineering Assessment
- Environmental Assessment



- Landscaping
- Arborist
- Health and Environment
- Infrastructure Charges Unit

The assessment advice received has been considered by the assessment manager in assessing the development application.

### **Decision Making Rules**

Section 60 of the *Planning Act 2016* states that:

*'(3) To the extent the application involves development that requires impact assessment, and subject to section 62, the assessment manager, after carrying out the assessment, must decide—*

*(a) to approve all or part of the application; or*

*(b) to approve all or part of the application, but impose development conditions on the approval; or*

*(c) to refuse the application.*

*...*

*(5) The assessment manager may give a preliminary approval for all or part of the development application, even though the development application sought a development permit.*

*(6) If an assessment manager approves only part of a development application, the rest is taken to be refused.'*

### **Application Assessment**

The application has been assessed against the provisions of the City Plan version 5. The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme. The most pertinent parts of the assessment are discussed in this section.

#### Local heritage values

The existing dwelling at 219 Middle Street was recommended for entry within the amended Local Heritage Place Schedule, as part of the proposed major amendment of City Plan. This amendment process commenced in 2019, with public consultation having been completed. The amendment has not yet commenced in City Plan.

In the interim, the subject site is listed as a local heritage place within the Local Heritage Place Schedule under TLPI 01/21 – Protection of Local Heritage Places. The TLPI was in force prior to the application being lodged and remains in force.

The heritage citation as included in the TLPI reads as follows:

Condition	Very Good	Integrity	Fair
Statement of Significance			
219 Middle Street is a locally significant building which embodies representative and aesthetic heritage values. The building is an intact example of a traditional timber suburban dwelling dating from the second phase of settlement in Cleveland (c.1919) and once included a sawmill alongside. The place makes a positive contribution to the streetscape and locality.			
Criteria A	The place is important in demonstrating the evolution or pattern of the region's history.		
219 Middle Street demonstrated the second phase of development at Cleveland west of Cleveland Point in the early twentieth century, whereby a local business person was able to build a residence and sawmill on adjacent land.			
Criteria E	The place is important to the region because of its aesthetic significance.		
The scale, form and design of the building make a positive contribution to the streetscape as well as the character and appearance of the locality.			

Figure 1: Heritage citation for the existing dwelling at 219 Middle Street

The proposed demolition of the existing dwelling (local heritage place) triggers a development application under the TLPI 01/21 - Protection of Local Heritage Places, including assessment against the heritage overlay code of the City Plan.

Performance outcome PO1 of the heritage overlay code is relevant to the assessment of local heritage values of the place.

#### **PO1**

*'A building or structure on a heritage place is not demolished or relocated unless:*

- 1) it is structurally unsound and is not reasonably capable of being made structurally sound; or*
- 2) the change does not result in the loss of the particular heritage values of the place.'*

The applicant has submitted a heritage impact statement (HIS) to support the proposed demolition of the heritage place, and thus demonstrate compliance with performance outcome PO1 of the heritage overlay code.

In terms of the structural integrity of the heritage place the HIS notes *'the building appears to be generally in good (but not very good) physical condition but has only fair to poor integrity'*.

Demonstration of compliance with PO1 is sought under PO1 (2) as the HIS provides a discussion of the cultural heritage significance (heritage values) of the place. The guideline prepared by the Department of Environment and Heritage Protection titled 'Guideline: Identifying and assessing places of local cultural heritage significance in Queensland' published in 2020 was relied upon in the HIS to assess the cultural heritage significance of the subject dwelling. The HIS provides the following conclusions regarding the heritage values of the place:

- *'With respect to performance outcome PO1 (2) of the Heritage overlay code, the demolition of the building on the heritage place will not result in the loss of any particular heritage values of the place because, on further assessment, the place is not of sufficient cultural heritage value to meet relevant heritage assessment criteria as a local heritage place.*
- *With respect to overall outcome (2)(a) of the Heritage overlay code, the proposed demolition of the house will not remove or reduce its heritage value to any unacceptable degree because the place has insufficient heritage value to warrant retention.*

- *It is concluded that the proposed development (including demolition of the existing house) will not result in the loss of any particular heritage values since, on further assessment, the place has insufficient cultural heritage significance to warrant retention.*
- *As the place has insufficient cultural heritage significance to satisfy any of the Council's heritage assessment criteria, it is recommended that Council not proceed with permanently entering the place in the planning scheme's schedule of local heritage places.'*

The applicant also submitted material outlining relevant matters unique to the application:

- Pre-lodgement meeting – Council failed to mention the heritage listing under heritage major amendment 03/19 or the TLPI at the pre-lodgement meeting held at Council on 8 February 2021.
- Superseded plan request – Applicant has the option to lodge a superseded plan request and compensation may be awarded.
- Other matters – central location of the site close to transport, employment and other facilities; development consistent with the SEQ Regional Plan as it support population and economic growth within the local government area; consistent with the Council's housing strategy to ensure that there is sufficient, affordable and diverse housing to meet the needs created by population growth within the local government area.

These additional matters raised are not considered to be relevant to the assessment of this matter.

To assess the heritage value of the premises, Council engaged Australian Heritage Specialists (AHS) on 9 June 2021 to provide specialist heritage advice. The heritage specialist has advised the heritage values of the place are of a lesser score than those that were originally prescribed by the heritage citation and no longer thresholds as a place of local heritage value. This is due to the substantial alterations undertaken to the place internally and to the rear. As such, the subject site does not properly satisfy entry onto the Local Heritage Place Schedule. This has been discovered only after AHS was able to enter the premises, which was not able to be done as part of preparing the citation. A copy of AHS's advice is provided at Attachment 4.

However, the premises does have some historical value, particularly in its connection with the Elfert family and their extended family who were prominent members of the Cleveland community, with a long historical association in the Redlands. AHS note there are archival recordings of the Elfert family and their saw-mill operations currently available for public viewing online and in Council's library. Further to this advice, the heritage specialist has recommended the following measures be conditioned to ensure the heritage values of the place are retained:

- A detailed Archival Recording of the place should be completed prior to demolition, by a qualified heritage consultant. The archival recording should consider options for 3D modelling and be in a format that can also be used in association with the Interpretation Plan recommended below to ensure the local heritage values of the place is captured for future generations.
- Development and implementation of a Heritage Interpretation Plan should be developed by a qualified heritage consultant. The Interpretive Plan should consider appropriate options to interpret the history and use of the place prior to demolition, which could be developed within the new development (where appropriate), to ensure the local heritage values is presented within the new development.

Given the (physical) heritage values of the place have been diminished through substantial additions and alterations, it is considered that the archival recording and heritage interpretation plan measures will ensure the remaining local heritage values are retained. As such this will ensure the proposed demolition does not result in the loss of the particular heritage values of the place. Subject to this condition, it is considered that the proposal will comply with performance outcome PO1 of the heritage overlay code.

#### Building height

The subject site is mapped in the medium density residential zone (MDR), therefore the medium density residential zone code is relevant to the assessment of this application. The purpose of the MDR zone code is to provide for medium density living in areas that are close to public transport or centres, and characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and multiple dwellings. The purpose of the MDR zone code is achieved through eleven overall outcomes. The following overall outcome is relevant in the assessment of the height of the proposed multiple dwelling:

*‘(f) Development is generally two to three storeys in height, unless otherwise intended in a particular precinct;’*

The proposed multiple dwelling will be 17.6 metres and five storeys in height. It is noted the subject site is not mapped within a precinct and therefore the overall outcome intends a building height of two to three storeys. Therefore the proposal does not comply with overall outcome (f) of the MDR zone code. Despite the non-compliance, when assessing impact assessable applications Council may have regard to any other matter they consider relevant to the assessment. The relevant matters applicable to the proposal include existing approvals on adjoining site and the surrounding context of the development site.

#### *Existing approvals:*

The following development approvals on the adjoining property (17-19 and 21 Passage Street) to the west of the subject site are relevant to the assessment of this application:

- MC012013 Council approved a five storey apartment building (30 units) and two storey multiple dwelling (12 townhouses).
- MCU19/0003 which granted a preliminary approval for a six storey apartment building, including a variation approval.
- MCU013906 Council approved a six storey apartment building with 29 units.

It is noted the adjoining site at 17-19 and 21 Passage Street is also mapped in the MDR zone and does not have a precinct where buildings higher than two to three storeys are intended. In the abovementioned approvals it was determined that the proposed height of the apartment buildings was acceptable for the location as it would take advantage of its strategic position being located on a prominent corner, with areas surrounding the site on Middle and Passage Streets intending to achieve 19 metre high built form. Therefore the development would appear in context when viewed along these road corridors. While the subject site benefits from some of these contextual outcomes, it also differs in some meaningful ways. Firstly, the site is not located on the corner and is therefore separated from higher built form along Passage Street. Secondly, the subject development site adjoins existing multiple dwellings that are unlikely to be developed in the near future and therefore have an enduring impact on the character of the streetscape along Middle Street.

In having regard to the abovementioned approvals on the adjoining lot, both the approval and reasons for imposed conditions must be considered. Specifically, the preliminary approval MCU19/0003 includes a condition that requires the approved development to step down to the expected three storeys or 13m building height. This was achieved in the approval MCU013906, with the building stepping down to the subject site.

It is recognised that the proposed development is of a lower total height than the existing approval to the west and does, in itself, step down to the existing development to the east. In this regard, the proposed development does provide a transition of building height along the Middle Street streetscape. Figure 2 shows this transition.

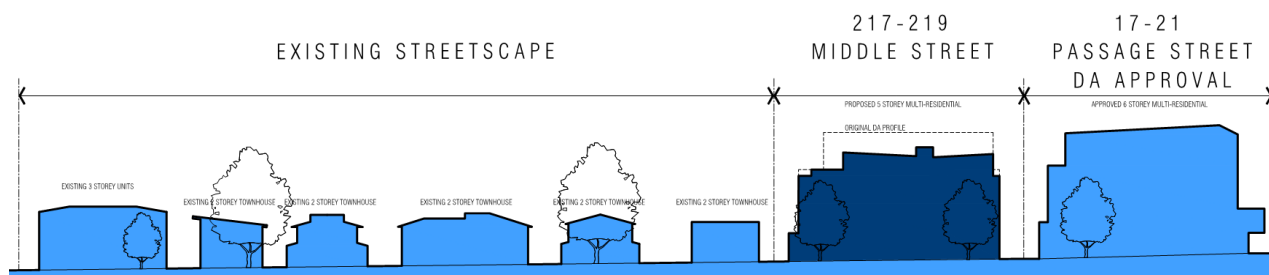


Figure 2: Streetscape section showing the proposed development alongside existing and approved development

In relation to the development's interface to the existing development to the east, performance outcome PO10 seeks the following:

#### **PO10**

*'Where building height over 13m is intended, buildings step down in height and scale to be of a similar size to intended building height on adjoining residential zoned land.'*

The proposed multiple dwelling has been designed so that it steps down to 13m height on those elevations where it adjoins properties mapped in the MDR zone, in this case the eastern and southern elevations. Where the height of the proposed building exceeds 13m, in this case the top floor (L4), a minimum 10m setback is proposed between the walls of the top floor level and common boundaries. As proposed, the top floor level will have a setback of 11.714m from the eastern side boundary and a 10m setback to the rear southern boundary. The top floor maintains a five metre setback from the western site boundary where it adjoins the approved apartment development at 17-21 Passage Street. As such, the proposal achieves the deemed to comply provision AO10.1, which therefore complies with performance outcome PO10.

#### *The surrounding context – streetscape:*

The zoning map of the subject site and surrounding area (refer Attachment 2) shows there is a broad range of building heights anticipated in the area:

- MDR – 13m height (3 storeys)
- MDR3 – 22m height
- MDR4 – 19m height
- Local centre – 10.5m height
- Community facilities – 12m maximum height applies to CF3/CF5.

Properties directly east and south of the site contain multiple dwellings with heights consistent with the intended height in the MDR zone (refer Figure 2). Across the road on the MDR4 zoned properties, there is a mix of building heights, with some properties yet to be developed to their potential under City Plan (refer Figure 3).



The adjoining property to the west at 17-21 Passage Street has been cleared to facilitate the construction of the approved multiple dwelling development. It is considered the height of the proposed development is not inconsistent with the existing and emerging streetscape along this portion of Middle Street.



Figure 3: Photos showing existing townhouses on the adjoining properties to the east of the site.



Figure 4: Photos of buildings within the MDR4 zone across the road from the site.

A streetscape section has been submitted to show the proposed development in the context of approved and existing development (see Figure 2). It is considered the proposed development provides an appropriate transition in building height between the approved apartment block at 17-21 Passage Street to the west and townhouses to the east. The proposal will provide the coherence needed to contribute to the legibility of the street. The proposal is consistent with strategic outcome 3.3.1.2(3), which seeks to ensure development creates an attractive streetscape and a sensitive transition between older and new forms of housing.

### Building Design

Performance outcomes PO13, PO14 and PO15 are relevant to the assessment of the proposed design and read as follows:

#### **PO13**

*'Design elements contribute to an interesting and attractive streetscape and building through:*

- 1. the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;*
- 2. variations in material and building form;*
- 3. modulation in the facade, horizontally or vertically;*
- 4. articulation of building entrances and openings; and*
- 5. corner treatments to address both street frontages.'*

#### **PO14**

*'Design elements promote a subtropical and climate responsive design character through:*

- 1. the use of deep verandahs, decks and eaves, and*
- 2. integration of buildings within landscape planting.'*

#### **PO15**

*'Roof form assists in reducing the appearance of building bulk by:*

- 1. articulating individual buildings;*
- 2. incorporating variety in design;*
- 3. incorporating a roof pitch, gable or the like in buildings up to 13m; and*
- 4. screening plant and equipment, such as vents, lift over-runs or solar energy and storm water collectors.'*

The following design elements have been incorporated into the building design:

- Deep recesses on all elevations break up the facade into three distinct vertical sections/blocks. In addition, proposed balconies project forward of the building line to create articulation of the façade and an attractive streetscape.
- A variety of window size and window treatments such as sunhoods and vertical screens create modulation in the facades.
- The corners of the building have been articulated by continuing material and window treatments around the corners. The floor to ceiling elongated windows and brick detail vertical panels at the corners also ensures large blank walls on the side elevations are avoided.
- Planter boxes have been integrated into the design to soften the built form and also to provide additional screening on the terraces of the top floor. Landscaping along the boundaries at ground level include a mix of palms, red head (*Acmena smithii*), lilly pillies, resilience, emerald lustre and golden penda, which will soften the built form on the lower levels and provide shade to communal areas.
- From the street view, the skillion roof design adds an element of interest and provides contrast to the three vertical block sections and horizontal banding of the balconies on the front façade.

- The lift overrun has been centrally located on the top floor level, which ensures it is not visually dominant when viewed from the street and adjoining properties. A condition is recommended to ensure a recessive colour is used on the lift overrun to further reduce any visual domination.

The combination of design elements not only creates a visually interesting building when viewed from the streetscape but also reduces the bulk of the building when viewed from adjoining properties. A variety of materials are proposed to be used including rendered blocks, face brickwork, vertical boards, aluminium flat bar screens and clear glazed balustrading. However, the finishes schedule submitted with the application (see Figure 5) does not correspond with the colours indicated on the plans. It is considered further investigations are required to ensure the colours and materials complement and highlight the various design elements proposed to reduce building bulk. In turn, the colours and materials will contribute to ensuring the proposed multiple dwelling is a visually interesting and attractive building in the streetscape.

A condition is recommended to require the final finishes schedule be approved by Council at conditioned works assessment stage. Overall, it is considered that the proposed design complies with performance outcomes PO13, PO14 and PO15 and therefore achieves overall outcome (h) which seeks to ensure development incorporates architectural styles and elements that reduce the visual impact of the built form.

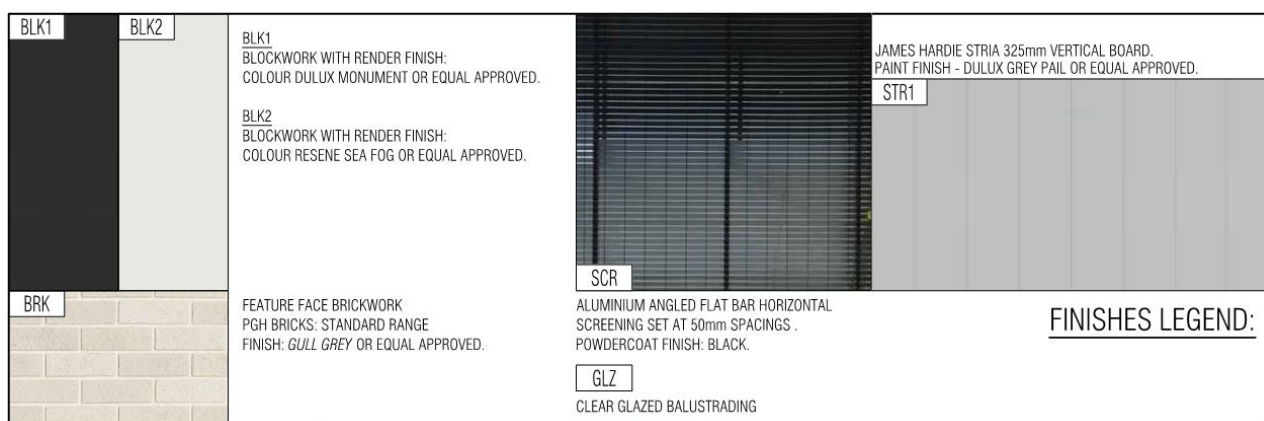


Figure 5: proposed finishes schedule

### Amenity

Performance outcome PO18 is relevant to the assessment of overlooking impacts:

#### **PO18**

*‘Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.’*

The multiple dwelling will be within a distance of 9m and within an angle of 45 degrees of adjoining dwellings. To protect the privacy of adjoining dwellings the deemed to comply solutions have been adopted. In particular the windows on the side elevations will have heights above 1.5m or vertical screening; while the balconies to the rear and sides will be provided with floor to ceiling vertical screens. As such, the proposal complies with performance outcome PO18.

The following performance outcome is relevant to the assessment of overshadowing impacts:

**PO22**

*Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.*

The applicant submitted shadow diagrams, which compared the shadows cast by a 13m high building (adopting the acceptable outcome) to the shadows cast by the proposed development at 17.6m height. The shadow diagrams show the eastern adjoining property will receive solar access to habitable rooms and private open space between the hours of 9am and 1pm. At 3pm there is an increase of shadows cast by the proposed 17.6m building, however this is limited to the shadows of the pergolas on the top floor. The western adjoining properties will have at least three (3) hours solar access between the hours of 11am to 3pm. The southern properties will be in shadow between the hours of 9am to 3pm to varying degrees. It is noted that the shadows cast are for a building with the deemed to comply height of 13m and the proposed additional height do not increase these shadows, thus do not further reduce sunlight access to the adjoining sites to the south than already anticipated. Considering the above it is determined the proposal complies with performance outcome PO22 of the MDR zone code.

**Open space**

Performance outcomes PO4 and PO5 are relevant to the assessment of the proposed communal and private open spaces.

**PO4**

*'Developments involving more than 20 dwellings provide sufficient communal open space to:*

- 1. create usable, flexible spaces suitable for a range of activities; and*
- 2. provide facilities including seating, landscaping and shade.'*

**PO5**

*'Development provides private open space that is:*

- 1. useable in size and shape to meet the needs of a diversity of potential residents;*
- 2. functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;*
- 3. clearly identified as private open space; and*
- 4. provides a high level of privacy for residents and neighbours.'*

A 225m<sup>2</sup> area of the ground floor is allocated for communal open space. It is considered the proposed communal open space is sufficient for the development as it includes a range of facilities available for occupants to use such as a BBQ/alfresco area, resort pool, spa pool, partially covered pool deck and powder room. In addition, the dining and entertainment area is an open and flexible space suitable for a range of passive activities. It is considered that the proposal complies with performance outcome PO4 of the medium density residential zone code.

In terms of private open space, it is noted that all units above ground level are provided with at least 16m<sup>2</sup> of private open space with a minimum dimension of 3m. The four top floor (L4) units will have private open spaces ranging from 20m<sup>2</sup> to 50m<sup>2</sup> with a minimum dimension of 3m. The private open space of the two ground floor units will range from 46m<sup>2</sup> to 78m<sup>2</sup> and have a minimum dimension of 4m. All units will be provided with private open space that achieves the deemed to comply provisions. As such the proposal complies with performance outcome PO5.

**Onsite parking**

Performance outcome PO8 of the transport, servicing, access and parking code is relevant to the assessment of proposed onsite parking:

**PO8**

*'On-site vehicle parking:*

- 1. is clearly defined, safe and easily accessible;*
- 2. accommodates a sufficient number of vehicles, having regard to:*
  - a. the type and size of development;*
  - b. expected resident, employee and customer movements;*
  - c. the location of the use;*
  - d. the capacity of the existing road network to accommodate on-street parking; and*
  - e. access to public transport;*
- 3. includes dedicated parking spaces for people with a disability, motor cycles and bicycles.'*

The proposed parking complies with performance outcome PO8 for the following reasons:

- A minimum of two parking spaces are provided onsite for each residential unit.
- Four onsite parking spaces (including one disabled parking space) are provided for visitors. On street parking is also available along the site frontage.
- All parking spaces comply with the minimum dimensions required by the Australian Standard 2890.1 – Parking Facilities.
- The proposal promotes active modes of transport with the provision of 27 bike parking spaces for residents and eight bike racks for visitors to use.
- Alternative modes of transport such as public transport are available within close proximity. The site is within 160m walking distance to the bus stop for bus routes 274 and 258. Route 274 has 12 return services during the week starting from 6am to 6.15pm while on Saturday there are 11 return services. Route 258 provides 15 return services between the Cleveland town centre and Toondah Harbour during the week and on Saturdays.

**Stormwater management**

A site based stormwater management plan was submitted by the applicant to address the stormwater quality requirements of performance outcomes PO9 and PO10 of the Healthy waters code:

**PO9**

*'Development protects and does not adversely impact the environmental values or water quality of receiving waterways.'*

**PO10**

*'The entry to and transport of contaminants in stormwater or waste water is avoided.'*

The proposed treatment measures include two litter baskets and two storm pits (class 2), which have been verified through MUSIC modelling to achieve the pollutant reduction targets specified in acceptable outcome AO9.1 of the healthy waters code. The conceptual civil drawings submitted do not identify the location and type of all proposed treatment measures. It is necessary that this information be provided on detailed drawings to be submitted as part of conditioned works assessment. To ensure the proposal complies with PO9 and PO10 of the healthy waters code, a condition is recommended to ensure detailed stormwater management plans are submitted to Council at conditioned works assessment stage.



### Servicing and manoeuvring areas

Performance outcomes PO3 and PO20 of the Transport, servicing, access and parking code is relevant to the assessment of the proposed servicing and manoeuvring areas:

#### **PO3**

*'Development maintains or improves the safe and efficient operation of transport networks having regard to (amongst other things):*

1. *the existing or planned function of the roads affected;*
2. *available sight distances and the location and design of access points;*
3. *accessibility by public transport, pedestrians and cyclists;*
4. *the potential for conflict between vehicles, pedestrians and cyclists;*
5. *the loss or increase of on-street parking;*
6. *the location, construction and maintenance of utility infrastructure; and*
7. *the nature and intensity of traffic and parking generated by the development.'*

#### **PO20**

*'Servicing and manoeuvring areas are located and designed to:*

1. *be clearly defined, safe and easily accessible;*
2. *be separated from areas of pedestrian movement within the premises or on adjoining premises;*
3. *provide for the vehicle dimensions and turning paths for the design vehicles expected to access the site;*
4. *maintains clear access to waste containers for collection vehicles;*
5. *ensures that service vehicles entering a site do not queue across footpaths or onto external roads; and*
6. *prevents any manoeuvring occurring within the defined queuing area.'*

An updated swept path assessment was provided in support of the proposal to have the refuse collection truck reverse into the site with exit in the forward gear. The applicant's traffic response noted the following:

- *'From the traffic report submitted for the Development Application for the adjacent site (CRG, 24 August 2012), in 2012 the two way peak hour traffic volume on Middle Street in the vicinity of the site was some 300 vehicles per hour. This is not a particularly high traffic volume that would preclude a vehicle reversing onto the site.*
- *The sight lines along Middle Street at the site access are in excess of design requirements.*
- *Reversing on to a site maintains good visibility whilst entering, with exit then in a forward gear.*
- *The roundabout to the west of the site requires all traffic travelling along Middle Street to slow. As such, traffic speeds at the site access are not expected to be particularly high.'*

The proposal has demonstrated that the proposed service areas comply with performance outcomes PO3 and PO20 in terms of traffic generation from the proposed development, service areas being clearly defined and separated from pedestrian/vehicle access.

However the traffic response has not considered the increase in traffic generation on Middle Street from the future Toondah Harbour priority development area and how this would affect the ability of refuse trucks to safely reverse onto the site. To ensure compliance with performance outcome PO3, it is recommended that a condition be imposed ensuring refuse collection be conducted outside of peak hours for traffic between 10am and 3pm.

### Infrastructure Charges

The proposed development is subject to infrastructure charges in accordance with the Adopted Infrastructure Charges Resolution. The total charge applicable to this development is:

**Total charge: \$745,027.90**

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution.

### Residential Component

(17 X Multiple Dwelling - 3 or more bedroom X \$30,677.65)	\$521,520.05
(13 X Multiple Dwelling - 1 or 2 bedroom X \$21,912.55)	\$284,863.15
<b>Residential Demand Credit</b>	
(2 X Dwelling House - 3 or more bedroom(Area A) X \$30,677.65)	\$61,355.30
<b>Total Council Charge</b>	<b>\$745,027.90</b>

### Offsets

There are no offsets that apply under Chapter 4 Part 2 of the Planning Act 2016.

### Refunds

There are no refunds that apply under Chapter 4 Part 2 of the Planning Act 2016.

### CONCLUSION

The development application conflicts with overall outcome (a) of the heritage overlay code and overall outcome (f) of the medium density residential zone code. On balance, considering the relevant matters the proposal is considered to be acceptable for the subject site. Therefore the application is recommended for approval subject to conditions.

### STRATEGIC IMPLICATIONS

#### Legislative Requirements

The Development Application has been assessed in accordance with the *Planning Act 2016*.

#### Risk Management

Standard development application risks apply. In accordance with the *Planning Act 2016* the applicant may appeal a condition of approval or a decision to refuse the application.

#### Financial

Should an appeal be filed against the decision of Council, subsequent legal costs will apply.

#### People

There are no implications for staff associated with this report.

**Environmental**

Environmental impacts are discussed in the 'Issues' section of this report where relevant.

**Social**

Social impacts are discussed in the 'Issues' section of this report where relevant.

**Human Rights**

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

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

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

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Division 2 Councillor	19 April 2021	The application was referred to the divisional Councillor as per standard procedure.

**OPTIONS****Option One**

That Council resolves to issue a development permit for material change of use for a multiple dwelling and building work for demolition of a local heritage place (dwelling house), on land described as Lot 1 on RP66399 at 217 Middle Street, Cleveland and Lot 2 on RP66399 at 219 Middle Street, Cleveland, subject to the conditions in Attachment 3.

**Option Two**

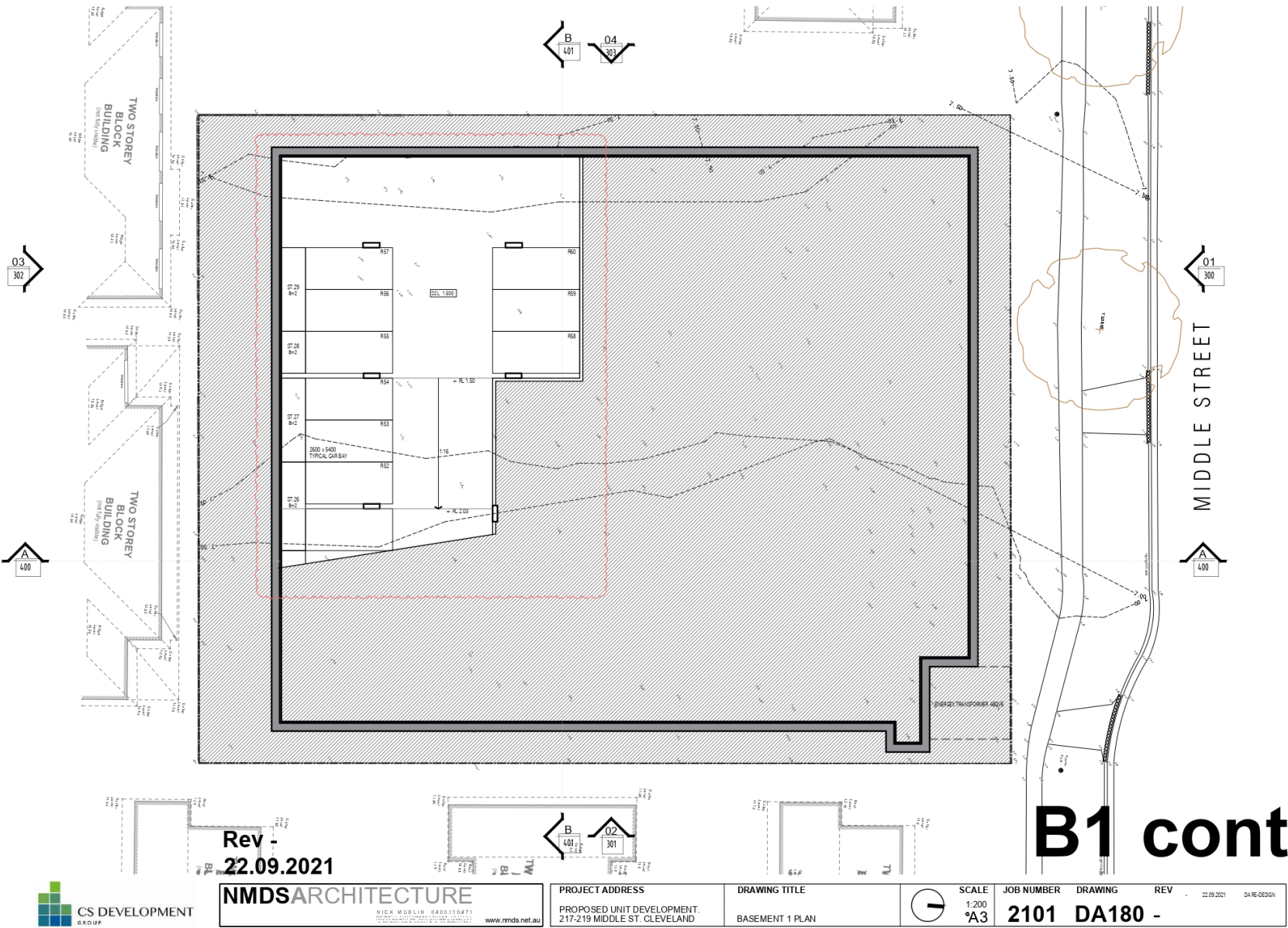
That Council resolves to issue a development permit for material change of use for a multiple dwelling and building work for demolition of a local heritage place (dwelling house), on land described as Lot 1 on RP66399 at 217 Middle Street, Cleveland and Lot 2 on RP66399 at 219 Middle Street, Cleveland, without conditions or subject to amended conditions (amended conditions will need to be established).

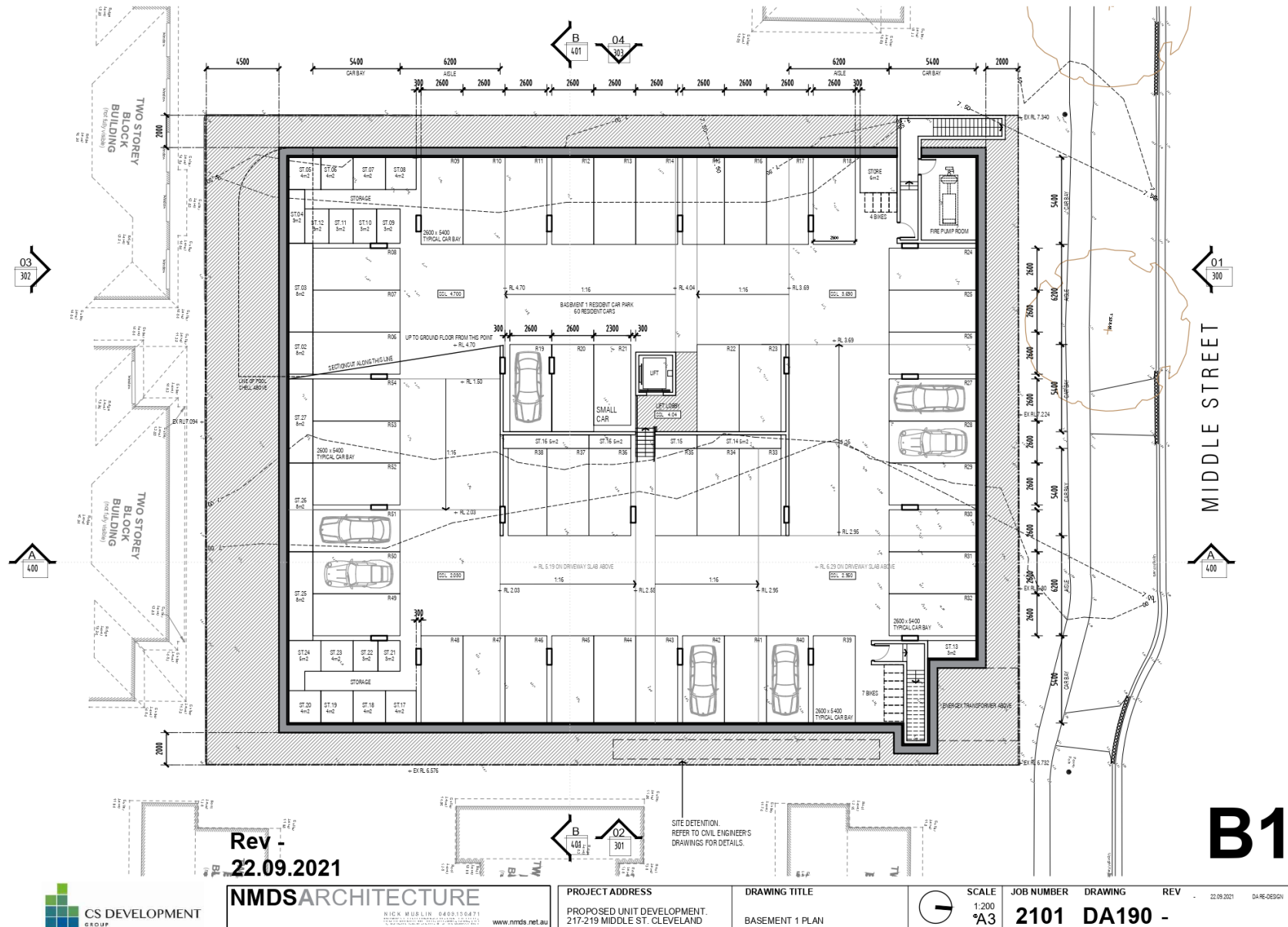
**Option Three**

That Council resolves to refuse the application for material change of use for a multiple dwelling and building work for demolition of a local heritage place (dwelling house), on land described as Lot 1 on RP66399 at 217 Middle Street, Cleveland and Lot 2 on RP66399 at 219 Middle Street, Cleveland (grounds of refusal will need to be established).

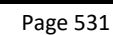
**OFFICER'S RECOMMENDATION**

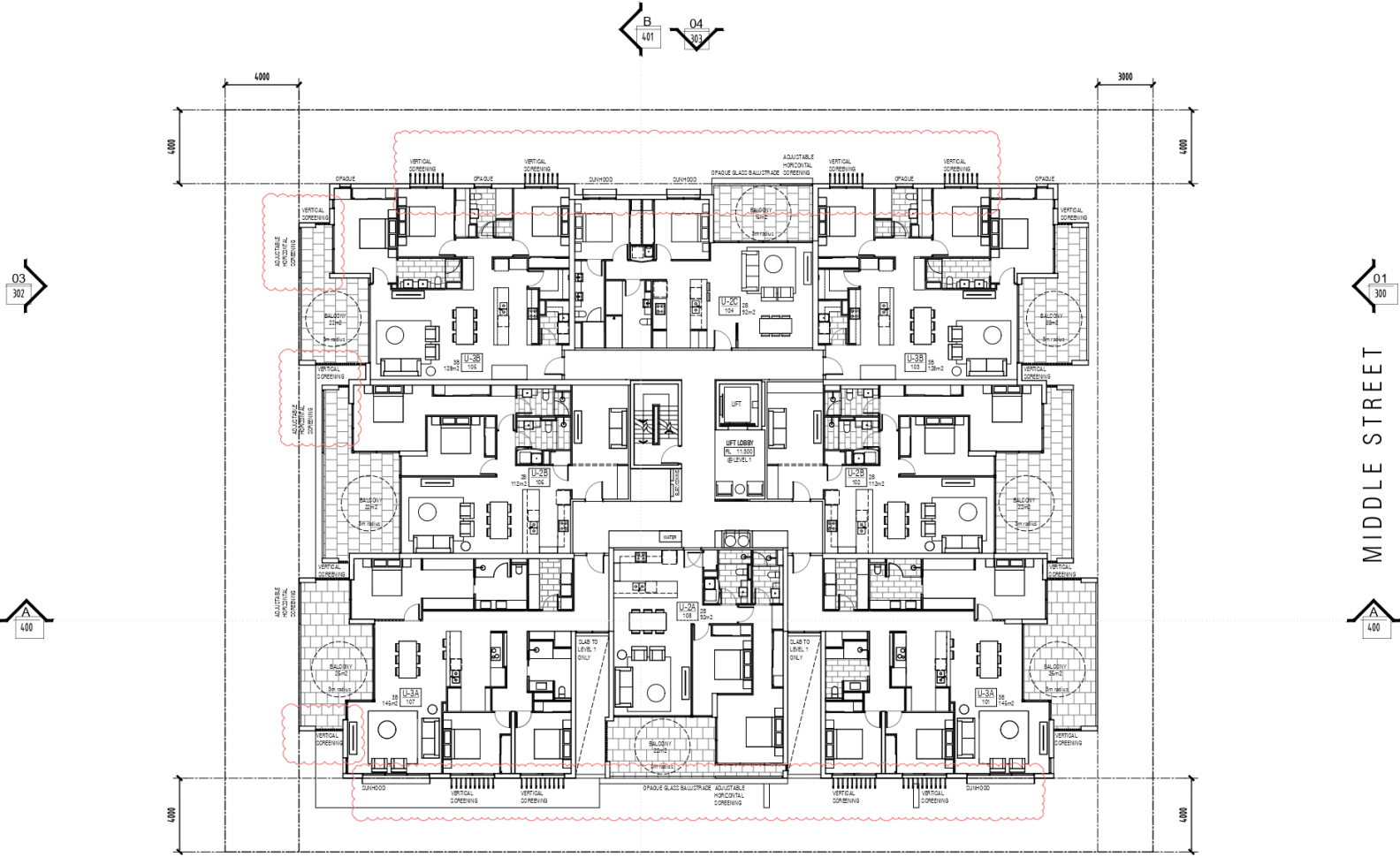
**That Council resolves to issue a development permit for material change of use for a multiple dwelling and building work for demolition of a local heritage place (dwelling house), on land described as Lot 1 on RP66399 at 217 Middle Street, Cleveland and Lot 2 on RP66399 at 219 Middle Street, Cleveland, subject to the conditions in Attachment 3.**

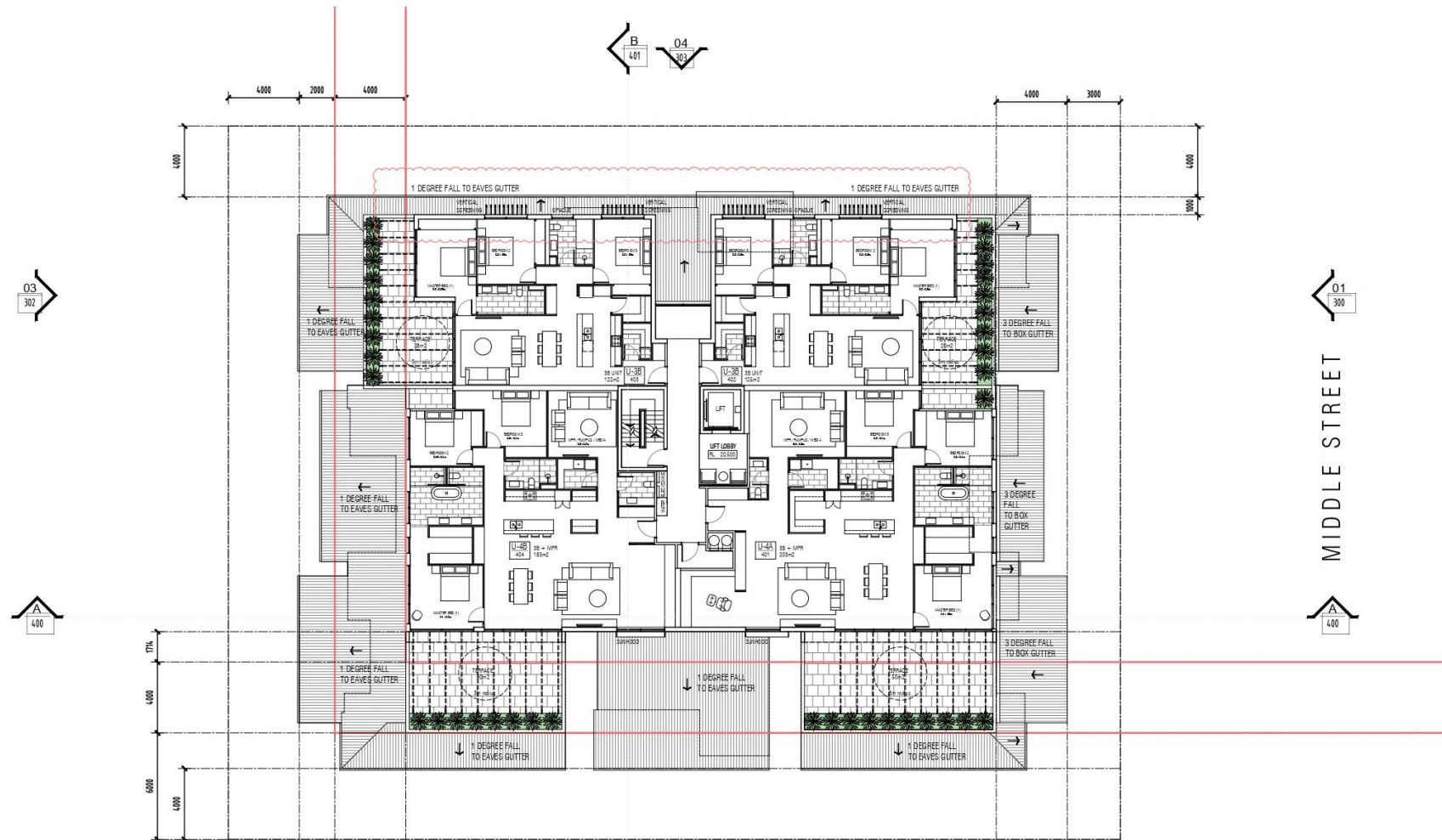












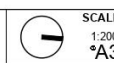
# L4



**NMDS**ARCHITECTURE  
NICK MUSLIN 0409.136471  
RESIDENTIAL • COMMERCIAL • INDUSTRIAL • RETAIL • EDUCATION  
FROM THE BARRIERS TO THE HORIZON. DESIGNING YOUR FUTURE.  
100 WATKINS ROAD, LAKEVIEW VIC 3024 • TEL: 03 9489 1364  
[www.nmlds.net.au](http://www.nmlds.net.au)

**PROJECT ADDRESS**  
PROPOSED UNIT DEVELOPMENT.  
217-219 MIDDLE ST. CLEVELAND

DRAWING TITLE
LEVEL 4 PLAN

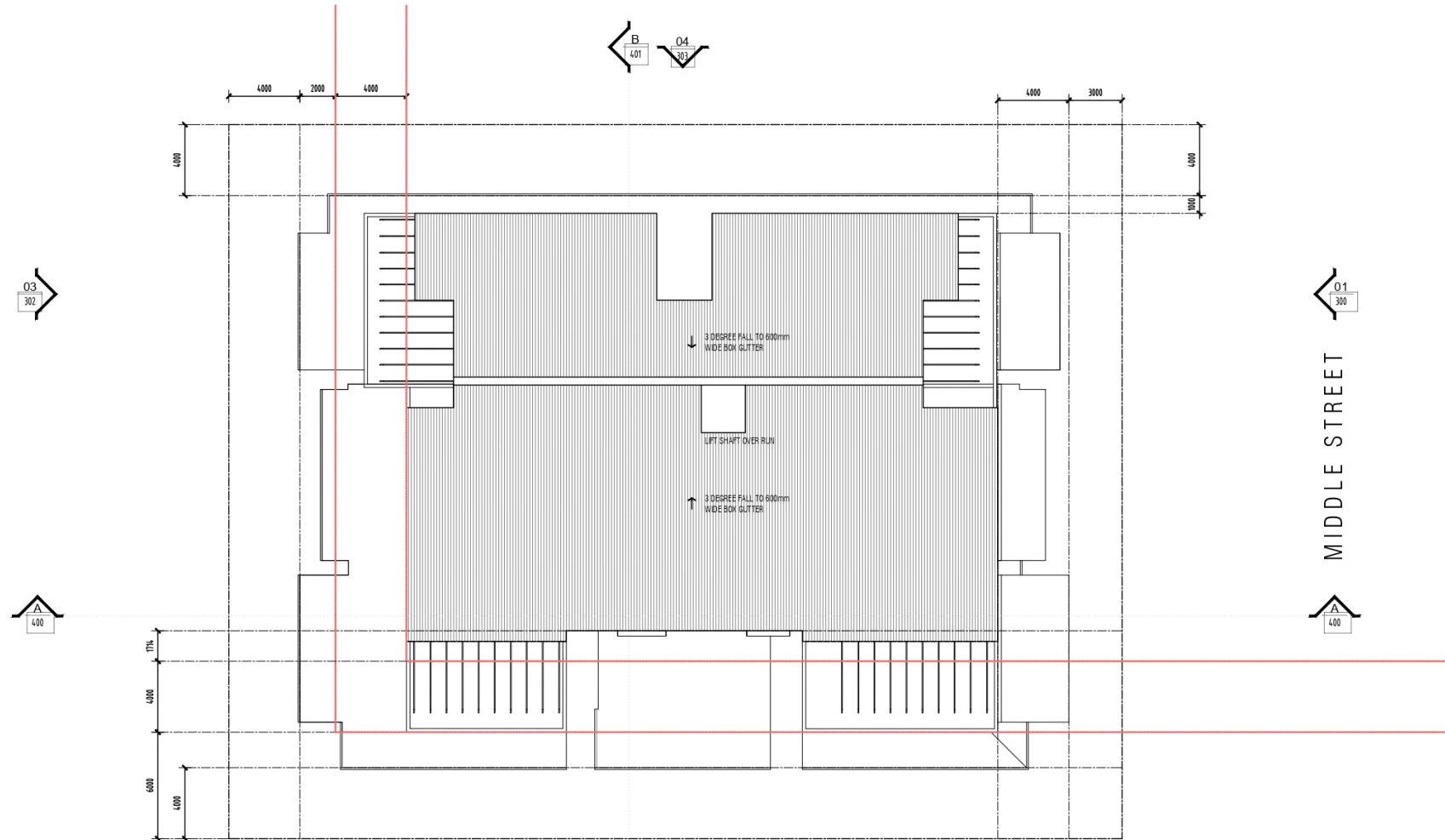


SCALE  
1:200  
A3

E	JOB NUMBER
0	<b>2101</b>
3	

DRAWING RE  
**DA202 -**

REV	-	22.09.2021	DA RE-DESIGN
-----	---	------------	--------------



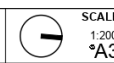
# ROOF

**NMDS**ARCHITECTURE  
NICK HUSLIN 0409.156.471  
RESIDENTIAL • COMMERCIAL • INDUSTRIAL • INTERIOR DESIGN  
FURNITURE DESIGN & SUPPLY • CONCRETE & TIMBER FLOORING  
100 WILSON ST, MURDOCH VIC 6150 • PH: 08-9409-1561

[www.nm.ds.net.au](http://www.nm.ds.net.au)

**PROJECT ADDRESS**  
PROPOSED UNIT DEVELOPMENT.  
217-219 MIDDLE ST. CLEVELAND

DRAWING TITLE
ROOF PLAN

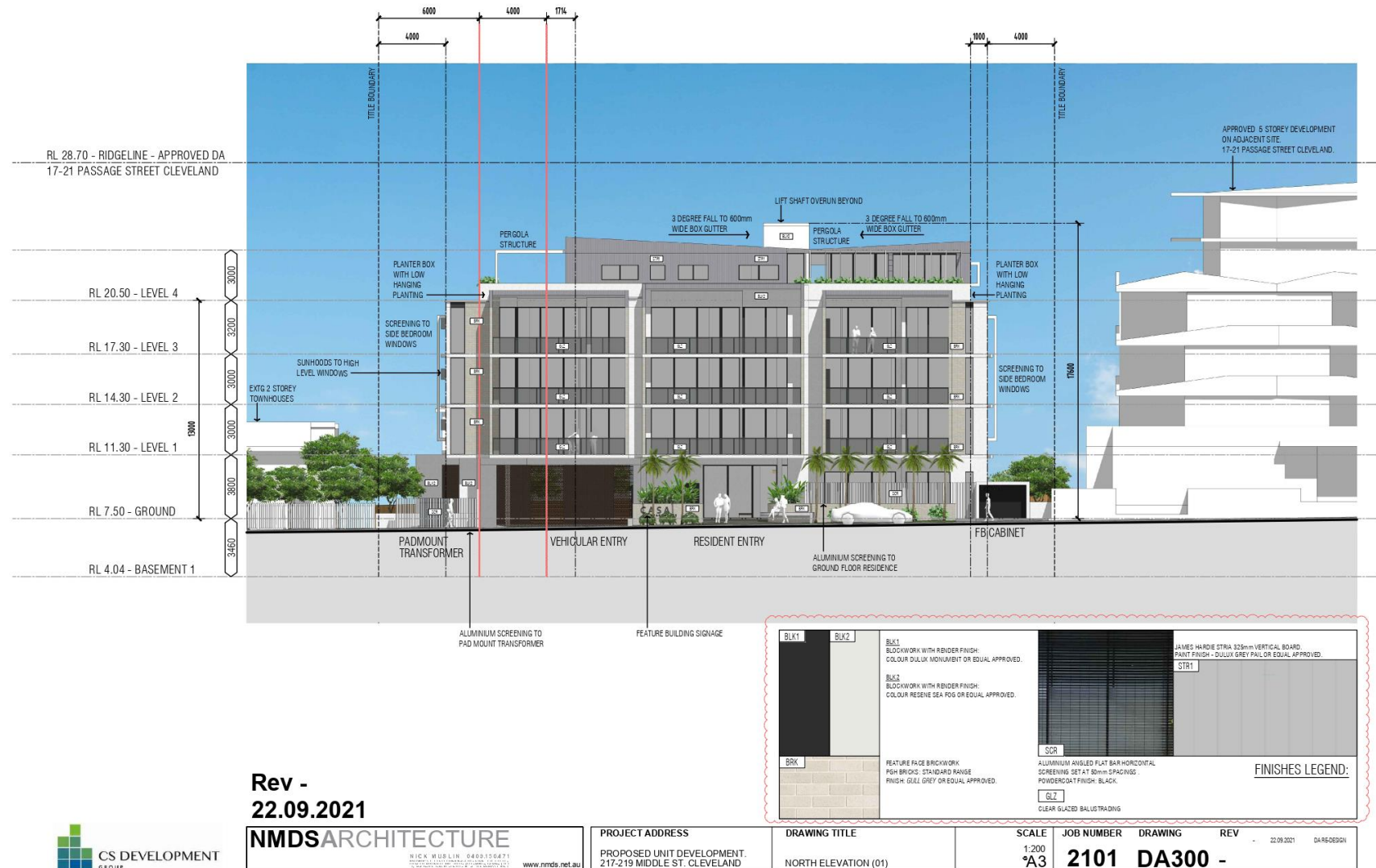


SCALE  
1:200  
A3

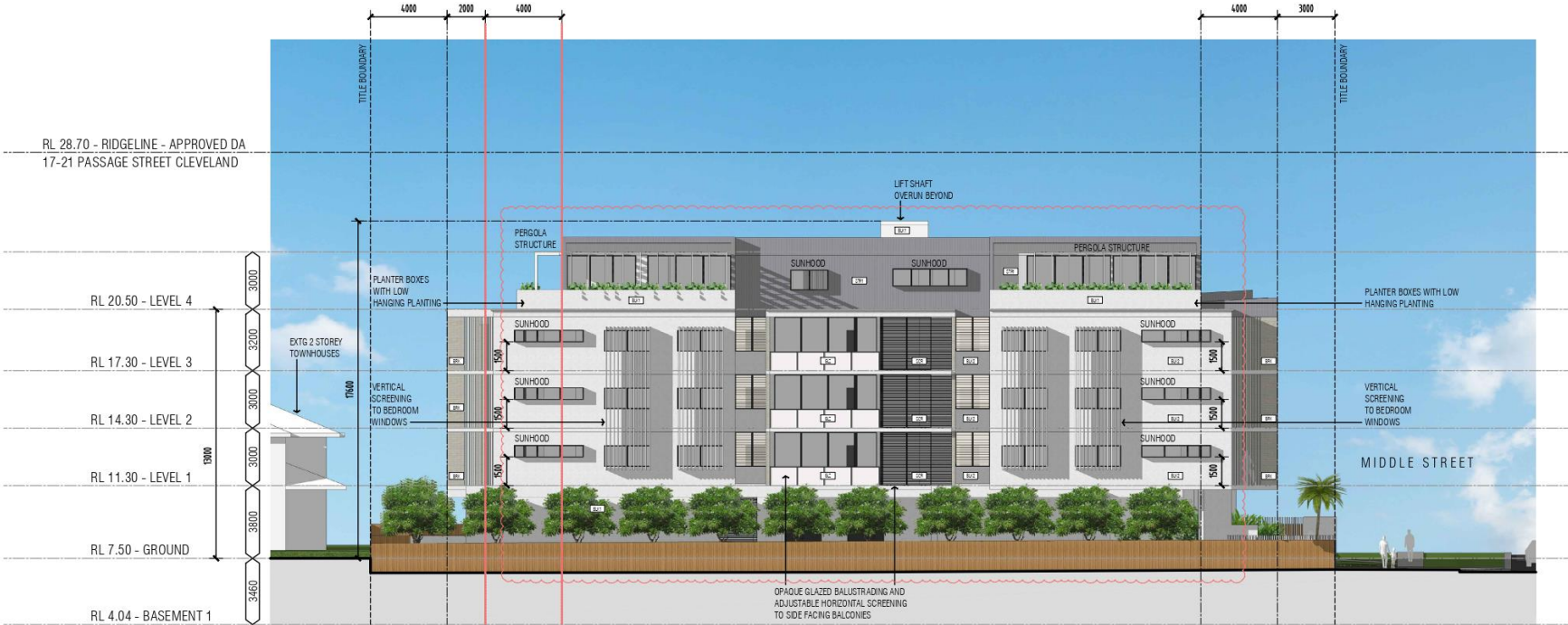
JOB NUMBER	2101
------------	------

DRAWING RE  
**DA204 -**

REV	-	22.09.2021	DARE-DESIGN
-----	---	------------	-------------







Rev -  
22.09.2021

NMDSARCHITECTURE

NICK MULLIN 0400150471  
WWW.NMDS.NET.AU

PROJECT ADDRESS  
PROPOSED UNIT DEVELOPMENT,  
217-219 MIDDLE ST. CLEVELAND

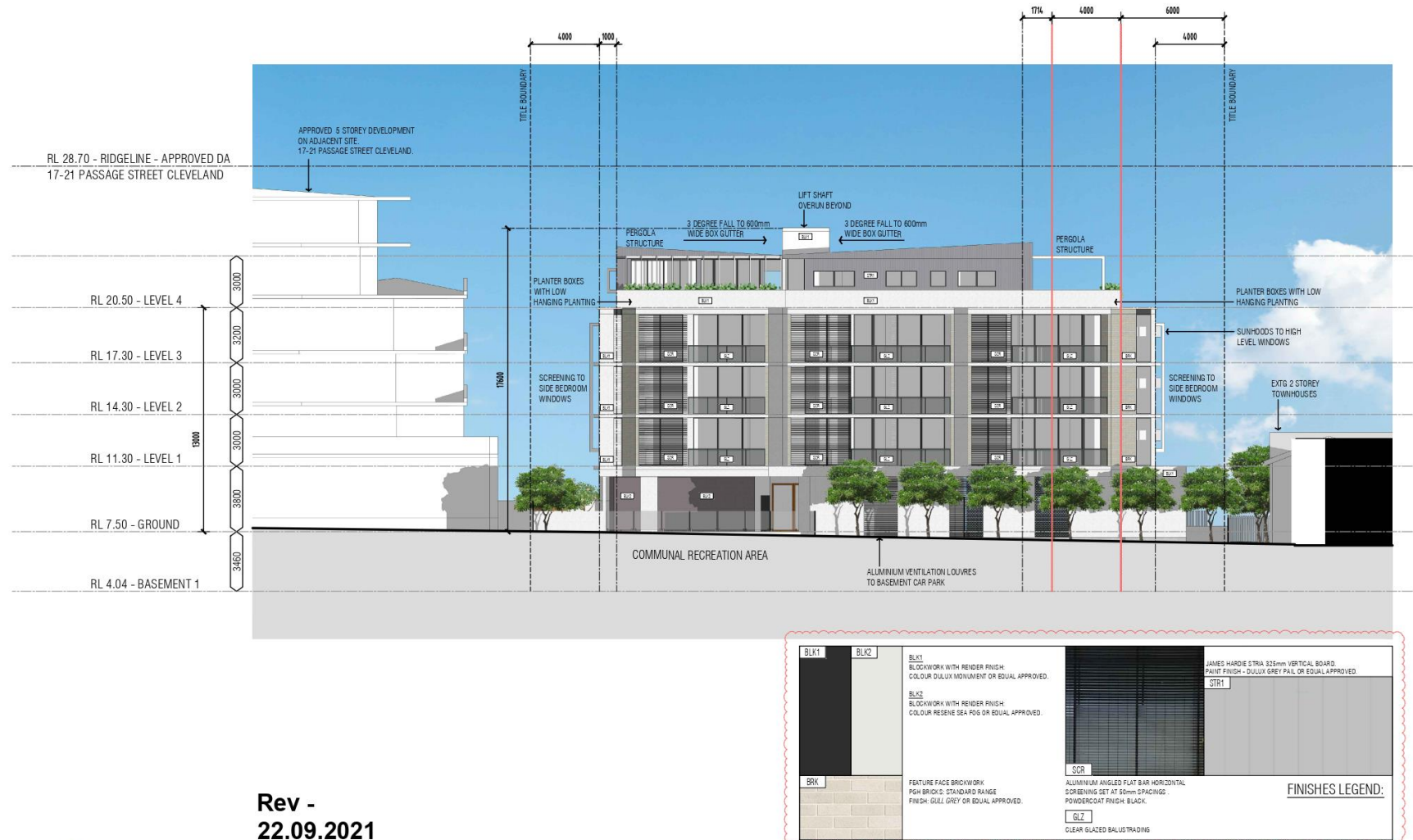
DRAWING TITLE  
EAST ELEVATION (02)

SCALE 1:200 A3  
JOB NUMBER 2101  
DRAWING DA301 -  
REV 22.09.2021 DA RE-DESIGN

FINISHES LEGEND:

BLK1	BLK2	BLK1 BLOCKWORK WITH REIDER FINISH. COLOUR DULUX MONUMENT OR EQUAL APPROVED.	STR1 JAMES HARDIE STRIA 325mm VERTICAL BOARD. PAINT FINISH - DULUX GREY PALE OR EQUAL APPROVED.
BLK2	BLK2	BLK2 BLOCKWORK WITH REIDER FINISH. COLOUR RESENE SEA FOG OR EQUAL APPROVED.	
BRK		BRK FEATURE FACE BRICKWORK PGH BRICKS - STANDARD RANGE FINISH: GULL GREY OR EQUAL APPROVED.	
		SCR ALUMINIUM ANGLED FLAT BAR HORIZONTAL SCREENING SET AT 50mm SPACINGS. POWDERCOAT FINISH: BLACK.	
		GL2 CLEAR GLAZED BALUSTADING	





Rev -  
22.09.2021

**NMDS**ARCHITECTURE

NICK MURLIN 0400155471  
www.nmnds.net.au

PROJECT ADDRESS  
PROPOSED UNIT DEVELOPMENT.  
217-219 MIDDLE ST. CLEVELAND

DRAWING TITLE  
SOUTH ELEVATION (03)

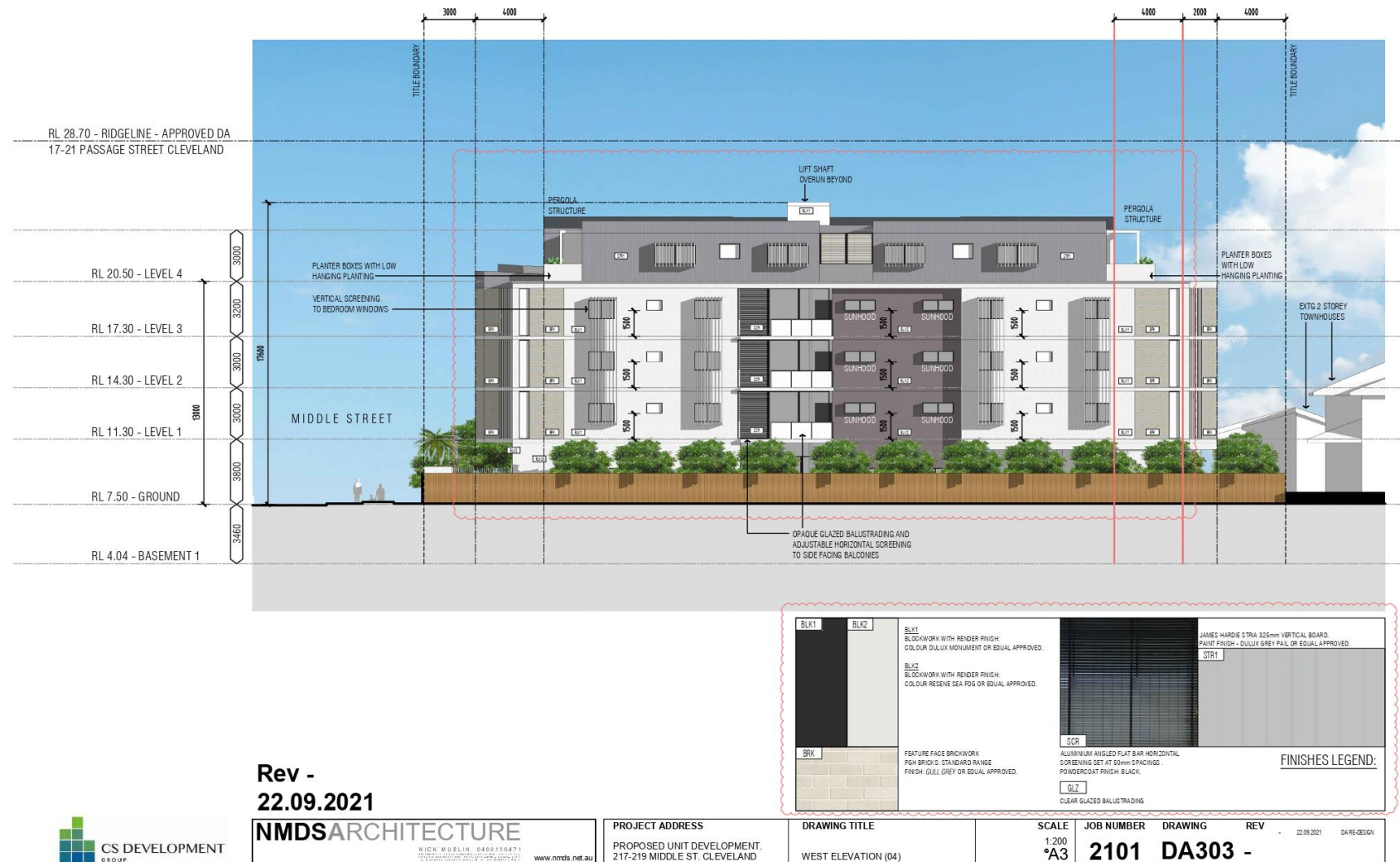
SCALE  
1:200  
A3

JOB NUMBER  
2101

DRAWING  
DA302 -

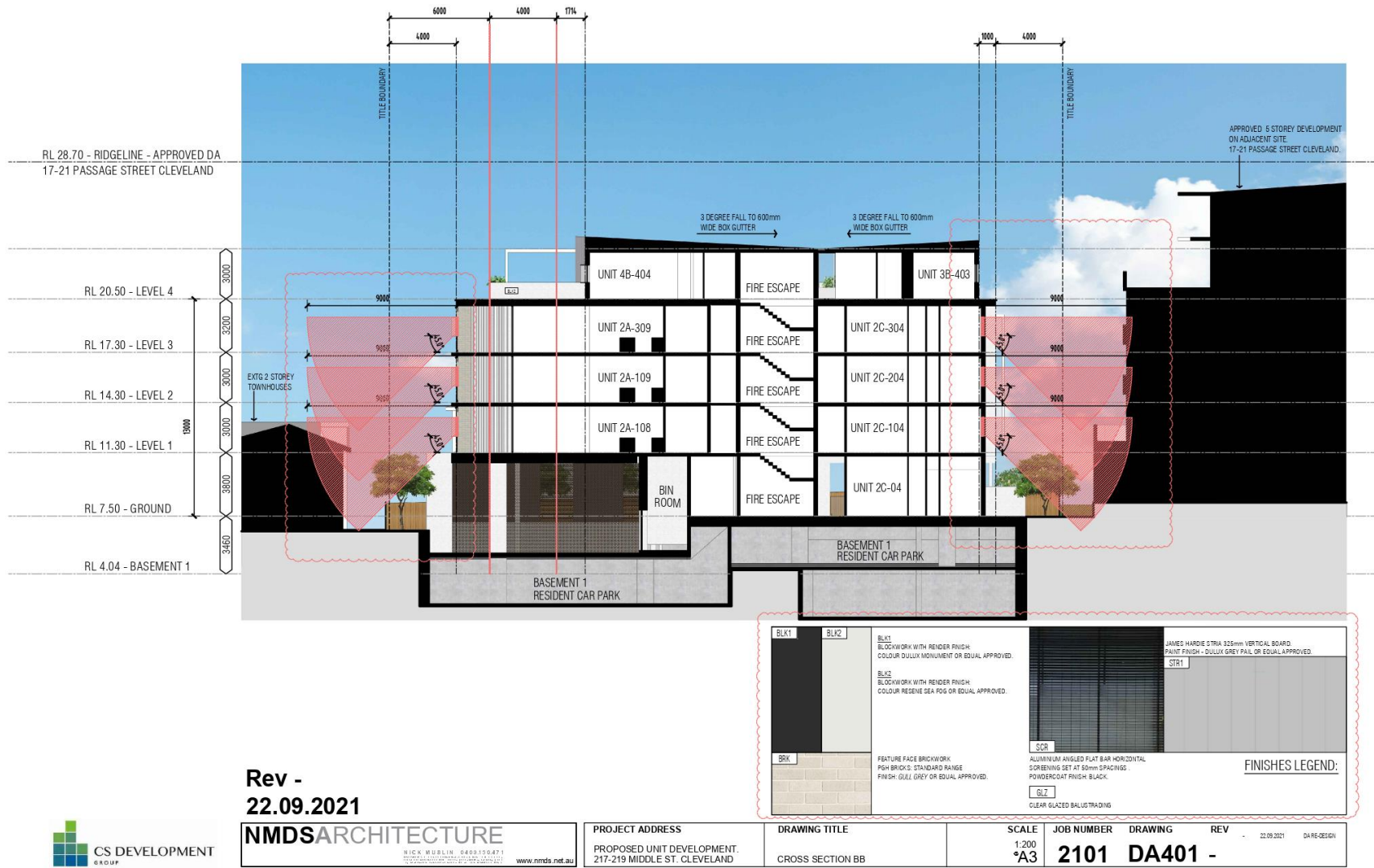
REV  
22.09.2021  
DA-RE-DESIGN



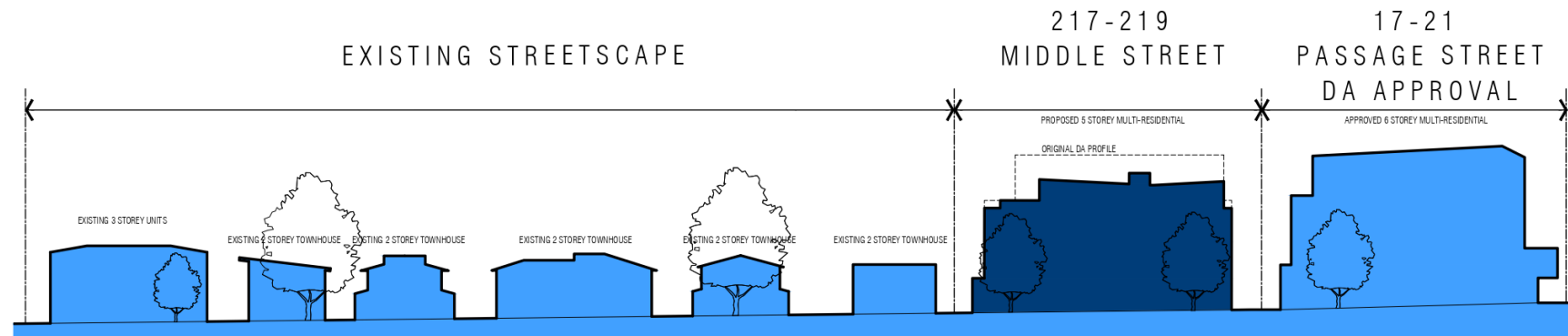












Rev -  
22.09.2021



**NMDSARCHITECTURE**  
NICK MURLIN 0408150471  
www.nmnds.net.au

**PROJECT ADDRESS**  
PROPOSED UNIT DEVELOPMENT,  
217-219 MIDDLE ST. CLEVELAND

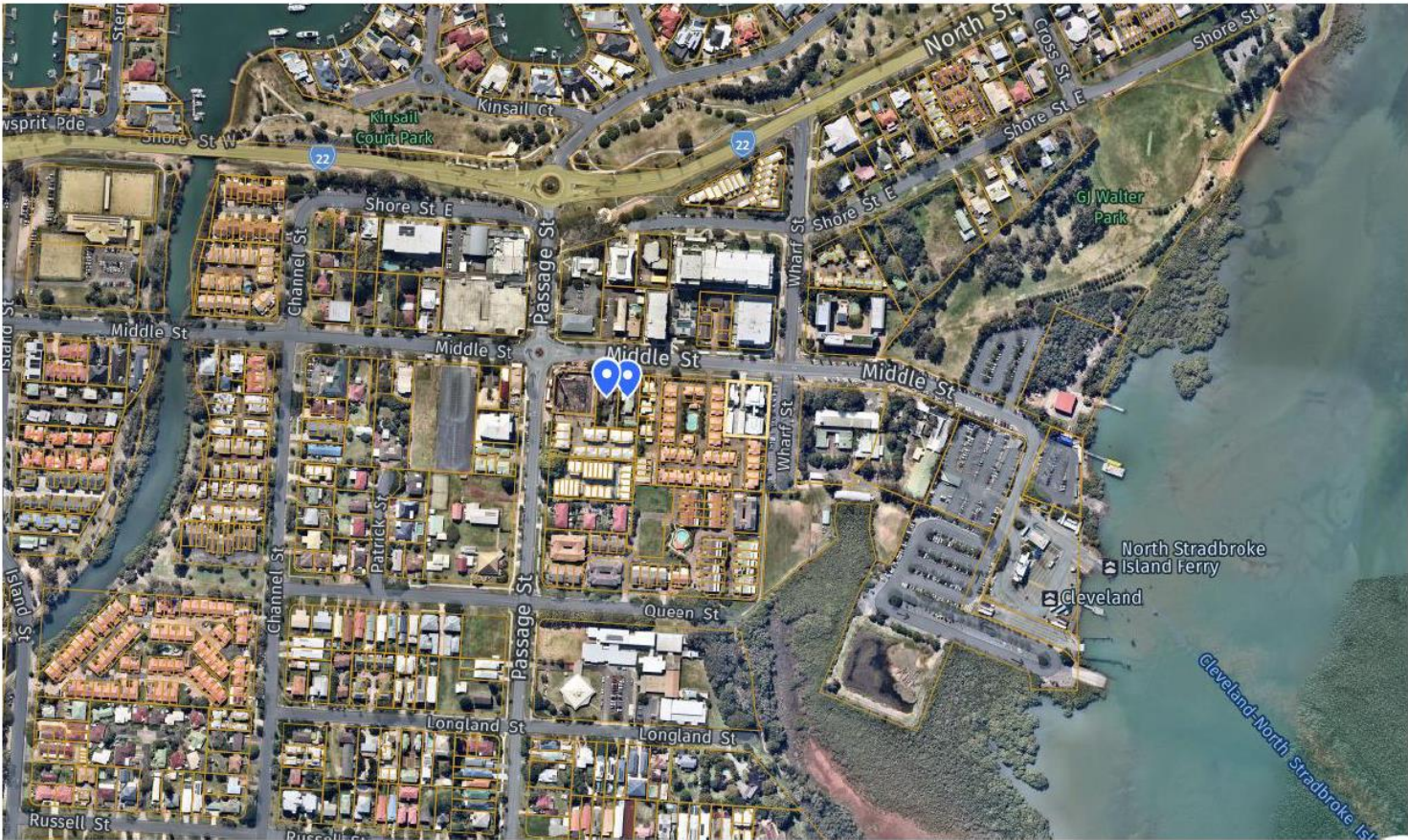
**DRAWING TITLE**  
STREETSCAPE SECTION

**SCALE**  
1:500  
A3

**JOB NUMBER**  
2101

**DRAWING**  
DA505 -

**REV** 22.09.2021 DA REDESIGN







## Recommended conditions for MCU21/0063

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

Plan/document title	Reference number	Prepared by	Plan/doc. date
Basement 1 plan (B1 cont)	DA180, No.2101	Job NMDS Architecture	22/09/2021
Basement 1 plan (B1)	DA190, No.2101	Job NMDS Architecture	22/09/2021
Ground floor plan (LO-GR)	DA200, No.2101	Job NMDS Architecture	22/09/2021
Level 1- 3 plan (L1-3)	DA201, No.2101	Job NMDS Architecture	22/09/2021
Level 4 plan (L4)	DA202, No.2101	Job NMDS Architecture	22/09/2021
Roof plan	DA204, No.2101	Job NMDS Architecture	22/09/2021
North elevation (01)	DA300, No.2101	Job NMDS Architecture	22/09/2021
East elevation (02)	DA301, No.2101	Job NMDS Architecture	22/09/2021
South elevation (03)	DA302, No.2101	Job NMDS Architecture	22/09/2021
West elevation (04)	DA303, No.2101	Job NMDS Architecture	22/09/2021
Cross section AA	DA400, No.2101	Job NMDS Architecture	22/09/2021
Cross section BB	DA401, No.2101	Job NMDS Architecture	22/09/2021
Streetscape section	DA505, No.2101	Job NMDS Architecture	22/09/2021
Bulk earthworks plan	Dwg No. 12545684- SK001	GHD	12/04/2021

## Recommended conditions for MCU21/0063

Landscape Concept Plan – Ground Level	2023-L-SD01, Rev 02	AS design	Received by Council 24/09/2021
Landscape Concept Plan – Level 1-3	2023-L-SD02, Rev 02	AS design	Received by Council 24/09/2021
Landscape Concept Plan – Level 4	2023-L-SD03, Rev 02	AS design	Received by Council 24/09/2021
Landscape Concept Plan – Proposed Plant Palette	2023-L-SD04, Rev 02	AS design	Received by Council 24/09/2021
Landscape Concept Plan – Proposed Plant Palette	2023-L-SD05, Rev 02	AS design	Received by Council 24/09/2021
217-219 Middle street, Cleveland - noise assessment	Ref: 13581, Rev 1	Assured Environmental	07/04/2021
Geotechnical investigation – unit development (report)	1-23622, 2021-03-29, BR VER 1	Soil Surveys	30/03/2021
Site based stormwater management plan (report)	12545684	GHD	April 2021
Traffic engineering response to information request	BMC21091	BMC Traffic / Beth Meehan Consulting Pty Ltd	04/06/2021
219 Middle Street Cleveland – heritage impact statement	210507	Ivan McDonald Architects	August 2021

Table 1: Approved plans and documents

Heritage	
<p>3. Submit to Council, a detailed Archival Recording of the place by a qualified heritage consultant (Member of International Council on Monuments and Sites – M.ICOMOS).</p> <p>The archival recording must establish a 3D model and be in a format that can also be used in association with the Interpretation Plan to ensure the local heritage values of the place is captured for future generations.</p>	Prior to any demolition works commencing.
<p>4. Submit to Council, a Heritage Interpretation Plan, prepared by a qualified heritage consultant (M.ICOMOS).</p> <p>The Heritage Interpretation Plan must establish appropriate options to interpret the history and use of the place, to ensure the local heritage values are presented within the approved development.</p>	Prior to any demolition works commencing.



## Recommended conditions for MCU21/0063

<b>Design</b>	
5. Demolish all existing structures on the site in accordance with the approved plan(s). Cap all services prior to demolition commencing.	Prior to the use commencing.
6. Submit to Council, and receive Conditioned Works approval for, a finishes schedule that ensures materials and colours are utilised on all facades to create visual interest and visually reduce the bulk of the approved building. Ensure the materials and colour contribute and highlight the following: <ul style="list-style-type: none"> <li>• articulation of corners of the building;</li> <li>• modulations, projections and the varying heights of the building to be highlighted and emphasised;</li> <li>• avoidance of unarticulated blank walls and monotonous building materials and colour;</li> <li>• addition of contrasting colours and materials to vertical screening;</li> <li>• the use of recessive colours on the lift shaft overrun.</li> </ul>	As part of request for conditioned works assessment
7. Submit certification to Council from a licensed surveyor, at the stages of building construction listed below, that floor levels and maximum overall height of the building are in accordance with the development approval. All levels must be provided to Australian Height Datum (AHD). <p>a) At completion of the basement level to demonstrate that the building complies with the approved plans at that stage; and</p> <p>b) At completion of the slab level to demonstrate that the building complies with the approved plans at that stage; and</p> <p>c) After completion of the construction of the building, but prior to the issue of the Certificate of Classification or Final Building Approval, to demonstrate that the highest point of the building complies with the approval.</p>	At the building stages specified in the condition.
8. Comply with the following requirements where it is proposed that habitable room windows above the ground storey will be within a distance of 6m, and within an angle of 45 degrees, and directly adjacent to habitable rooms of neighbouring dwelling units:	Prior to the use commencing.

## Recommended conditions for MCU21/0063

<p>a) Provide sill heights a minimum of 1.5m above floor levels; or</p> <p>b) Provide fixed translucent, such as frosted or textured glazing, for any part of the window less than 1.5m above floor level; or</p> <p>c) Provide fixed external screens that are –</p> <ol style="list-style-type: none"> <li>solid and translucent; or</li> <li>perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable; and</li> <li>offset a minimum of 300mm from the wall of the building.</li> </ol>	
<p>9. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbouring premises, in accordance with Australian Standard AS4282-1997: Control of the obtrusive effects of outdoor lighting.</p>	<p>Prior to the use commencing and ongoing.</p>
<b>Conditioned works assessment</b>	
<p>10. Submit to Council, and receive approval for, Conditioned Works Assessment for the documents and works referred to in Table 2:</p>	<p>Prior to site works commencing.</p>

Document or works	Assessment criteria
Stormwater management plan	<ul style="list-style-type: none"> <li>City Plan Healthy Waters code</li> <li>City Plan Infrastructure Works code</li> <li>City Plan planning scheme policy 2 – Infrastructure Works</li> <li>Water Sensitive Urban Design Technical Guidelines for South East Queensland</li> <li>State Planning Policy July 2017</li> <li>Queensland Urban Drainage Manual</li> </ul>
Water supply and sewerage	<ul style="list-style-type: none"> <li>South East Queensland (SEQ) Water Supply and Sewerage Design and Construction code</li> <li>City Plan Infrastructure Works code</li> <li>City Plan planning scheme policy 2 – Infrastructure Works</li> </ul>
Access and parking	<ul style="list-style-type: none"> <li>City Plan Infrastructure Works code</li> <li>City Plan Transport, Servicing, Access and Parking code</li> <li>City Plan planning scheme policy 2 – Infrastructure Works</li> <li>Australian Standard for parking facilities set (2890:2009)</li> </ul>

## Recommended conditions for MCU21/0063

Sediment and erosion control plan/program	<ul style="list-style-type: none"> <li>City Plan Healthy Waters code</li> <li>City Plan Infrastructure Works code</li> <li>City Plan planning scheme policy 2 – Infrastructure Works</li> <li>International Erosion Control Association Best Practice Erosion and Sediment Control document</li> </ul>
Construction management plan	<ul style="list-style-type: none"> <li>City Plan Healthy Waters code</li> <li>City Plan Infrastructure Works code</li> <li>City Plan planning scheme policy 2 – Infrastructure Works</li> </ul>
Landscape plan	<ul style="list-style-type: none"> <li>City Plan planning scheme policy 2 – Infrastructure Works</li> <li>City Plan landscape code</li> </ul>
Architectural plans (finishes schedule)	<ul style="list-style-type: none"> <li>Performance outcome PO13 of the medium density residential zone code</li> </ul>

Table 2: Conditioned works assessment

11. Comply with all conditions and approved plans in the Conditioned Works Approval.	Prior to site works commencing.
<b>Bonds</b>	
12. Lodge with Council the bonds listed in Table 3:	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.

Bond item	Amount	Returned
Road cleaning bond	\$2,000	When works accepted on maintenance by Council.
Road opening approval bond	\$5,000	When works accepted on maintenance by Council.
<b>TOTAL</b>	<b>\$7,000</b>	

Table 3: Bonds

<p>13. Lodge a defects liability bond to the greater value of either:</p> <p>a) 10% of the contributed asset(s); or</p> <p>b) \$2,500.</p> <p>This bond will be returned after formal acceptance by Council of the contributed asset(s) off maintenance and the transfer of the applicable works to Council.</p>	Prior to contributed asset being accepted on maintenance by Council.
--	--

Recommended conditions for MCU21/0063

### **Inspections**

- |  |                                 |
|--|---------------------------------|
| 14. Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 4: Inspections below. | At timing indicated in table 4. |
|--|---------------------------------|

Inspection	Timing
Pre-start	Prior to any works commencing.
Erosion and sediment control	Immediately after installation of erosion and sediment control measures.
Driveway crossover/footpath	Box inspection to be undertaken with reinforcing mesh in place and supported on bar chairs prior to the concrete being poured.
Stormwater bedding	After the stormwater pipelines are bedded and prior to backfilling.
On maintenance	On completion of all civil and landscaping works to be transferred into public ownership as required by this approval and its conditions and prior to the commencement of the 12 months maintenance period.
Compliance inspection	On completion of the development in accordance with the approval and its conditions.
Off maintenance	At the end of the minimum 12 months maintenance period.

**Table 4: Inspections**

For the pre-start, on maintenance/compliance and off maintenance inspections, at least **five (5) business days'** notice must be given to Council. For all other inspections, a minimum of **24 hours'** notice must be given to Council.

The contributed assets must be accepted on maintenance and the development must pass a Compliance Inspection before the issue of a Certificate of Classification.

*Note: The Civil Consulting Engineer should inspect the works and satisfy themselves that the works are satisfactory prior to booking the respective inspections. In instances where Council's representative(s) fails an inspection, Council will charge a re-inspection fee prior to re-visiting the site. The cost of this re-inspection is identified in Council's Register of Fees and is reviewed each financial year.*

### **General**

- |  |   |
|--|---|
| 15. Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor's workcover and public liability currency certificates. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council. | Prior to requesting a pre-start meeting or works commencing, whichever is the sooner. |
| 16. Submit to Council a copy of the proposed Program of Civil Works.   | Prior to requesting a pre-start meeting   |

## Recommended conditions for MCU21/0063

	or works commencing, whichever is the sooner.
17. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). Maintain the temporary system for the duration of the building works.	During construction.
18. Notify Council within 24hrs and rectify, in consultation with Council, any damage to Council infrastructure as a result of construction activities, at no cost to Council.	As soon as practical following identification of the damage.
19. Provide written certification from a Registered Professional Engineer Queensland (RPEQ) certifying that all civil works have been completed in accordance with the approved drawings and specifications and to the applicable Australian Standards.	Prior to on maintenance or the use commencing, whichever is the sooner.
20. Undertake the development works so that there is no risk to public safety at any time on the site, adjacent public land, road reserve or private property. Should the site be unattended or abandoned, public safety must still be maintained.	During construction phase.
21. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.	Prior to the use commencing.
22. Maintain all contributed assets for a minimum period of 12 months from the date the works are accepted on maintenance by Council. The works will be accepted off maintenance only where the works have been suitably maintained to any manufacturer's specifications and Council standards and are fit for purpose.	During the on maintenance period.
<b>Roadworks</b>	
23.	



## Recommended conditions for MCU21/0063

<p>Submit to Council for approval, engineering plans and details showing the following frontage works are in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment of this approval:</p> <ul style="list-style-type: none"> <li>a) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas.</li> <li>b) Reinstatement of concrete kerb and channel where required.</li> <li>c) Removal of all redundant vehicle crossovers.</li> <li>d) Entry treatment/access to the site.</li> <li>e) Adjustment and relocations necessary to public utility services resulting from these works.</li> <li>f) A minimum 7m wide type R-RSC-2 permanent vehicular crossover to the Middle Street frontage of the site.</li> </ul>	<p>As part of request for conditioned works assessment.</p>
<p>24. Submit and have approved by Council a Road Opening Approval for any works being undertaken within the road reserve. Provide the following to Council as part of the application:</p> <ul style="list-style-type: none"> <li>a) A completed application form and associated fee, at the rate applicable at the time of payment. The current rate for the 2020/2021 Financial Year is: <ul style="list-style-type: none"> <li>• \$5,432.00 – this incorporates a refundable bond of \$5,000 and a non-refundable administration fee of \$432.00.</li> </ul> </li> <li>b) A copy of the contractor's Workcover insurance currency certificate.</li> <li>c) A copy of the contractor's Public Liability insurance currency certificate. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.</li> <li>d) Submission of a Traffic Management Plan (TMP) and/or a Traffic Guidance Scheme (TGS) that is prepared and authorised by a person who holds a current DTMR 'Open Level' Traffic Management Design Certification and should include proposed haul routes for construction vehicles associated with the works, as applicable.</li> </ul>	<p>Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.</p>
<p><b>Stormwater management</b></p>	
<p>25.</p>	

## Recommended conditions for MCU21/0063

Submit to Council, and receive Conditioned Works approval for, a stormwater plan and report that is generally in accordance with the approved stormwater management plan, addressing both quality and quantity and the following: <ul style="list-style-type: none"> <li>• Design of allotment drainage.</li> <li>• Detailed drawings of the proposed stormwater quality treatment systems and any associated works. The drawings must identify the location and type of all treatment measures proposed.</li> <li>• An electronic copy of the MUSIC model.</li> </ul>	As part of request for conditioned works assessment.
26. Convey roof water and surface water to underground infrastructure in Middle Street in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works.	Prior to the use commencing and ongoing.
27. Manage stormwater discharge from the site in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works, so as to not cause an actionable nuisance to adjoining properties.	Prior to the use commencing and ongoing.
<b>Utilities</b>	
28. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.	At the time of works occurring.
29. Connect the development to external reticulated sewer, external reticulated water and underground electricity supply.	Prior to the use commencing.
<b>Services</b>	
30. Remove any redundant sewerage connections within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred.	Prior to site works commencing.
31.	Prior to on maintenance or

## Recommended conditions for MCU21/0063

Provide water connections and water meters in accordance with Council's Standard Drawings. Provide details to Council of the water meters and their locations.	compliance inspection whichever is the sooner.
<b><u>Erosion and sediment control</u></b>	
32. Design, implement and maintain measures and practices in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (2008).	During the construction phase.
33. Ensure dewatering activities (such as from excavations or sediment basins) do not discharge water offsite or where the water could reasonably be expected to move offsite or into waters or stormwater, unless the following are met:  a) The concentration of total suspended solids (TSS) must not exceed 50 mg/L. b) Turbidity (nephelometric turbidity units - NTU) values must not be greater than 10% of the turbidity of waters immediately upstream of the sites water entry points at time of the release. c) The pH must be within the range of 6.5-8.5 except where, and to the extent, the natural receiving waters lie outside this range. d) Water is to be sampled by experienced personnel and tested by a NATA (National Association of Testing Authorities) accredited laboratory.	During the construction phase.
34. Provide a stabilised construction exit at each exit point for the site. Maintain this area so that no loose debris is deposited on to adjoining roadways. Remove any material brought onto the road as soon as possible.	During the construction phase.
35. Implement dust control measures at each phase of site development and operation in accordance with IECA (2008) Best Practice Erosion and Sediment Control.	During the construction phase.
<b><u>Waste management</u></b>	
36. Enter into a written agreement with a waste services provider to provide and maintain a bulk bin collection service to the development.	Prior to the use commencing and ongoing.

## Recommended conditions for MCU21/0063

<p>37. Provide bulk waste and recycle bins on site that cater to the waste generation of the use. Waste disposal and servicing areas must be screened so they are not visible from public places, and do not have adverse amenity impacts on adjoining properties.</p> <p>Install a screened refuse storage area, for the storage of a minimum of:</p> <ul style="list-style-type: none"> <li>• 1,890L recycling / week (2 x 1,100L bins).</li> <li>• 2 x 240L green bins,</li> <li>• 2,700L waste / week (3 x 1,100L bins).</li> </ul> <p>The storage area must be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>38. Conduct the collection of refuse outside of peak hours for traffic. Refuse collection is to be conducted between the hours of 10am and 3pm.</p>	<p>Ongoing.</p>
<p><b>Landscaping works</b></p>	
<p>39. Submit to Council, and obtain approval for, landscape plans in accordance with the approved concept landscape plan and the assessment criteria listed in Table 2: Conditioned Works Assessment. Include the following:</p> <ul style="list-style-type: none"> <li>• full planting details</li> <li>• complete species list, ensuring that no species listed as declared or non-declared weed species in the Redlands Coast Biosecurity Plan 2018-2023 are used</li> <li>• a maintenance plan for the entire landscaping component of the development.</li> <li>• details of fencing</li> <li>• details of lighting types and locations</li> <li>• other relevant details as outlined in section 6.1.3 of planning scheme policy 2 – infrastructure works.</li> </ul>	<p>As part of request for conditioned works assessment.</p>
<p>40. Remove from the site all weed species, as identified in the Redlands Coast Biosecurity Plan 2018-2023.</p>	<p>Prior to the use commencing.</p>

## Recommended conditions for MCU21/0063

41. Turf all areas of disturbance within the road verge with turf cut from a weed-free source containing no viable weed seed.	Prior to the use commencing.
42. Landscape the site in accordance with the landscape plans approved as part of the conditioned works assessment and maintain these landscaped areas.	Prior to the use commencing and ongoing.
43. Pay to Council a monetary contribution for street tree planting for 3 street trees. The contribution must be paid at the rate current at the time of payment under Council's Register of Fees. The current rate is \$370 per tree (2021/2022 financial year).	Prior to the use commencing.

**Survey and as-constructed information**

44. Submit as constructed drawings and documentation for all works that are to be transferred into public ownership, prepared in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works.  Include surveyed as constructed data showing works completed (digital and hard copies) and amended design plan data showing construction deviation from design plans (digital and hard copies). The digital data and the design data must be endorsed by a RPEQ and Landscape Architect holding AILA (Australian Institute of Landscape Architecture) membership and a registered surveyor using the certification clauses contained in Planning Scheme Policy 2 – Infrastructure Works.	As soon as all works are completed and prior to the request for on maintenance or compliance inspection, whichever is the sooner.
---	---

**Access and parking**

45. Provide 64 car parking spaces in accordance with the approved plans. The total number of car parks must include four (4) visitor parking spaces inclusive of one (1) disability parking space.	Prior to the use commencing and ongoing.
46. Access to car parking spaces, bicycle spaces, bin bays and driveways must remain unobstructed and available for their intended purpose.	Prior to the use commencing and ongoing.

**Noise**

47. Incorporate acoustic attenuation into the development as specified in the approved noise report.	
--	--



Recommended conditions for MCU21/0063

Prior to the use commencing and ongoing.

#### **ADDITIONAL APPROVALS**

The following further **development permits** are necessary to allow the development to be carried out:

- Building works approval.
- Building works demolition –
  - Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development.

Further approvals, other than a development permit, are also required for your development. This includes, but is not limited to, the following:

- Conditioned works assessment as detailed in Table 2 of the conditions.
- Plumbing and drainage works.
- Capping of sewer for demolition of existing buildings on site.
- Road opening permit for any works proposed within an existing road reserve.

#### **ASSESSMENT MANAGER ADVICE**

- **Infrastructure charges**  
Infrastructure charges apply to the development in accordance with the Adopted Infrastructure Charges Resolution (No. 2.3) 2016 levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

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

Further information can be obtained from Council on 07 3829 8999.

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

Recommended conditions for MCU21/0063

---

- **Coastal processes and sea level rise**

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

---

- **Services installation**

It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

---

- **Fire ants**

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants)

---

- **Cultural heritage**

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website:

<https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf>

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website:

<https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to

---

## Recommended conditions for MCU21/0063

---

the commencement of works on site. QYAC can be contacted on 07 3415 2816 or [admin@QYAC.net.au](mailto:admin@QYAC.net.au)

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

---

- **Fauna protection**

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

---

- **Acid Sulfate soils**

It is recommended that where actual acid sulfate soils or potential acid sulfate soil (ASS/PASS soils) are detected further testing be undertaken, at the advice of a geotechnical engineer, to determine the liming rates required to treat the material before disposal from site.

---

- **Transport Noise Corridors**

The State Planning Policy Interactive Mapping System identifies that the proposed development site is located within a designated Transport Noise Corridor. Future development located within these areas must comply with the requirements of the Queensland Development Code MP 4.4 – Buildings in a transport Noise Corridor. For further information please visit the Queensland Government website

<http://www.hpw.qld.gov.au/construction/buildingplumbing/building/transportnoise/corridors/Pages/default.aspx>

---

- **Asbestos Management and Removal**

Please be aware that where asbestos related materials are to be removed on a development site, appropriate measures must be taken to not cause a public health risk under the Public Health Act 2005. A suitably qualified asbestos removalist that holds a current Workplace Health & Safety A or B class asbestos removal licence must be engaged to remove more than 10m<sup>2</sup> of non-friable asbestos. The removal of friable asbestos must be undertaken by a business that holds a current Class A asbestos removal licence. For further information on asbestos visit the Queensland Government website <https://www.asbestos.qld.gov.au/>. For licensing enquiries please contact Workplace Health and Safety Queensland on 1300 362 128 or [www.worksafe.qld.gov.au/injury-prevention-safety/asbestos](http://www.worksafe.qld.gov.au/injury-prevention-safety/asbestos).

---

Recommended conditions for MCU21/0063

- ***Environment Protection and Biodiversity Conservation Act***

Under the Commonwealth Government's Environment Protection and Biodiversity Conservation Act (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as vulnerable under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at [www.ea.gov.au/epbc](http://www.ea.gov.au/epbc)

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

#### **STATEMENT OF REASONS**

<b>Assessment Benchmarks:</b>	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• City Plan Version 5 - the whole planning scheme with emphasis on the following codes: <ul style="list-style-type: none"> <li>○ Medium density residential zone code</li> <li>○ Healthy waters code</li> <li>○ Infrastructure works code</li> <li>○ Landscape code</li> <li>○ Transport, servicing, access and parking code</li> <li>○ Heritage overlay code</li> </ul> </li> <li>• TLPI 01/21 – Protection of local heritage places</li> <li>• State Planning Policy 2017, Part E</li> <li>• South East Queensland Regional Plan 2017</li> <li>• <i>Planning Regulation 2017</i>, Schedule 11</li> <li>• Local Government Infrastructure Plan.</li> </ul>
<b>Matters prescribed by Regulation</b>	<p>Council had regard to the following matters in the assessment of the application:</p> <ul style="list-style-type: none"> <li>• Existing approvals on adjoining land;</li> <li>• Common material, including written submissions accepted by the assessment manager;</li> <li>• Advice received from external and internal parties.</li> </ul>

The key issues identified in the assessment were:

- Local heritage value;
- Building height;

## Recommended conditions for MCU21/0063

- Building design;
- Amenity;
- Open space;
- Onsite parking;
- Stormwater management; and
- Waste management – servicing and manoeuvring areas.

Issue	Assessment outcome
Local heritage value	The heritage value of the premises has been assessed by an independent heritage consultant on behalf of Council. The consultant considers that the site does not have value that would threshold as a local heritage place. Conditions are recommended to ensure archival records of the premises are captured for future generations. A heritage implementation plan is also to be developed and implemented to ensure the local heritage values are presented within the approved development.
Building height	The height of the proposed development provides an appropriate transition between the approved six-storey development to the west and the existing and expected development to the south and east.
Building design	The building design is visually interesting when viewed from the streetscape. Collectively, the design elements reduce the bulk of the building when viewed from adjoining properties.
Amenity	Overlooking impacts are reduced through implementation of privacy measures such as sill heights, privacy screens and screen planting. Overshadowing impacts do not further reduce sunlight access to the adjoining sites than already anticipated for a 13m high building in the MDR zone.
Open space	The proposed communal open space is sufficient for the development as it includes a range of facilities available for occupants to use such as a BBQ/alfresco area, resort pool, spa pool, partially covered pool deck and powder room. All dwelling units will be provided with private open space that meets the requirements for area and dimensions.
Onsite parking	The proposed onsite parking will adequately service the residential development.
Stormwater management	A condition is included for detailed stormwater management plans to be submitted to Council to demonstrate appropriate treatment of stormwater quality before discharge from the site.
Waste management - servicing and manoeuvring areas	A condition is included to ensure refuse collection is conducted outside of peak hours for traffic between 10am and 3pm.



## Recommended conditions for MCU21/0063

<b>Matters Raised in Submissions</b>	
The demolition of the heritage place will result in the loss of character and heritage values.	Heritage values of the place have been diminished through substantial additions and alterations. Conditions are recommended for archival recording and heritage interpretation plan for the place prior to demolition. This will ensure the remaining local heritage values are retained.
The scale and design of the multiple dwelling is incompatible with surrounding properties and streetscape.	The proposed development is of a lower total height than the approved multiple dwelling at 17-21 Passage Street. It has been designed to step down to the existing development to the east and south.
The building design has little architectural merit or interest.	The design elements incorporated into the building design creates a visually interesting building when viewed from the streetscape and also reduces the bulk of the building when viewed from adjoining properties.
The development will have adverse impacts on amenity and privacy of adjoining properties.	Privacy measures have been incorporated into the design of the building in the form of 1.5m high sill height, vertical screens and landscape planting. Shadow diagrams show adjoining properties will continue to have at least 3 hours of sunlight access and do not further reduce sunlight access to the adjoining sites to the south than already anticipated.
Increased traffic generation from Toondah priority development area (PDA) will restrict access to the site and cause safety issues.	It is acknowledged increased traffic generation from Toondah Harbour may restrict access to the site especially for refuse trucks which are proposed to reverse onto the site. To manage any adverse impacts a condition is recommended to ensure refuse collection is conducted outside of peak hours for traffic between 10am and 3pm.
The height of the proposed building will obstruct future water views to the bay for properties across the street that have not yet been developed to their potential under the City Plan.	The height of the proposed building does not exceed the maximum height of 19m for MDR4 sites located across the street. There remains opportunities to develop these properties to their potential under the City Plan to take advantage of the bay views.



Your heritage partners

*Commercial in Confidence*

19 September 2021

Carol Vito Sula  
Planning Officer  
City Planning and Assessment  
Redland City Council  
PO Box 21  
Cleveland Qld 4163

E: [carol.vitosula@redland.qld.gov.au](mailto:carol.vitosula@redland.qld.gov.au)

Dear Carol,

**Re: Heritage Advice – 217-219 Middle Street, Cleveland (MCU21/0063)**

Thank you for requesting Australian Heritage Specialists Pty Ltd (AHS) provide heritage advice regarding the proposed development application at 217-219 Middle Street, Cleveland, Redland City. We have pleasure in providing the following information.

#### **Background and Initial Advice**

We refer to the abovementioned development application lodged in respect of the property located at 219 Middle Street, Cleveland, Queensland. The development application seeks a development permit for a material change of use to establish multiple dwellings (27 units) and building works for the demolition of a local heritage place.

It is noted that the subject site is a local heritage place which is captured within the recently adopted Local Heritage Place Schedule and under Temporary Local Planning Instrument (TLPI) 01/21 – Protection of Local Heritage Places), within the amended Redland City Plan.

You have requested a review of the Development Assessment with regards to heritage matters to assist Council in making its decision involving the demolition of the local heritage place. To inform this advice, we have considered information provided by you within email correspondence and information accessed via Redland City Council's *i.development* portal, in addition to submissions made against the proposed application.

Following initial advice, our review has included a site visit and a 'without prejudice' meeting with the Applicant, which this advice provides further update upon.

### Results of Initial Heritage Review

1. The place was identified in previous heritage studies and reviews completed by Redland City Council (Council), with the subject site considered to threshold for local heritage significance and recommended for inclusion in the major amendment during a review in 2017-18.
2. An updated Heritage Citation (Annexure A) was subsequently drafted by AHS in 2017, and the subject site was recommended for entry within the amended Local Heritage Place Schedule, as part of the proposed major amendment of Redland City Plan, which commenced in 2019.
3. Council completed necessary public notification for the amended Local Heritage Place Schedule, including public consultation on the proposed major amendment as required by the *Queensland Heritage Act 1992* and the process identified in the Minister's Guidelines and Rules under the *Planning Act 2016*.
4. The consultation period included formal notice to owners, (including to the owner of the subject site at that time), providing opportunity for formal submissions to be made to Council from 12 October 2020 to 04 December 2020, ensuring the conditions for public notice were met.
5. AHS assisted Council in completing the review of public submissions in late 2020 and early 2021, including assistance with the drafting of a public submission review report. The owner of the subject site made a submission objecting to the proposal to list the subject house at that time.
6. On 17 March 2021, Council agreed to adopt the public submission review report and progress the proposed major amendment by asking the State Government for approval to enter the places to the amended Local Heritage Schedule, including the subject site. The subject site (and others) was inspected from public viewpoints.
7. The subject site is a local heritage place captured within the Local Heritage Place Schedule and under Temporary Local Planning Instrument (TLPI) 01/21 – Protection of Local Heritage Places), within the amended Redland City Plan. The proposed works at the subject site (as a local heritage place) triggers a Development Application under TLPI 01/21 - Protection of Local Heritage Places, including assessment against the Heritage Overlay Code of the *Redland City Plan 2020*.
8. Urbicus lodged a Development Application on behalf of the Applicant on 19 April 2021, however, the application did not initially respond to the TLPI requirement for demolition and building work on a local heritage place and did not achieve the relevant Performance Outcomes.
9. However, by way of an alternative outcome, a Heritage Impact Statement (HIS) report was prepared by Ivan McDonald Architects (IMA), which sought to demonstrate compliance with PO1.

**Table 1:** Heritage Overlay Code – Specific Benchmarks for assessable development (RCC, 2021)

Performance Outcomes	Acceptable Outcomes
<b>PO1</b> A building or structure on a local heritage place is not demolished or relocated unless: <ol style="list-style-type: none"> <li>(1) it is structurally unsound and is not reasonably capable of being made structurally sound; or</li> <li>(2) the change does not result in the loss of the particular heritage values of the place.</li> </ol>	<b>AO1.1</b> Development does not result in the partial or total demolition or removal of a building or structure on the site. Editor's note—Where an alternative outcome is proposed, a structural report or heritage impact statement, prepared by suitably qualified persons may be needed to demonstrate compliance with PO1.



### Review of Heritage Impact Statement (IMA, June 2021)

10. A review of the HIS by Ivan McDonald Architects (IMA) was undertaken by AHS and whilst the HIS now forms compliance with PO1 (when considering subsequent amendments by the Applicant), the HIS contains a series of structural errors in the manner it attempts to identify that, (with respect to PO1), the demolition of the place does not result in a loss of heritage values because the place *has no cultural heritage value*.
11. In particular, we disagree with this statement as the basis that the demolition of the dwelling is acceptable from a heritage perspective, for the following reasons:
  - The statement made by IMA that the place has no heritage value is factually incorrect.
12. As a result of this review, I recommended an inspection of the subject site be undertaken, to establish the further claim made by IMA that the place had been substantially altered internally, as the previous assessment at the time of heritage listing was made from public vantage points (which is normal practice) and the property now required a closer inspection to verify the condition and integrity of the place in order to fully understand the heritage values of the place.

### Updated Advice

#### HIS and Site Visit

13. In my earlier advice I found the house to be accurately described by the Heritage Citation (Annexure A). However, having since undertaken a site inspection on 2 August 2021 (from within the property boundary and internally), I generally agree with IMA that the building has been extensively altered to the rear of the dwelling and its integrity is therefore compromised from the previous findings (IMA 2021: 8).
14. As abovementioned, I disagree however with IMA's conclusions that the place therefore *has no cultural heritage value*. In my opinion, even if the integrity of the place is fair-poor, this can still enable a place to threshold at a local level of cultural heritage significance and does not result in an evaluation of 'no heritage value' – as per IMA key conclusion within the HIS.
15. In particular, the HIS compounds these issues further and is flawed with respect to the empirical evidence to support the conclusions that the place *has no cultural heritage value* and the methods in which the significance assessment has been made within the HIS. One of the key criticisms made by the HIS relates to the Heritage Citation and Council's assessment of the historical significance of the place (criterion a) based on its use as a sawmill (as noted by Council's submission in Annexure B).
 

*"It is contended in the statement of significance and under criterion (a) that Charles Elfert was a businessman who constructed a sawmill beside the house. No primary historical sources are cited in the citation in support of this contention and no historical evidence has been found to support this contention. There is no surviving sawmill and no apparent physical evidence of there ever having been a sawmill adjoining the house". (IMA 2021: 19).*
16. For example, although there is no surviving evidence of a sawmill, a simple search of on-line sources and consultation with Redland City Council's local librarian revealed documentary evidence relating to the presence of a sawmill on the site historically. According to the archival information held in Council's library, the sawmilling was undertaken in the shed located at 217 Middle Street, as shown in the photo below and described by Augusta Elfert's granddaughter Pauline Topfer (who lived in the adjoining house at 217 Middle Street built in 1947).





**Figure 1:** Mill was on what is now 217 Middle Street. Half acre allotment originally acquired from GJ Walter c.1919 by Charles Elfert, who built house still on 219 Middle St that same year and sawmill next to it. House now on 217 Middle Street was built c.1947. The men are (left) Herman Holzapfel and Bill Helmhold (Elfert's son in law) and "Jimmie" the horse. Mill mainly chopped firewood (Redland City Council Local History Library, description by Pauline Topfer, Photo Identifier:01332).

17. The Elfert's and their extended family were prominent members of the Cleveland community, with a long historical association in the Redlands. The reliance on Kerr's 'Inventory of Queensland Sawmills' (which does not refer to the one on the subject site) also does not refer to the former Beutel's sawmill in the region, so the limitations of Kerr's research within IMA methodology suggests that it is not a comprehensive (nor reliable) inventory of all sawmills in Queensland provided by the HIS.
18. Using this poor level of rigour, IMA goes on to state a range of points which are not consistent with heritage assessment guidelines. For example (IMA 2021: p.18 (a)) The HIS states that "*To be of historical significance under criterion a), a place should be associated with an event that is significant or famous or important in the history of the Redlands region. Such an event should be, or has been, famous, important or significant to the present generation or past or future generations.*"
19. Such a statement is factually incorrect. The threshold for entry of a place under criterion a) is not tested against whether an event should be or has been 'famous' – according to the *Redlands Planning Scheme 2020*, a local heritage place is assessed for local significance (under criteria a) for its importance in demonstrating the pattern or evolution of the region's history.
20. As such, I am not satisfied with the HIS's evaluation of 'no heritage value' for the subject site – as the place clearly holds heritage significance under criterion a) – but whether the threshold for local entry has been achieved was the matter in which the HIS should have more properly developed (which it did not construct).
21. Furthermore, the HIS did not consider other options to the proposed demolition (e.g., retention of all or part of the cottage on the site alongside multi-unit development) and as such, my initial advice was that the HIS did not provide a firm base to justify the conclusion that the proposal will not result in the loss of the particular heritage values of the place (PO1).





22. Accordingly, I requested further and better particulars at a 'without prejudice' meeting with Council and the Applicant on 29 July 2021, regarding how the Applicant had considered the option to retain the cottage (or original part thereof), to assist in meeting and alternative option for PO1, whereby the retention of the place be considered alongside the proposal for demolition.
23. Following this request, modelling and supporting documentation was provided by the Applicant, including an Alternate Scheme by NMDS Architects (03.09.2021) and the letter from Urbicus (07.09.2021) - see Annexure C.
24. I acknowledge that the information provided by the Applicant within the Alternate Scheme to demonstrate the commercial and economic issues associated with the retention of the place are suitably prepared and that retention of the place has been shown to be neither prudent nor feasible in this instance.
25. I also acknowledge that the heritage values of the place are certainly of a lesser score than those which were originally prescribed by the Heritage Citation (Annexure A), now that we have had the advantage of inspecting the property in more detail, including the internal inspection conducted on 2 August 2021.
26. On this basis, my view is that whilst the place has historical and aesthetic values from a heritage perspective under criterion a) and e), (using the up to date information provided by this review) I find that the place does not adequately threshold as a local heritage place, due to the substantial alterations to the place internally and to the rear (IMA 2021: 8).
27. As such, it is concluded that the subject site does not properly satisfy entry onto the Local Heritage Place Schedule.

### Summary

In summary, following review of the DA material, including the HIS report prepared by IMA and Alternate Scheme (supplementary information), my final review of heritage matters finds that:

1. The purpose of the Heritage Overlay Code allows for a closer review of places entered on the Heritage Place Schedule during a development application, which provides for 'natural justice' for development proposals, whereby the Heritage Citation can be reviewed.
2. Whilst there were several issues found within the HIS during our initial review, the report assisted a review of the 'heritage status' and our further investigations of the subject site reveal a lower ranking of heritage values than those identified previously by the existing Heritage Citation. This was further verified by a site inspection I conducted on 02 August 2021.
3. Of primary concern however, we noted that the HIS did not consider other options (e.g. retention of all or part of the cottage on the site alongside multi-unit development) and as such, my initial advice was that the HIS did not provide a firm base to justify the conclusion that the proposed development will not result in the loss of the particular heritage values of the place (PO1).
4. Following a request made at a 'without prejudice' meeting with the Applicant and Council on 29 July 2021, we requested further particulars regarding how the proposal had considered the option to retain the cottage (or original part thereof), to assist in meeting and alternative option for PO1, (whereby the retention of the place be adequately considered).



5. A response was subsequently provided within supporting documentation shown in the Alternate Scheme by NMDS Architects (03.09.2021) and the letter from Urbicus (07.09.2021) - see Annexure C).
6. In accordance with the Performance Outcomes (PO), whilst the change does result in loss of particular heritage values, the Applicant has therefore demonstrated (when including the Alternate Scheme advice alongside the HIS report) for an alternative Acceptable Outcome for PO1.
7. This conclusion is based upon my review of the local heritage status for the subject site, which I believe has been diminished by a range of internal alterations previously that could not have been detected at the time of listing onto the Local Heritage Place Schedule.
8. On this basis, my view is that whilst the place has historical and aesthetic values from a heritage perspective under criterion a) and e), I find that the place does not adequately threshold as a local heritage place. As such, it is concluded that the subject site does not properly satisfy entry onto the Local Heritage Place Schedule.
9. On this basis, I am content that the application should be approved from a heritage perspective as the place has been found to not adequately threshold as a local heritage place by this assessment (although having heritage values), and
10. The Applicant has satisfactorily demonstrated that the option to retain the cottage in-situ have been shown to not be prudent nor feasible in this instance.

Thank you for the opportunity to provide this advice. Your further inquiries would be welcomed.

Yours sincerely,



Benjamin Gall  
Principal

Australian Heritage Specialists Pty Ltd | ABN 51 605 153 419

P: 07-3221 0000 | M: 0476 272 273

E: [ben@ahspecialists.com.au](mailto:ben@ahspecialists.com.au)

Level 8, 231 North Quay BRISBANE QLD 4000 | PO Box 5940 MANLY QLD 4179



AHS Heritage Advice – 217-219 Middle Street, Cleveland

6

**14.3 DRAFT MINJERRIBAH (NORTH STRADBROKE ISLAND) PUBLIC TRANSPORT STRATEGY - SUBMISSION**

This report is being finalised.

**14.4 ANIMAL MANAGEMENT SYSTEMATIC INSPECTION PROGRAM****Objective Reference:** A5888153**Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services**Responsible Officer:** Graham Simpson, Group Manager Environment and Regulation**Report Author:** Donna Wilson, Service Manager Compliance Services**Attachments:** Nil**PURPOSE**

To seek approval to conduct systematic inspection programs for unregistered cats throughout Redland City, under the *Local Government Act 2009* and unregistered dogs throughout Redland City under the *Animal Management (Cats and Dogs) Act 2008*.

**BACKGROUND**

The *Animal Management (Cats and Dogs) Act 2008* places a mandatory requirement throughout Queensland for all dogs over the age of 12 weeks to be registered with the local authority in which the dog/s reside.

Redland City Council resolved to retain cat registration at its meeting of 9 October 2013. Registration of cats is a local law requirement under *Part 6 – Registration of Cats of Local Law No.2 (Animal Management) 2015*.

On 18 November 2020, Council resolved to commence the systematic inspection program for the period 6 January 2021 to 31 December 2021 inclusive. For the period 6 January 2021 to 30 September 2021, 14,031 properties have been visited and 2,278 unregistered animals have been detected.

In order to determine the accuracy of records, obtain new registrations for unregistered animals and follow up on overdue registrations, it is necessary for Council's Animal Management Team to carry out a Systematic Inspection Program (SIP) which covers all premises within Redland City for the period 3 January 2022 to 31 December 2022 inclusive.

**ISSUES****1. Systematic Inspection Program for unregistered cats**

The provisions for cats contained within the *Local Government Act 2009* provide for a maximum approved inspection period of three (3) months per inspection program. The Systematic Inspection Program for unregistered cats will be undertaken in four (4) programs to enable the program to be active throughout Redland City during 2022.

Program 1 is proposed to commence on 3 January 2022 and will operate for a period of three (3) months until 1 April 2022.

Program 2 is proposed to commence on 4 April 2022 and will operate for a period of three (3) months until 1 July 2022.

Program 3 is proposed to commence on 4 July 2022 and will operate for a period of three (3) months until 30 September 2022.

Program 4 is proposed to commence on 3 October 2022 and will operate for a period of three (3) months until 31 December 2022.

## **2. Systematic Inspection Program for unregistered dogs**

The provisions for dogs contained within the *Animal Management (Cats and Dogs) Act 2008* provide for a maximum approved inspection period of six (6) months. The Systematic Inspection Program for unregistered dogs will be undertaken in two (2) programs to enable the program to be active throughout Redland City during 2022.

Program 1 is proposed to commence on 3 January 2022 and will operate for a period of six (6) months until 1 July 2022.

Program 2 is proposed to commence on 4 July 2022 and will operate for a period of six (6) months until 31 December 2022.

The purpose of the SIP is to verify the accuracy of Council's animal registration records including obtaining new registrations of animals not yet registered and obtain re-registration for out-of-date animal registrations. Penalty infringement notices may be issued in instances where pet owners have failed to either register or renew their animal's registration.

The program will allow authorised officers to gain access to the front door of the dwelling, and to all business premises by way of normal public access. Officers will be directed not to access other parts of a property unless with the consent of the property owner.

The program will be conducted between 8am and 5pm, Monday to Friday (except public holidays) within the approved period(s).

Copies of the program providing details of the SIP will be made available at Council's Customer Contact Centres and can be viewed on Council's website. Members of the public can obtain a copy of the program at no charge.

### **Education**

The SIP for both unregistered cats and unregistered dogs will be advertised in the local paper at least 14 days, but not more than 28 days prior to commencement of the approved inspection programs.

A communication plan leading up to, and during the program will be implemented to assist in educating animal owners on the requirements of animal registration, the benefits and provide an overview of how animal registration fees are used across the city. The SIP also provides an opportunity to provide a range of domestic animal educational material to residents that may have city-wide or local importance, including the importance of controls such as enclosures and dog leads in public to reduce incidents of attacks on people, wildlife and other pets.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

Undertaking the SIP for unregistered cats is in accordance with the provision of sections 133 and 134 of the *Local Government Act 2009*.

Undertaking the SIP for unregistered dogs is in accordance with the provision of sections 113, 114 and 115 of the *Animal Management (Cats and Dogs) Act 2008*.



## Risk Management

The SIP assists with regulating and managing the keeping of animals by minimising the risk to community health, safety and amenity.

## Financial

The purpose of the SIP is to verify Council's animal registration records, obtain new registrations, obtain payment for out of date animal registrations and, where necessary, to issue penalty infringement notices to dog and cat owners who fail to renew their animal's registration. It is expected that this will assist Council collecting revenue to offset costs of operating its animal management responsibilities. The SIP activity will be undertaken within existing operational budget.

## People

There are no identified implications for Council staff as existing staff from the Environment and Regulation Group will be utilised to undertake these programs.

## Environmental

The SIP is in accordance with the *Animal Management (Cats and Dogs) Act 2008* and Council's *Local Law No. 2 (Animal Management) 2015* to regulate and manage the keeping of animals to reduce environmental nuisance.

## Social

The SIP is in accordance with the *Animal Management (Cats and Dogs) Act 2008* and Council's *Local Law No. 2 (Animal Management) 2015* to regulate and manage the keeping of animals by supporting animal owners to keep their animals in a manner that is consistent with the expectations of the community, including public safety.

## Human Rights

There are no known relevant human rights matters associated with this report.

## Alignment with Council's Policy and Plans

Along with legislative compliance, the SIP aligns with Goal 2.1 Strong Communities of the Corporate Plan *Our Future Redlands – A Corporate Plan to 2026 and Beyond* being:

*Enhance the health, safety and wellbeing of our community through the delivery of inclusive and responsive services focused on preserving and improving our naturally wonderful lifestyle by leveraging partnerships, networks, facilities and infrastructure.*

To achieve this objective, Council is committed to encouraging responsible dog and cat ownership through the enforcement of the provisions of *Local Law No. 2 (Animal Management) 2015*, and the *Animal Management (Cats and Dogs) Act 2008*.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Financial Business Partnering - Management Accountant	12 October 2021	Informed of report content and reviewed report

## OPTIONS

### Option One

That Council resolves as follows:

1. That pursuant to sections 133 and 134 of the *Local Government Act 2009*, Council resolves to approve four (4) systematic inspection programs for unregistered cats to inspect all premises, including residential and business premises, within the Local Government area for the periods 3 January 2022 to 1 April 2022 (Program 1), 4 April 2022 to 1 July 2022 (Program 2), 4 July 2022 to 30 September 2022 (Program 3) and 3 October 2022 to 31 December 2022 (Program 4), inclusive.
2. That pursuant to sections 113, 114 and 115 of the *Animal Management (Cats and Dogs) Act 2008*, Council resolves to approve the systematic inspection program for unregistered dogs to inspect all premises, including residential and business premises, within the Local Government area for the periods 3 January 2022 to 1 July 2022 (Program 1) and 4 July 2022 to 31 December 2022 (Program 2), inclusive.

### Option Two

That Council resolves to act only on complaints received.

## OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That pursuant to sections 133 and 134 of the *Local Government Act 2009*, Council resolves to approve four (4) systematic inspection programs for unregistered cats to inspect all premises, including residential and business premises, within the Local Government area for the periods 3 January 2022 to 1 April 2022 (Program 1), 4 April 2022 to 1 July 2022 (Program 2), 4 July 2022 to 30 September 2022 (Program 3) and 3 October 2022 to 31 December 2022 (Program 4), inclusive.
2. That pursuant to sections 113, 114 and 115 of the *Animal Management (Cats and Dogs) Act 2008*, Council resolves to approve the systematic inspection program for unregistered dogs to inspect all premises, including residential and business premises, within the Local Government area for the periods 3 January 2022 to 1 July 2022 (Program 1) and 4 July 2022 to 31 December 2022 (Program 2), inclusive.

## 15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

### 15.1 AMENDMENT TO APPROVED REGISTER OF FEES REQUESTED BY CITY WATER

**Objective Reference:** A5580900

**Authorising Officer:** Dr Nicole Davis, General Manager Infrastructure & Operations

**Responsible Officer:** Richard Mann, Group Manager City Water

**Report Author:** Ann Marshall, Contracts Officer

**Attachments:** 1. City Water - Proposed New Fees (Amendments to 2021-2022 Register of Fees) [↓](#)

#### PURPOSE

To approve an amendment to the 2021-2022 Register of Fees to include new cost recovery fees.

#### BACKGROUND

Damage to the City's residential water services/water meters, costs approximately \$150k per annum. These costs should be fully recovered using the cost recovery principles of Council. For example, in June 2021, City Water replaced five stolen meters and repaired/replaced 17 damaged residential services/meters at a total approximate cost of \$12k for the month.

Section 40 of the *Water Supply (Safety and Reliability) Act 2008* enables the reasonable cost of repairing damage to infrastructure to be recovered, whilst section 21.4.3 of the *South East Queensland Customer Water and Wastewater Code* states that if a customer damages the water meter, Council is able to recover the reasonable cost of repairing the damage from the customer.

Therefore, City Water carried out a review of the proposed fees in April 2021, and undertook a benchmark comparison of surrounding Council water businesses and Water Entities. This comparison included Logan City Council, Gold Coast City Council, Urban Utilities and Unitywater. It was identified that these entities already apply equivalent cost recovery fees to those proposed in this report.

In addition, the adoption of nine new fees will enable full cost recovery, support a user pays principle, and will assist Council in delivering a more equitable service.

#### ISSUES

At present, costs of quoted private works and damage to Council's water infrastructure are absorbed by City Water. This is not consistent with the principles of transparency, user pays and full cost recovery.

Both the *Water Supply (Safety and Reliability) Act 2008* and the *South East Queensland Customer Water and Wastewater Code* have provision and processes for cost recovery, and enable Council to charge for damage to the water infrastructure. The recently adopted Redland City Council Water and Wastewater Customer Commitment Charter specifies that Council may recover the amount of the loss or the reasonable cost of repairing damage to Council's infrastructure from the owner of the property. This includes water meters. The recovery costs associated with damage to residential water meters/services is estimated to impact less than 0.5% of residential customers annually. This approach is aligned and benchmarked against other Council owned commercial water businesses.

The proposed three fee amendments and nine new fees for City Water Network Operations are detailed in attachment 1. This attachment shows the format that fees will be displayed in the updated 2021-2022 Register of Fees.

### **New Fees**

Currently City Water undertakes all works on the 'live' water supply and sewerage systems to ensure customers and infrastructure are protected, and to meet the legislative requirements. In these instances, a fee is paid on the initial application for the works, to cover the administrative costs for processing a standard application. However, often, an applicant requests changes to scope, and City Water is obligated to undertake this rework, over and above the requirements of a standard application process.

Nine new fees are proposed for a range of activities and applications as detailed in attachment 1.

In Council's 2021-2022 Register of Fees, fees for City Water are split into three categories: Water Supply, Alterations Water and Wastewater. We are requesting to add two additional fees for each of these categories (six fees in total) to recover costs incurred by Council where the applicant amends or cancels their application:

1. Requests for Amended Quotes
2. Cancellation of Applications (where a refund is required)

Further detail on the new proposed fees is detailed below:

#### **Requests for Amended Quotes:**

An additional or amended quote request is required due to the applicant not correctly specifying the required works on their application form or changing the scope of works. Examples of typical quote amendments include:

- When asking Council to undertake works on Council's infrastructure, an applicant requests a quote for a scope of work. Council charges for this initial quotation based on a cost recovery basis, including charging for installation of pipework and time for undertaking the live connection. However, once the quotation is received, if an applicant changes their requirements, there is no ability to recover the administrative costs of any changes to the scope and the preparation of a new quote.
- Another example is when an applicant requested multiple quotes from Council for a live connection/pipe installation. After three quotes, Council declined to provide additional quotations for the pipe installation, and advised the customer to engage a private contractor to undertake the pipe installation (Council is only required to undertake the live connection). The private contractor's quotes was much higher than Council's and consequently the applicant engaged Council to undertake both the live connection and the installation of necessary pipework to the site. The administrative costs of the multiple re-quotes are not currently recoverable.

#### **Cancellation of Applications - refund required:**

Situations where an applicant requires a refund of an application typically arises from the following two scenarios:

- An applicant may have changed circumstances impacting the design or project requirements
- Funding for a project may become unavailable and the project cannot progress as initially planned.

The above scenarios are not within Council's control and often City Water has organised schedules, permits and materials on payment of quote fee. There are impacts both in time and financially for the purchase of materials when a cancellation occurs. The proposed fee will recover the cost for work already completed and for administrative costs of cancelling the application and processing a refund.

The remaining three new fees are related to costs incurred by City Water in a new fee category.

#### Repair of City Water Infrastructure

Section 40 of the *Water Supply (Safety and Reliability) Act 2008* enables the reasonable cost of repairing damage to infrastructure to be recovered, whilst section 21.4.3 of the *South East Queensland Customer Water and Wastewater Code* states that if a customer damages the water meter that Council can recover the reasonable cost of repairing the damage from the customer.

Benchmarking of surrounding Council owned commercialised water businesses has demonstrated that it is usual and reasonable to expect the customer/land owner to be responsible for damage to the water meter. It is reasonable that damage to a water meter is the responsibility of the owner of the land as the water meters are located on the owner's land. This responsibility is now clear under the updated Redland City Council Water and Waste Water Customer Commitment Statement. Under full cost recovery principles, and transparency, it is also reasonable that if the water meter is damaged then the cost of repair is recovered.

The proposed new fees relate to third party damage/vandalism to City Water Assets:

- Replacement of stolen water meter (residential)
- Repairs to standard 20mm water service/meter caused by third party – Business Hours
- Repairs to standard 20mm water service/meter caused by third party – After Hours

#### Fee amendments

Three fee amendments are to round current fees to whole dollar amounts (Attachment 1). The minor rounding of fee amounts aims to improve the customer experience while streamlining the administration and processing. The details of the amendments are:

- New Wastewater connection quotation fee was \$94.05 and is now \$94.00
- New Non Standard Water Service quotation fee was \$94.05 and is now \$94.00
- Relocation residential water service – Raise/Lower fee was \$299.15 and is now \$300.00.

The 2021-2022 Register of Fees will need to be amended to provision for the new fees and, therefore, it is a prudent time to concurrently make minor adjustments these existing fees in order to simplify processing the charges.

### **STRATEGIC IMPLICATIONS**

#### **Legislative Requirements**

Section 98 of the *Local Government Act 2009* requires a local government to keep a register of cost recovery fees.

Section 40 of the *Water Supply (Safety and Reliability) Act 2008* enables the reasonable cost of repairing damage to infrastructure to be recovered, whilst section 21.4.3 of the *South East Queensland Customer Water and Wastewater Code* states that if a customer damages the water meter that Council is able to recover the reasonable cost of repairing the damage from the customer.



**Risk Management**

As part of the fee review, City Water benchmarked fees of the surrounding Council water businesses and Water Entities to ensure Council's fees are comparable for the relevant services.

**Financial**

It is estimated that City Water's fee revenue could increase by approximately \$100k to \$150k per annum with the introduction of the new fees underpinned by the principles in Council's 2021-2022 Revenue Policy. Revenue will be dependent on the amount of rectification works and quotations undertaken.

The costs of these proposed fees are already being incurred within City Water. Introduction of these new fees will allow the commercialised business to undertake transparent and full cost recovery principles.

A cost recovery process will need to be created to allow for invoices to be issued in instances where third party damage to City Water infrastructure has been identified, resulting in repairs/replacements being made. Unpaid invoices will be added to quarterly rates notices, similar to other unpaid Council fees.

**People**

It is believed that the additional fees for amended quotes will reduce the number of such requests received and reduce rework.

The costs for third party damage will result initially in an increase in administrative work due to the need to raise and issue invoices for each incident and the follow-up for unpaid invoices and debt recovery. It is anticipated that over the long term, as awareness of the consequences develops, the amount of damaged infrastructure will decrease.

**Environmental**

There are no specific environmental implications associated with this report.

**Social**

It is acknowledged that there may be some minor social impact with the introduction of third party damages recovery. However recouping these costs aligns to transparent and cost recovery principles and brings us in line with surrounding Councils and Water Entities who currently recover these costs, and aligns to the principles in Council's 2021-2022 Revenue Policy.

**Human Rights**

No anticipated conflict human rights legislation is anticipated with this report.

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

The proposed fees align with FIN-017-P Revenue Policy and FIN-017-002-G Register of Fees.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Application Management Team leader	10 September 2021	Provided feedback on development of a Cost of Recovery Process
Service Manager, Financial Operations	01 September 2021	Provided feedback on adding these fees onto rates notices
Councillor workshop	11 July 2021	Presentation of initiatives
Business Transformation	14 July 2020 27 July 2020	Identification of potential savings or income streams for Council

**OPTIONS****Option One**

That Council resolves to adopt the proposed fee amendments and new fees as detailed in Attachment 1 and to approve the amendment to the 2021-2022 Register of Fees.

**Option Two**

That Council resolves to not adopt the proposed fee amendments or any of the proposed new fees.

**OFFICER'S RECOMMENDATION**

**That Council resolves to adopt the proposed fee amendments and new fees as detailed in Attachment 1 and to approve the amendment to the 2021-2022 Register of Fees.**

Fee Code	Description	Unit	Base Charge \$	GST \$	Final Charge \$	Type	
Alterations Water							
	Request for amended quote	As required	94.00		94.00	C	New
	Cancellation of application (where refund required)	As required	250.00		250.00	C	New
Wastewater							
WRSP1.8	New Wastewater connection quotation	per connection	94.00		94.00	C	Amendment
	Request for amended quote	As required	94.00		94.00	C	New
	Cancellation of application (where refund required)	As required	250.00		250.00	C	New
Water Supply							
WRSP1.7	New Non Standard Water Service quotation	per application	94.00		94.00	C	Amendment
	Request for amended quote	As required	94.00		94.00	C	New
	Cancellation of application (where refund required)	As required	250.00		250.00	C	New
WRSP1.9	Relocation residential water service - Raise/Lower	per connection	300.00		300.00	C	Amendment
	Replacement of stolen water meter (residential)	As required	350.00		350.00	C	New
	Repairs to standard 20mm waterservice/meter caused by 3rd party – Work Hours	As required	595.00		595.00	C	New
	Repairs to standard 20mm waterservice/meter caused by 3rd party – After Hours	As required	835.00		835.00	C	New

**15.2 NEW TRUSTEE LEASE - STRADBROKE EARLY LEARNING ASSOCIATION INCORPORATED****Objective Reference:** A5448099**Authorising Officer:** Dr Nicole Davis, General Manager Infrastructure & Operations**Responsible Officer:** Sherry Clarke, Group Manager City Operations**Report Author:** Kate Mullens, Principal Adviser City Sports and Venues  
Katie Woodrow, Acting Senior Leasing Officer**Attachments:**  
1. [Concept Plan](#)   
2. [Draft Land Management Plan](#)   
3. [Site Plan](#) **PURPOSE**

To approve a trustee lease to Stradbroke Early Learning Association Incorporated over part of Junner Street South Park, Dunwich, North Stradbroke Island.

**BACKGROUND**

Stradbroke Early Learning Association Incorporated (SELAI) is the only centre-run child care facility on North Stradbroke Island, providing quality care and education for pre-school aged children. Since establishment in 2000 the centre has grown considerably, adding additional classrooms and capacity.

SELAI has requested a lease from Council to occupy 450sqm of Lot 3 CP865498, described as Junner Street South Park Dunwich, for the purpose of establishing a nature play area and cultural community garden. A concept plan for the proposed lease area is outlined in Attachment 1.

The land is a state reserve, held by Council as trustee. Use of the reserve is primarily open space for environmental purposes and protection of local heritage values.

The group currently lease the adjacent land (Lot 6 CP865498) from the State of Queensland, on which the child care centre is located. The location of the proposed nature play area and cultural community garden will adjoin the existing child care centre and enable easy access by the children and carers. Broader community participation will also be invited by planned programs outside of child care centre hours.

Community need for the nature play area and cultural community garden was recognised by SELAI through surveys to parents. This identified significant community support for the proposal as a means to increase access to nature for children and for broader learning activities.

Council Officers support issuing a trustee lease to SELAI for a 10 year term. This aligns with the Community Leasing Policy and Council's vision for enriching community lifestyle by preserving community assets and achieving maximum benefit from its community property portfolio.

**ISSUES**

The proposed use has been assessed against relevant provisions and consultation with both the community and council stakeholders. Concerns raised will be conditioned within the trustee lease.

Community consultation

Community consultation generated 88 submissions. Overall the proposal is highly supported with 90.9% in favour.

The supportive submitters indicated that the proposal would create space for nature play learning and provide educational benefits for children as well as broader community involvement.

The eight objections involved neighbour concerns regarding loss of rear pedestrian (only) access to the park. It is not Council policy or responsibility to accommodate rear access from private property to parks or open space areas due to public safety and infrastructure management considerations. Pedestrian access to the park remains available to these neighbours along the street, and provides relatively close access to the park.

Lease conditions will require a vegetated buffer between the land and adjoining neighbours to minimise impacts. The purpose of the vegetated buffer is to provide visual and physical separation between the nature play area and adjoining neighbouring properties. This will contribute to managing considerations and perceptions of the nature play area, such as time of use, activities and noise. These issues will also be managed via the communications with the neighbours prior to the execution of the lease.

#### Public access

The proposed use includes inviting community access and participation via planned programs in collaboration with SELAI. The association is required to display public accessible hours on fence signage, a requirement which is supported by the Department of Resources (DoR).

#### Compliance with the *Land Act 1994* and Queensland Government's Operational Policy

The DoR confirmed its preference for Council to enter into a trustee lease over the required area, noting the use is consistent with the primary purpose of the reserve.

The public access components of DoR's Operational Policy have been satisfied and the proposed fencing is permitted, with the provision that signage advertising public opening hours is installed and conditioned within the trustee lease.

Whilst it is acknowledged the proposed use is consistent with the purpose of the reserve, a basic Land Management Plan (LMP) has been requested by DoR in order to meet the requirements of the *Land Act 1994* and DoR's Operational Policy. The purpose of the LMP is to provide information required to support use of the trust land.

The Draft LMP for Lot 3 CP865498 is attached (Attachment 2). It details the proposed use, proposed trustee lease and stakeholder consultation. Council's endorsement is requested through resolution, prior to submitting to DoR for approval.

#### State heritage

The Department of Environment and Science requested Council notify SELAI of provisions within the *Queensland Heritage Act 1992* that protect discoveries of important non-aboriginal archaeological artefacts from disturbance. Assessment of the proposed lease area found a reasonably high chance that ground disturbance may reveal artefacts of this nature. The group has been advised of the provisions.

#### Native Title/Aboriginal Cultural Heritage

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) approved the proposed use and noted no known impact to Aboriginal Cultural Heritage, subject to the site attendance of a Cultural Heritage Services Monitor during all activities likely to cause ground disturbance. The lessee will bear the costs incurred for an Aboriginal Cultural Heritage Officer, and other requirements and provisions of the *Aboriginal Cultural Heritage Act 2003*.



QYAC confirmed there is no current issue in regards to Native Title however, should the tenure/use change in the future, further consultation is required in accordance with the Redland City Council Indigenous Land Use Agreement (ILUA).

North Stradbroke Island Museum on Minjerribah representatives completed a site inspection of the proposed lease area and confirmed the proposed use is consistent with the heritage values and would preserve them. The Museum is supportive of the project.

#### Local Heritage

The reserve is local heritage registered for building foundations, trees and other structures. Advice from Council's Planning Assessment Team confirmed the proposed use does not trigger Heritage Overlays and consequently, no planning approval is required.

#### Gumpi (Dunwich) Draft Master Plan

The Department of State Development, Infrastructure, Local Government and Planning have prepared the Gumpi (Dunwich) draft master plan.

Council's Strategic Planning Unit advised the draft master plan is yet to be finalised however, material made available to Council does not propose any changes to the subject site. It was noted there is no requirement to delay a Council decision on this proposal pending completion of the draft master plan.

### **STRATEGIC IMPLICATIONS**

#### **Legislative Requirements**

The *Local Government Regulation 2012* (the Regulation) s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction.

SELAI meets the Regulation's definition of a community organisation, as it is an entity that carries on activities for a public purpose and whose primary object is not directed at making a profit.

Council is permitted to resolve to issue SELAI a lease under s.236(1)(b)(ii).

#### **Risk Management**

The lease requires SELAI to maintain public liability insurance for an amount of not less than \$20 million. Responsibility for building insurance of lessee owned fixtures also resides with the group.

Prior to developing the proposed area, SELAI is required to present a detailed project plan to Council including a management plan and staged program of works. The information will be assessed by Council Officers before consent to proceed is granted.

#### **Financial**

Consent to proceed with the proposed building works is required from Council, as the land owner, prior to commencement. Before granting consent, Council officers will require robust costings, quotations and evidence of SELAI successful acquisition of grant funding to ensure project costs can be sufficiently covered by the lessee.

The lessee bears all costs associated with the preparation and registration of the lease. The lessee will also bear the cost of water usage, and both building and public liability insurance. Maintenance of the lease/licence area is a shared responsibility between Council and the Lessee in accordance with the relevant terms in the tenure.

The lessee will bear the costs incurred for cultural heritage monitoring and management, including an Aboriginal Cultural Heritage Officer, if required. A sustainability check conducted in October 2020 confirmed SELAI is financially sound.

### **People**

This recommendation does not have Council staff implications.

### **Environmental**

In assessing the proposal, Council's Environmental Education and Parks and Conservation teams were consulted. Whilst both teams are supportive of the use, the below environmental concerns were raised which will be conditioned within the trustee lease.

- Biosecurity – Restricted/prohibited matters, weeds of national significance and environmental weeds must not be planted. Planting of native vegetation, vegetables and herbs is permitted.
- Fauna – Nesting Curlews were observed on the subject site, works must not occur until the Curlews have vacated the direct area.
- Existing trees – Impact to existing trees is not permitted. This includes removal of limbs, unless a potential safety risk is identified.
- Fencing – Proposed fencing must be designed to allow for koala movement.
- Soil – Soil or mulch introduced to the area must be free of weeds and fire ants.

### **Social**

SELAI has provided care and education for pre-school aged children of North Stradbroke Island since 2000. Providing tenure to facilitate the proposed nature play and cultural community garden supports both physical and social benefits, by increasing access to nature for children and enabling broader learning activities.

### **Human Rights**

The recommended land disposal advances the purpose of s.36(1) of the *Human Rights Act 2019* by supporting and enhancing the right to education for children.

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

CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

*Our Future Redlands – A Corporate Plan to 2026 and Beyond* is supported by this proposal, particularly:

#### **GOAL 2. Strong Communities**

2.1 Enhance the health, safety and wellbeing of our community through the delivery of inclusive and responsive services focused on preserving and improving our naturally wonderful lifestyle by leveraging partnerships, networks, facilities and infrastructure.

2.4 Enhance community inclusion where people of all locations, ages, abilities and cultures can participate and have access to the necessary services and facilities.

#### **GOAL 5. Liveable Neighbourhoods**

5.1 Enhance the unique character and liveability of our city for its communities through co-ordinated planning, place making, and management of community assets.

**CONSULTATION**

<b>Consulted</b>	<b>Consultation Date</b>	<b>Comments/Actions</b>
Service Manager, City Sport and Venues	26 October 2021	Report reviewed and trustee lease supported.
Strategic Adviser of Social Planning, Community and Economic Development	8 July 2021	Report reviewed and supported.
Senior Adviser Civic and Open Space Planning and Policy	24 March 2021	Reviewed and provided support of Draft Land Management Plan.
Councillor, Division 2	26 October 2021 15 October 2020 14 May 2020 6 March 2020	Advised of proposal and expressed support for the project. Updated prior to community consultation. Advised of consultation outcomes. Advised of report recommendations.
Community Development Officer, Community and Customer Services	Ongoing	Coordinated assessment of proposed use, stakeholder and community consultation. Client liaison for SELAI. Completed site inspection. Prepared Draft Land Management Plan.
Department of Resources (DoR)	12 November 2020 30 October 2019	Consulted by email. Comments raised are noted in the issues section of this report.
Service Manager, Business Partnering Unit	29 October 2020	Assessed SELAI's financial sustainability.
Service Manager, Legal Services	28 October 2020	No objection to proposed trustee lease. Requested inclusion of signage advertising public open hours.
Minjerribah Moorgumpin Elders in Council Aboriginal Corporation	11 June 2020	Consulted by email. No feedback or concerns raised.
Department of Environment and Science	13 May 2020	Consulted by email. Comments raised are noted in the issues section of this report.
Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC)	6 May 2020	Consulted by email. Comments raised are noted in the issues section of this report.
North Stradbroke Island Museum on Minjerribah	5 May 2020	Consulted by email. Comments raised are noted in the issues section of this report.
Planning Liaison Officer, City Planning and Assessment	24 April 2020	Confirmed proposed use does not trigger planning approval.
Senior Adviser Open Space Strategy, Civic & Open Space Asset Management	19 March 2020	Completed site inspection and provided support of proposed use.
Senior Adviser, Environment, Community and Customer Services	16 March 2020	Comments raised are noted in the environmental section of this report.
Design Lead, Landscape Architecture, Design and Technical Services	12 March 2020	Consulted by email. Comments raised are noted in the issues section of this report.
Indigenous Partnerships and Programs Coordinator	11 March 2020	Advised of proposal and consultation with QYAC.
Senior Island Coordinator, North Stradbroke Island.	10 March 2020	Parks and Conservation comments raised are noted in the environmental section of this report.
Principal Strategic Planner, Strategic Planning Unit	9 March 2020	Consulted by email. Comments raised are noted in the issues section of this report.

**OPTIONS****Option One**

That Council resolves as follows:

1. To approve and discharge, as Trustee, a new lease to Stradbroke Early Learning Association Incorporated over part of Lot 3 CP865498 situated at Junner Street South Park, Dunwich, North Stradbroke Island, as shown on Attachment 3, with a lease term of 10 years.
2. To endorse the Draft Land Management Plan for Lot 3 CP865498 at Attachment 2.
3. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
4. To authorise the Chief Executive Officer to execute all documents in regard to this matter.

**Option Two**

That Council does not approve a new trustee lease to Stradbroke Early Learning Association Incorporated, and investigates alternative arrangements.

**OFFICER'S RECOMMENDATION**

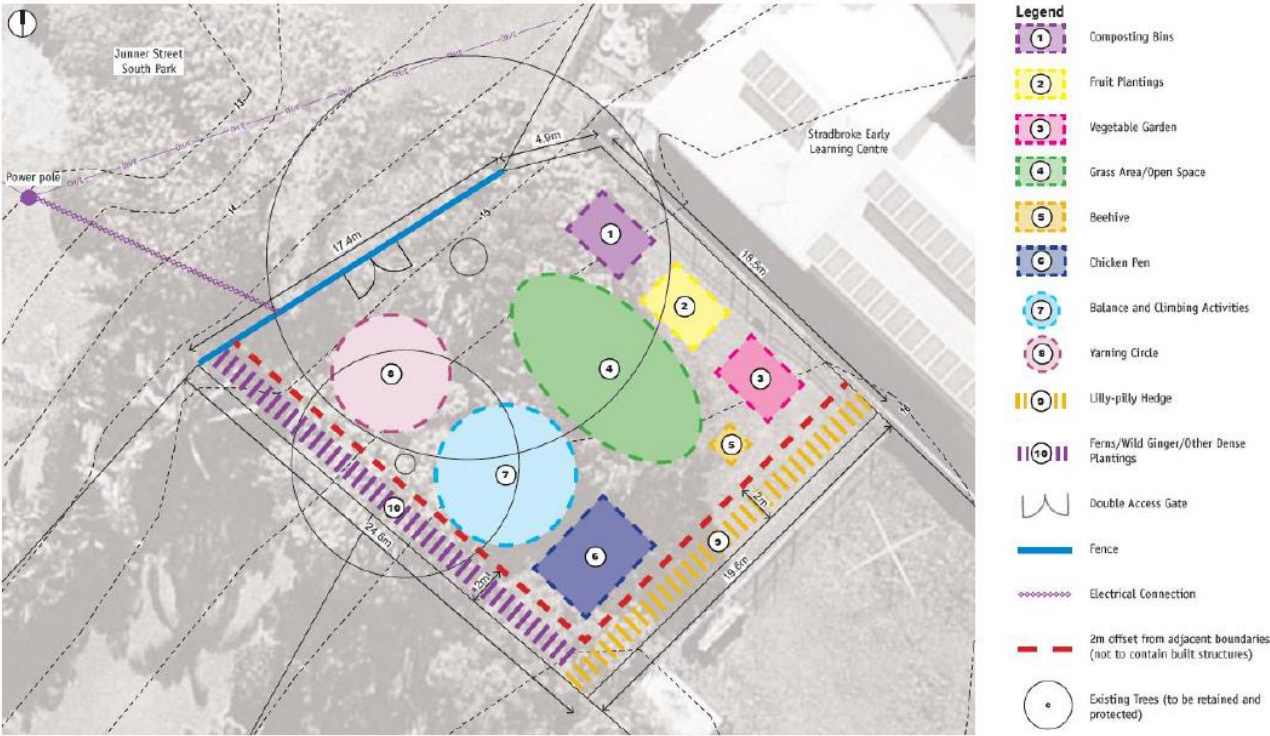
That Council resolves as follows:

1. To approve and discharge, as Trustee, a new lease to Stradbroke Early Learning Association Incorporated over part of Lot 3 CP865498 situated at Junner Street South Park, Dunwich, North Stradbroke Island, as shown on Attachment 3, with a lease term of 10 years.
2. To endorse the Draft Land Management Plan for Lot 3 CP865498 at Attachment 2.
3. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
4. To authorise the Chief Executive Officer to execute all documents in regard to this matter.

**Attachment 1**

Stradbroke Early Learning Association Incorporated – Part of Lot 3 CP865498  
Concept plan of proposed nature play area and cultural community garden.

Subject site is 450sq m, part of Lot 3 on CP865498, in the Community Facilities Zone.



Community engagement proudly supported by Redland City Council



## DRAFT LAND MANAGEMENT PLAN

### 1. INTRODUCTION

---

This Draft Land Management Plan (LMP) applies to the trust land known as Junner Street South Park, Dunwich, North Stradbroke Island.

**Subject Land:** Lot 3 on CP865498

**Land Management Plan Duration:**

**Duration:** Ongoing

**Review:** Review of the land management plan will occur:

- at the expiry or surrender of current trustee leases;
- when a request is received for secondary use;
- in consultation with relevant users/lessees at least every five (5) years or as required with three (3) months' notice of the requirement for such review being given; or
- earlier as required by the Minister, subject to three (3) months' notice being given to the trustee of a requirement for review from the Minister in accordance with the *Land Act 1994*.

Minor amendment may be made by the trustee to improve operational efficiency of the plan with the amended land management plan being submitted for approval under the *Land Act 1994* within one (1) month of such amendment being made.

### 2. TRUSTEE DETAILS

---

**Trustee's Name** Redland City Council

**Trustee's Address** PO Box 21, Cleveland QLD 4163

### 3. EXISTING TENURE OF THE SUBJECT LAND

---

**Trust Land Description:** Reserve for Park purposes Title Ref 49006067.

**Lot / Plan:** Lot 3 on CP865498

**Parish / County:** Parish of Stradbroke / County of Stanley

**Locality:** Dunwich / Goompi

**Local Government:** Redland City Council

**Area of Land:** 0.5422 ha

**Conditions of Tenure:** Nil

## **4. EXISTING 'USES'**

---

### **4.1 Existing Uses – Primary and Secondary**

The trust land is primarily used for open space/environmental purposes and protection of local heritage values.

### **4.2 Existing Interests**

There are no leases or licences in respect of the land. The trust land is listed as a Local Heritage Place. Some relics remain of the historic Dunwich Benevolent Asylum which was located at Junner Street South Park such as building foundations, trees, and other minor site disturbance which occurred during the asylum years. There are no known relics on that part of the site subject to the proposed community use.

### **4.3 Native Title Status**

Native Title has not been determined over the area of the community garden, however if the tenure is to change in the future, QYAC will need to be further consulted in accordance with the Redland City Council Indigenous Land Use Agreement.

## **5. PROPOSED USE/S OF THE SUBJECT LAND**

---

### **5.1 Proposed Use/s of the Subject Land**

The proposal is community-led by Stradbroke Early Learning Centre, the only on-island childcare centre and a not-for-profit incorporated association with a lease over adjoining Lot 6 on CP865498. The association is financially viable and holds public liability insurance.

The proposed use is a nature play and cultural community garden (native plants and bush tucker garden) adjoining Stradbroke Early Learning Centre for children of the centre to easily access. Broader community access and participation is also proposed via planned programs in collaboration with the early learning centre. No buildings are proposed. Water for the garden will be accessed from the existing water to Stradbroke Early Learning Centre using hoses / irrigation.

The use will enhance the primary use of the trust land by the community. The proposal matches the natural attributes of the subject land, being an already segmented section of land adjoining the existing childcare centre. A Trustee Lease is proposed and the use which is consistent with no other future plans for the site.

From a local area perspective, the proposal is centrally located with other community uses including the community hall (85 metres away) and Ron Stark Oval including public amenities (300 metres away).

The proposed use involves a part of the lot that doesn't appear to contain heritage structures, however a special lease condition is proposed to ensure any discoveries of artefacts are reported.

The alternative use of the subject land is for it to remain as open space.

### **5.2 Is the Proposed or Existing Secondary Use consistent with the Primary Use of the Trust Land?**

Yes. The proposed secondary use being a nature play and cultural community garden is consistent with the 'Park' purpose of the reserve. It is also noted that the proposed secondary use occupies a small section of the reserve and the majority of the park remains unaffected.

## 6. COMMUNITY CONSULTATION

---

### 6.1 General Community Consultation

Community consultation generated 88 submissions, providing good insight into community views. Overall the proposal is highly supported with 90.9% in favour.

The supportive submitters indicated that the proposal would create space for nature play learning and provide educational benefits for children as well as broader community involvement.

The 8 objections involved neighbour concerns mainly around losing rear access to the park. It is noted that Council should not be actively accommodating rear access from private property to park land. Access to the park for these neighbours will remain available a short distance (100m) down the street. The design of the nature play / cultural garden intends to include a hedge buffer between the land and adjoining neighbours.

### 6.2 Quandamooka Yoolooburrabee Aboriginal Cooperation

QYAC have been consulted on the project with a response received 6 May 2020 advising:

- Approval to proceed due to no known impact to Aboriginal Cultural Heritage.
- A QYAC Cultural Heritage Monitor will be required on site during all excavation or other activities that are likely to cause ground disturbance.
- From a Native Title Perspective, there is no current issue with the community garden, however if the tenure is to change in the future, QYAC will need to be consulted in accordance with the Redland City Council Indigenous Land Use Agreement.

### 6.3 Minjerribah Moorgumpin Elders in Council Aboriginal Corporation

The Elders were consulted on the project on 11 June 2020. No feedback or concerns were raised.

### 6.4 North Stradbroke Island Museum on Minjerribah

The museum has visited the site and the two adjoining State Heritage Registered Sites, the Dunwich Public Hall and the Public Reserve. The museum advised that the proposed use is consistent with the heritage values and would preserve them. The museum support the SELC securing tenure and the proposed nature play and cultural garden.

## 7. SUMMARY AND RECOMMENDATION

---

The proposal is a consistent trustee leasing of the trust land that does not diminish use of the reserve for its dedicated purpose (Park).

The nature play and cultural community garden use will enhance the primary use of the trust land by the community. The proposal matches the natural attributes of the subject land, being an already segmented section of land adjoining the existing childcare centre.

From a local area perspective, the proposal is centrally located with other community uses and the proposed community use is consistent with no future plans for the subject site.

---

LAND MANAGEMENT PLAN – RESERVE FOR PARK PURPOSES REF 49006067

---

A Trustee Lease is recommended.

Lease conditions will require a hedge buffer between the land and adjoining neighbours to minimise impacts.

There is no current Native Title issue with the community garden, however if the tenure is to change in the future, QYAC will need to be further consulted in accordance with the Redland City Council Indigenous Land Use Agreement.

## 8. APPENDICES

### Appendix A – Locality Map





LAND MANAGEMENT PLAN – RESERVE FOR PARK PURPOSES REF 49006067

Appendix B – Aerial photo showing location of Trust Land and surrounding parcels



Subject site is 450sq m, part of Lot 3 on CP865498, in the Community Facilities Zone.



Community engagement proudly supported by Redland City Council



**Attachment 3**

Stradbroke Early Learning Association Incorporated – Part of Lot 3 CP865498

Proposed trustee lease area outlined in red



**15.3 LEASE RENEWAL - NORTH STRADBROKE ISLAND RUGBY LEAGUE AND ALL SPORTS CLUB INCORPORATED****Objective Reference:** A5436538**Authorising Officer:** Dr Nicole Davis, General Manager Infrastructure & Operations**Responsible Officer:** Sherry Clarke, Group Manager City Operations**Report Author:** Kate Mullens, Principal Adviser City Sports and Venues  
Katie Woodrow, Acting Senior Leasing Officer**Attachments:** 1. North Stradbroke Island Rugby League and All Sports Club - Registered Survey Plan [↓](#)**PURPOSE**

To approve a lease renewal for North Stradbroke Island Rugby League and All Sports Club Incorporated (Straddie Sharks) on Ballow Road, Dunwich, North Stradbroke Island.

**BACKGROUND**

Straddie Sharks was granted an original trustee lease in 1991 as North Stradbroke Island All Sports and Social Association Inc. before amalgamating in 1994 with the North Stradbroke Island Rugby League Football Club Inc. The amalgamated club became North Stradbroke Island Rugby League and All Sports Club Incorporated.

Straddie Sharks lease area covers the club house building, oval and tennis courts on Lot 1 CP D90414 and part Lot 12 CP 865858, described as 2 Ballow Road, Dunwich, North Stradbroke Island. The land tenure is State Reserve with Council as Trustee.

A review of Council's overall community leasing process, has identified 10 year renewal periods ensure a standardised and consistent approach across all community leased groups. The review of community leasing, currently in progress, will include a benchmarking process with other agencies. The 10 year lease period will permit more oversight by Council of the strategic use of its assets. This aligns with the Community Leasing Policy and Council's vision for enriching community lifestyle by preserving community assets and achieving maximum benefit from its community property portfolio.

**ISSUES**

Straddie Sharks has a gaming licence with 14 gaming machines, and all revenue is reinvested into the club. In recent years, approximately \$300k has been reinvested into the premises for extensions and renovations. Council has also invested approximately \$30k during financial year 2019/2020 for the installation of a fire hydrant to assist the Straddie Sharks improve building compliance considerations.

In January 2019, Redlands RSL and Stradbroke RSL expressed an interest in entering into discussions regarding a merger agreement. However, a new Straddie Sharks committee rejected the RSL proposal, and a lease renewal was requested from Council.

The lease area is located within the extent of the Gumpi (Dunwich) Draft Master Plan. Council's Strategic Planning Unit advised the draft plan is yet to be finalised, however, materials made available to Council do not propose any changes to the subject site. It was noted there is no requirement to delay a Council decision on this proposal pending completion of the Master Plan.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The *Local Government Regulation 2012* (the Regulation) s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction.

Straddie Sharks meets the Regulation's definition of a community organisation, as it is an entity that carries on activities for a public purpose and whose primary object is not directed at making a profit.

Council is permitted to resolve to issue Straddie Sharks a lease under s.236(1)(b)(ii).

### **Risk Management**

All new leases require the lessee to maintain full building and public liability insurance.

Council's Facility Services Unit conducts regular inspections to ensure legislative compliance regarding occupant safety and building condition.

A building inspection was completed in February 2018 and a Final Certificate was issued in December 2020 confirming the building is now compliant.

### **Financial**

The lessee holds a Community Club Licence and bears the costs associated with Rates and Utility. In addition, the lessee bears all costs associated with the preparation and registration of this lease as well as maintain full building and public liability insurance. Maintenance of the premises is a shared responsibility between Council and the Lessee in accordance with the relevant terms in the tenure. A sustainability check conducted in May 2021 confirmed Straddie Sharks is financially sound.

### **People**

The only staffing implications for Council are related to the periodic building inspections and liaison with Straddie Sharks, if required.

### **Environmental**

This recommendation does not have any environmental implications.

### **Social**

Straddie Sharks has catered for the youth and general community of North Stradbroke Island for the past 35 years. Continuity of tenure provides a physical and social benefit, endorses the strategic priority and gives the residents the foundation for a strong future.

### **Human Rights**

There are no impacts to Human Rights as a result of this report.

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

CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

Our Future Redlands – *A Corporate Plan to 2026 and Beyond* is supported by this proposal, particularly:



**GOAL 2. Strong Communities**

2.1 Enhance the health, safety and wellbeing of our community through the delivery of inclusive and responsive services focused on preserving and improving our naturally wonderful lifestyle by leveraging partnerships, networks, facilities and infrastructure.

2.4 Enhance community inclusion where people of all locations, ages, abilities and cultures can participate and have access to the necessary services and facilities.

And

**GOAL 5. Liveable Neighbourhoods**

5.1 Enhance the unique character and liveability of our city for its communities through co-ordinated planning, place making, and management of community assets.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Straddie Sharks	1 July 2021 8 December 2020	Meeting with club to discuss renewal. Advised club of support of renewal for 10 year term.
Councillor, Division 2	2 June 2021	Notified of impending report for lease renewal.
Acting Service Manager, Facility Services Unit	18 May 2021	Supportive of new 10 year lease.
Service Manager, Civic and Open Spaces Asset Management Unit	18 May 2021	Supportive of new 10 year lease.
Service Manager, Strengthening Communities	18 May 2021	Supportive of new 10 year lease.
Service Manager, Parks and Conservation	18 May 2021	Supportive of new 10 year lease.
Principal Advisor, Strategic Planning Unit	18 May 2021	Consulted regarding current status of Goompi Master Plan.
Service Manager, City Sport and Venues	8 December 2020	Meeting with club to discuss renewal.

**OPTIONS****Option One**

That Council resolves as follows:

1. To approve and discharge, as Trustee, a new lease to North Stradbroke Island Rugby League and All Sports Club Inc. over part Lot 12 CP 865858 and Lot 1 CP D90414 situated at 2 Ballow Road, Dunwich, as shown on the attached site plan, with a lease term to 2 June 2031.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to execute all documents in regard to this matter.

**Option Two**

That Council does not approve a new lease to North Stradbroke Island Rugby League and All Sports Club Inc. and investigates alternative arrangements.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To approve and discharge, as Trustee, a new lease to North Stradbroke Island Rugby League and All Sports Club Inc. over part Lot 12 CP 865858 and Lot 1 CP D90414 situated at 2 Ballow Road, Dunwich, as shown on the attached site plan, with a lease term to 2 June 2031.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to execute all documents in regard to this matter.

[illegible]

**15.4 LEASE RENEWAL - REDLANDS MODERN COUNTRY MUSIC INC.****Objective Reference:** A5531791**Authorising Officer:** Dr Nicole Davis, General Manager Infrastructure & Operations**Responsible Officer:** Sherry Clarke, Group Manager City Operations**Report Author:** Kate Mullens, Principal Adviser City Sports and Venues  
Katie Woodrow, Acting Senior Leasing Officer**Attachments:** 1. Redlands Modern Country Music Inc - Site Plan [↓](#)**PURPOSE**

To approve a lease renewal for Redlands Modern Country Music Inc. on Redland Bay Road, Thornlands.

**BACKGROUND**

Redlands Modern Country Music Inc. (RMCMI) has operated in Redland City since the mid-1970s. Located within a building in the Pinklands Sporting Complex. RMCMI is located on part of Lot 2 SL 5716, described as 190-262 Redland Bay Road Thornlands. It has previously held a 30 year lease over this site between 1 October 1991 and 30 September 2021. An interim Licence to Occupy has been initiated until the lease renewal outcome is determined.

RMCMI engages in regular activities involving both members and non-members. Its annual Country Music Festival attracts contestants and visitors from all over South-East Queensland for a three-day weekend event. This aligns with the Community Leasing Policy and Council's vision for enriching community lifestyle by preserving community assets and achieving maximum benefit from its community property portfolio.

**ISSUES**

A review of Council's overall community leasing process, has identified 10 year renewal periods ensure a standardised and consistent approach across all community leased groups. The review of community leasing, currently in progress, will include a benchmarking process with other agencies. The 10 year lease period will permit more oversight by Council of the strategic use of its assets. This aligns with the Community Leasing Policy and Council's vision for enriching community lifestyle by preserving community assets and achieving maximum benefit from its community property portfolio.

RMCMI had requested a renewal term of 30 years, however have accepted a 10 year lease in line with Councils approach. RMCMI has requested an increase to their current lease footprint (current footprint outlined in yellow on Attachment 1) to accommodate extensions that have occurred outside the lease arrangement and proposed concepts for future development (outlined in green). The organisation is aware they are required to submit a project proposal for any future plans for Council approval in accordance with the land owners consent process. Council officers support the expansion of the lease area.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The *Local Government Regulation 2012* (the Regulation) s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation other than by tender or auction.

RMCMCI meets the Regulation definition of a community organisation, as it is an entity that carries on activities for a public purpose and whose primary object is not directed at making a profit.

Council is permitted to resolve to issue RMCMCI a lease under s.236(1)(b)(ii).

### **Risk Management**

RMCMCI is required to maintain full building and public liability insurance.

Council's Facilities Services Unit conducts regular inspections to ensure legislative compliance regarding occupant safety and building condition.

A building inspection was completed on 19 March 2021 confirming RMCMCI is compliant.

### **Financial**

The lessee bears all costs associated with the preparation and registration of the lease. Maintenance of the premises is a shared responsibility between Council and the Lessee in accordance with the relevant terms in the tenure. The lessee also bears utility costs associated to water, sewage and electricity. A sustainability check conducted in March 2021 confirmed RMCMCI is financially sound.

### **People**

Nil

### **Environmental**

There are no environmental implications related to the lease renewal or increase in lease footprint.

### **Social**

RCCMI is approaching its 50th anniversary and is well established within the Redlands community. The current membership is 228, with the majority being local Redlands Coast residents, though a significant number of members are also from outside the Redlands.

Members voluntarily hold performances in Aged Care and other community sectors and regularly hold fundraising activities with proceeds going to Charity.

### **Human Rights**

There are no impacts to Human Rights as a result of this report.

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

CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

*Our Future Redlands – A Corporate Plan to 2026 and Beyond* is supported by this proposal, particularly:



**GOAL 2. Strong Communities**

2.1 Enhance the health, safety and wellbeing of our community through the delivery of inclusive and responsive services focused on preserving and improving our naturally wonderful lifestyle by leveraging partnerships, networks, facilities and infrastructure.

2.4 Enhance community inclusion where people of all locations, ages, abilities and cultures can participate and have access to the necessary services and facilities.

**GOAL 5. Liveable Neighbourhoods**

5.1 Enhance the unique character and liveability of our city for its communities through co-ordinated planning, place making, and management of community assets.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Redlands Modern Country Music Inc.	12 January 2021 09 July 2021	Request to organisation for confirmation of lease renewal Email to advise of impending report to Council for 10 year term
Sport & Recreation Officer	11 February 2021	Met with organisation to discuss lease renewal and expansion
Senior Advisor Asset Management	18 February 2021	Support for maximum 3 year lease renewal
Senior Advisor, Environmental Planning & Policy	18 February 2021	Supportive of increase in lease footprint
Facilities Coordinator	19 March 2021	Compliance inspection
Division 3 Councillor	09 July 2021	Email to advise of report to Council for 10 year lease renewal

**OPTIONS****Option One**

That Council resolves as follows:

1. To approve and discharge a new lease to Redlands Modern Country Music Inc., with an expansion of the footprint, on part Lot 2 SL 5716, at 190-262 Redland Bay Road Thornlands, as shown on the attached site plan outlined in green, with a lease term of 10 years.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to execute all documents in regard to this matter.

**Option Two**

That Council does not approve a new lease to Redland Modern Country Music Inc. and investigates alternative arrangements.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To approve and discharge a new lease to Redlands Modern Country Music Inc., with an expansion of the footprint, on part Lot 2 SL 5716, at 190-262 Redland Bay Road Thornlands, as shown on the attached site plan outlined in green, with a lease term of 10 years.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to execute all documents in regard to this matter.

**Redlands Modern Country Music Inc – Site Plan**

Yellow area – current lease area.

Green area – existing extensions and proposed future development to lease area.



**16      NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION**

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

**17      NOTICES OF MOTION**

In accordance with s.6.16 Council Meeting Standing Orders.



## 18 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.6.17 of Council Meeting Standing Orders, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

Urgent Business Checklist	YES	NO
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council make?		
Can the matter wait to be placed on the agenda for the next Council Meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or a General Manager Previously?		

## **19 CONFIDENTIAL ITEMS**

### **COUNCIL MOTION**

**That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:**

#### **19.1 Voluntary Transfer of Land Concession**

This matter is considered to be confidential under Section 254J(3)(d) 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 rating concessions.

##### **Overview**

To consider the voluntary transfer of unencumbered land in full or part payment of rates and charges identified in the attached schedule, VOL November 2021, for overdue rates and charges.

#### **19.2 Tenure of Wastewater Irrigation Area Dunwich**

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 endorsement to resolve the tenure of land used by Council for the purpose of waste water irrigation, including acquiring trusteeship of land currently in the trusteeship of Seqwater.

#### **19.3 Encroachment Issue - Birkdale**

This matter is considered to be confidential under Section 254J(3)(e) 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 legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

##### **Overview**

Council will rectify an historical boundary encroachment through the transfer of the affected land to the adjoining owner; thereby ensuring operational security of Council assets and protection of private owner's tenure and property.

#### **19.4 2021/22 Sponsorship Round 1 Report - Applications over \$15,000**

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 endorsement by Council to approve Sponsorship Panels funding recommendation for Sponsorship Applications requesting over \$15,000.

## **20 MEETING CLOSURE**