

AGENDA

GENERAL MEETING

Wednesday, 20 April 2022 commencing at 9:30am

The Council Chambers 91 - 93 Bloomfield Street CLEVELAND QLD

Due to the current COVID-19 situation in Queensland, Council will exercise the provisions under Chapter 8 - Part 2, Division 4 of the Local Government Regulation 2012, which allows for some or all Councillors to attend Statutory Meetings of Council by audio visual arrangements to minimise serious risks to the health and safety of persons caused by the public health emergency involving COVID-19.

Statutory Meetings of Council will remain closed to the public, with the exception of Public Participation. Any members of the public wishing to address Council will need to apply via the Public Participation form on Council's website.

The audio/video of each Statutory Meeting of Council will be available on Council's website as soon as possible after the conclusion of each meeting.

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1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 **RECOGNITION OF ACHIEVEMENT**

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 16 March 2022.

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 of 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 NOTICE OF MOTION - CR JULIE TALTY - INVESTIGATION INTO THE PURCHASE AND DISPERSAL OF LAND ON RUSSELL ISLAND

At the General Meeting 19 January 2022 (Item 17.2 refers), Council resolved as follows:

That Council resolves that a confidential report be tabled at a future General Meeting of Council, investigating the purchase and dispersal of land on Russell Island.

A report addressing this matter is listed as item 19.3 of this agenda.

7.3 PROPOSED STORMWATER IMPROVEMENT WORKS PROGRAM

At the General Meeting 16 March 2022 (Item 19.4 refers), Council resolved as follows:

That Council resolves as follows:

- 1. To note the contents of the report relates to flood events prior to 2022.
- 2. To authorise the Chief Executive Officer to negotiate the voluntary acquisition of properties 1 and 2 as listed in the report.
- 3. To authorise the Chief Executive Officer to use the Taking of Land procedure under the Acquisition of Land Act 1967 to resume properties 1 and 2 identified in the report for the purposes of removing flood risk.
- 4. That the capital works timing and planning cost estimates, detailed in Table 1 be endorsed for inclusion in the future capital works program.
- 5. To authorise the Chief Executive Officer to negotiate, make, vary and discharge all documents relevant to effecting this decision.
- 6. That a report will be brought back to a future meeting of Council to highlight some of the impacts of the March 2022 weather events.
- 7. That this report and attachments remain confidential until any eventual settlement or as required by any legal or statutory obligation, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

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

10 PETITIONS AND PRESENTATIONS

Nil

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 APPOINTMENT OF DEPUTY MAYOR

Objective Reference: A6486407

Authorising Officer:Amanda Pafumi, General Manager Organisational ServicesResponsible Officer:Tony Beynon, Group Manager Corporate GovernanceReport Author:Marita West, Governance Service ManagerAttachments:Nil

PURPOSE

For Council to undertake a review of the appointment of the Deputy Mayor in accordance with Council Resolution 2020/109 made at the Post Election Meeting held on 20 April 2020.

BACKGROUND

Section 175 of the *Local Government Act 2009* requires a local government to appoint, by resolution, a Deputy Mayor from its Councillors (other than the Mayor) at the Post Election Meeting.

At the Post Election meeting held on 20 April 2020, Council resolved as follows:

COUNCIL RESOLUTION 2020/109

That Council resolves to appoint Councillor Julie Talty as Deputy Mayor with the position to be reviewed in two (2) years' time.

ISSUES

In accordance with the Council resolution of 20 April 2020, Council must conduct a review of the appointment of the Deputy Mayor in April 2022. In undertaking this review, Council may declare by resolution that the office of Deputy Mayor is vacant and then immediately seek to appoint a Deputy Mayor from its Councillors in accordance with sections 165(3) and 165(5) of the *Local Government Act 2009*.

STRATEGIC IMPLICATIONS

Legislative Requirements

This report is in accordance with the *Local Government Act 2009*.

Risk Management

Potential risks are managed by conducting the process in accordance with the requirements of the *Local Government Act 2009*.

Financial

There are no specific financial implications associated with this report.

People

The position of Deputy Mayor of Redland City Council plays an important role for Councillors, Council officers and the community.

Environmental

There are no specific environmental implications.

Social

The position of Deputy Mayor of Redland City Council plays an important role for the Redland's community.

Human Rights

There are no Human Rights implications.

Alignment with Council's Policy and Plans

This report aligns to *Our Future Redlands - A Corporate Plan to 2026 and Beyond -* Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Chief Executive Officer,	23 March 2022	Supported.
General Manager		
Organisational Services,		
Group Manager Corporate		
Governance and		
General Counsel		

OPTIONS

Option One

In accordance with Council Resolution 2020/109 made at the Post Election Meeting on 20 April 2020, Council resolves as follows:

- 1. To note that the two year appointment of the position of Deputy Mayor is now due for review.
- 2. To review the appointment of Deputy Mayor of Redland City Council.

Option Two

This is not applicable as Council resolved to review the appointment of the Deputy Mayor for the period of two years (refer item 7.1 and Resolution 2020/109 from the Post-Election Meeting 20 April 2020).

OFFICER'S RECOMMENDATION

In accordance with Council Resolution 2020/109 made at the Post Election Meeting on 20 April 2020, Council resolves as follows:

- **1.** To note that the two year appointment of the position of Deputy Mayor is now due for review.
- 2. To review the appointment of Deputy Mayor of Redland City Council.

13.2 MARCH 2022 MONTHLY FINANCIAL REPORT

Objective Reference:	A6555824
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 March 22 🕹

PURPOSE

To note the year to date financial results as at 31 March 2022.

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

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. For the last two years, 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.

Interim audit 2021-2022

The 2021-2022 Queensland Audit Office conducted the 2021-2022 interim audit from 7-25 March 2022. As per previous years, this visit affords the opportunity for interim reviews to be undertaken on Council's systems and controls. The interim management report will be reviewed as part of the 2021-2022 year-end audit.

Development of Budget 2022-2023

Council officers are currently compiling submissions for the 2022-2023 annual budget.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of March 2022.

- 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 ratio did not meet the target at the end of March 2022:

• Asset sustainability ratio

The asset sustainability ratio continues to be a stretch target for Council with renewal spends of \$25.60M and depreciation expense of \$43.78M 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 March 2022 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 March 2022 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 March 2022.

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 March 2022	Consulted on financial results and outcomes.
Financial Services Group officers	Year to date March 2022	Consulted on financial results and outcomes.
Executive Leadership Team and Senior Leadership Team	Year to date March 2022	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 March 2022 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 March 2022 as presented in the attached Monthly Financial Report.



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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 March 2022. The year to date annual revised budget referred to in this report incorporates the changes from budget review adopted by Council on 16 February 2022.

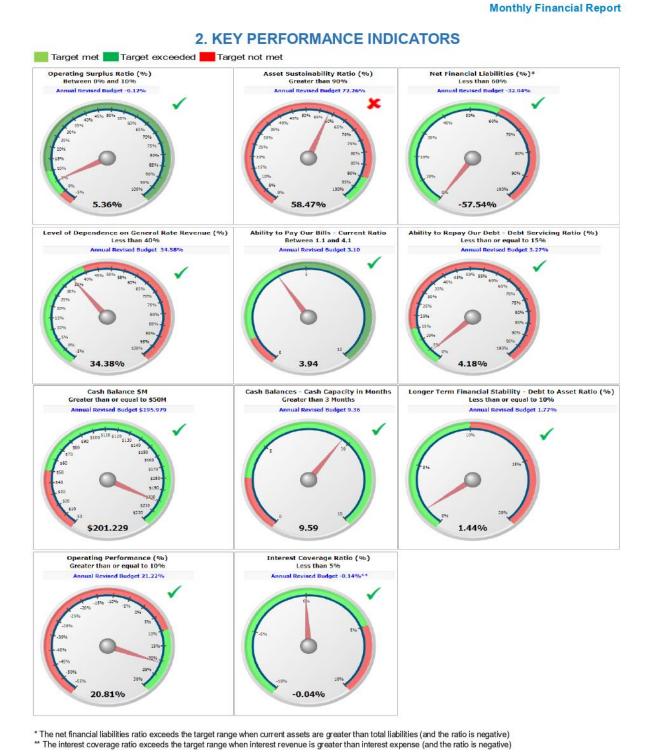
Key Financial Highlights and Overview						
Key Financial Results (\$000)	Annual Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ×
Operating Surplus / (Deficit)	(386)	5,904	12,583	6,679	113%	✓
Recurrent Revenue	314,224	237,909	234,941	(2,968)	-1%	*
Recurrent Expenditure	314,610	232,005	222,358	(9,647)	-4%	✓
Capital Works Expenditure	106,621	66,416	47,103	(19,313)	-29%	✓
Closing Cash & Cash Equivalents	195,979	186,835	201,229	14,394	8%	✓

Council reported a year to date operating surplus of \$12.58M which is favourable to budget by \$6.68M mainly on account of lower than budgeted expenditure on materials and services and lower depreciation due to timing of asset capitalisations, offset by lower levies and utility charges.

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 over budget mainly due to lower payments for property, plant and equipment and higher capital grants, subsidies and contributions offset by higher payments to suppliers. Constrained cash reserves represent 58% of the cash balance.







3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME							
For the	e period ending	31 March 20)22				
	Annual	Annual	YTD	YTD	YTD		
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000		
Recurrent revenue		0000					
Rates charges	111,574	111,650	83,734	83,076	(658)		
Levies and utility charges	170,378	170,378	128,074	125,048	(3,026		
Less: Pensioner remissions and rebates	(3,486)	(3,486)	(2,620)	(2,681)	(61		
Fees	15,337	17,797	13,232	13,775	543		
Rental income	1,067	1,214	935	993	58		
Interest received	2,037	2,016	1,461	1,295	(166		
Sales revenue	3,682	4,147	3,221	3,557	336		
Other income	469	546	504	619	115		
Grants, subsidies and contributions	9,496	9,962	9,368	9,259	(109)		
Total recurrent revenue	310,554	314,224	237,909	234,941	(2,968)		
Recurrent expenses							
Employee benefits	97,172	97,872	73,039	73,195	156		
Materials and services	145,459	148.858	108,077	100,356	(7,721)		
Finance costs	2,007	2,007	1,456	1,431	(25		
Depreciation and amortisation	67,563	67,563	50,674	48,652	(2,022		
Other expenditure	522	522	389	410	21		
Net internal costs	(2,213)	(2,213)	(1,630)	(1,686)	(56)		
Total recurrent expenses	310,511	314,610	232,005	222,358	(9,647)		
OPERATING SURPLUS / (DEFICIT)	43	(386)	5,904	12,583	6,679		
Capital revenue							
Grants, subsidies and contributions	22,133	30,721	13,141	12,292	(849)		
Non-cash contributions	2,461	2,461	1,817	30	(1,787)		
Total capital revenue	24,594	33,182	14,958	12,322	(2,636)		
Capital expenses							
(Gain) / loss on disposal of non-current assets	289	(50)	(195)	1,153	1,348		
Total capital expenses	289	(50)	(195)	1,153	1,348		
TOTAL INCOME	335,148	347,407	252,867	247,263	(5,604)		
TOTAL EXPENSES	310,799	314,560	231,810	223,511	(8,299)		
NET RESULT	24,349	32,847	21,057	23,752	2,695		
Other comprehensive income / (loss)							
Items that will not be reclassified to a net result							
Revaluation of property, plant and equipment	-	-	-	-	-		
TOTAL COMPREHENSIVE INCOME	24,349	32,847	21,057	23,752	2,695		
	24,040	02,047	21,007	20,752	2,03		

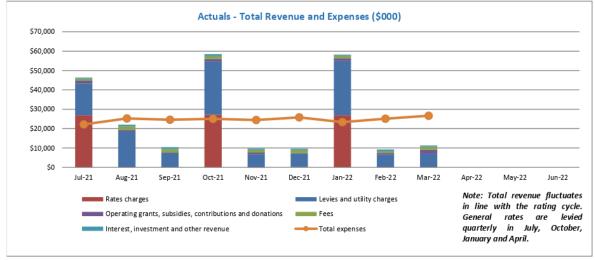


3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

For the per	riod ending 3 Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Levies and utility charges					
Refuse collection rate charge	30,931	30,931	23,139	23,193	54
SES separate charge	514	514	385	384	(1)
Environment & Coastal Management Separate Charge	10,802	10,802	8,093	8,057	(36)
Separate charge landfill remediation	3,473	3,473	2,605	2,590	(15)
Wastewater charges	50,354	50,354	37,771	37,807	36
Water access charges	20,949	20,949	15,690	15,628	(62)
Water consumption charges	53,355	53,355	40,391	37,389	(3,002)
Total levies and utility charges	170,378	170,378	128,074	125,048	(3,026)
For the per	riod ending 3 Annual Original	Annual Revised	YTD	YTD Actual	YTD Variance
For the per	Annual Original Budget	Annual Revised Budget			
FOT THE PER	Annual Original	Annual Revised	YTD Budget	Actual	Variance
	Annual Original Budget	Annual Revised Budget	YTD Budget	Actual	Variance
Materials and services	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	Actual \$000	Variance \$000
Materials and services Contractors	Annual Original Budget \$000 37,447	Annual Revised Budget \$000 39,148	YTD Budget \$000 23,895	Actual \$000 23,826	Variance \$000 (69)
Materials and services Contractors Consultants	Annual Original Budget \$000 37,447 2,775	Annual Revised Budget \$000 39,148 4,654	YTD Budget \$000 23,895 3,012	Actual \$000 23,826 1,879	Variance \$000 (69) (1,133)
Materials and services Contractors Consultants Other Council outsourcing costs*	Annual Original Budget \$000 37,447 2,775 26,444	Annual Revised Budget \$000 39,148 4,654 24,749	YTD Budget \$000 23,895 3,012 18,019	Actual \$000 23,826 1,879 15,929	Variance \$000 (69) (1,133) (2,090)
Materials and services Contractors Consultants Other Council outsourcing costs* Purchase of materials	Annual Original Budget \$000 37,447 2,775 26,444 54,490	Annual Revised Budget \$000 39,148 4,654 24,749 55,823	YTD Budget \$000 23,895 3,012 18,019 41,096	Actual \$000 23,826 1,879 15,929 38,141	Variance \$000 (69) (1,133) (2,090) (2,955)
Materials and services Contractors Consultants Other Council outsourcing costs* Purchase of materials Office administration costs	Annual Original Budget \$000 37,447 2,775 26,444 54,490 7,194	Annual Revised Budget \$000 39,148 4,654 24,749 55,823 7,376	YTD Budget \$000 23,895 3,012 18,019 41,096 9,242	Actual \$000 23,826 1,879 15,929 38,141 8,447	Variance \$000 (69) (1,133) (2,090) (2,955) (795)
Materials and services Contractors Consultants Other Council outsourcing costs* Purchase of materials Office administration costs Electricity charges	Annual Original Budget \$000 37,447 2,775 26,444 54,490 7,194 5,723	Annual Revised Budget \$000 39,148 4,654 24,749 55,823 7,376 5,750	YTD Budget \$000 23,895 3,012 18,019 41,096 9,242 4,303	Actual \$000 23,826 1,879 15,929 38,141 8,447 4,169	Variance \$000 (69) (1,133) (2,090) (2,955) (795) (134)
Materials and services Contractors Consultants Other Council outsourcing costs* Purchase of materials Office administration costs Electricity charges Plant operations	Annual Original Budget \$000 37,447 2,775 26,444 54,490 7,194 5,723 3,458	Annual Revised Budget \$000 39,148 4,654 24,749 55,823 7,376 5,750 3,481	YTD Budget \$000 23,895 3,012 18,019 41,096 9,242 4,303 2,543	Actual \$000 23,826 1,879 15,929 38,141 8,447 4,169 2,436	Variance \$000 (69) (1,133) (2,090) (2,955) (795) (134) (107)
Materials and services Contractors Consultants Other Council outsourcing costs* Purchase of materials Office administration costs Electricity charges Plant operations Information technology resources	Annual Original Budget \$000 37,447 2,775 26,444 54,490 7,194 5,723 3,458 3,685	Annual Revised Budget \$000 39,148 4,654 24,749 55,823 7,376 5,750 3,481 3,685	YTD Budget \$000 23,895 3,012 18,019 41,096 9,242 4,303 2,543 2,934	Actual \$000 23,826 1,879 15,929 38,141 8,447 4,169 2,436 2,838	Variance \$000 (69) (1,133) (2,990) (2,955) (795) (134) (107) (96)
Materials and services Contractors Consultants Other Council outsourcing costs* Purchase of materials Office administration costs Electricity charges Plant operations Information technology resources General insurance	Annual Original Budget \$000 37,447 2,775 26,444 54,490 7,194 5,723 3,458 3,685 1,467	Annual Revised Budget \$000 39,148 4,654 24,749 55,823 7,376 5,750 3,481 3,685 1,399	YTD Budget \$000 23,895 3,012 18,019 41,096 9,242 4,303 2,543 2,934 1,033	Actual \$000 23,826 1,879 15,929 38,141 8,447 4,169 2,436 2,838 1,049	Variance \$000 (69) (1,133) (2,090) (2,955) (795) (134) (107) (96) 16

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

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

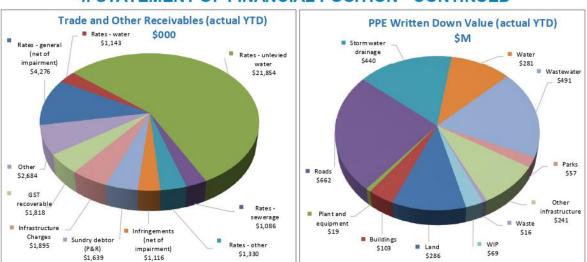




4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FIN/ As at 31 Ma		ION		
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	198,990	195,979	186,835	201,229
Short-term investment - CBA	-	-	10,000	10,068
Trade and other receivables	42,672	43,012	44,023	38,841
Inventories	916	1,024	984	737
Other current assets	1,810	4,967	4,967	4,595
Total current assets	244,389	244,982	246,809	255,470
NON-CURRENT ASSETS				
Investment property	1,225	1,225	1,225	1,225
Property, plant and equipment	2,619,909	2,709,572	2,685,594	2,665,558
Intangible assets	1,135	1,160	1,296	1,303
Right-of-use assets	4,723	4,984	5,243	5,236
Other financial assets	73	73	73	73
Investment in other entities	12,657	12,657	12,657	12,657
Total non-current assets	2,639,722	2,729,671	2,706,088	2,686,052
TOTAL ASSETS	2,884,111	2,974,652	2,952,897	2,941,522
			· ·	· · ·
CURRENT LIABILITIES				
Trade and other payables	37,171	45,927	49,944	30,182
Borrowings - current	8,326	8,919	8,919	8,919
Lease liability - current	1,294	1,130	4 4 0 0	
Provisions - current	15,270		1,130	1,130
Other current liabilities	10,210	17,207	1,130	1,130 14,991
	1,911	17,207 5,758		
Total current liabilities	· · · · ·		14,385	14,991
Total current liabilities NON-CURRENT LIABILITIES	1,911	5,758	14,385 6,168	14,991 9,568
	1,911	5,758	14,385 6,168	14,991 9,568
NON-CURRENT LIABILITIES	1,911 63,972	5,758 78,941	14,385 6,168 80,546	14,991 9,568 64,790
NON-CURRENT LIABILITIES Borrowings - non-current	1,911 63,972 38,659	5,758 78,941 37,990	14,385 6,168 80,546 27,365	14,991 9,568 64,790 27,338
NON-CURRENT LIABILITIES Borrowings - non-current Lease liability - non-current	1,911 63,972 38,659 4,377	5,758 78,941 37,990 4,704	14,385 6,168 80,546 27,365 4,989	14,991 9,568 64,790 27,338 5,116
NON-CURRENT LIABILITIES Borrowings - non-current Lease liability - non-current Provisions - non-current	1,911 63,972 38,659 4,377 21,539	5,758 78,941 37,990 4,704 22,675	14,385 6,168 80,546 27,365 4,989 21,446	14,991 9,568 64,790 27,338 5,116 23,032
NON-CURRENT LIABILITIES Borrowings - non-current Lease liability - non-current Provisions - non-current Total non-current liabilities	1,911 63,972 38,659 4,377 21,539 64,576	5,758 78,941 37,990 4,704 22,675 65,370	14,385 6,168 80,546 27,365 4,989 21,446 53,800	14,991 9,568 64,790 27,338 5,116 23,032 55,486
NON-CURRENT LIABILITIES Borrowings - non-current Lease liability - non-current Provisions - non-current Total non-current liabilities TOTAL LIABILITIES NET COMMUNITY ASSETS	1,911 63,972 38,659 4,377 21,539 64,576 128,547	5,758 78,941 37,990 4,704 22,675 65,370 144,311	14,385 6,168 80,546 27,365 4,989 21,446 53,800 134,346	14,991 9,568 64,790 27,338 5,116 23,032 55,486 120,276
NON-CURRENT LIABILITIES Borrowings - non-current Lease liability - non-current Provisions - non-current Total non-current liabilities TOTAL LIABILITIES NET COMMUNITY ASSETS COMMUNITY EQUITY	1,911 63,972 38,659 4,377 21,539 64,576 128,547 2,755,563	5,758 78,941 37,990 4,704 22,675 65,370 144,311 2,830,341	14,385 6,168 80,546 27,365 4,989 21,446 53,800 134,346 2,818,551	14,991 9,568 64,790 27,338 5,116 23,032 55,486 120,276 2,821,246
NON-CURRENT LIABILITIES Borrowings - non-current Lease liability - non-current Provisions - non-current Total non-current liabilities TOTAL LIABILITIES NET COMMUNITY ASSETS COMMUNITY EQUITY Asset revaluation surplus	1,911 63,972 38,659 4,377 21,539 64,576 128,547 2,755,563 1,035,840	5,758 78,941 37,990 4,704 22,675 65,370 144,311 2,830,341 1,106,353	14,385 6,168 80,546 27,365 4,989 21,446 53,800 134,346 2,818,551 1,106,353	14,991 9,568 64,790 27,338 5,116 23,032 55,486 120,276 2,821,246 1,106,353
NON-CURRENT LIABILITIES Borrowings - non-current Lease liability - non-current Provisions - non-current Total non-current liabilities TOTAL LIABILITIES NET COMMUNITY ASSETS COMMUNITY EQUITY	1,911 63,972 38,659 4,377 21,539 64,576 128,547 2,755,563	5,758 78,941 37,990 4,704 22,675 65,370 144,311 2,830,341	14,385 6,168 80,546 27,365 4,989 21,446 53,800 134,346 2,818,551	14,991 9,568 64,790 27,338 5,116 23,032 55,486 120,276 2,821,246





4. STATEMENT OF FINANCIAL POSITION - CONTINUED

Fo	r the period ending 31 March 2	022		
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual Balance \$000
Right-of-use asset				
Buildings	2,109	2,152	2,297	2,28
Land	2,435	2,508	2,612	2,61
Plant and Equipment	179	324	334	33

Closing balance

4,723 4,984

5,236

5,243

	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual Balance \$000
PPE movement				
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	109,081	68,234	47,134
Depreciation in year	(65,977)	(65,977)	(49,483)	(47,461
Disposals	(1,511)	(1,511)	(1,136)	(2,113
Other adjustments**		2) 2	-	19

Closing balance 2,619,909 2,709,572 2,685,594 2,665,558

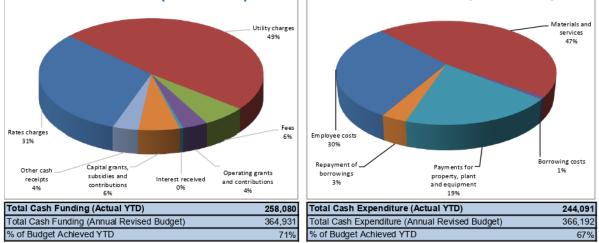
* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

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



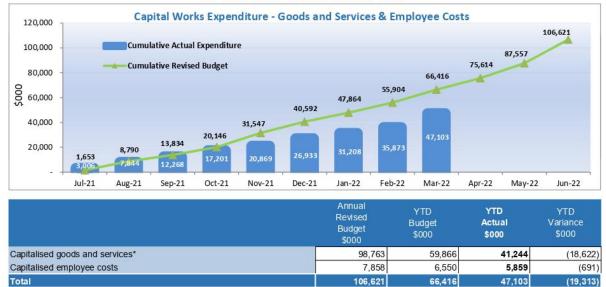
5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 March 2022					
	Annual	Annual	YTD	YTD	
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	297,941	301,019	225,140	226,802	
Payments to suppliers and employees	(246,606)	(249,290)	(178,903)	(186,887)	
	51,334	51,729	46,237	39,915	
Interest received	2,037	2,016	1,461	1,250	
Rental income	1,067	1,214	935	993	
Non-capital grants and contributions	14,109	14,575	9,337	9,317	
Borrowing costs	(1,763)	(1,763)	(1,752)	(1,769)	
Right-of-use assets interest expense	(131)	(131)	(98)	(95)	
Net cash inflow / (outflow) from operating activities	66,654	67,641	56,120	49,611	
CASH FLOWS FROM INVESTING ACTIVITIES	L				
Payments for property, plant and equipment	(70,498)	(106,620)	(66,417)	(47,377)	
Proceeds from sale of property, plant and equipment	1,222	1,562	1,331	960	
Capital grants, subsidies and contributions	22,133	30,721	13,141	15,258	
Other cash flows from investing activities*	3,500	3,500	3,500	3,500	
Net cash inflow / (outflow) from investing activities	(43,642)	(70,838)	(48,445)	(27,659)	
CASH FLOWS FROM FINANCING ACTIVITIES					
Proceeds of borrowings	10,324	10,324	-	-	
Repayment of borrowings	(7,243)	(7,243)	(7,220)	(7,230)	
Right-of-use lease payment	(1,145)	(1,145)	(860)	(733)	
Net cash inflow / (outflow) from financing activities	1,936	1,936	(8,080)	(7,963)	
Net increase / (decrease) in cash held	24,947	(1,261)	(405)	13,989	
Cash and cash equivalents at the beginning of the year	174,043	197,240	187,240	187,240	
Cash and cash equivalents at the end of the financial year / period	198,990	195,979	186,835	201,229	
Cash Inflow (actual YTD)	Cash Outflow (actual YTD)				



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



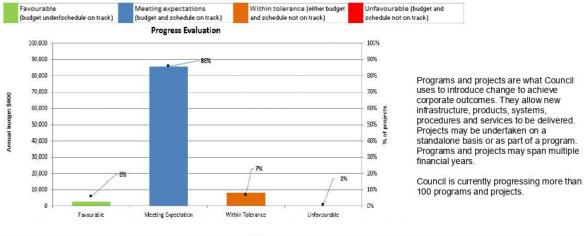


6. CAPITAL EXPENDITURE

* Excludes capital prepayments.

The status of two notable projects are as follows:

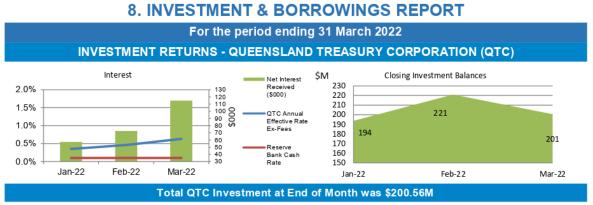
7. PROGRAM AND PROJECT UPDATE



Notable Projects

Project description	Progress	
Stormwater Drainage Renewal Program - renewal of stormwater drainage in Redland City Council	Meeting Expectations	
Revetment Wall Upgrade Voyagers Ct - renewal of the revetment wall at Voyagers Court, Raby Bay	Meeting Expectations	



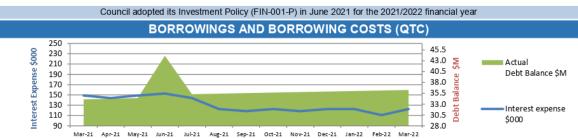


Council investments are currently held predominantly in the Capital Guaranteed Cash Fund, which is a fund operated by the Queensland Treasury Corporation (QTC). In October 2021 \$10.068M was re-invested in a term deposit of Commonwealth Bank of Australia (CBA) to maximise interest earnings.

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 0.63%. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.



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 in July 2021, for 2021/2022, which will result in the loans being repaid approximately one year earlier.

The debt balance increased in June 2021 due to new borrowings of \$9.61M as part of Council's Capital Works Plan.

In July 2021 the debt balance shows a decrease due to the Annual Debt Service Payment (ADSP). Interest will accrue monthly on a daily balance until next ADSP in July 2022 which is reflected in the increasing debt balance.

Total Borrowings at End of Month were \$36.26M						
Council adopted its Debt Policy (FIN-009-P) in Ju	Council adopted its Debt Policy (FIN-009-P) in June 2021 for the 2021/2022 financial year					
BORROWINGS For the period ending 31 March 2022						
	Annual	Annual	YTD	YTD		
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual Balance \$000		
Borrowings						
Opening balance	(44,228)	(44,153)	(44,153)	(44,153)		
Accrued interest on borrowings	(1,439)	(1,438)	(1,104)	(1,104)		
Interest paid on borrowings	1,763	1,763	1,753	1,769		
Principal repaid	7,243	7,243	7,220	7,231		
Loan drawdown	(10,324)	(10,324)	-	-		
Closing balance	(46,985)	(46,909)	(36,284)	(36,257)		



9. CONSTRAINED CASH RESERVES

Reserves as at 31 March 2022	Purpose of reserve	Opening Balance	To Reserve	From Reserve	Closing Balance
		\$000	\$000	\$000	\$000
Special Projects Reserve:	To fund Acustic Departice excellenced well works are seen			(11)	
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	20	(14)	6
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	-	348	(2)	346
Waste Levy Reserve	To fund Waste Levy Program	-	3,951	(3,780)	171
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	4,265	2,062	(1,831)	4,496
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	3,716	1,997	(732)	4,981
		7,981	8,378	(6,359)	10,000
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	6,148	2,797	(3,305)	5,640
Land for Community Facilities Trunk Infrastruture Reserve	Land for community facilities trunk infrastructure	4,829	100	-	4,929
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,760	141	-	14,901
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,165	2,489	(1,398)	12,256
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	36,517	4,333	(535)	40,315
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	13,288	1,498	(523)	14,263
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,898	458	-	10,356
Tree Planting Reserve	Acquisition and planting of trees on footpaths	169	77	(11)	235
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	226	45	(58)	213
Special Property Reserve	Acquisition of property in line with the strategic property framework	-	1,308	-	1,308
		97,000	13,246	(5,830)	104,416
Separate Charge Reserve:					
Environment & Coastal Management Separate Charge Reserve	Ongoing conservation and maintenance operations	-	8,057	(6,176)	1,881
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	70	384	(354)	100
		70	8,441	(6,530)	1,981
Special Charge Reserve - Canals:					
Aquatic Paradise Canal Reserve*	Maintenance and repairs of Aquatic Paradise canals	758	-	-	758
Sovereign Waters Lake Reserve*	Maintenance and repairs of Sovereign Lake	431	-	-	431
1718 Raby Bay Canal Reserve	Service, facility or activity of works in respect of the canals of the Raby Bay canal estate	219	-	-	219
1718 Aquatic Paradise Canal Reserve	Service, facility or activity of works in respect of the canals of the Aquatic Paradise canal estate	(495)	-	-	(495)
1718 Sovereign Waters Lake Reserve	Service, facility or activity of works in respect of the lake	(56)	-	-	(56)
		857	-	-	857
TOTALS		105,908	30,065	(18,719)	117,254
		Closing cash a	and cash equiva	alents	201,229
		Reserves as percentage of cash balance			58%

*No interest charged for these reserves in March 2022 year to date due to low prevailing interest rate.

10. CITY	WATER S	TATEMENTS
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10.011	I WATER .	STATENIE			
CITY WATER S For the	SUMMARY OP				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	128,167	128,331	96,575	93,755	(2,82
Total expenses	75,785	76,235	56,000	52,717	(3,283
Earnings before interest, tax and depreciation (EBITD)	52,382	52,096	40,575	41,038	46
External interest expense	224	224	182	178	(4
Internal interest expense	15,139	15,139	11,354	11,354	
Depreciation	24,711	24,711	18,533	18,343	(190
Operating surplus / (deficit)	12,309	12,022	10,506	11,163	65
	R CAPITAL FU				
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Capital contributions, donations, grants and subsidies	2,956	2,956	2,217	2,630	41
Net transfer (to) / from constrained capital reserves	1,019	(1,498)	(1,392)	(2,572)	(1,180
Non-cash contributions	0.070	0.070	4 704		(1 70

Net transfer (to) / from constrained capital reserves	1,019	(1,498)	(1,392)	(2,572)	(1,180)
Non-cash contributions	2,379	2,379	1,784	-	(1,784)
New loans	3,368	3,368	-	-	-
Funding from utility revenue	(2,699)	7,529	6,708	3,632	(3,076)
Total sources of capital funding	7,023	14,733	9,317	3,690	(5,627)
Contributed assets	2,379	2,379	1,784	-	(1,784)
Capitalised expenditure	3,982	11,692	6,982	3,127	(3,855)
Loan redemption	662	662	551	563	12
Total application of capital funds	7,023	14,733	9,317	3,690	(5,627)

11. CIT	Y WASTE	STATEME	NTS						
	STE OPERAT								
For the period ending 31 March 2022									
Annual Annual YTD YTD YTD Original Revised Budget Annual Verlage									
	Budget \$000	Budget \$000	Budget \$000	Actual \$000	Variance \$000				
Total revenue	32,893	32,904	28,394	28,519	125				
Total expenses	23,973	24,033	21,734	21,326	(408)				
Earnings before interest, tax and depreciation (EBITD)	8,920	8,870	6,660	7,193	533				
External interest expense	7	7	6	6	-				
Depreciation	423	423	317	293	(24)				
Operating surplus / (deficit)	8,490	8,440	6,337	6,894	557				
CITY WAST	E CAPITAL FL	JNDING STAT	EMENT						
For the	period ending	g 31 March 2	022						
	Annual	Annual	YTD	YTD	YTD				
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000				
Funding from utility revenue	755	1,329	775	520	(255)				
Total sources of capital funding	755	1,329	775	520	(255)				
Capitalised expenditure	600	1,174	630	410	(220)				
Loan redemption	155	155	145	110	(35)				
Total application of capital funds	755	1,329	775	520	(255)				



Monthly Financial Report

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



March 2022: Headcount	Employee Type			
Department Level	Casual	Full Time	Part Time	Total
Office of CEO and People and Culture	3	38	12	53
Organisational Services	2	208	21	231
Community and Customer Services	48	280	67	395
Infrastructure and Operations	8	339	17	364
Total	61	865	117	1.043

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.

Over	Overdue Rates Debtors & Statistics								
	Comparison March 2022 to March 2021								
Days		%		%	\$	%			
Overdue	Mar-22	Overdue	Mar-21	Overdue	Variance	Variance	Rates & Charges Statistics	Mar-22	Mar-21
0 - 30	\$1,132	0.0%	\$72 3	0.0%	\$409	0.0%	Levied (Billed) Rates & Charges since 1 July	\$221,458,147	\$21 1 ,2 3 9,537
31 - 6 0	\$3,969,712	1.7%	\$3,900,195	1.7%	\$69,517	0.0%	Rate arrears b/fwd 1 July	\$10,693,344	\$12,988,652
61 - 90	\$278	0.0%	\$322	0.0%	-\$44	0.0%	Total	\$232,151,491	\$224,228,189
91 - 180	\$1,660,768	0.7%	\$1,749,643	0.8%	-\$88 ,875	-0.1%	Balance of overdue rates & charges	\$9,161,260	\$10,415,135
>180	\$3,529,370	1.5%	\$4,764,252	2.1%	-\$1,234,882	-0.6%	Percentage Overdue	3.9 %	4.6%
Total	\$9,161,260	3.9%	\$10,415,135	4.6%	-\$1,253,875	-0.7%			



Monthly Financial Report

13. GLOSSARY

Key	rm	

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	
Dperating Surplus Ratio*: This is an indicator of the extent to which revenues raised cover operational	Net Operating Surplus Total Operating Revenue
expenses only or are available for capital funding purposes	
Asset Sustainability Ratio*:	Capital Expenditure on Replacement of Infrastructure Assets (Renewa
This ratio indicates whether Council is renewing or replacing existing non- inancial assets at the same rate that its overall stock of assets is wearing out	Depreciation Expenditure on Infrastructure Assets
Net Financial Liabilities*:	Total Liabilities - Current Assets
This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues	Total Operating Revenue
_evel of Dependence on General Rate Revenue:	General Rates - Pensioner Remissions
This ratio measures Council's reliance on operating revenue from general rates 'excludes utility revenues)	Total Operating Revenue - Gain on Sale of Developed Land
Current Ratio:	Current Assets
This measures the extent to which Council has liquid assets available to meet short term financial obligations	Current Liabilities
Debt Servicing Ratio:	Interest Expense*** + Loan Redemption^
This indicates Council's ability to meet current debt instalments with recurrent evenue	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	Cash Held at Period End
nvestments.	
Cash Capacity in Months:	Cash Held at Period End
This provides an indication as to the number of months cash held at period end would cover operating cash outflows	[[Cash Operating Costs + Interest Expense] / Period in Year]
onger Term Financial Stability - Debt to Asset Ratio:	Current and Non-current Debt**
This is total debt as a percentage of total assets, i.e. to what extent will our long erm debt be covered by total assets	Total Assets
Operating Performance:	Net Cash from Operations + Interest Revenue and Expense
This ratio provides an indication of Council's cash flow capabilities	Cash Operating Revenue + Interest Revenue
nterest Coverage Ratio:	Net Interest Expense on Debt Service***
This ratio demonstrates the extent to which operating revenues are being used o meet the financing charges	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.



13.3 2022 FEDERAL ELECTION ADVOCACY

Objective Reference:	A6563057
Authorising Officer:	Amanda Pafumi, General Manager Organisational Services
Responsible Officer:	Tony Beynon, Group Manager Corporate Governance
Report Author:	Allan McNeil, Executive Officer, Office of the Mayor
Attachments:	1. Federal Election Advocacy 🗓

PURPOSE

To request Council adopts the attached 2022 Federal election Advocacy Document as its priorities for the upcoming Federal election and other advocacy opportunities.

BACKGROUND

Council is committed to partnering with all levels of government to deliver important projects, policies and initiatives for the Redlands Coast community. This commitment is highlighted in the *Our Future Redlands – A Corporate Plan to 2026 and Beyond*, specifically objective 1.4 – Advocate for services and funding across our city to enhance social, cultural, environmental and economic outcomes. Council's commitment to advocating on behalf of the community will be further supported through the establishment of the Advocacy, Major Projects and Economic Development (AMPED) department adopted by Council at the General Meeting 16 February 2022.

The upcoming Federal election provides an opportunity to advocate for key priorities on behalf of the community, with the objective of securing a commitment from candidates and the incoming Federal Government. The priorities outlined in this advocacy document have been informed by Council's Corporate Plan, existing advocacy priorities, engagement with Councillors and Council officers and the Australian Local Governmental Association National 2022 General Assembly Motions adopted at the General Meeting 16 March 2022. These advocacy priorities will provide the foundations for ongoing advocacy and partnerships with the Federal Government to deliver for our Redlands Coast community.

ISSUES

Redland City Council has a history of advocating on behalf of our community, with a particular emphasis placed on Federal and State Government elections. Previous election advocacy documents are available on Council's website and have been provided to candidates in the lead up to past elections with the aim of securing commitments from the candidates and their respective political parties.

Past advocacy has resulted in a number of successful outcomes, including:

• Securing the Commonwealth Birkdale Land

In addition to being included in Council's 2019 Federal election advocacy document, securing this land for the community was a key Council advocacy priority over a number of years. This included meetings with several Federal Ministers, Assistant Ministers, Shadow Ministers and two Prime Ministers. Additionally the Mayor presented the Prime Minister with a petition of 6,300 signatures in January 2019 calling on the Federal Government to sell the land to Council after the Federal Budget suggested the land would be used for residential development.

This successful advocacy secured this important land for the community, with Council in the process of master planning the property to ensure it can be accessed and enjoyed by future generations, while at the same time protecting its important environmental and historical values.

• Improved Internet and Mobile Connectivity

Limited mobile and internet connectivity has long been identified as a challenge across Redlands Coast, with Council identifying it as a key advocacy priority for past Federal and State elections, including the 2019 Federal election advocacy document. Council's advocacy has focussed on the need for greater connectivity to support the local economy as well as providing better connectivity for community safety during disasters and severe weather events.

Following this advocacy, two new mobile towers were delivered on North Stradbroke and Russell Island, improving mobile services. Additionally Council's past advocacy has helped secure State Government support for better internet connectivity through Council's Fibre Expansion Project. While these past commitments are acknowledged and welcome, additional internet and mobile connectivity is required and as such this remains an advocacy priority for Council.

• Improved health services

Council has long advocated to both the State and Federal Government for better health outcomes. This advocacy includes a partnership with Queensland Health/Metro South Hospital and Health Services and Mater Misericordiae to master plan the Redlands Health and Wellness Precinct (RHWP), a project that leverages the expansion of the Redlands Hospital and Mater Private Hospital. Additionally the State Government has recently announced a satellite hospital at Weinam Creek, a project that has been supported through a land swap between Council and the State Government to enable it to be delivered.

While these partnerships are acknowledged, advocating for improved health facilities continues to be a priority for Council and so remains an important part of the 2022 Federal election Advocacy document.

• Recognition of our regional challenges

As part of South East Queensland, Redland City is ineligible for a number of regional grant opportunities. Council has long advocated for our islands to be classified as regional under State and Federal grants in recognition of their isolation, socio-economic and demographic challenges, which are comparable to many regional and remote communities.

Past advocacy has resulted in the Federal Government including parts of the city in regional funding opportunities, including the Building Better Regions Fund, providing greater support for projects on our islands and in the south of the city.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements associated with this report.

Risk Management

There is no increased risk associated with this report.

Financial

There are no financial implications associated with this report.

People

There is not expected to be any impact on Council resources as a result of this report.

Environmental

There are no environmental implications associated with this report.

Social

There are no social implications associated with this report.

Human Rights

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

Alignment with Council's Policy and Plans

This report aligns with objective 1.4 – Advocate for services and funding across our city to enhance social, cultural, environmental and economic outcomes of *Our Future Redlands – A Corporate Plan* to 2026 and Beyond.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Executive Leadership Team	28 March 2022	Review of draft advocacy document.
Key Council Officers	February - March	Council officers identified key advocacy priorities and
	2022	provided information for inclusion in federal election
		document.
Councillors	February - March	Ongoing engagement during development of advocacy
	2022	document and review of draft advocacy document.

OPTIONS

Option One

That Council resolves as follows:

- 1. To adopt the Redlands Coast's Federal election document as outlined in Attachment 1 as its priorities for the upcoming Federal election and other advocacy opportunities.
- 2. To write to all candidates and political parties for the upcoming Federal election to request their commitment to the projects outlined in the Federal election document.
- 3. Following the Federal election, to write to the incoming Federal Government to request its commitment to the projects outlined in the Federal election document.

Option Two

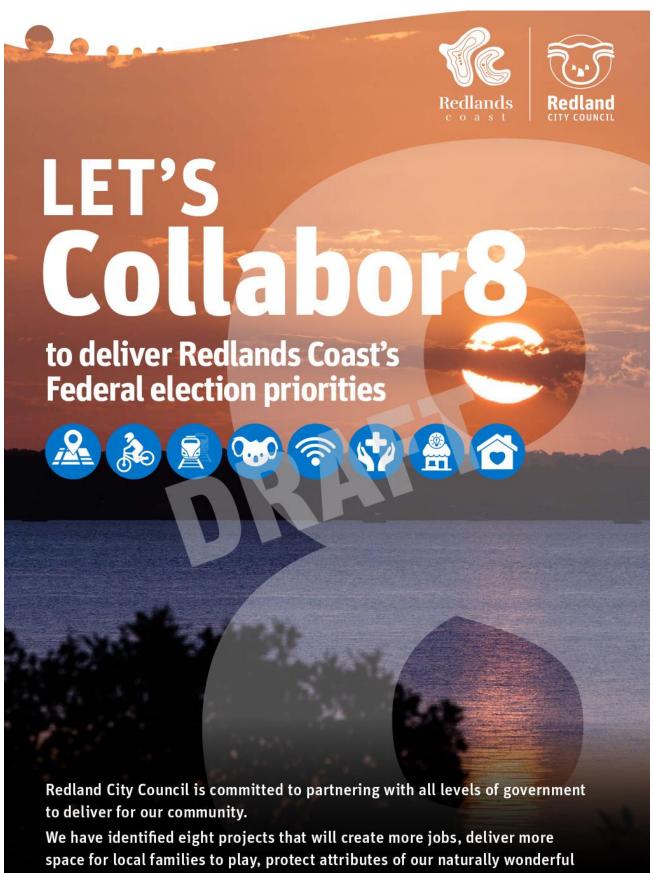
That Council resolves as follows:

- 1. To adopt an amended set of Federal election priorities and other advocacy opportunities.
- 2. To write to all candidates and political parties for the upcoming Federal election to request their commitment to the projects outlined in the Federal election document.
- 3. Following the Federal election, to write to the incoming Federal Government to request its commitment to the projects outlined in the Federal election document.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

- **1.** To adopt the Redlands Coast's Federal election document as outlined in Attachment 1 as its priorities for the upcoming federal election and other advocacy opportunities.
- 2. To write to all candidates and political parties for the upcoming Federal election to request their commitment to the projects outlined in the Federal election document.
- 3. Following the Federal election to write to the incoming Federal Government to request its commitment to the projects outlined in the Federal election document.



environment and help our community travel around the city safer and faster.

Birkdale Community Precinct

The opportunity

Situated on former Commonwealth land and including Willard's Farm on Old Cleveland Road East, the 62-hectare Birkdale Community Precinct offers exciting intergenerational opportunities. Home to a World War II radio receiver and an historic farmstead, the property holds significant history, as well as large cleared areas, offering an opportunity for local families, businesses and community groups.

Council purchased these properties to save them from being developed into housing and we are committed to creating a lasting community legacy through a series of exciting projects, including:

- · water play and recreation areas,
- a whitewater facility for the Brisbane 2032 Olympic and Paralympic Games,
- restoration of the historic Willard's Farm House and surrounding buildings,
- · educational, agricultural and food areas,
- a communications and exhibition hub celebrating the property's historic role in the war, and
- a celebration of culture, including our First Nations cultures and European heritage.

This precinct also aligns with the Federal Government's support of the Games of the XXXV Olympiad and the opportunities it will deliver for tomorrow's athletes and communities.



The benefits

This precinct will deliver exciting benefits for the community, including:

- employment with a focus on potential apprenticeships and cadetships,
- more space for local and visiting families to enjoy, including water play and parks,
- · space for local artists, historians and cultural professionals,
- · educational facilities covering a variety of topics,
- the protection and enhancement of greenspace and vegetation, and
- improved transport infrastructure connecting the site to the city and wider South East Queensland (SEQ) region.

The partnership

Council's plans align with several Federal Government commitments, including creating more employment and apprenticeships, protecting the property's environmental character, supporting our agricultural sector, celebrating our heritage and history and delivering space for families to play.

As home to our canoe slalom venue for the Brisbane 2032 Games, this precinct also aligns with the Federal Government's support of the Games of the XXXV Olympiad and the opportunities it will deliver for tomorrow's athletes and communities.

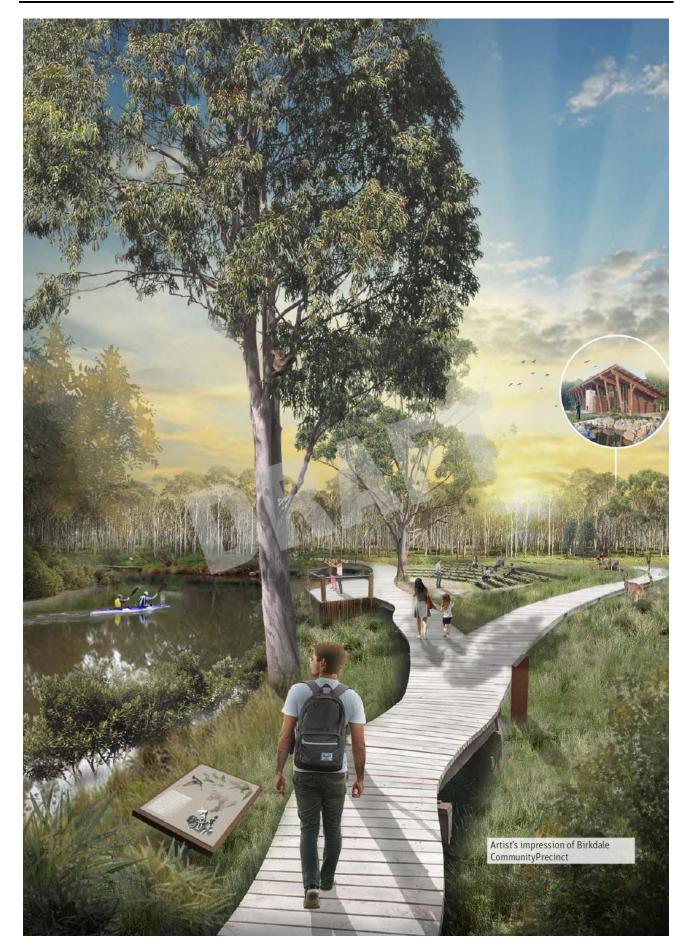
Council has invested heavily in buying these properties, saving them from being turned into housing. While the final project design is still being completed, support from all levels of government over the next decade will be needed to help make this exciting project a reality.

Council is seeking investment support from the Federal Government to deliver this legacy project.



Original Willard farmhouse at site of Birkdale Communtiy Precinct

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2 Redlands Coast Regional Sport and Recreation Precinct



The opportunity

In 2032 the eyes of the world will be on South East Queensland as we host the Olympic and Paralympic Games and this 101-hectare precinct, situated in the rapidly growing south of the city, will help to meet our community's current and future sport and recreation needs.

Located at Heinemann Road in Mount Cotton, when complete, Redlands Coast Regional Sport and Recreation Precinct will deliver:

- 13 touch football fields,
- 3 rugby league fields,
- · BMX track and criterium track,
- three clubhouses,
- a regional-level play space with pump track, zero-depth water play and kickabout space,
- picnic areas, tracks and trails,
- · boardwalks and rehabilitated wetlands, and
- more than 800 carparks.

Preliminary and detailed design is underway with construction on Stage 1 due to begin later this year, delivering BMX and criterium tracks, regional play space, carparks and other essential infrastructure.



Artist's impression of Redlands Coast Sport and Recreation Precinct

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The benefits

Construction of Stage 1 alone is set to create 161 direct and indirect jobs and generate significant economic benefits across the city. The facilities and site layout will also enable large sporting events and carnivals to be staged, presenting regular domestic tourism opportunities that will benefit local businesses and create more jobs.

This new facility will be home to a number of local clubs, including; Redlands Rugby League Club, Redlands Touch Association, Redlands BMX Club and Redlands Cycling and Multisport Club.

In addition to providing new sporting facilities, clubhouses and parking for these sports; it will also deliver plenty of space for local families to enjoy, including water play, playgrounds, picnic areas and bushwalking.

Clubs moving to this new precinct will also free up space at other sporting facilities across the city so other clubs can expand. Redlands Coast is expected to welcome an extra 10,000 people over the next five years, predominantly in the south of the city, and this facility will ensure current and new families have somewhere to play the sports they love.

This project will help the Federal Government deliver key commitments including; building a more active Australia, achieving sporting excellence and strengthening Australia's sport industry (Sport 2030, National Sport Plan).

It also aligns with the Federal Government's support of the Brisbane 2032 Olympic and Paralympic Games, including the opportunity for it to be used as a training facility for Olympic and Paralympic teams.

Redlands Coast is expected to welcome an extra 10,000 people over the next five years... this facility will ensure current and new families have somewhere to play the sports they love.

The partnership

To date Council has invested in buying the land for the precinct, as well as committing significant capital and operational costs.

Council is also pleased to have secured \$4.5 million in State Government funding and we are now seeking a partnership with the Federal Government to help make this exciting project a reality.



Cransport infrastructure



The opportunity

South East Queensland (SEQ) is one of the fastest growing regions in Australia and, like all SEQ communities, Redlands Coast is experiencing congestion and growth-related pressures.

To ensure residents can travel around the city safer and faster, Council is looking for a commitment from the Federal Government to partner with the State Government and Council to deliver a number of transport projects, including the duplication of the Cleveland Rail line and the Eastern Busway.

The benefits

Duplication of the Cleveland Rail line

With a single line servicing Redlands Coast, travel via rail has become unviable. According to the State Government's SEQ Regional Transport Plan (SEQ RTP), it is faster to drive to the Brisbane CBD than travel by public transport, with it currently taking 64 minutes to travel from Cleveland to Central Station by rail.

While it is acknowledged rail is traditionally State Government transport infrastructure, recent examples of the Federal Government investing in South East Queensland rail projects include the Beerburrum to Nambour upgrade and Brisbane Metro.

These projects show there is a commitment at a Federal Government level to relieve road congestion through rail investment and Council is seeking a commitment to help make the long-awaited Cleveland Rail duplication a reality. In addition to servicing the Redlands and parts of Brisbane, the Cleveland rail line will also connect a number of venues for the Brisbane 2032 Olympic and Paralympic Games, including the Birkdale white water facility and sailing at Manly. Duplicating the Cleveland rail line will ensure people can travel via rail effectively, reducing reliance on private vehicles and reducing congestion.

The Eastern Busway

As highlighted in the *Redlands Coast Transport Strategy and Council of Mayors (SEQ) People Mass Movement Study* an extension of the Eastern Busway as a dedicated corridor to Capalaba, is considered critical transport infrastructure.

While it is noted the State Government is currently prioritising the Eastern Transitway, Council believes this is an interim measure only and the priority should be delivering the full Eastern Busway as previously promised.

Council is also partnering with Shayher Corporation to revitalise the Capalaba Central Business District (CBD). Combined with other exciting projects in the north of the city, including the Birkdale Community Precinct, the Capalaba CBD project provides the perfect catalyst to prioritise delivery of the Eastern Busway.

The partnership

The recently signed SEQ City Deal includes funding to plan regional infrastructure. Council believes both of these projects should be included in this planning and is looking to partner with the Federal Government to plan and ultimately deliver these much needed projects.



Like all SEQ communities, Redlands Coast is experiencing congestion and growth-related pressures

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Increased funding for Council's on-the-ground koala research and conservation projects



The opportunity

Following prolonged drought, the black summer bushfires, and the cumulative impacts of disease and urbanisation, Koalas were officially classed as endangered under the *Environment Protection and Biodiversity Conservation Act (EPBC Act)* 1999 on 11 February 2022.

While the federal government also recently announced an additional \$50 million investment in koala protection, it is noted none of this funding was specifically directed to support councils in carrying out existing or planned koala conservation initiatives and actions.

Council recognises the need for increased partnerships and a coordinated effort across all levels of government to protect koala populations, and is seeking specific support from the federal government to deliver a series of on the ground koala research and conservation programs across the city.

The benefits

Redland City Council is a recognised leader in Local Government koala conservation in South East Queensland.

Our focus on understanding the science and developing partnerships to help protect our local koala population is a key strategy outlined in our *Redlands Coast Koala Conservation Plan and Action Plan 2022 -2027*.

The plan identifies a robust science-based approach to koala conservation that is supported by strong actions to protect and retain the local koala population.

This includes innovation such as the development of a Bluetooth-based tracking program, aimed at encouraging citizen science koala research in tandem with university research partnerships to combat disease and increase understanding of koala movement and population dynamics.

Bluetooth-tracking makes it easier for the community to observe and report koalas in their natural habitat. It also aids the development of conservation-based tourism.

The koala is a globally recognised iconic species and is the number one Australian animal that tourists want to see when holidaying here.

With South East Queensland hosting the 2032 Olympic and Paralympic Games, supporting programs such as these have the potential to grow the region's tourism market and deliver significant economic and environmental benefits.

The partnership

Council is seeking financial support from the Federal Government to continue our innovative koala research and conservation efforts.

Ideally we would welcome the opportunity to develop a strategic partnership with the Federal Government that includes long term funding and robust research outcomes to better understand how all levels of government can work together to protect koala populations.



Supporting these onthe-ground initiatives will provide a coordinated and innovative research and conservation program

Redland City Council | Federal Advocacy Plan 2022

7

Internet/mobile connectivity



Parts of Redlands Coast have significant mobile and internet connectivity issues, which not only create challenges for local business but also community safety concerns. This is particularly so for our island communities where isolation is a concern during an emergency.

To help combat these challenges, Redland City Council would welcome a Federal commitment to the following projects:

- · improved mobile coverage across the city, and
- improved internet connectivity to support local businesses to grow and access national and international markets.

The benefits

Improved citywide mobile coverage

Following ongoing advocacy, Council acknowledges the Federal Government's commitment for new mobile phone towers on North Stradbroke Island (*Minjerribah*) and Russell Island. Despite this welcome investment, mobile phone coverage remains an issue in a number of areas of the city and requires further Federal Government investment.

Additionally, during the February 2022 flooding event several local towers lost power, resulting in a loss of service for areas of the city. With parts of our city (particularly our islands) isolated, existing towers servicing these communities require resilience upgrades or secondary power options.

Improved internet connectivity to support local business grow and access national and international markets

Currently about 60 per cent of Redlanders of working age leave the city each day to work or study. Independent surveys with local businesses have identified internet connectivity as one of the greatest impediments to local economic growth. The surveys revealed that poor connectivity had forced a number of businesses to leave our city and re-establish in areas of better and more reliable connectivity.

Providing fast and reliable internet connectivity would lay the foundations for economic growth in the city, particularly in the key economic hubs of Cleveland and Capalaba.

Council's Fibre Expansion Project aims to connect key economic precincts across the city, with the opportunity for local business to benefit from these connections. With the support of the State Government, Stage 1 of the project has been completed successfully, with three additional stages under consideration.

Independent surveys with local businesses have identified internet connectivity as one of the greatest impediments to local economic growth.

The partnership

Council is seeking a commitment from the Federal Government to partner with Council to deliver this coverage and connectivity.



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Redlands Health and Wellness Precinct



The opportunity

Redland Hospital currently has a significant deficit of beds and specialist services, resulting in local patients having to travel outside the city for hospital and specialist treatment.

Redland City Council has partnered with Queensland Health/Metro South Hospital and Health Services and Mater Misericordiae to master plan the Redlands Health and Wellness Precinct (RHWP), a project that leverages the expansion of the Redland Hospital and Mater Private Hospital.

The benefits

The RHWP project would not only provide improved health services across the city, particularly in specialist and acute tertiary health services, it would also deliver significant employment opportunities.

Health accounts for more than 16 per cent of local jobs and delivering the health and wellness precinct would provide employment and training opportunities in key areas, including research and development and advanced medical goods manufacturing.

The partnership

Council is seeking a commitment from the Federal Government to partner with Council and the State Government on the next stage of the planning process, including providing funding to assist with project delivery.

We are also looking for a commitment to help fund specialist medical services, including oncology and birthing services, as well as initiatives to address health needs particularly for our island communities.

Health accounts for more than 16 per cent of local jobs and delivering the health and wellness precinct would provide employment and training opportunities in key areas.



Redland City Council | Federal Advocacy Plan 2022 9

Small business and innovation

The opportunity

Small business is the lifeblood of the Redlands Coast economy. Almost 40 per cent of businesses in the city are small to micro businesses, accounting for approximately 88 per cent of local employment. Redlands Coast also has an active innovation sector, with passionate and capable locals exploring innovation across many areas of business.

Despite this local passion, the local business sector faces a number of challenges to success, including:

- the absence of a dedicated small business support hub, .
- low self-containment of 43 per cent (based on ABS 2016 Census data), meaning 57 per cent of working residents leave the city to work, and
- ongoing COVID-19 challenges. •

Redlands Coast also has an active innovation sector, with passionate and capable locals exploring innovation across many areas of business.

The benefits

Supporting local business will deliver significant benefits for the community, including:

- generating local employment, reducing the need for residents to leave the city for work,
- connecting existing local businesses with regional, state, national and international customers,
- better economic and social outcomes for the community, and
- fostering increased innovation and entrepreneurialism.

The partnership

Council is seeking a Federal Government commitment to support three key outcomes for local business:

- investment to support the key growth sectors identified in Council's Economic Development Framework,
- funding for a local innovation and growth hub to provide targeted local businesses with temporary accommodation and access to coaching, mentoring and networking, and
- a commitment in funding critical infrastructure upgrades that enable businesses to thrive, including transport and internet connectivity.



Redland City Council | Federal Advocacy Plan 2022

Increased support to combat housing pressures, including provision of social housing and reducing homelessness

The opportunity

Housing pressures are being experienced across the nation, with a rise in the cost of housing products and skilled labour increasing the costs of buying and renting.

Redlands Coast has areas of socio-economic disadvantage that are potentially more susceptible to these pressures, including the Southern Moreton Bay Islands which are in the third Socio-Economic Indexes for Areas (SEIFA) percentile for Australia. This means that 97 per cent of communities in Australia are better off against social and economic indicators.

Additionally, a shortage of social housing and associated services is adding to these housing pressures, increasing incidents of homelessness and people sleeping rough across our city.

A shortage of social housing and associated services is adding to housing pressures, increasing incidents of homelessness and people sleeping rough.

The benefits

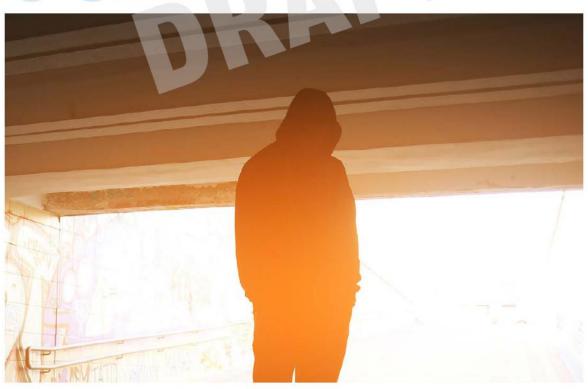
A more accessible and affordable housing market provides stability for the community and enables residents to remain near their support networks.

Additionally, more support for those requiring social housing and associated services will ensure our residents remain in the city, contributing to the community's overall social and economic fabric.

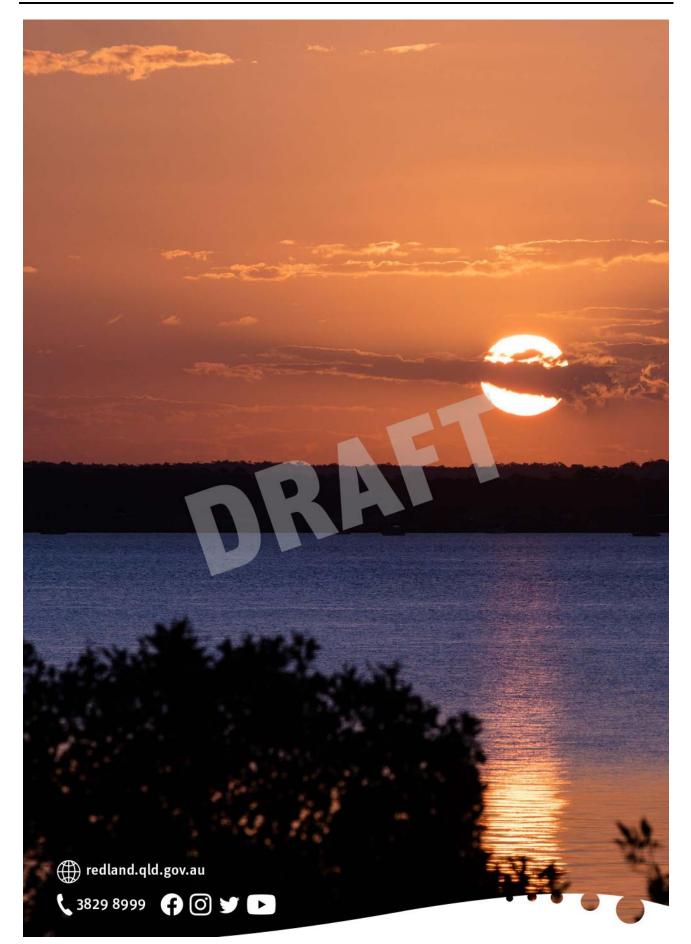
The partnership

Council is seeking support from the Federal Government to combat housing pressures, including social housing and homelessness.

Council has a number of projects currently under consideration where associated services and departments could be established to support those requiring housing support and we would welcome an opportunity to partner with the Federal Government to establish these services.



Redland City Council | Federal Advocacy Plan 2022 11



14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

14.1 MCU21/0057 - MATERIAL CHANGE OF USE FOR A TRANSPORT DEPOT AT 64 HEINEMANN ROAD, REDLAND BAY

Objective Reference: A6446330

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

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

Report Author: Daniel Manathunga, Planning Officer

Attachments: 1. Proposal Plans for MCU21/0057 🗓

- 2. Aerial and Zone Mapping for MCU21/0057 <u>J</u>
- 3. Recommended Conditions for MCU21/0057 <u>J</u>
- 4. Noise Impact Assessment for MCU21/0057 J
- 5. Stormwater Drainage Plan for MCU21/0057 <u>J</u>
- 6. Bushfire Hazard Report for MCU21/0057 <u>J</u>
- 7. Landscaping Plan for MCU21/0057 <u>J</u>
- 8. Traffic Report for MCU21/0057 J

PURPOSE

To request Council make a determination on MCU21/0057 material change of use for a transport depot at 64 Heinemann Road, Redland Bay at the request of the divisional Councillor.

BACKGROUND

Council has received an application on land at 64 Heinemann Road Redland Bay (Attachment 1) seeking a development permit for a material change of use for a transport depot.

The owners of the property are Lincoln Honeyman and Jennifer Harrison and the applicant is East Coast Surveys (Aust) Pty Ltd.

The application should be decided by 20 April 2022 in accordance with the *Planning Act 2016*. Should the decision not be made by that date the application may be deemed refused.

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:

- Land use
- Amenity
- Character
- Bushfire
- Koala habitat
- Stormwater management
- Traffic

ISSUES

Proposal

The proposed development is for a material change of use for a transport depot, which is defined in the *Planning Regulation 2017* as:

'transport depot means the use of premises for-

(a)storing vehicles, or machinery, that are used for a commercial or public purpose; or

(b)cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).'

Examples of a transport depot—

using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery

The transport depot seeks approval for a maximum of 12 vehicles during business closure times (December-January) and four vehicles and associated plant/machinery during normal operating times throughout the year over 1,631m² (1,500m² outdoor area) or 3.83% of site area.

Operationally the following is relevant:

- 5am to 10pm Monday to Saturday operation only.
- Business day arrival and departure of clerical/office staff.
- During normal operating times vehicles are stored off-site with typical overnight parking of four heavy vehicles (outside of public holidays). Generally only two are operational at any given time.
- Storage of heavy vehicles over the business closure period (Christmas Break) is a maximum of 12 heavy vehicles.

Ancillary to the storage of vehicles and machinery is a demountable office and two shipping containers interconnected with a domed roof structure where minor maintenance and repairs of trucks and plant is undertaken onsite.

Change to the application

The applicant submitted a change to the application under section 52 of the *Planning Act 2016*. The change involved the following:

- Changes to the designated use area known as outdoor area to 1,500m².
- Imposition of an acoustic barrier situated behind dense planting.
- Revising the proposal plan to remove 'grass' and also the inclusion of an additional removable office structure.
- Relocating the structures within the use area to provide additional separation from adjoining dwelling houses, koala habitat and hazardous vegetation.

The change is considered to be a 'minor change' as defined in schedule 2 of the *Planning Act 2016*. Specifically, where not resulting in the imposition of 'substantially different development' in accordance with schedule 1 of the Development Assessment Rules (v1.3).

Site and Locality

The site is located on the eastern side of Heinemann Road and is currently improved by a primary dwelling house, secondary dwelling and domestic outbuildings and a private swimming pool. Improvements are sited within predominantly cleared areas of the site while the balance of the site is heavily vegetated. An overland flow path traverses the site which conveys stormwater to the wider catchment.

The wider locality is characterised by large rural properties with a mix of dwelling houses, large sheds and rural activities such as poultry farms, agriculture, transport depots, animal keeping and home based businesses as depicted below (figures 1 - 2).



Figure 1: established uses within the locality



Figure 2: immediate locality (200m radius)

Planning History

Approval on subject site

Development approval granted 8 April 2010 (MC011982) for a dwelling house and detached relative's apartment.

Enforcement on subject site

A show cause notice issued 3 February 2021 (SC005359) to the owners for un-approved building works including fencing and container, including open dome roof structure. These works are relevant to the proposed transport depot.

Approvals within locality

The locality is characterised by a range of business enterprises (refer Attachment 2).

Assessment Framework

The application has been made in accordance with the Planning Act Development Assessment Rules and constitutes an impact assessable application for material change of use for a transport depot 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 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.

City Plan version 5

- Strategic framework
- Rural zone code
- Healthy waters code
- Infrastructure works code
- Landscape code
- Transport, servicing, access and parking code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Flood and storm tide hazard overlay code

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

- State Planning Policy 2017
- South East Queensland Regional Plan 2017
- Planning Regulation 2017, Schedule 10, Part 10

- Planning Regulation 2017, Schedule 11, Part 6
- Local Government Infrastructure Plan
- Common material
- Existing surrounding approvals and established character

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.

The application was publicly notified for 15 business days from 18 August 2021 to 8 September 2021. A notice of compliance for public notification was received on 9 September 2021.

There were four properly made submissions received in opposition to the development during the notification period. A further three submissions were received which were not properly made but were accepted by the assessment manager as common material to the application.

The following planning matters were raised in the written submissions received.

- Noise including hours of operation
- Stormwater management
- Impact to koala habitat
- Inconsistent plans
- Lack of certainty on vegetation clearing
- Inadequate landscaping
- Site access and vehicle manoeuvring

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
- Health and environment
- Development control

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.

Land Use

Performance outcome PO7 of the rural zone code states:

P07

'Other enterprises are established only where they:

- 1. require a non-urban setting or need to be isolated from urban activities; and
- 2. will not adversely impact on urban areas.'

A transport depot is considered to reasonably require a non-urban setting given the nature of the development, which typically occupies an expansive development footprint for parking and manoeuvring and is best located away from sensitive uses.

It is considered that the land use requires a non-urban setting and is not considered to adversely impact the existing urban areas within proximity to the site, complying with performance outcome PO7 of the rural zone.

<u>Amenity</u>

Noise

Performance outcome PO9 of the rural zone code states:

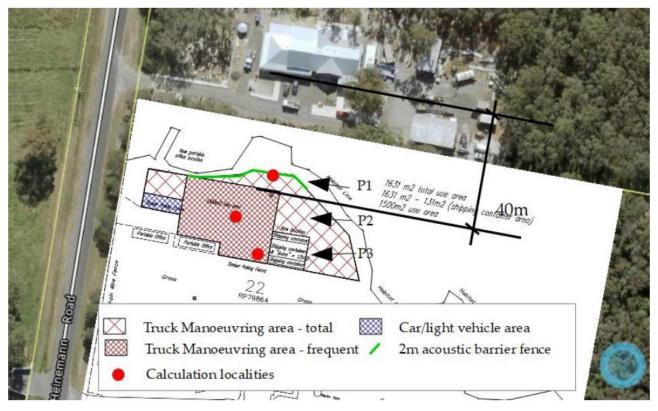
PO9

'Development does not significantly impact on the residential amenity of lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions or other potential nuisance.'

The proposed transport depot is within 36 metres of a dwelling house on the adjoining lot to the north, 52-62 Heinemann Road, Redland Bay.

In order to demonstrate compliance with PO9, a noise impact assessment was undertaken by an acoustic consultant (refer Attachment 4), which considered the following audible activities associated with the transport depot:

- Maximum of two trucks per hour moving onsite, as depicted below (figure 3)
- Loading and unloading operations
- Employee noises including conversations in open areas
- Use of hand and machine tools associated with the business activity



• Figure 3: truck movements

The modelling used ambient noise level adopting reasonable criteria such as:

- A minimum of 36m from the adjoining dwelling house.
- Four days recording of the existing ambient noise levels experienced onsite located between the proposed use and adjoining dwelling house.
- Modelling assumptions including:
 - Attenuation value of 8 decibels (dB) from outside to inside to allow assessment of external levels to the adjoining dwelling.
 - Adopting modelling against schedule 1 of *Environmental Protection (Noise) Policy* (EPP) for dwellings using the average noise level over a long period (LA_{eq}).
 - Adopting a rise of 5dB from the ambient levels as being an environmental nuisance as defined within the EPP.
 - Limited modelling of the LA₁ and LA₁₀ which is the top 1% and 10% of likely noise such as doors being slammed and trucks being started.

The key findings of the modelling are summarised below:

- Daytime operations (7am to 6pm) comply with the noise objectives prescribed in schedule 1 of *Environmental Protection (Noise) Policy* (EPP) to the adjoining dwelling considering the average noise level (LA_{eq}).
- Evening operations (6pm to 10pm and 5am to 7am) are modelled to achieve the prescribed EPP noise objectives only for the average noise level (LA_{eq}), however very limited modelling of the LA₁ and LA₁₀ noise descriptors was undertaken, which represent the noise level exceeded for 1% and 10% of the reference period respectively.

- Evening operations (6pm to 10pm and 5am to 7am) are modelled to achieve the prescribed EPP noise objectives only for the average noise level (LA_{eq}).
- The acoustic consultant argues that the average noise (LA_{eq}) will not adversely impact the adjoining dwelling given the existing noise levels (prior to the use commencing) are recorded above the noise objectives prescribed in schedule 1 of *Environmental Protection (Noise) Policy* (EPP) (acceptable outcome AO9.1). Put simply, the existing background noise from Heinemann Road is at a level high enough that the noise emitted by the proposed transport depot would have such a small effect that it would not significantly impact the amenity of the adjoining dwelling house.

Having regard to the noise impact assessment it is recommended that development conditions be imposed to further minimise the noise impact to the adjoining dwelling house, by including the following:

- Restriction of operating hours within the daytime period to allow four truck movements per hour maximum during 7am to 6pm Monday to Saturday only.
- Restriction of operating hours between 5am to 7am and 6pm to 10pm to allow two truck movements per hour Monday to Saturday only.
- Imposition of a 2.5m high acoustic barrier along the entire northern edge of the use area to compensate for the natural surface level and likely truck and light vehicle movements onsite.
- Heavy vehicles to use squawker (hissing sound) reversing beepers which minimise intrusive noise.
- Use of audible tools to be restricted to the shipping container and dome area during daytime only.
- Ensuring all parking of vehicles are separated from the adjoining receptor by 40m or 7.25m from the site boundary as prescribed within the noise impact assessment report. Restriction in the amount of vehicles being stored onsite to twelve during business closure period generally between 20 December until 20 January holiday periods and two outside of holiday periods.

Subject to the above, the development would not significantly impact on the residential amenity of adjoining lots, in accordance with performance outcome PO9 of the rural zone code.

<u>Dust</u>

In order to minimise nuisance to sensitive receptors the following development conditions are recommended to manage dust emissions, including:

- Provision of a crushed road base finish to all manoeuvring areas to minimise nuisance.
- Watering of the manoeuvring areas to minimise dust pollutants.
- Standard dust mitigation silt barriers to be provided towards the rear of the property to avoid silt impacting environment and adjoining premises.

Overall nuisance to sensitive receptors is minimised by the inclusion of reasonable conditions to avoid adverse impacts and the proposal therefore complies with performance outcome PO9 of the rural zone code.

<u>Character</u>

Performance outcome PO10-PO12 of the rural zone code states:

PO10

'The extent of hardstand area is minimised on the site.'

PO11

'Development is located and designed to:

- 1. minimise the need for excavation and fill;
- 2. prevent the unnecessary clearing of vegetation;
- 3. maintain natural drainage patterns;
- 4. maintain vegetated riparian corridors along drainage lines; and
- 5. minimise disruption to the movement of native fauna.'

PO12

'Landscaping and revegetation:

- 1. incorporates plants that are native to the local area;
- 2. recognises and enhances the landscape setting of the local area; and
- 3. supports the retention and rehabilitation of ecological corridors.'

The development footprint is considered to minimise hardstand area by adopting low scale pervious crushed road base and will prevent the unnecessary clearing of vegetation by using cleared areas of the subject site.

Landscaping and vegetation is proposed to enhance the landscape setting and screen fencing around the use area incorporating native plants of a fire resilient species. The revegetation will ensure the built form is subservient in the landscape.

Overall, the character of the locality is not substantially changed by the use of revegetation and adopting a use area of 3.83% of the subject site. Development conditions are recommended to ensure revegetation adopts mature species to ensure compliance with PO10-PO12 of the rural zone code.

<u>Bushfire</u>

Performance outcome PO10, PO15-PO16 of the bushfire hazard overlay code states:

PO10

'Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point:

- 1. 10kW/m² where the use involves the accommodation or congregation of vulnerable sectors of the community such as childcare centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- 2. 29kW/m² otherwise.'

PO15

'Landscaping uses species that are not likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.'

PO16

'Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.'

A bushfire management plan (refer Attachment 6) was submitted in support of the development, which defines the bushfire attack levels (BALs) and management recommendations:

• All built structures are outside of the 29kW/m² as depicted below (figure 4) which demonstrates compliance with PO10 of the bushfire overlay code.

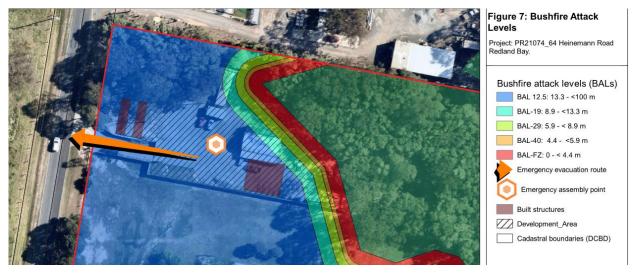


Figure 4: structures overlayed by bushfire attack level

- Landscaping buffers proposed along the north, west and internally adopt the table 8.2.2.3.2 low flammability plant species complying with PO15 of the bushfire code.
- No vegetation or other structures are required to be removed to facilitate the development, with all structures being outside of the essential management exemptions, complying with PO16 of the bushfire hazard code.

As a result, the development is considered to comply with PO10, PO15-PO16 of the bushfire hazard overlay code.

<u>Koala habitat</u>

Building, structure and works associated with the development are within 50m from a koala habitat area and therefore assessment against the assessment benchmarks listed in schedule 11 of the *Planning Regulation 2017* which state:

(2) For subsection (1)(b)(ii), the criteria are as follows—

(a) any change to the condition of soil as a result of the development does not adversely affect a koala habitat area;

Examples of changes to the condition of soil-

- the addition of nutrients to the soil
- the erosion of the soil
- the compaction of the soil

(b) any alteration of hydrological flows as a result of the development does not adversely affect a koala habitat area;

(c) any landscaping associated with the development that involves planting nonnative vegetation does not adversely affect a koala habitat area; (d) the development does not adversely affect a koala habitat area by resulting in the increased growth or spread of weeds in the koala habitat area;

(e) a building, structure or works associated with the development is located to minimise the amount of vegetation required to be cleared for safety purposes.'

Examples of clearing for safety purposes—

clearing for a fire break or to reduce risks from falling branches

The proposed development is considered to comply with the assessment benchmarks based on the following assessment:

- The proposed development results in road base to the use area which is pervious and which will minimise impact to soil condition by limiting erosion and compaction associated with the development complying with (a).
- A swale, level spreader and pervious course gravel use area will attenuate hydrological flows to ensure no adverse impact to koala habitat. Attenuation of flows will not substantially alter existing conditions therefore complying with (b).
- All landscaping proposed is native and bushfire resistant not impacting koala habitat complying with (c).
- No substantial increase in introduced weed species is likely to result in impact to koala habitat area. As a result compliance with (d) is achieved.
- The use area is proposed within a cleared area of the site with buildings/structures located outside of the area for fire break. Therefore development has demonstrated that no clearing of vegetation is likely (including exempt clearing) complying with (e).

Stormwater management

Performance outcomes PO1, PO3, PO6, PO8 and PO11-PO14 of the healthy waters code state:

P01

'To the extent practicable, natural drainage lines are retained, and their hydraulic capacity and channel characteristics are maintained or re-established.'

PO3

'The stormwater drainage system maintains pre-development velocity and volume of run-off external to the site and does not otherwise worsen or cause nuisance to adjacent, upstream and downstream land.'

P06

'Roof and surface run-off is managed to prevent stormwater flows from entering buildings and be directed to a lawful point of discharge.'

P08

'Maintenance requirements and costs associated with the devices used within the system are minimised.'

PO11

'Development does not increase either:

- 1. sediment concentration in waters or stormwater outside the development's sediment treatment train; or
- 2. run-off which causes erosion either on-site or off-site.'

PO12

'Development avoids unnecessary disturbance to soil, waterways or drainage channels.'

PO13

'All soil surfaces are effectively stabilised against erosion.'

PO14

'The functionality of the stormwater treatment train is protected from the impacts of erosion, turbidity and sedimentation, both within and external to the development site.'

A concept stormwater drainage plan (Attachment 5) has demonstrated compliance with the above assessment benchmarks based on the following assessment:

- Roofed area associated with the office structures are conveyed to a rainwater tank and level spreader discharging as sheet flow.
- Existing sheet flow is directed to a 2m wide swale and level spreader conveying water through the heavily vegetated reserve at the towards the east of the property and into the wider catchment. Stormwater is managed to convey to a lawful point of discharge away from buildings complying with PO1 and PO6 of the healthy waters code.
- Modelling undertaken by the applicant suggests that pre-development volume and velocity will not be maintained but rather increase by up to 6.348L/s or 0.006 m³/s during the Q100 flood event. The resultant increase in velocity and volume is considered to be acceptable given the limited change to stormwater, which is not considered to cause actionable nuisance downstream properties. Compliance with performance outcome PO3 is achieved where the increase is nominal not causing actionable nuisance downstream.
- Erosion control measures are recommended to be conditioned to minimise impact of sediment including:
 - Manoeuvring areas are to adopt a crushed road base finish to minimise soil erosion.
 - Washing of vehicles prior and post arriving at site will minimise dust and contaminants entering the water network.
 - The landscaped swale and course gravel level spreader will attenuate erosion to the wider catchment.

In order for the development to comply with the healthy water code, the proposed stormwater management system is recommended to be conditioned ensuring no adverse impact downstream.

<u>Traffic</u>

Performance outcomes PO3, PO8-PO9, PO17 of the transport, servicing, access and parking (TSAP) code, state:

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.'

P08

'On-site vehicle parking:

- 1) is clearly defined, safe and easily accessible;
- 2) accommodates a sufficient number of vehicles, having regard to:
 - 1) the type and size of development;
 - 2) expected resident, employee and customer movements;
 - 3) the location of the use;
 - 4) the capacity of the existing road network to accommodate on-street parking; and
 - 5) access to public transport;
- *3) includes dedicated parking spaces for people with a disability, motor cycles and bicycles.*

PO9

'Car parking and internal circulation is designed and constructed to:

- 1. provide a clear internal movement hierarchy;
- 2. separate servicing and customer parking and circulation functions as far as possible;
- 3. discourage high vehicular speed and short-cutting;
- 4. be clearly distinguishable from pedestrian entries and paths;
- 5. be easily negotiated by vehicles and pedestrians, including persons with a disability;
- 6. ensure vehicles do not reverse into areas of high pedestrian activity; and
- 7. optimise safety and security of users.'

PO17

'Access to trunk collector, sub-arterial and arterial roads is restricted to optimise the safety and efficiency of those roads, having regard to (amongst other things):

- 1. opportunities for shared access arrangements;
- 2. the ability for vehicles to enter and leave the premises in a forward direction;
- 3. turning movements and the need for medians and other traffic control devices;
- 4. the need for queuing, deceleration or passing lanes; and
- 5. any future road improvement intentions.'

A traffic impact assessment was submitted (refer Attachment 8), which demonstrated compliance with the above assessment benchmarks based on the following assessment:

The primary operation of the business is for a civil contractor business which results in a
range of staggered hours and employee movements. Notably the business would result
in four trucks outside of holiday closure period and a maximum of twelve vehicles during
the holiday closure period. As a result, movements are generally outside of peak time
given the nature of the business and are staggered using variable truck usage. It is
therefore, reasonable to assume at any given time 50-60% of the trucks stored onsite
would be used therefore two to six trucks at any given time. This number of truck
movements would be compatible with a sub-arterial road capacity and the locality as
recommended.

- Site access complies with Australian Standard AS2890.1 by providing suitable sight lines considering the context, site constraints and speed limit of 70km/hr along Heinemann Road.
- Given the nature of the use, being the storage of heavy vehicles typically stored offsite (only during Christmas closure up to twelve trucks are onsite), with only typically three non-resident employees onsite equating to the likely car parking needs including:
 - Three for truck drivers
 - One owner/operator living onsite
 - One space for an office administration employee
- This will result in a recommended minimum car parking condition to provide a minimum of four non-resident car spaces considering the use.

Overall the proposed development is considered to comply with the relevant performance outcomes PO3, PO8-PO9 and PO17 of the TSAP code.

Outdoor area

The applicant seeks to avoid referral to the State Assessment Referral Agency (SARA) in accordance with Schedule 10, Part 16, Division 6, Subdivision 2 Section 27F of the *Planning Regulation 2017* which states:

'A material change of use of premises for an urban activity, other than a biotechnology industry or service station, is assessable development if—

- (a) all or part of the premises are in-
 - (i) the SEQ regional landscape and rural production area; or
 - (ii) the SEQ rural living area; and
- (b) either-
 - (i) the use results in a gross floor area of more than $800m^2$ on the premises; or
 - (ii) the total area of all outdoor areas on the premises associated with the use is more than 1,500m²; and
- (c) the material change of use is not—
 - (i) excluded development; or
 - (ii) an exempt material change of use.'

Outdoor area and gross floor area is defined within schedule 24 of the *Planning Regulation 2017* as the following:

'outdoor area, for premises, means an area on the premises other than-

- (a)a driveway that is used only for providing access between the premises and a road; or
- (b)an area used only for protecting or enhancing the visual amenity of the premises; or

Example for paragraph (b)—

an area used for planting or ornaments

(c) a part of a building that is relevant to calculating the gross floor area of the building.'

'gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- (a) building services, plant or equipment; or
- (b) access between levels; or
- (c) a ground floor public lobby; or
- (d) a mall; or
- (e) parking, loading or manoeuvring vehicles; or
- (f) unenclosed private balconies, whether roofed or not.'

The total outdoor area, by definition, is calculated below in table 1, which includes development conditions restricting additional 61.5m² as driveway for access between the premises and the road.

Parameter	Scaled From Proposal Plans
Gross floor area	$2x$ Portable Office - $37m2$ each = $74m^2$
	2x shipping container (12.3 x 2.5m) - 30.75m ² each
	$= 61.5m^2$
Use area (less driveway and landscaping)	1561.5m ²
Conditioned additional area dedicated to driveway for	61.5m ²
access	
Total Outdoor Area	1500m ²

Table 1: outdoor area calculations

As a result, the development is considered to result in outdoor area equal to 1500m² negating the need for referral to the State in accordance with schedule 10, Part 16, Division 6, Subdivision 2 Section 27F of the *Planning Regulation 2017*.

Infrastructure Charges

Considering the development results in semi-impervious road base (crushed gravel) a discounted rate of \$5.50m² is considered relevant.

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: \$17,159.13

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution.

Non-Residential Component

Non Residential component	2	\$7,425.40
135.5m2 GFA X Low Impact Industry X S	135.5m2 GFA X Low Impact Industry X \$54.80m ²	
Stormwater Infrastructure		
1,500m2 Semi-impervious Area X \$5.50r	n ²	\$8,250.00
135.5m2 Impervious Area X \$10.95m ²		\$1,483.73
	Total Council Charge:	\$17.159.13

<u>Offsets</u>

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

<u>Refunds</u>

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

CONCLUSION

The development application is considered to comply, or can be made to comply through development conditions, with the applicable assessment benchmarks. It is therefore recommended that a development permit be issued 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
Councillor Division 6	9 February 2022	Application update to divisional Councillor as per standard
	21 January 2022	procedure.
	14 December 2021	
	12 November 2021	
	12 April 2021	

OPTIONS

Option One

That Council resolves to issue a development permit for a material change of use for a transport depot, on land described as Lot 22 RP 79864 and situated at 64 Heinemann Road, Redland Bay, subject to the conditions in Attachment 3.

Option Two

That Council resolves to issue a development permit for a material change of use for a transport depot, on land described as Lot 22 RP 79864 and situated at 64 Heinemann Road, Redland Bay, without conditions or subject to amended conditions.

Option Three

That Council resolves to issue a preliminary approval for a material change of use for a transport depot, on land described as Lot 22 RP 79864 and situated at 64 Heinemann Road, Redland Bay, with conditions.

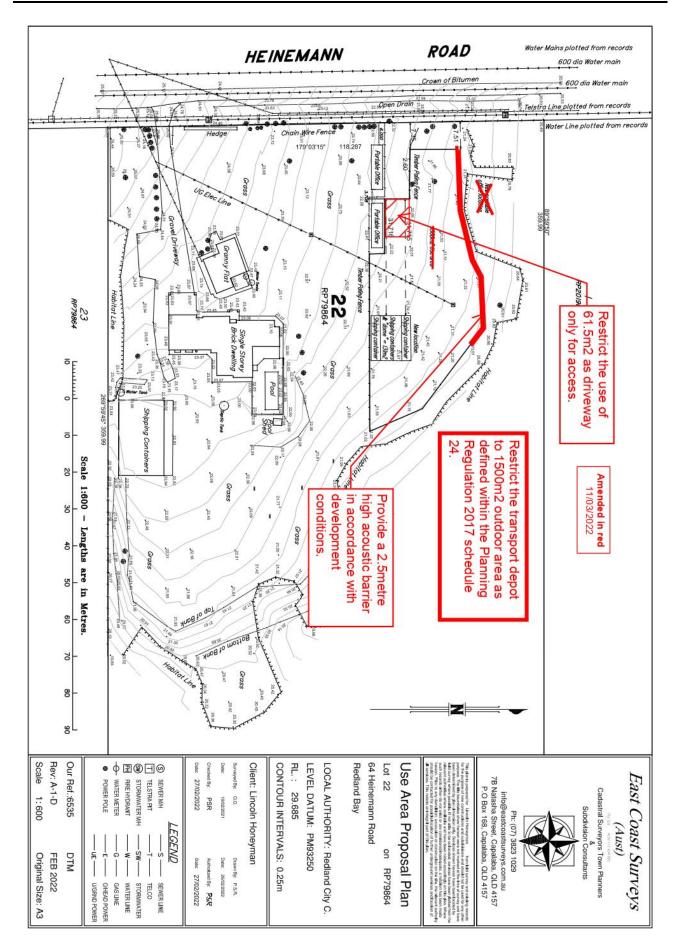
Option Four

That Council resolves to refuse the application for a material change of use for a transport depot, on land described as Lot 22 RP 79864 and situated at 64 Heinemann Road, Redland Bay, with grounds of refusal to be established.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

That Council resolves to issue a development permit for a material change of use for a transport depot, on land described as Lot 22 RP 79864 and situated at 64 Heinemann Road Redland Bay, subject to the conditions in Attachment 3.



ATTACHMENT 2 - SITE AND LOCALITY



Figure 1: established uses within the locality



Figure 2: immediate locality (200m radius)

Approvals within locality

The locality is characterised by a range of business enterprises including:

- home based enterprise (plant repair) adjoining site 52-62 Heinemann Road, Redland Bay
- poultry farms at 77-97, 1-37 Heinemann Road and 119-123 Giles Road, Redland Bay
- transport depot (6 trucks) approved by Planning & Environment Court at 78-90 Heinemann Road, Redland Bay
- transport depot (20 trucks) approved at 125 Giles Road, Redland Bay
- transport depot (20 trucks) approved at 234-240 Bunker Road, Victoria Point
- motor vehicle repair approved at 82 Double Jump Road, Victoria Point
- home business (plastic injection moulding) at 55 Double Jump Road, Redland Bay

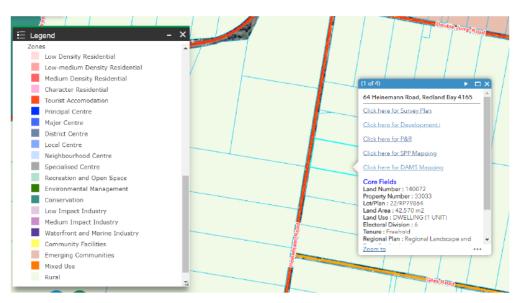


Figure 3: Zoning map

ATTACHMENT 3 - DEVELOPMENT CONDITIONS

	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.	On-going.
App	roved 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
Use Area Proposal Plan (as amended in red by Council)	Our Ref: 6536 Rev: A-1-D	East Coast Surveys (Aust) Pty Ltd	Feb 2022
Concept Stormwater Drainage Plan	Project Number/Sheet: C21-182 SKO2 Issue: E	CMT Engineers	01/03/2022
Landscape Plan (as amended in red by Council)	Job No. 21.122 Dwg No. 1 Issue C	Andrew Gold Landscape Architecture	24/11/2021
Planting Schedules and Images	Job No. 21.122 Dwg No. 2 Issue C	Andrew Gold Landscape Architecture	24/11/2021
Landscape Notes & Details	Job No. 21.122 Dwg No. 3 Issue C	Andrew Gold Landscape Architecture	24/11/2021
Bushfire Hazard Assessment and Management Plan	PR21074_BMP Version C	Green Tape Solutions	23/11/2021
64 Heinemann Road, Redland Bay – Response to information Request	P:\2020-21\21-599	PTT Traffic & Transport Engineers	16/07/2021
Noise impact assessment (amended in red by Council)	Project Number: 5253 Version 4	Palmer Acoustics Pty Ltd	07 March 2022

Table 1: Approved plans and documents

Use	conditions	
3.	 Operate the approved use as follows: A maximum of twelve trucks to be operated on site during business closure period which is between 18 December to 20 January; A maximum of two trucks to be operated on site during business period; A maximum of two trucks stored on the site but not operated from the site (spare trucks not in use); and No more than two non-resident employees on site at any given time (excluding employees operating heavy vehicles such as trucks). 	On-going.
4.	Operate the transport depot and associated activities only from the areas identified for the use on the approved plans (as amended in red by Council). All equipment and materials used for the approved use must be located within this area.	On-going.
5.	Submit certification to Council from a licensed surveyor that the development use area is in accordance with the development approval including a maximum of 1500m ² outdoor area as defined within the <i>Planning Regulation 2017</i> .	Prior to the use commencing.
6.	Operate all truck movements onsite and associated with the approved use to a maximum speed of 10km/h whilst on the premises.	On-going.
7.	Restrict trucks to the use of mitigated squawker beepers (hissing sound) for all reversing manoeuvring onsite to minimise intrusive noise during operational hours.	On-going.
8.	Restrict the use of audible hand tools such as a rattle gun and compressor only within the shipping container and dome structured area in accordance with the approval plan.	On-going.

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 AS4282-2019: Control of the obtrusive effects of outdoor lighting.	Prior to the use commencing and ongoing.
Hou	rs of operation	
10.	 Operate the approved use, including truck movements associated with the use, only between the following hours: Monday to Saturday - 7:00am to 6:00pm with a maximum of 4 truck movements in any given hour. Monday to Saturday - 5:00am to 7:00am and 6:00pm to 10:00pm with a maximum of 2 truck movements in any given hour. No audible activities such as servicing, unloading/unhitching, repairing or washing down of vehicles to occur between the hours of 6:00pm to 7:00am Monday to Saturday. Do not operate the approved use on Sunday and public holidays. 	Ongoing.
Park	ing	
11.	 Provide a minimum of sixteen vehicle parks wholly within the site area. The total number of car parks must include: Twelve heavy vehicle bays; and Four car parks for non-resident employees. Access to car parking spaces, bicycle spaces, bin bays, vehicle loading and manoeuvring areas and driveways must remain unobstructed and available during the approved hours of operation. Loading and unloading operations must be conducted wholly within the site. 	Prior to the use commencing and ongoing.
12.	Operate the approved use with all vehicles limited to enter and exit the premises in forward gear to ensure the safe operation of Heinemann Road.	Ongoing.

Bond	<u>ds</u>	
13.	Lodge with Council the bonds listed in Table 2.	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 in compliance by Council.
Road opening approval bond	\$500	When works accepted in compliance by Council.
TOTAL	\$2,500	

Table 2: Bonds

Insp	ections	
14.	Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 3: Inspections below.	0

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.
Compliance inspection	On completion of the development in accordance with the approval and its conditions.

Table 3: Inspections

For the pre-start and compliance 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 development must pass a Compliance Inspection before the commencing.

<u>Note</u>: The Civil Consulting Engineer should inspect the works and satisfy themselves that the works are satisfactory prior to booking the respective inspections. In

	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.		
Gene	eral		
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.	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.	
17.	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.	
18.	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 compliance inspection.	
19.	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.	
Road	lworks		
20.	Construct the driveway crossover in accordance with approved plan(s) design and Council standard drawings R-RCC-2 and RS- 056 – Rural Driveway and include the following:	Prior to compliance inspection or use commencing,	

	 Pavement to be constructed with either asphalt concrete or reinforced concrete according to the service vehicle loads. Extend pavement 15 metres into site from front the boundary line or a tyre cleaning area/tyre shaker plus pavement for a total distance of 15 metres into the site from the front boundary line. Pipe crossing for drainage with sloped headwalls Guide posts 	whichever is the sooner.
21.	Provide a semi-pervious finish to the internal service, parking and manoeuvring area consisting of compacted road base material or gravel.	Prior to compliance inspection or use commencing, whichever is the sooner.
22.	 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: a) A completed application form and associated fee, at the rate applicable at the time of payment. The current rate for the 2021/2022 Financial Year is: \$951.00 - this incorporates a refundable bond of \$500 and a non-refundable administration fee of \$451.00. b) A copy of the contractor's Workcover insurance currency certificate. 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. 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. 	Prior to requesting a pre- start meeting or works commencing, whichever is the sooner.

Was	te Management			
23.	Install a screened refuse storage area, located within the use area generally adjacent the portable office and not within the front boundary setback to Heinemann Road, for the storage of a minimum of one (1) 120litre general waste bins and one (1) 120litre recycling waste bin. The storage area must be impervious, well drained, provided with a hose cock, and enclosed.	Prior to the use commencing and on-going.		
Land	Iscaping			
24.	Remove from the approved use area all weed species, as identified in the Redlands Coast Biosecurity Plan 2018-2023.	Prior to the use commencing.		
25.	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.		
26.	Landscape the site in accordance with the approved plan(s) as amended in red by Council and maintain these landscaped areas. Do not use any species identified in the Redlands Coast Biosecurity Plan 2018-2023 as declared or non-declared weed species.	Prior to compliance inspection or use commencing, whichever is the sooner. On-going.		
Stor	mwater Management			
27.	Convey roof water and surface water to lawful point of discharge in accordance with the approval plans and City Plan Planning Scheme Policy 2 – Infrastructure Works.	Prior to the use commencing and ongoing.		
28.	Design and implement stormwater drainage, management and quality in accordance with the approval plan.	Prior to compliance inspection and ongoing.		
29.	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.		

30.	Maintain all internal stormwater management devices for the life of the development in accordance with approved documentation and to manufacturer's specifications.	Ongoing.
Utili	ties	
31.	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.
Eros	ion and sediment control	
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 construction phase.
33.	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 construction phase.
34.	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 and ongoing.
<u>Aco</u>	ustic requirements	
35.	Construct a 2.5m high acoustic barrier along the northern boundary of the approved use area as indicated in Figure 5 of the approved acoustic report (As amended in red by Council). Construct the acoustic barrier to achieve a minimum standard that attains a superficial mass of not less than 12.5kg/m ² and total leakage of less than 1% of the total area. Guidance on the design of the barriers is provided in the approved report.	Prior to the use commencing and ongoing.

36.	Submit post construction certification for the acoustic barrier from a suitably qualified acoustic consultant certifying that the conditions of development approval relating to noise are achieved, and (where not otherwise specified) confirm that the predicted noise levels within the acoustic report listed in Table 1: Approved plans and documents, have been achieved.	Prior to on maintenance or the use commencing, whichever is the sooner.
<u>Bush</u>	nfire management	
37.	Implement and operate the approved use in accordance with the approved bushfire management plan listed in table 1: approved plans and documents.	Prior to the use commencing and ongoing.
Wat	er pollution requirements	
38.	Locate all liquid chemicals and fuel in an external covered and bunded area or in the shipping containers where the volumes are less than a licensed or (threshold amount). An external storage area must be constructed of an impervious material with a minimum holding capacity of 110% of the largest container stored within it. Maintain the minimum holding capacity at all times.	Prior to the use commencing and ongoing
<u>Surv</u>	ey and as-constructed information	
39.	Submit as constructed drawings and documentation for all works external to the site being the driveway crossover, 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 the use commencing, whichever is the sooner.

ADDITIONAL APPROVALS

There are no further **development permits** necessary to allow the development to be carried out.

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:

- Plumbing and drainage works
- 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. 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.

• 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.

• Bushfire hazard

Council's Bushfire Hazard Overlay identifies the site as potential buffer and medium bushfire hazard. Further advice on this matter should be sought from a building certifier.

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

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:

<u>https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf</u>

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-straitislander-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

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 <u>www.ea.gov.au/epbc</u>

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

Assessment Benchmarks:	The proposed development was assessed against the following assessment benchmarks:
	City Plan Version 5:
	o rural zone code
	 healthy waters code
	 infrastructure works code
	o landscape code
	 transport, servicing, access and parking code bushfire hazard overlay code
	 environmental significance overlay code
	 flood and storm tide hazard overlay code
	• State Planning Policy 2017, Part E
	South East Queensland Regional Plan 2017
	Planning Regulation 2017, Schedule 11
	Local Government Infrastructure Plan.

STATEMENT OF REASONS

Matters prescribed by Regulation	Council had regard to the following matters in the assessment of the application:
	Common materialSubmissions

The key issues identified in the assessment were:

- Land use
- Amenity
- Character
- Bushfire hazard
- Koala habitat
- Stormwater management
- Traffic

The application complies with the assessment benchmarks with the imposition of development conditions.

Issue	Assessment outcome
Land use	The scale (3.83% of site area) and intensity (twelve heavy vehicles) of the proposed transport depot is considered to be compatible with the established locality which is characterised by transport depots, and other enterprises which require a non-urban area.
Amenity	Development conditions are recommended to minimise impacts to amenity to surrounding dwelling houses. Regarding noise; restricting the use operating hours to daytime Monday-Saturday (no operation on Sundays and Public Holidays), incorporating a 2.5m high acoustic barrier, confining the use to 3.83% of the site, no audible activities during sensitive times, staggering truck movements and ensuring trucks are parked with suitable separation from sensitive users.
	In relation to air quality; implement onsite dust mitigation including; fencing around use area, suitable treatment of manoeuvring areas including road base/crushed gravel with water to be applied to minimise dust emissions during operations.

	No large quantities of hazardous chemicals to be stored onsite.
Traffic	The use is considered to not result in a significant increase in vehicle movements to the existing road network given the small scale of trucks being stored onsite. Further truck movement are staggered to ensure no adverse impact to the road efficiency. Suitable area is relevant for the anticipated car parking demand to be retained onsite for the operation of the transport depot.
Stormwater management	A stormwater management plan demonstrates that no measurable increase in volume and velocity is relevant given the small scale of the use not requiring additional hardstand to operate the use. Existing established drainage is maintained onsite.
	Water quality treatment is required including a swale solution to ensure no adverse impact to the receiving waterways are likely. Regular maintenance is required to be undertaken by the operator.
Koala habitat	The use area is within proximity to koala core habitat area. However the small scale of the use and existing drainage and hydrological flows are not substantially changed. Inclusive water treatment will minimise any changes to erosion conditions associated with the use resulting in no adverse impact to koala habitat.
	No loss of koala habitat is anticipated given structures are suitably separated from hazardous vegetation considering the assumed bushfire hazard.
Bushfire hazard	Structures and buildings associated with the use are suitably located to achieve a radiant heat flux of less than 29kW/m ² without loss of native vegetation by being suitably separated from hazardous vegetation. Access for evacuation purposes and fire fighting vehicles are achievable during a bushfire hazard event.

Matters Raised in Submissions				
Matter Raised	Description of how matters were dealt with in reaching the decision			
Change during assessment period	The proposed changes during the assessment period were assessed and considered to not result in substantially different development and were in relation to Council information request and submissions raised throughout the development assessment.			
Outdoor use area	The proposed development is conditioned to comply with outdoor area being 1500m ² negating the need for referral stage.			
Noise and Dust	Development conditions are recommended to minimise impacts to amenity to surrounding dwelling houses. Regarding noise, development conditions are imposed to restrict the intensity of the development including operating hours Monday-Saturday (no operation on Sundays and Public Holidays) with limited vehicle movements during sensitive operating hours, confining the use area to 1500m ² , restrict audible activities to daytime hours only and suitably separated and with the imposition of a 2.5m high acoustic barrier.			
Visual impact/landscaping	The location and small scale of the use (less than 4% of the site area) is not considered to impact the visual amenity of the locality. In particular the use area is suitably screened and softened by deep planting and earth mounds to complement the existing forested area; reducing the visual prominence of the development area.			
Stormwater management	It has been demonstrated that no substantial change to stormwater/drainage characteristics such as volume and velocity is relevant to the proposed use. Further erosion mitigation is proposed including a swale and level spreader to ensure no adverse impact to the receiving waterways is acceptable.			
Koala vegetation	The development has demonstrated that no vegetation clearing is required to facilitate the use by siting the development within cleared area of the site.			

	Further structures are located outside of the bushfire hazard area to minimise the need for vegetation clearing.
Inconsistent plans	The development is only in relation to the transport depot use area of premises with no relevance to the existing building and structures onsite.
Vegetation clearing	No need for a covenant is reasonably required by virtue of the koala mapping and environmental significance overlay mapping which is the mechanism to restrict clearing. It is noted that the development is suitably design to avoid clearing.
Workplace health and safety	Suitable onsite amenities are provided and will require a plumbing permit for assessment.
Increased traffic and safety issues	No substantial increase in traffic and safety issues are relevant given the transport depot intensity is minimised through conditions. All vehicles must enter and exit he premises in forward gear via a suitably design vehicle crossover.
	Trucks are conditioned to leave and return to site in a staggered manner to minimise impact to transport network and onsite.



MATERIAL CHANGE OF USE FOR TRANSPORT DEPOT

64 HEINEMANN ROAD, REDLAND BAY

NOISE IMPACT ASSESSMENT

Commissioned by:
Date:
Project number:
Version:
Author:

East Coast Surveys 7 March 2022 5253 V.4 Roger Hawkins

24 Mexicanus Drive, PO Box 790, Park Ridge Queensland 4125 Australia +61 7 3802 2155 enquiry@palmeracoustics.com www.palmeraccustics.com



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Author:	Roger Hawkins	Reviewed by	: Eric Hua	ang	
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	VERSION	HISTORY			
Version	Description	Date	Autho	or	Reviewed by
V.0	Draft	28/06/21	Roger Hav	vkins	EH
V.1	Draft response to Redland Council advice request	06/12/21	Roger Hav	vkins	EH
V.2	Final	12/01/21	Roger Hav	vkins	ЕН
V.3	Additional input re EPA compliance	17/01/22	Roger Hav	vkins	EH
V4	Acoustic fence addition	7/03/22	Roger Hav	vkins	EH
	DOCUMENT I	DISTRIBUTIO	N		
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02					
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EXECUTIVE SUMMARY

East Coast Surveys are proposing the establishment of a Transport Depot on a site at 64 Heinemann Road, Redland Bay.

The intent of the development is to support the office management functions and facilitate the overnight, off-road parking of the heavy vehicles associated with a transport operation. The projected use of the site includes:

- Business day arrival and departure of clerical/office staff;
- Overnight parking of 1 2 heavy vehicles;
- Storage of the heavy vehicle fleet over periods of business closure, e.g. Christmas.

In normal operation, vehicles are stored off-site in the care of their drivers. The intended hours of operation are daytime only.

The project site is described as 64 Heinemann Road, Redland Bay with Real Property Description of Lot 22 on RP 79864.

Based on the results and discussions presented, the draw the following conclusions:

- The intended use of the site aligns with current uses of adjoining sites;
- Mechanical plant installations are expected to comply with emission limits, however limits have been derived for high noise plant;
- Vehicle use will comply with RCC limits for daytime and night time use;
- Talking/conversation in the vehicle manoeuvring area. will comply with RCC limits;
- Limited tool use within the "dome" will comply with RCC limits for daytime.

To ensure compliance with the requirements of the RCC for the control of operational noise emissions, the following is recommended:

- An acoustic barrier fence, as per Figure 5 be constructed;
- Operation be conditioned for Monday to Saturday only
- No operation 10:00pm to 5:00am
- Vehicles using the site use hissing reversing beepers

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	(i) LA01
5.4 5.5 5.6	Analysis
6.0	CONCLUSION12

1.0 INTRODUCTION

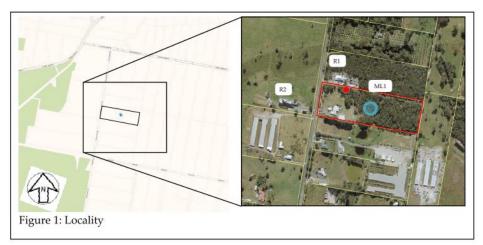
East Coast Surveys are proposing the establishment of a Transport Depot on a site at 64 Heinemann Road, Redland Bay.

The intent of the development is to support the office management functions and facilitate the overnight, off-road parking of the heavy vehicles associated with a transport operation. The projected use of the site includes:

- Business day arrival and departure of clerical/office staff;
- Overnight parking of 1 2 heavy vehicles;
- Storage of the heavy vehicle fleet over periods of business closure, e.g. Christmas. This use may include up to 12 vehicles.

In normal operation, vehicles are stored off-site in the care of their drivers. The intended hours of operation are daytime only.

The project site is described as 64 Heinemann Road, Redland Bay with a Real Property Description of Lot 22 on RP 79864.



The site locality is presented in Figure 1, below.

1.1 Existing Site

The land currently accommodates a single dwelling and ATCO buildings to support the transport operation on the $42,570 \text{ m}^2$ site.

1.2 Locality

The subject and adjacent land are zoned rural under the Redland City Council (RCC) City Plan V6..

The nearest noise sensitive locations are residences located 45 m to the north (R1) and 100m (R2) to the west with respect to the proposed parking/storage area, See Figure 1. Adjoining properties to the south and east are used for the storage and operation of heavy vehicles.

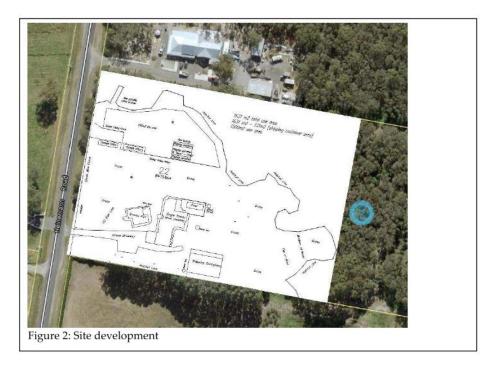
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1.3 Proposed Use

The proposed use is indicated in Figure 2, below.



The site development indicates a truck/heavy vehicle manoeuvring area. Trucks in this area will avoid reversing as far as possible and fit broadband (i.e. "hissing") reversing alarms. The office buildings are ATCO transportable buildings mounted on stumps. The covered storage is fabricated from 2 x 40 foot containers with an arched cover over the open space between them.

1.4 Redland City Council information request

The Redland City Council have issued an Information Request concerning the proposed development; ref. MCU21/0057 04/05/2021. The section of the request concerning acoustics is reproduced below:

3 Noise

The development has the potential to cause noise impacts to surrounding sensitive receptors. Submit a noise report that demonstrates compliance with performance outcome PO9 of the rural zone code and has regard to the noise criteria in the Environmental Protection (Noise) Policy 2019.

PO9 of the rural zone code states:

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Development does not significantly impact on the residential amenity of lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions or other potential nuisance.

1.5 Redland City Council Further advice request, September 2021

- Identification of all sources of noise related to proposed development, including the
 maximum number of heavy vehicles associated with the use starting and leaving the
 site, heavy vehicle door slamming, vehicle reversing beepers, ancillary vehicle repair
 and maintenance activities, unloading and un-hinging equipment and any other
 activities/sources as relevant to the use.
- Modelling of all noise sources using L_{A1} and L_{A10} noise descriptors against corresponding Acoustic Quality Objective criteria for day/night time periods.
- Provide further explanation about any assumptions used for modelling distance between noise sources and sensitive receptors, shielding/attenuation provided by ATCO buildings

A further informal information request resulted from a meeting on the 9th February 2022 at Redland City Council.

A number of issues were raised at that meeting as per below:

There were concerns regarding noise, including

- For the adjoining neighbour to the north from staff speaking on mobile phones outside the office building, and
- Reversing beacons on vehicles, and

To resolve these concerns, the applicant was asked to consider the location of the demountable office buildings, investigate an acoustic fence along the northern boundary of the use area and how access might be arranged to reduce or prevent the need for reversing on the site.

A further revision to the acoustic report is provided in response to the above.

The above requests are responded to in the body of the report.

The scope of the activity is to be changed to now consider unlimited daytime movements to and from the site during standard hours of operation, unlimited internal vehicle movements, and one (1) truck leaving the site from 5.30am, as well as the above matters raised at the meeting.

1.6 Upgraded amelioration measures

Previous calculations of the noise emission from planned site uses indicated that RCC emission limits would be controlled by the planned low number and timing of heavy vehicle movements. To provide reduced noise emissions and greater freedom of movements, an acoustic barrier fence is proposed, see Figure 5. The following calculations include the attenuation of this fence.

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2.0 EQUIPMENT AND PROCEDURES

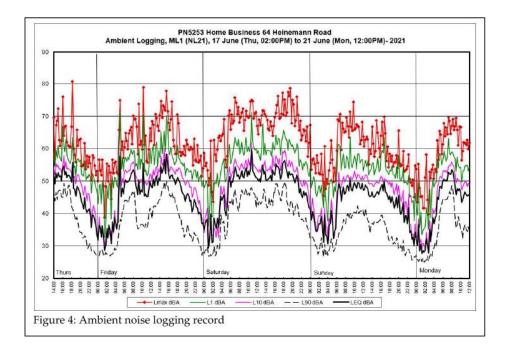
2.1 Measurement Procedures

Environmental noise levels were measured over a 5 -day period commencing Thursday 17th June 2021. The logger placement is shown in Figures 1 & 3. ML1 was selected as the most appropriate location considering security, obtrusiveness, and exposure to ambient noise close to the sensitive residential locations.

The result of the logging is presented in Figure 4, below. Examination of the logged record indicates generally typical environmental noise profiles for a rural area away from major roads. We understand that Heinemann Road is subject to "Rat-run" traffic from Giles To Double Jump Roads in the morning and school pick-up hours. This peak is reflected in the rise in background noise levels at ML1.



The logger was set to record 15-minute statistics over the logging period. The weather during the logging period was mostly dry with cool nights.



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2.2 Instrumentation

.

The following instruments were used to measure the ambient noise levels:

- Rion NL21 Noise Logger (serial number 00521715)
- B & K 4230 Calibrator (serial number 1638750)

The operation of the sound level measuring equipment was field calibrated before and after each measurement session and was found to be within 0.3dB of the reference signal. The calibrator and noise logger used in this assessment have current calibration certificates from an accredited NATA calibration laboratory.

AMBIENT NOISE LEVELS 3.0

The ambient noise levels measured at ML1 are presented in Table 1. The logger was located close to the nearest sensitive location to the proposed vehicle area.

1711	Measured Noise Levels ¹ dB(A) ²					
Time	LAmax ³	LA014	LA10 ⁵	LAeq ⁶	RBL	
Day: 7 am to 6 pm	66	58	53	50	36	
Evening: 6 pm to 10 pm	62	55	50	46	33	
Night: 10 pm to 7 am	56	49	41	39	28	

Table 1: Measured Ambient Noise Levels ML1

Note: average 5:00am to 7:00am background level is 42 dB(A) LA90.

4.0 STEADY-STATE NOISE EMISSION

Mechanical plant associated with the operation of the transport depot will be limited to A/C systems for the office transportable. The system is domestic in nature and operates only during business hours.

4.1 Noise Emission Criteria

The performance outcome for the rural zone code requires that noise emissions do not significantly impact on the residential amenity of adjacent lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions

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¹ Average noise levels throughout the period, with the exception of LASO which is the average below the median noise levels for the period. 2 dB(A) decibels, A-weighted

³ LAmax refers to the maximum a-weighted sound pressure level occurring during the sampling period ⁴ LAM for a specified time interval, means the A-weighted sound pressure level that is equalled or exceeded for 1% of the interval

⁵ LA10 for a specified time interval, means the A-weighted sound pressure level that is equalled or exceeded for 10% of the interval

⁶ LAss for a specified time interval, means the time average A-weighted sound pressure level, within the meaning given by AS1055.1 for the interval

or other potential nuisance. The surrounding lots exceed 2 hectares; accordingly, the code requires that noise emissions are minimised.

Noise criteria for mechanical plant are to be assessed using Redland City Council Planning Scheme acceptable outcome AO 9.1, *Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1:* extracted below as Table 2, below For ease of assessment Palmer Acoustics adopts a conservative attenuation of 8 dB, outside to inside, to allow assessment as external levels. Amended levels are included in the table.

Column 1	Column 2	Column 3		Column 4	
Sensitive receptor	Time of day	Acoustic quality objectives (measured @ the receptor) dB(A)			Environmental value
		LAeq,adj,1 hr	LA10,adj,1 hr	LA1,adj,1 hr	
Dwelling	daytime and	50	55	65	health and wellbeing
(for outdoors)	evening				
Dwelling	daytime and	35	40	45	health and wellbeing
(for indoors)	evening				
	night-time	30 (38)*	35 (43)	40 (48)	health and wellbeing,
	_				in relation to the ability
					to sleep

Table 2: Extract from Schedule 1 of Environmental Protection (Noise) Policy

External levels

The Environment Protection Act (EPA) protects the Queensland Environment from environmental nuisance and states that:

Environmental nuisance is unreasonable interference or likely interference with an environmental value caused by -

- a. aerosols, fumes, light, noise, odour, particles or smoke; or
- b. an unhealthy, offensive or unsightly condition because of contamination; or
- c. another way prescribed by regulation.

Chapter 8, Part 3, of the Act lists Offences relating to environmental harm. In Division 3 of Chapter 8 Default Noise standards are stated. Section 440U, air-conditioning equipment and section 440V, refrigeration equipment, directly relate to the proposed use. It is understood that the noise standards stated in Part 3B are offences noise limits. In this situation, applying these standards, that are based on a rise of noise above the ambient noise levels (Background plus), as a design limit is considered appropriate owing to the widespread of this method by councils. Further from British Standard BS4142 - *Rating industrial noise affecting mixed residential and industrial areas* a rise above background of 5 dB is a likely indication of an adverse impact. At a rise of 5 dB, the noise from the source will be just audible (not loud or unbearably intrusive). For these reasons the 440U and 440V noise limits is applied in this situation.

440U/ 440V Air-Conditioning Equipment/Refrigeration Equipment

- this section applies to premises at or for which there is air-conditioning equipment (planter equipment refrigeration).
- (2) An occupier of the premises must not use, permit the use of, the (refrigeration) equipment on any day —

(a) Before 7 if it makes a noise of more than 3 dB(A) above the background level; or

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(b) From 7a.m. to 10p.m, if the use makes a noise of more than 5dB(A) above the background level; or

(c) after 10p.m., if it makes a noise of more than 3dB(A) above the background level.

Table 3 Noise emission limits at a noise-sensitive place
--

Period	Noise Emission Criteria	Derived Noise Limit
	$L_{Aeq} dB(A)$	LAeq dB(A)
7 am – 6 pm	not greater than Background, 36 +5 dB(A)	41
6 pm – 10 pm	not greater than Background, 33 +5 dB(A)	38
10 pm – 7 am	not greater than Background, 28 +3dB(A)	31

4.2 Assessment

There is no evidence of mechanical plant noise, i.e. a constant baseline level, in the recorded data from ML1. Further, the daytime noise levels are considerably in excess of the limiting values. Accordingly, we consider that the current and future domestic scale plant will comply with the emission criteria.

5.0 INTERMITTENT AND FLUCTUATING NOISE

The performance outcome for the rural zone code requires that noise emissions do *not* significantly impact on the residential amenity of adjacent lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions or other potential nuisance. The surrounding lots exceed 2 hectares; accordingly, the code requires that noise emissions are minimised.

Intermittent and fluctuating noise emissions to be considered are typically vehicle use, material loading/unloading and power tool operations. These operations are typical of activities conducted in a rural area and are present in this area. The proposed operation has the potential to cause noise nuisance from:

- vehicles transiting the site;
- conversation between drivers/staff in open manoeuvring area;
- use of hand and machine tools.
- loading and unloading operations;

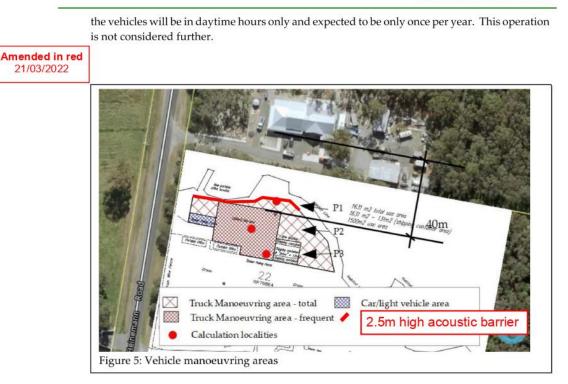
The proposed use is for vehicle overnight storage only. Ancillary vehicle repair & maintenance activities, while not initially proposed are considered below. Unloading and un-hinging equipment will not be performed on-site. The areas of vehicle movements are illustrated in Figure 5, over.

Current and future planned operation of the site has up to two trucks accessing the site during daytime for the purpose of overnight storage. The vehicles will be parked so that they will be able to leave without manoeuvring, i.e. facing the roadway. Saturday operation is possible, although not frequent. Sunday operation is not proposed. During periods when the business is closed down, e.g. Christmas break, the area will be used for the storage of a larger number of trucks (the operation fleet) for the duration of the holiday. The collection and dispersal of

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Light vehicles access the site and park in the area indicated, see Figure 5. Up to 5 vehicles are considered each day, 1 entry/exit each. Two light vehicles will arrive at night to support a night-time, i.e. early morning, heavy vehicle exit.

5.1 Acoustic Quality Objectives

The objectives are presented in Table 2, above.

We note that the L_{A01} and L_{A10} objectives, when applied to a one hour period do not recognise the loudest 36 seconds or 6 minutes respectively of noise within that hour. L_{Amax} events from up to 5 events in a 1 hour period will not be captured by these metrics. Accordingly, only the L_{Aeq,adj,1 hr} objective is considered relevant in this case.

5.2 Vehicle source levels

Vehicle source noise levels are taken from previous assessments. Source levels are presented as noise levels at a distance of 10m, see Table 4. Source levels for the parking operation of the heavy vehicles include air brake operations. All noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055:1997 – "Acoustics-Description and measurement of environmental noise".

Activity	Sound Pressure Level @ 10m		
Activity	LAmax	LAeq 1 min	
Heavy vehicle - Pass-by	81 dB(A)	68 dB(A)	
Heavy vehicle – Parking (air brakes)	81 dB(A)	67 dB(A)	

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Light vehicle door slam	64 dB(A)	52 dB(A)
Light vehicle start & pass by	61 dB(A)	50 dB(A)
Light vehicle door slam	64 dB(A)	52 dB(A)

5.1 Separation Distances

The separation distances from vehicle manoeuvring and parking locations to the nearest sensitive location, R1, are given in Table 5. Distance attenuations are calculated for a source distance of 10m. Distance attenuation is based on 6 dB attenuation per doubling of distance.

Table 5:	Separation	Distances
----------	------------	-----------

Activity	Sensitive location -	Attenuation		
	Dwelling facade	Distance	Barrier	
Heavy vehicle - Pass-by	40 m	-12 dB	-8 dB	
Edge of frequent use area				
Heavy vehicle - Pass-by	36 m	-11 dB	-7 dB	
Edge of use area - P1				
Heavy vehicle – Parking,	50 m	-14 dB	-6 dB	
Mid frequent use area -P2				
Heavy vehicle – Parking,	60 m	-16 dB	-6 dB	
Remote edge of use area - P3				
Light vehicle start & pass by	50 m	-14 dB	-2 dB	
Light vehicle door slam	55 m	-15 dB	-2 dB	

5.2 Assessments – Vehicle movements

Where emission criteria are expressed as L_{Aeq} values, and noise emissions are not continuous, the number and duration of events must be estimated. As discussed above, a maximum of 2 vehicle movements of heavy vehicles 1 per hour is assessed for night (leaving) and day (arrival/parking). Conservatively, pass-bys are assessed as at the edge of the manoeuvring area. No evening movements are expected. Equal arrivals and departures for light vehicles for the drivers are expected.

An additional 3 light vehicle movements are expected daily. Conservatively, the arrivals are departures are assessed as occurring within a 1-hour period.

The noise emission durations from vehicle movements are presented in Table 6 with data from Table 4.

	SPL @ 10m	Duration (minutes) of Number of events		
Vehicle	LAeq	Day	Night	
Heavy vehicle - Pass-by	68 dB(A)	2 x 1 minute	2 x 1 minutes	
Heavy vehicle - Parking	67 dB(A)	2 x 2 minutes	-	
Light vehicle start & pass by	50 dB(A)	3 x 0.5 minute	2 x 0.5 minute	
Light vehicle Parking/door slam	52 dB(A)	3 x 0.5 minute		

Table 6: Typical maximum noise duration of vehicle movements

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The noise Emissions from the site impacting at R1 have been calculated and are presented in Table 7.

Vehicle pass-by and parking	Source level	Energy Averaging ⁷ + attenuation.	Predicted impact at R1	Limit DB(A)	Complies with Objectives
Heavy vehicle 2 pass-bys day	68 dB(A)	-(15+18)	35 dB		
Heavy vehicle 2 parking day	67 dB(A)	-(12+20)	35 dB		
Heavy vehicle door slam	64 dB(A)	-(29+20)	15 dB		
Light vehicle 3 pass-bys day	50 dB(A)	-(16+16)	14 dB		
Light vehicle 3 parking day	52 dB(A)	-(16+17)	19 dB		
Total impact			38 dB(A)	50	Yes
Heavy vehicle 2 pass-by night	68 dB(A)	-(15+20)	35 dB		
Heavy vehicle 2 parking night			-		
Heavy vehicle door slam	64 dB(A)	-(29+20)	9 dB		
Light vehicle 2 pass-bys night	50 dB(A)	-(18+16)	16 dB		
Light vehicle 2 parking night	52 dB(A)	-(18+17)	18 dB		
Façade attenuation open windows			-8 dB		
Total impact			27 dB(A)	30	No

Table 7: Vehicle Noise Emission Calculation

5.3 Additional assessment

(i) LA01

As noted previously, Section 5.1, the EPA L_{A01} criteria poorly represents short duration events that are few in number, e.g. door slam events. For the specific events being considered, i.e. up to 2 heavy vehicle movements in an hour the L_{A01} metric for the event is approximated by the $L_{Aeq1hour}$ of the event. As presented in, the L_{Aeq} of the vehicle movements, dominated by heavy vehicle movements, is 44 dB(A). This complies with the EPA requirements of 65 and 48 dB(A) day and night.

Further considering night-time events, sleep disturbance is considered. Sleep is considered undisturbed is events exceeding 45 dB(A) L_{Amax} are limited to less than 10 – 15 events per night. Vehicle door slam and engine starts for the two movement events (maximum) per one hour in the early morning will not exceed this criteria.

The maximum noise level from manoeuvring is calculated to be $81 - 14 = 68 \text{ dB}(A) \text{ L}_{Amax}$. The average of daytime and night time L_{Amax} events recorded during site logging are 66 and 56 dB(A) L_{Amax} (see Table 1). If the L_{Amax} is calculated for 5 to 7 am, as per proposed movement times, the night time average L_{Amax} level is 63 dB(A) L_{Amax} with a maximum level of 75 dB(A) L_{Amax}.

As the maximum levels are likely the result of traffic movement on the Heinemann Road the few day and night time events will not be distinguishable against the existing, traffic-related background noise level.

(ii) LA10

As noted previously, Section 5.1, the EPA L_{A10} criteria, disregarding 10% of hourly noise events, poorly represents short duration events that are few in number, e.g. door slam events. For the specific events being considered, i.e. up to 2 heavy vehicle movements in an hour the L_{A10} metric for the event is approximated by the L_{Aeq 1 hour} of the event. As presented in Table 7, the L_{Aeq} of

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⁷ Energy Averaging = 10 × log(operating hours/total hours)

the vehicle movements, dominated by heavy vehicle movements, is 44 dB(A) day and 33 dB(A) night. This complies with the EPA requirements of 55 and 43 dB(A) LA10 day and night.

The existing average $L_{A10 15 \text{ minute}}$ levels for day and night are 53 and 41 dB(A) L_{A10} (see Table 1) with maximum levels of 62 and 59 dB(A) L_{A10} .

As above, the impact of 2 additional vehicle movements in the early morning, the most critical period, against a background of traffic movement on the Heinemann Road, will not be distinguishable.

5.4 Analysis

Daytime operation complies with the Environmental Objectives of the EPA. The margin of 12 dB would allow an increase of vehicle movements of 8 x in an hour. Within the scale of the proposed operation, this is essentially unlimited operation for day time hours.

The night-time impacts at calculated as 3 dB below the objective night-time level assuming that 2 vehicles leave the site within one hour. Vehicle movements are predicted to occur no earlier than 5:00am. At this time, the background noise levels for the site, 42 dB(A) LA90, see Figure 4 and note to Table 1, already exceed the objective level and the impact level. Accordingly, we consider that the noise emissions are minimised when compared to the objective levels, i.e. comply with the Rural Zone Code performance outcome.

As for daytime movements, the margin allows for an increase in movements or alternatively, that reversing will be allowable for the predicted number of movements.

5.5 Conversation between drivers/staff in open manoeuvring area

Normal conversation in an open area can be expected to be conducted with a sound pressure level of close to 65 dB(A) @ 1m. The expected impact from a conversation at point P2 (see Figure 5) to the façade of the adjacent residence, calculated as for the vehicle noise is 65 - 24 - 6 = 35 dB(A). This level complies with the emission limits, L_{Aeq}, L_{A10}, L_{A01}.

5.6 Hand tool use

Tools use was not proposed in previous assessments; however, the addition of an acoustic barrier allows for a re-assessment of potential use. From a previous assessment of the outdoor use of a rattle gun and compressor, we understand noise emissions to be approximately 90 dB @ 1m or 70 dB @ 10m. The expected impact of such tool use from point P3 (see Figure 5) is 90 - 26 - 6 = 58 dB(A). If such tool use is restricted to 15 minutes per hour a derating of -6 dB can be applied. Further, if tool use is conducted within the shipping container and dome a screening attenuation of 5 dB can be applied. From this we estimate noise emissions from rattle gun and compressor to be:

$$\begin{split} L_{Aeq} &= 58-6-5 = 47 \ dB(A) \\ L_{A10} &= 58-5 = 53 \ dB(A) \\ L_{A01} &= 58-5 = 53 \ dB(A). \end{split}$$

The above emissions comply with the emission limits.

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MATERIAL CHANGE OF USE FOR TRANSPORT DEPOT 64 HEINEMANN ROAD, REDLAND BAY NOISE IMPACT ASSESSMENT

6.0 CONCLUSION

Based on the results and discussions presented, the draw the following conclusions:

- The intended use of the site aligns with current uses of adjoining sites;
- Mechanical plant installations are expected to comply with emission limits, however limits have been derived for high noise plant;
- Vehicle use will comply with RCC limits for daytime and night time use;
- Talking/conversation in the vehicle manoeuvring area. will comply with RCC limits;
- Limited tool use within the "dome" will comply with RCC limits for daytime.

To ensure compliance with the requirements of the RCC for the control of operational noise emissions, the following is recommended:

- An acoustic barrier fence, as per Figure 5 be constructed;
- Operation be conditioned for Monday to Saturday only
- No operation 10:00pm to 5:00am
- Vehicles using the site use hissing reversing beepers

Author:

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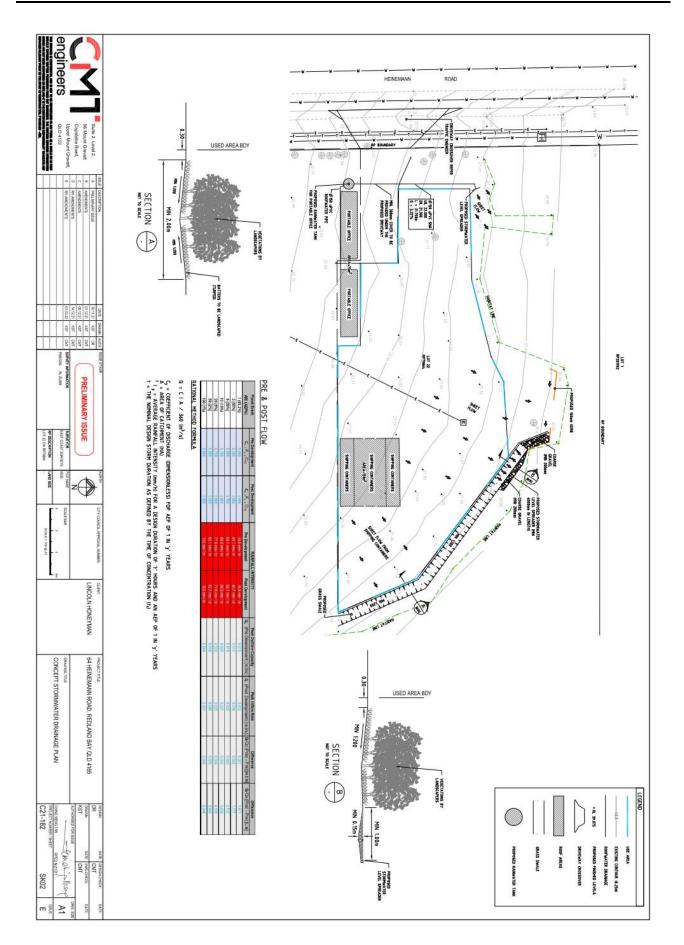
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Green Tape

Bushfire Hazard Assessment and Management Plan

64 Heinemann Road, Redland Bay

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Document Records - Quality

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Version B	8/07/2021	Joseph Adair, Senior Ecologist	Kelly Matthews Director / Principal Ecologist	Client
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I. Introduction

I.I Background

Green Tape Solutions was engaged by East Coast Surveys on behalf of Linc's Little Diggers Pty Ltd to prepare a bushfire hazard assessment and management plan (BMP) for a proposed development at 64 Heinemann Road, Redland Bay (formally described as Lot 22 on RP79864) (the 'site').

The proposed development involves a Material Change of Use (MCU) to allow the establishment of a transport depot within the northern portion of the site. The depot shall include portable office buildings, landscaping and a 1500 m² use area containing shipping containers and driveway/manoeuvring areas. The development has been sited to utilise existing cleared areas within this portion of the site and shall not require the removal of any vegetation. The proposed development layout is provided in **Figure 2**.

I.2 Site Description

The site is located on a single lot comprising a total area of approximately 42, 570 m² (11.3 ha) within the Redland City Council (RCC) local government area (**Figure 1**). The site is bounded by Heinemann Road to the west with another residence surrounded by native vegetation to the north, and otherwise largely cleared rural land to the south and west. Aside from the maintained cleared area within the western portion of the site, the lot is extensively vegetated with a slight rise in topography to the centre of the lot approximately 100m east of the existing dwelling. A watercourse traverses the central portion of the lot. A more detailed description of the vegetation communities within and surrounding the site is provided in **Section 3.1.2**.



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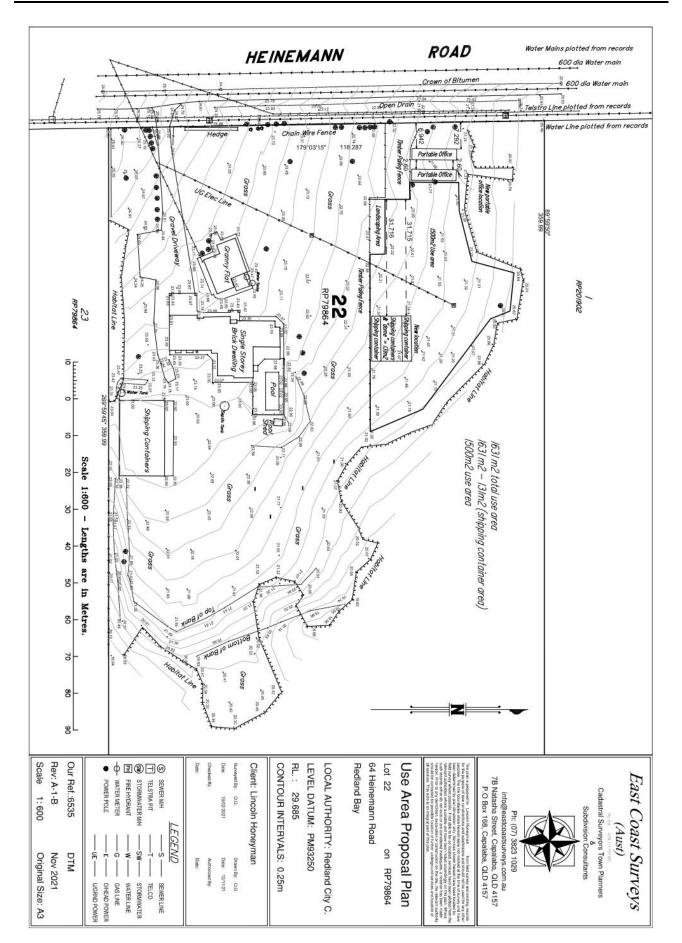
I.3 Scope of Work

The purpose of this BMP is to provide a site-specific assessment of bushfire hazard and to assess compliance of the proposed development with the outcomes sought by the Redland City Plan 2020 (version 5), the assessment benchmarks outlined in the Bushfire hazard overlay code. The BMP also provides a plan for bushfire risk management including building construction requirements, asset protection zones, fuel management, access requirements and emergency responses measures. Recommendations are consistent with legislative requirement and statutory requirements to reduce the risk to life and property.



Figure 2: Proposed development layout

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2. Bushfire Regulatory Framework

Given that bushfire hazard can cause harm to people and social wellbeing, damage to property and impacts to the economy and environment, the management of bushfire hazard in Queensland is considered an integral component of land use planning and development decisions.

There are three regulatory mechanisms/instruments applicable to the site that regulate development to avoid and mitigate potential impacts associated with bushfire hazard:

- State Planning Policy (SPP) and associated guidelines (DILGP, July 2017);
- Redland City Plan 2020 (version 5) (Redland City Council, 2021); and
- Australian Standard AS3959:2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).

2.1 State Planning Policy (SPP)

The SPP identifies the Queensland Government's policies about matters of state interest in land use planning and development (DILGP, July 2017). The SPP is a broad and comprehensive statutory planning instrument. It sits above regional plans, standard planning scheme provisions and local government planning schemes within the hierarchy of planning instruments outlined in the *Planning Act 2016*.

The SPP is supported by the following guidance material:

- The SPP state interest guidance material Natural hazards, risk and resilience Bushfire ('SPP guidance') (DSDMIP, 2019), which provides further context to the SPP and explains how the SPP policies can be applied, in particular for local government when making or amending local planning instruments. The SPP guidance is also intended to assist assessment managers and practitioners in applying the SPP assessment benchmarks when state interests have not been integrated into the local planning scheme (where applicable).
- The 'Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest - Natural Hazards, Risk and Resilience – Bushfire ('BRC technical document') (QFES, 2019), which provides technical guidance and policy positions of the Queensland Fire and Emergency Services (QFES). It includes procedures for undertaking a bushfire hazard assessment (BHA), calculating asset protection zones and preparing a Bushfire Management Plan.

The SPP assessment benchmarks outlined in Part E of the SPP and Section 4.0 of the SPP guidance apply to development to the extent that the development is assessable against a planning scheme and only to the extent that the planning scheme is inconsistent with the SPP.

The SPP is also supported by a state-wide map of bushfire prone areas (BPA) (also referred to as 'bushfire hazard area') that was developed based on the CSIRO modelling of potential fireline intensity using the methodology described by Leonard *et al.* (2014). An excerpt from the SPP Assessment Benchmark – BPA mapping published on the SPP Interactive Mapping System (IMS) is provided in **Figure 3**. The site is mapped as containing areas of High and Medium Potential Bushfire Intensity and Potential Impact Buffer. The Potential Impact Buffer includes all land within 100 metres of any area with a potential fireline intensity greater than 4,000 kW/m (i.e.,., medium, high or very high bushfire hazard/potential bushfire intensity).

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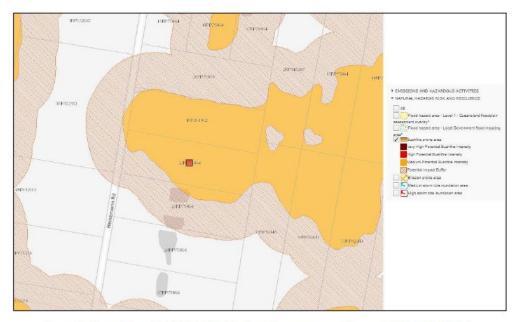


Figure 3: Excerpt from DSDMIP SPP IMS – Bushfire prone area (Source: DSDMIP SPP IMS).

2.2 Redland City Plan 2020

The site is located within the Redland City local government area and is subject to the provisions of the Redland City Plan 2020 (version 5). The planning scheme's Bushfire hazard overlay maps the site as containing areas of Medium Potential Bushfire Intensity and Potential Impact Buffer. An excerpt from the overlay map identifying the mapped bushfire hazard areas in relation to the proposed development site is shown in Error! Reference source not found..

Redland City Council's Bushfire hazard overlay mapping designates bushfire prone areas for the purposes of Section 12 of the *Building Regulation 2006*. The provisions of the Building Code of Australia (BCA) or Queensland Development Code (QDC) are applicable to any building assessment work in a designated bushfire prone area.

The Redland City Plan 2020 Bushfire overlay code notes that a site-based assessment may be used to ground-truth the extent of hazardous vegetation and the extent and nature of the bushfire hazard area (bushfire prone area)) but does not specify acceptable methodologies. In the absence of council advice in relation to acceptable methodologies, the site-specific bushfire assessment provided in this plan has been undertaken in accordance with the BRC Technical Document (Queensland Fire and Emergency Services (QFES), 2019).

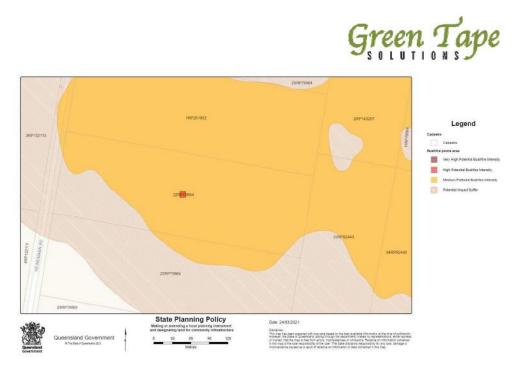


Figure 4: Excerpt from Redland City Plan 2020 - Bushfire hazard overlay (Source: Red-e-map, 2021).

The Australian Standard *AS3959:2018 Construction of Buildings in Bushfire-Prone Areas* (Standards Australia, 2009) specifies the requirements for the construction of buildings in bushfire-prone areas to improve their resistance to bushfire attack. AS3959:2018 applies to those areas where a regulated map (i.e., a planning scheme overlay map) identifies an area as a bushfire prone area (or similar), requiring calculation of Bushfire Attack Level (BAL) in accordance with a methodology outlined in the standard.

AS3959:2018 thus prescribes the construction details for buildings depending on the calculated BAL. The detailed requirements relating to construction methods and materials are typically dealt with as part of building design and enabled via private certification in accordance with the Building Code of Australia.



3. Bushfire Hazard Assessment

A site-specific bushfire hazard assessment (BHA) for the site has been undertaken in accordance with the methodology outlined in the 'Bushfire Resilient Communities' (BRC) technical document (QFES, 2019). The methodology underpinning the BHA process consists of three stages:

- 1. An assessment to verify the reliability of existing BPA mapping over the site and land surrounding the site (the 'assessment area').
- A hazard assessment involving field investigations to ground-truth the accuracy of the BPA mapping for the site, where required. The hazard assessment area must include the development area and all land within 150 metres of the development footprint.
- Using the results of the site-specific assessment, the asset protection zone width needed to achieve the requisite radiant heat flux levels is calculated using the SPP Bushfire asset protection zone (APZ) width calculator or Method 2 of AS3959:2018.

Where the precision and/or accuracy of BPA mapping or map input datasets are insufficient (e.g. where there has been changes in land use and vegetation cover within the assessment area), the process enables applicants to create a local-scale BPA map based on the results of the site investigation and to apply modified input variables that reflect changes that have occurred over time. The BHA process adapts the method used to generate the state-wide BPA mapping, described in Leonard *et. al.* (2014).

3.1 Hazard Assessment

The following steps have been undertaken to assess spatial factors that contribute to potential bushfire intensity for the site and surrounding land:

<u>Step 1:</u> Identification of Fire weather severity

Identification of all Forest Fire Danger Index (FFDI) values estimated at a 1:20 year (5%) Annual Exceedance Probability (AEP) using the Bushfire Hazard Area – Bushfire Prone Area – Inputs dataset from the Queensland Government data portal.

<u>Step 2:</u> Identification of Vegetation Hazard Classes

Assessment of vegetation communities to identify the relevant vegetation hazard classes (VHCs) using a combination of remnant and pre-clearing regional ecosystem maps, high-resolution aerial imagery and a ground-truthed assessment of vegetation present within the site and within the required 150 m assessment area.

<u>Step 3</u>: Slope assessment

Identification of site slope and effective slope, and determination of whether proposed buildings are upslope or downslope of hazardous vegetation using Bushfire Hazard Area – Bushfire Prone Area – Inputs dataset from the Queensland Government data portal and 1 m contour data.

• <u>Step 4</u>: Remodeling of bushfire hazard and calculation of potential fireline intensity -Where a change to the distribution, extent and/or classification of VHCs within the assessment area is proposed, remodeling of bushfire hazard is undertaken to determine how the changes

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to VHCs and associated fuel loads affect potential fireline intensity. Potential fireline intensity is to be calculated in accordance with the method outlined in Leonard *et. al.* (2014).

VHCs and associated potential fuel loads are in accordance with Leonard *et al.* (2017), as provided in the BRC technical document and SPP Bushfire APZ width calculator published by the Queensland Fire and Emergency Services (QFES).

Relevant spatial datasets published by the QFES were accessed via the Queensland Spatial Catalogue (QSpatial) and redi-PORTAL (PBSA, 2018).

3.1.1 Step 1 – Fire weather severity

The relevant Forest Fire Danger Index (FFDI) for the site was derived from the Fire Weather Severity (Forest Fire Danger Index) raster provided as part of the Bushfire Hazard Area – Bushfire Prone Area dataset.

The FFDI for the site and surrounding land is 53.

3.1.2 Step 2 - Vegetation Hazard Classes and Potential Fuel Loads

3.1.2.1 Vegetation Hazard Classes

Different types of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons and can then be susceptible to very destructive bushfires. Alternatively, vegetation communities may expose fuels to drying and therefore be frequently available for burning. Frequent bushfires can result in the development of bushfire-tolerant grassy woodlands or grasslands and less destructive bushfire behaviour.

Vegetation Hazard Classes (VHCs) provided within the Bushfire Prone Area – Vegetation hazard class – South east Queensland spatial dataset were reviewed for the site and surrounding land (**Figure 5**). The following VHCs are mapped within the required 150 m assessment area:

- 16.1 Eucalyptus dominated forest on drainage lines and alluvial plains;
- 9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges;
- 40.4 Low grass or tree cover in rural areas;
- 42.6 Nil to very low vegetation cover.

The site assessment determined that vegetation within the 150 m assessment area consists of a mosaic of native vegetation, landscape vegetation (including streetscape vegetation) and areas of maintained grassland/lawn with low tree cover. The site has only been cleared on the smaller south western side of the lot, retaining the rest of the native vegetation to the east. The site assessment determined that the site supports two (2) vegetation communities:

- 1. Predominately cleared and non-remnant vegetation in the western part of the lot. This area is the focus for development.
- 2. Remnant Of Concern RE 12.3.11 *Eucalyptus tereticornis* +/- *Eucalyptus siderophloia, Corymbia intermedia* open forest on alluvial plains usually near coast.

The eastern portion of the lot, beyond the 150m study area, consists of the least concern RE 12.9-10.4a *Eucalyptus racemosa subsp. racemosa* woodland with a wet ground layer. This community is on the eastern side of a small hill dividing the lot and is not considered further in this assessment.

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Vegetation community 1 - Rural vegetation

Vegetation within the western portion of the site consists primarily of rural and semi-rural grasslands with low tree cover. Neighbouring properties operate a mixture of rural crop production, stock grazing and chicken farming. This landscape is assessed to conform to VHC 40.4 Low grass or tree cover in rural lands.

Vegetation community 2 - Eucalyptus dominated forest on drainage lines and alluvial plains

Remnant native vegetation is situated upslope to the east of the proposed development site. This vegetation community is in remnant condition;; however access tracks and intermittent clearing has reduced the natural structure of the community. Species within the community include Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia with a disturbed understory. Other species present include Angophora leiocarpa, E. exserta, E. grandis, C. trachyphloia, C. citriodora subsp. variegata, E. latisinensis, E. tindaliae, E. racemosa and Melaleuca sieberi. This community is mapped as 12.3.11 and conforms to VHC 16.1 - Eucalyptus dominated forest on drainage lines and alluvial plains.





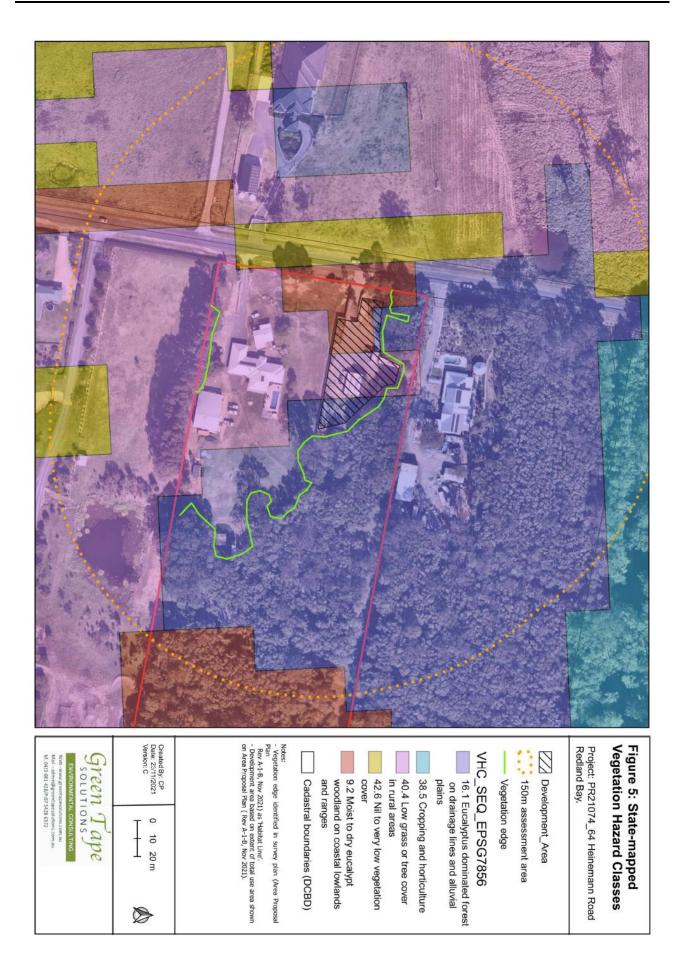
Plate 1: View from proposed use area to north-western corner of the site

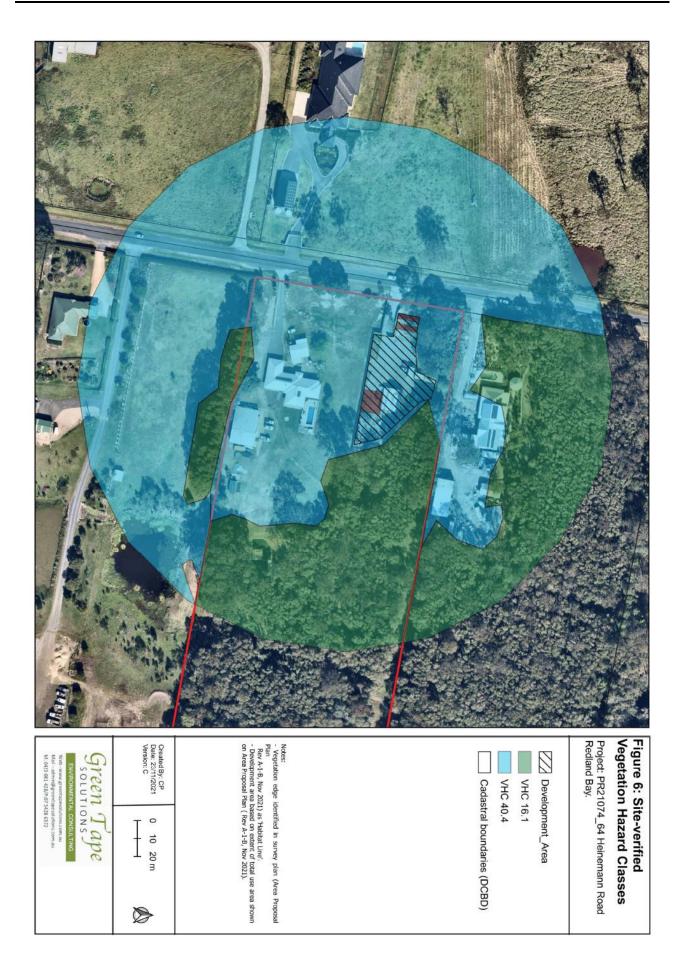


Plate 3: Vegetation adjacent to proposed office Plate 4: Vegetation adjacent to proposed use area. buildings.

Plate 2: Managed vegetation within property









3.1.2.2 Potential Fuel Loads

Fuel loads have been allocated for each VHC to represent the long-unburnt condition that would be typically exhibited 10 years after fire. In accordance with the values provided in Figure 14 of the BRC technical document (QFES, 2019a), the potential fuel load values for ground-truthed VHCs within and surrounding the site are as provided in **Table 1**.

Table 1: Potential fuel loads for classified vegetation within 150 m assessment area.

	VHC	Total potential surface fuel load (t/ha)	Total overall potential fuel load (t/ha)		Prone type ¹
16.1	Eucalyptus dominated forest on drainage lines and alluvial plains	13.8	16.0	1	Potential bushfire hazard
40.4	Low grass or tree cover in rural areas	0.5	5.0	2	Non-bushfire prone – Grassland fire

Patch sizes for areas of VHC 16.1 to the south of the current dwelling and in the north-west corner are 0.15ha and 0.096ha respectively. These areas are not likely to ignite due to their disconnection with fuels that can carry running fire fronts. These areas are likely to have a fire intensity of less than 4,000 kW/m and therefore are considered to be a low hazard for planning and development assessment purposes.

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¹ Prone type taken from the VHC_Data sheet of the SPP Bushfire APZ calculator.



3.1.3 Step 3 - Site and Effective Slope

Two slope input parameters are required for the estimation of fire behaviour and separation. Site slope is the slope of the ground between the edge of the proposed development (or site boundary) and the edge of hazardous vegetation. Effective slope refers to the slope of the land beneath hazardous vegetation. Effective slope is the more important parameter as it has a direct influence on the potential rate of fire spread, fuel consumption and thus, potential fireline intensity. For each vegetation hazard class, the effective slope is determined by assessing the slope beneath classified vegetation (in degrees) which most influences bushfire behaviour and the relative position of land supporting hazardous vegetation in relation to the development i.e. upslope or downslope. Where there is more than one slope beneath classified vegetation, each slope should be individually assessed, and the worst-case scenario adopted.

Site slope can be determined using LiDAR-derived 1 metre contour data published by the Department of Natural Resources, Mines and Energy. However, in this instance the data set is incomplete for the site. Assessment using Google Earth Pro shows that hazardous vegetation to the east of the development site is upslope with an average of 8.4 degrees. The site slopes gently upwards from the western boundary to the centre of the lot east of the cleared area and proposed development. All works are therefore to be concentrated downslope of any hazardous vegetation. Slope under the proposed development averages to 3 degrees downslope. Note that this slope is within the low hazard vegetation and does not influence the site assessment for bushfire impact.

3.1.4 Step 4 - Remodelling of bushfire hazard

Given that site-specific assessment determined that VHCs provided within the BPA – VHC – South east Queensland spatial dataset do not entirely reflect the ground-truthed VHCs, remodelling of bushfire hazard has undertaken to determine how the changes to VHCs and associated fuel loads affect potential fireline intensity. Potential fireline intensity has been calculated in accordance with the method outlined in Leonard *et. al.* (2014).

Potential fireline intensity (PFI) is a standard measure of the rate at which an advancing fire would consume fuel energy per unit time per unit length of the fire front. This metric combines potential fuel load (PFL), maximum landscape slope (slope) and fire weather severity (FFDI) to provide a potential fireline intensity metric. The potential fireline intensity (PFI) is represented as the following equation:

$PFI = 0.62 PFL^2 x FFDI exp (0.069 x slope)$

Where: PFI = Potential fire line intensity (kW/m), PFL = Potential fuel load (tonnes / ha), FFDI = Potential severe fire weather (FFDI) and Slope = Max slope (degrees – we will use 1 for this site rather than 0)

Table 2 shows the potential fireline intensity ranges (in kilowatts per metre) and the corresponding potential bushfire hazard classes. The potential fireline intensity was calculated for bushfire prone vegetation within 150 m of the site using the inputs from Steps 1 - 3. In accordance with Section 7.6 of the BRC technical document, fireline intensity, radiant heat flux and bushfire attack level is not required to be calculated for non-bushfire prone (i.e. VHCs with a prone type of 2) or low hazard VHCs (i.e. VHCs with a prone-type of 3), therefore VHC 40.4 has been excluded from calculation of potential fireline intensity. The results are presented in **Table 3**.



Table 2: Potential fireline intensity ranges and bushfire hazard classes.

Potential Fireline Intensity (kW/m)	Potential Bushfire Hazard Class
40,000+ kW/m	Very high
20,000 – 40,000 kW/m	High
4,000–20,000 kW/m	Medium
0 – 4,000 kW/m	Low/Not bushfire prone

Table 3: Potential fireline intensity for classified VHCs within 150 m assessment area.

	VHC	Total overall PFL (tonnes/ha)	Max landscape slope (degrees)	Location in relation to development	Fire weather severity (FFDI)	Potential fireline intensity (PFI)	Potential bushfire hazard class
16.1	Eucalyptus dominated forest on drainage lines and alluvial plains	16	8.4	Upslope	53	4844 kW/m	Medium

The results of the potential fireline intensity calculation for bushfire-prone vegetation within the assessment area show that vegetation east of the development footprint has a potential bushfire hazard class of 'medium. All other vegetation within 150 m of the development site is not classified as bushfire-prone and therefore, calculation of radiant heat flux/bushfire attack level (BAL) is not applicable.

Section 5 outlines the requirements for management and mitigation of bushfire hazard for the bushfireprone vegetation within the site.

3.2 Radiant Heat Exposure and Bushfire Attack Levels

The BRC technical document requires that radiant heat exposure/bushfire attack levels (BALs) are calculated using either the SPP Bushfire APZ calculator (QFES, 2019b), which is the preferred method or Method 2 of AS3959:2018. Where Method 2 is used, the following inputs are to be used:

- site-specific values for FFDI (Step 1)
- ground-truthed VHCs (Step 2) and their associated fuel loads (provided in Figure 14 of the BRC technical document); and
- site and effective slopes (Step 3).

Bushfire attack levels (BALs) are used to quantify the levels of attack (radiant heat exposures/flux) that built structures may experience during a fire event. The BAL is defined as 'a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per meter squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire' (Standards Australia, 2018).

AS3959:2018 adopts six BAL categories, which are based on the level of radiant heat flux to which buildings may be exposed to during a bushfire event. This level of heat flux generally relates to the type of vegetation, effective slope and how far a building is from hazardous vegetation. BALs apply to buildings and any attached or adjacent structure within 6 m of the building.



The Flamesol Method 2 Minimum Distance calculator has been used to calculate the minimum separation distance required between the development and bushfire-prone vegetation for each BAL. These results are provided in **Appendix 1** and **Figure 7** and summarised in **Table 4**.

Table 4: Determination of Bushfire Attack Level (BAL) minimum separation distances for bushfire-prone vegetation.

Bushfire attack level (BAL) →	BAL-Flame zone (FZ)	BAL-40	BAL-29	BAL-19	BAL-12.5
Separation distances	0 - <4.4 m	4.4 - <5.9 m	5.9- < 8.9 m	8.9 - <13.3 m	13.3 - < 100m

The development is situated in a rural area and no minimum BAL is specified for buildings. The proposed residential development and transport depot are located to achieve **BAL 12.5** (Figure 7). All building can be placed at suitable distances from hazardous vegetation and the assessed Vegetation Habitat Line to ensure the long-term protection of mapped koala habitat areas (core overlay). As such it will comply with the requirements for heat flux levels in the case of a fire and Queensland Koala Habitat protection legislation. No vegetation clearing is required to meet the bushfire requirement.

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4. Bushfire Management Plan

The SPP requires that where it is not possible to avoid a bushfire prone area, development mitigates bushfire risk to people and property to an acceptable or tolerable level. This can be achieved *through* development design and siting, hazard reduction practices and emergency mitigation measures for any buildings bordering potentially bushfire-susceptible vegetation. These practices and measures include fuel reduction and management, road infrastructure to provide safe access and egress, appropriate building design and construction standards, procedures for fighting bushfires and fire intensity reduction management measures.

4.1 Agencies / Persons Responsible

The responsible fire authority is the Queensland Fire and Emergency Services (QFES). It is the responsibility of the proponent to ensure that the relevant measures required by this plan are in place prior to inspection by the Council and the building certifier, and to ensure that the measures are in place prior to enacting the approval. Furthermore, it is the responsibility of the proponent to ensure that a copy of this report is always on hand at the site.

4.2 Owner / Occupier Responsibilities

It is the responsibility of the relevant lot owner to maintain each lot in accordance with the conditions outlined in this report. The owner / occupier responsibilities include:

- An Asset Protection Zone (APZ) is to be established and maintained between the proposed offices and containers and the hazardous vegetation to the north and east.
- All access routes are to remain clear of obstacles to enable effective emergency vehicle access and egress; and
- No burning is to be undertaken on-site without a Permit to Burn as issued by the local Fire Warden (and approval if required, in writing, from Council).
- The storage or handling of hazardous chemicals on the premises must not result in an unacceptable risk to people, property and the environment. Hazardous chemicals should not present a risk to or impose upon emergency services when responding to an emergency or evacuation.

4.3 Reporting and Auditing

This bushfire report is a controlled working document that is to be updated and revised to reflect adaptive management and constructive feedback. Some sections of the plan may be modified, new procedures may be implemented, and responsibilities altered, depending on feedback and application.

This bushfire report will only ever be modified with the agreement of QFES or Redland City Council. This agreement allows for changes to the plan scope, as determined through consultation and the acceptance of the proponent. That is, where further actions are deemed necessary or where actions can be reduced in scope.



4.4 Siting of Buildings

In accordance with the SPP 2017 (and associated guidance material) and the Redland City Plan 2020 (version 5), the proposed design has considered the key principles when siting development. The relevant clauses that have been considered are:

- Utilising land that is predominantly cleared to minimise ecological impacts to native vegetation;
- Maximising where practicable building frontage setbacks from any hazardous vegetation; and
- Siting of buildings so that elements of the development that are least susceptible to fire are situated closest to the bushfire hazard (e.g. driveways, parking areas and protective landscape treatments).

All buildings will be sited within the 12.5-BAL and sufficient distances are provided from the "Habitat line" to protect koala habitat vegetation to the east of the proposed development. No vegetation clearing is required to meet the bushfire requirement.

4.5 Asset Protection Zones

The use of an APZ is the most effective defence against flame and radiant heat and to a lesser extent, ember attack. The APZ incorporates defendable space and allows for managing heat intensities at the building surface.

The landscaping plan should incorporate the following measures aimed at minimising fuel within the APZ:

- The APZ is to be maintained as an area is free of flammable material to provide defendable space and for managing heat intensities at the building surface.
- Garden beds with flammable plants are not to be located under trees and should be no closer than 10 metres from an exposed window or door. Any planted trees should have lower limbs removed up to a height of 2 metres above the ground.
- Landscaping treatments within the APZ shall comprise only low threat vegetation, including lawn areas managed in a minimal fuel condition (i.e. ≤ 100 mm nominal height as specified in AS3959:2018) and species that are of low combustibility (i.e. species with high leaf moisture content, low volatile oil content, absence of shedding bark, low production of leaf litter etc.). Plants should also be arranged to minimise vertical and horizonal connectivity of plant material.
- Mulches within any landscaped areas are to be non-combustible.
- Regular yard maintenance should be undertaken to remove fine fuels and debris, particularly
 prior to and during the fire season (i.e. late Winter to early Summer). This shall include regular
 vegetation management and maintenance where necessary and practicable (e.g. brushcutting, weed removal etc.) and removal of debris and rubbish.
- Landscape trees should be spaced to avoid the foliage of mature trees overhanging roof lines and gutters.

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 Vegetation screening to the north will consist of non-fire prone species, including Shrubs species of Acacia, Atriplex, Callistemon, Dodonaea, Einadia, Grevillea, Hakea, Myoporum Ground covers Dianella, Dichondra, Einadia, Eremophila, Lomandra, Pelargonium, Pultenaea, and Scaevola Climbers Hardenbergia.

4.6 Access Roads

Access to the depot will be provided via a driveway with direct frontage to Heinemann Road. This driveway shall provide safe and effective access and egress for emergency vehicles and all site occupants in the event of a bushfire.

4.7 Electricity Supply

The proposed development will have access to mains electricity supply. Where practicable, electrical transmission lines will be installed underground.

4.8 Water Supply

The development will have access to the reticulated water supply.

4.9 Climate Change and Fire Weather – Projections for 2050

Climate change can act in two ways to affect fire behaviour. First, it is likely to exacerbate the fireweather risk on any given day, leading to increased frequency or intensity of extreme and very extreme fire-weather days particularly within the fire season. Secondly, an increase in the accumulated fire risk over a year might represent a longer fire season and a reduction in the number of days suitable for prescribed burning.

It is recommended to review this document and associated bushfire procedures at the site over the coming decades in response to any potential increases of bushfire risk from climate change.

4.10 Emergency Response Procedures

An onsite fire management and evacuation strategy should be developed and available to implement in the event of an emergency. In the event of a pending fire emergency, assistance is to be obtained by contacting dialling 000.

The transport depot will have a dedicated emergency assembly point and emergency evacuation rout as shown on Figure 7.



5. Assessment against the Bushfire Hazard Overlay Code

The site is mapped with the Redland City Plan 2020 (version 5) Bushfire Hazard Overlay, which triggers a response to the Bushfire Hazard Overlay Code. An assessment against this code is provided in **Table 5**.

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Table 5: Assessment against the Redland City Plan 2020 (version 5) Bushfire Hazard Overlay Code.

	Performance Outcomes		Acceptable Outcomes	Compliance Assessment
For as	For assessable development			
Compa	Compatible development			
PO1	Development involving the accommodation or congregation of	A01.1	The following uses do not occur within bushfire hazard area (bushfire prone area):	Not applicable The proposed development does not involve the
	vulnerable sectors of the community such as childcare centres, community care		 childcare centres; community care centres; 	accommodation or congregation of vulnerable sectors of the community.
	centres, educational establishments,		educational establishments;	
	detention facilities, hospitals, rooming		detention facilities;	
	accommodation, retirement facilities or		5. hospitals;	
	residential care facilities, is not located on		rooming accommodation;	
	there is an overriding community need or		 residential care facilities 	
	the development is located in the specialised centre zone.			
PO2	Emergency services and uses providing community support services are able to		No acceptable outcome is nominated.	Complies with PO2 The proposed development is sited within the western
	function effectively during and immediately after a bushfire hazard event.			and northern portion of the site with direct access to be provided via a driveway along the south western
				driveway shall provide safe and effective access for emergency services in the event of a bushfire.
				The development does not involve any uses providing community support services.
PO3	Development involving hazardous	AO3.1	The manufacture or storage of hazardous material in bulk does not occur within hushfire hazard area (hushfire prone	Complies with PO3 The development proposes the establishment of
	not located on land subject to bushfire hazard.		area).	additional secondary residential premises in addition to office and shipping containers. No hazardous

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materials will be manufactured on site.

	Performance Outcomes		Acceptable Outcomes	Compliance Assessment
Develo	Development design and separation from bushfire hazard - reconfiguration of lots	e hazard -	reconfiguration of lots	
PO4	Where reconfiguration creates lots of 2,000m ² or less, a separation distance from hazardous vegetation is provided to	A04.1.1 OR	No new lots are created within the bushfire hazard area (bushfire prone area).	Not applicable The proposed development does not include the reconfiguration of the original lot.
	achieve a radiant heat flux level of 29kW/m ² at the edge of the proposed	A04.1.2	Lots are separated from hazardous vegetation by a	
	lot(s).		distance that achieves radiant heat flux level of	
	Editor's note—The radiant heat levels and separation distances are to be established in		29kW/m² at all boundaries.	
	accordance with method 2 set out in AS3959-		Editor's note—Where a senaration distance is proposed to be	
	2009.		achieved by utilising existing cleared developed areas external to	
			the site, certainty must be established (through tenure or other	
			means) that the land will remain cleared of hazardous vegetation.	
			Editor's note—For staged developments, temporary separation	
			distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.	
			Editor's note—The achievement of a cleared separation distance	
			may not be achievable where other provisions within the planning	
			scheme seek the protection of certain ecological, slope, visual or character features or functions.	
PO5	Where reconfiguration creates lots of		No acceptable outcome is nominated	Not applicable
	more than 2,000m ² , a building envelope			The proposed development does not include the
	of reasonable dimensions is provided on each lot which is separated from			recontiguration of the original lot.
	hazardous vegetation such that it			
	achieves radiant heat flux level of 29kW/m ² at any point.			
PO6	Where reconfiguration is undertaken in an	A06.1	Lot boundaries are separated from hazardous vegetation	Not applicable
	urban area, a constructed perimeter road		by a public road which:	The proposed development does not include the
	with reticulated water supply is		 has a two lane sealed carriageway; 	reconfiguration of the original lot.
	established between the lots and the		contains a reticulated water supply;	

GENERAL MEETING AGENDA

Compliance Assessment

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POT	
Outside an urban area, either a constructed perimeter road or a formed, all weather fire trail is established between the lots or building envelopes and the hazardous vegetation, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both firefighting and maintenance/hazard reduction works.	fighting vehicles. The access is available for both fire fighting and maintenance/defensive works. Editor's note—Applicants should also have regard to the relevant standards set out in the reconfiguration of a lot code and infrastructure works codes in this planning scheme.
AO7.1	A06.2
 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: 1. a reserve or easement width of at least 20m; 2. a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; 3. no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; 4. a minimum of 4.8m vertical clearance; 5. turning areas for fire-fighting appliances in accordance with Old Fire and <u>Emergency Services</u>' Fire Hydrant and Vehicle Access Guidelines; 6. a maximum gradient of 12.5%; 7. a crossfall of no greater than 10 degrees; 8. drainage and erosion control devices in accordance with the standards in Planning Scheme Policy 2 – Infrastructure works; 	 accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; has a minimum of 4.8m vertical clearance above the road; is designed to ensure hydrants and water access points are not located within parking bay allocations; and incorporates roll-over kerbing. Fire hydrants are designed and installed in accordance with AS2419.1 2005.
Comples with PO7 The site is predominately cleared with ready access on all sides. Therefore, the proposed development does not require the creation of additional fire trails or easements as the new structures will be installed at a sufficient distance from any hazardous vegetation. An emergency assembly point and evacuation route are shown in Figure 7.	

hazardous vegetation, and is readily accessible at all times for urban fire

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is connected to other public roads at both ends and at intervals of no more than 500m;

Acceptable Outcomes

Performance Outcomes

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	Performance Outcomes	Acceptable Outcomes	Compliance Assessment
		 vehicular access at each end which is connected to the public road network at intervals of no more than 500m; designated fire trail signage; if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services. 	
PO8	The lot layout:	No acceptable outcome is nominated.	Complies with PO8 This bushfire hazard assessment and management
	 minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; 	Editor's note—In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire	plan has been prepared in accordance with relevant guidelines under the State Planning Policy. The lot layout has been designed to support lots of
	2. avoids the creation of potential bottle-	management plan should be developed in accordance with the Dublic Safety Business Anoncy (DSBA) suidaline entitled	sufficient area to provide a building envelope of
	network;	"Undertaking a Bushfire Protection Plan. Advice from the	subject to bushfire hazard.
	establishes direct access to a safe	Queensland Fire and Emergency Services (QFES) should be	
	event of an approaching bushfire;	sought as appropriate.	Direct access shall be provided via a driveway along the south western boundary of the site to Heinemann
	and		Road. This driveway shall provide safe and effective
	ensures roads likely to be used in the event of a fire are designed to		access for emergency services and egress for
	minimise traffic congestion.		The development layout provides for egress away
	Editor's note—For example, developments		from the most likely direction of a fire front (i.e. towards Heinemann Rd). The driveway does not
	should avoid finger-like or hour-glass		adjoin hazardous vegetation thereby avoiding the
	subdivision patterns or substantive vegetated		risk of entrapment.
	corridors between lots.		
PO9	Critical or potentially hazardous	No acceptable outcome provided.	Complies with PO9
	infrastructure such as water supply, electricity cas and telecommunications		The proposed development will have access to mains electricity supply and the reticulated water network
			Leicentory supply and the reductation water network.

GENERAL MEETING AGENDA

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GENERAL MEETING AGENDA

Complies with PO12 The proposed development is separated by	.1 Development is separated from hazardous vegetation by a public road or fire trail which has:	road or a formed, AO12.1 ovided between	A constructed perimeter road or a formed, all weather fire trail is provided between	PO12
Complies with PO11 Evacuation via Heinemann Road is readily achievable in the event of a fire. Internal access tracks shall comply with minimum standards as described in PO12 below.	No acceptable outcome is nominated.	es are	Effective safety and evacuation procedures and measures are established.	P011
	Editor's note—The achievement of a cleared separation distance must be achieved in a way that ensures compliance with other provisions within the planning scheme seeking protection of certain ecological, slope, visual or character features or functions.	eat levels and be established in set out in AS3959-	Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959- 2009.	
	achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.	antres, community tional ention facilities, accommodation, or residential care	such as childcare centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or 2. 29kW/m ² otherwise.	
Complies with PO10 The proposed residential development can be located to meet a BAL 12.5 and can be placed at acceptable distances from hazardous vegetation. As such it will comply with the requirements for heat flux levels in the case of a fire.	.1 Buildings or building envelopes are separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively, of 10kW/m ² for a use mentioned in the performance outcome, or 29kW/m ² otherwise. Editor's note—Where a separation distance is proposed to be	and designed to AO10.1 gs or building Sllowing radiant nt: use involves the use involves the congregation of f the community	Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point: 1. 10kW/m ² where the use involves the accommodation or congregation of vulnerable sectors of the community	P010
	Development design and separation from bushfire hazard - material change of use	ation from bushfire haza	opment design and separ	Develo
Electrical transmission lines, water supply, gas supply (if relevant) and telecommunications will be installed underground.			are located underground	
Compliance Assessment	Acceptable Outcomes	omes	Performance Outcomes	

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Page 140

	Performance Outcomes		Acceptable Outcomes	Compliance Assessment
	the hazardous vegetation and the site	-	a reserve or easement width of at least 20m;	hazardous vegetation by open grassland.
	boundary or building envelope, and is	2	a minimum trafficable (cleared and formed) width of	
	readily accessible at all times for the type		4m capable of accommodating a 15 tonne vehicle and	All internal access tracks comply with items 2 to 9 of
	of fire fighting vehicles servicing the area.		which is at least 6m clear of vegetation;	AO12.1. External Fire trails are not proposed as the
	However, a fire trail will not be required	ω	no cut or fill embankments or retaining walls adjacent	lite has managed vegetation with understory
	where it would not serve a practical fire		to the 4m wide trafficable path;	vegetation well maintained and presenting low fire
	management purpose.	4.	a minimum of 4.8m vertical clearance;	risk.
		<u>ت</u>	turning areas for fire-fighting appliances in	Surrounding lands are predominately rural low grass
	Editor's note—Fire trails are unlikely to be		accordance with Qld Fire and Emergency Services'	areas (VHC 40.4).
	required where a development site is less		Fire Hydrant and Vehicle Access Guidelines;	
	than 2.5ha.	6.	a maximum gradient of 12.5%;	
		7.	a cross fall of no greater than 10 degrees;	
		.80	drainage and erosion control devices in accordance	
			with the standards in Planning Scheme Policy 2 –	
			Infrastructure works;	
		9.	vehicular access at each end which is connected to	
			the public road network which is connected to the	
			public road network at intervals of no more than	
			500m;	
		10	10. designated fire trail signage;	
		11	11. if used, has gates locked with a system authorised by	
			Qld Fire and Emergency Services; and	
		12	12. if a fire trail, has an access easement that is granted	
			in favour of council and Qld Fire and Emergency	
			Services.	
All dev	All development			

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Performance Outcomes	Acceptable Outcomes	Compliance Assessment
	 includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and is clearly identified by directional signage provided at the street frontage. 	
P015 Landscaping uses species that are not likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	A015.1 Low flammability plant species identified in Table 8.2.2.2 are used for any planted landscaping within 10m of a building or structure.	Complies with PO15 In accordance with Section 4 – Bushfire Management Plan, landscaping treatments within the building APZ (i.e. the separation area between the building envelopes on lots 3, 4 and 5 and retained hazardous vegetation) shall comprise only low threat vegetation, including lawn areas managed in a minimal fuel condition (i.e. ≤ 100 mm nominal height as specified in AS3959:2018) and species that are of low combustibility (i.e. species with high leaf moisture content, low volatile oil content, absence of shedding bark, low production of leaf litter etc.). Plants should also be arranged to minimise vertical and horizonal connectivity of plant material. Garden beds with flammable plants shall not to be located under trees and shall not be any closer than 10 metres to any exposed window or door. Any planted trees shall have lower limbs removed up to a height of 2 metres above the ground. Species selection for landscaping shall include consideration of the species identified in Table 8.2.2.2 for any landscaped areas within 10 m of a building or

GENERAL MEETING AGENDA

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structure.

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GENERAL MEETING AGENDA

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		P016			
		Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.		Performance Outcomes	_
		No acceptable outcome is nominated.		Acceptable Outcomes	
sidle.	Given the existing character of the surrounding area, landscaping treatments will not have a significant impact on the landscape character of the locality. The development layout and separation distances from koala habitat will ensure that Asset Protection Zones can be maintained without the need to undertake vegetation clearing to maintain the zone. The cleared areas will be maintained in a low fuel	Complies with PO16 The development has been designed to primarily utilise existing cleared areas. Native vegetation associated with the watercourse in the central portion of the site shall be retained. No clearing is required for mitigation of bushfire risk.	Vegetation screening to the north will consist of non- fire prone species, including shrubs species such as Acacia, Atriplex, Callistemon, Dodonaea, Einadia, Grevillea, Hakea, Myoporum and ground covers including Dianella, Dichondra, Einadia, Eremophila, Lomandra, Pelargonium, Pultenaea, and Scaevola.	Compliance Assessment	~ SOLUTIONS ~



6. Conclusion

This report has been prepared to provide a site-specific bushfire hazard assessment and management plan for a proposed development at 64 Heinemann Road, Redland Bay.

The results of the assessment show that vegetation associated with the watercourse area within the central portion of the site has a potential bushfire hazard class of 'medium. PO10 of the Redland City Plan 2020 specifies that building envelopes are to be separated from hazardous vegetation such that they achieve a radiant heat flux of 12.5 kW/m² (BAL-12.5) gran(Figure 7).

Bushfire management and mitigation measures to ensure safe premises have been outlined as part of a BMP for the site. These measures include the establishment and maintenance of an APZ.

The development design provides for safe and efficient access and egress via an internal road, which allows for efficient access by fire-fighting and other emergency vehicles and safe and efficient egress for evacuation away from the most likely direction of bushfire attack.

The proposed development complies with State Planning Policy 2017 and the Redlands City Plan 2020 (version 5) Bushfire hazard overlay code.

PR21074_BMP_64 Heinemann Road - Redland Bay_VerC



7. References

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Leonard, J., Opie, K., Newnham, G., & Blanchi, R. (2014). *A new methodology for State-wide* mapping of bushfire prone areas in Queensland. Retrieved from Brisbane: <u>https://www.qfes.qld.gov.au/opendata/Bushfire Prone Area Mapping Report 5 Feb</u> 2014 Low Res.pdf

QFES. (2019). Bushfire Resilient Communities - Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience - Bushfire', October 2019. Retrieved from <u>https://www.ruralfire.qld.gov.au/Bushfire_Planning/Documents/Bushfire-Resilient-Communities.pdf.</u>

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Standards Australia. (2018). AS 3959-2009 Construction of Buildings in Bushfire-prone Area. In Construction of Buildings in Bushfire-prone Area. Sydney: Council of Standards Australia.

PR21074_BMP_64 Heinemann Road - Redland Bay_VerC



Appendix 1 - Flamesol Method 2 Minimum Distance Calculations



Calculated March 29, 2021, 10:11 pm (MDc v.4.9)

64 Heinemann Road						
Minimum Distance Calculator - AS3959-2018 (Method 2)						
Inputs			Outputs			
Fire Danger Index 53		Rate of spread	0.5 km/h			
Vegetation classification	Forest	Flame length	5.2 m			
Understorey fuel load	13.8 t/ha	Flame angle	57 °, 67 °, 76 °, 82 °, 84 ° & 89 °			
Total fuel load	16 t/ha	Elevation of receiver	1.95 m, 2.08 m, 2.05 m, 1.87 m, 1.72 m & 0 m			
Vegetation height	n/a	Fire intensity	4,177 kW/m			
Effective slope	-8 °	Transmissivity	0.891, 0.883, 0.87, 0.853, 0.842 & 0.768			
Site slope	3 °	Viewfactor	0.57709999999999999, 0.4251, 0.2847, 0.1911, 0.1555 & 0.0427			
Flame width	100 m	Minimum distance to < 40 kW/m ²	4.4 m			
Windspeed	n/a	Minimum distance to < 29 kW/m ²	5.9 m			
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	8.9 m			
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	13.3 m			
		$\begin{array}{l} \mbox{Minimum distance to} < 10 \\ \mbox{kW/m^2} \end{array}$	16.3 m			

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

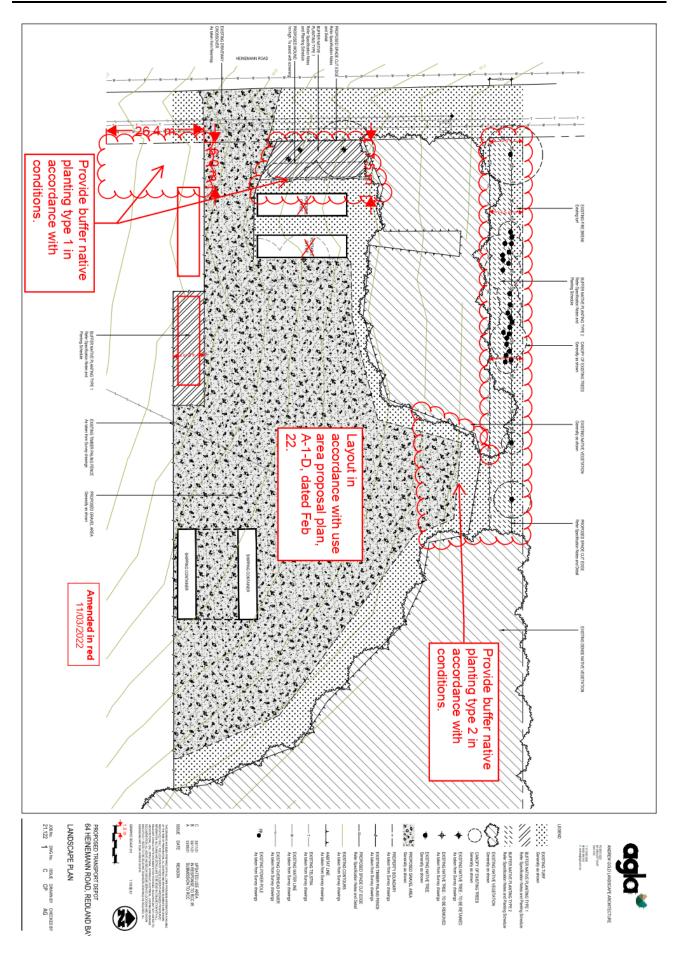
Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

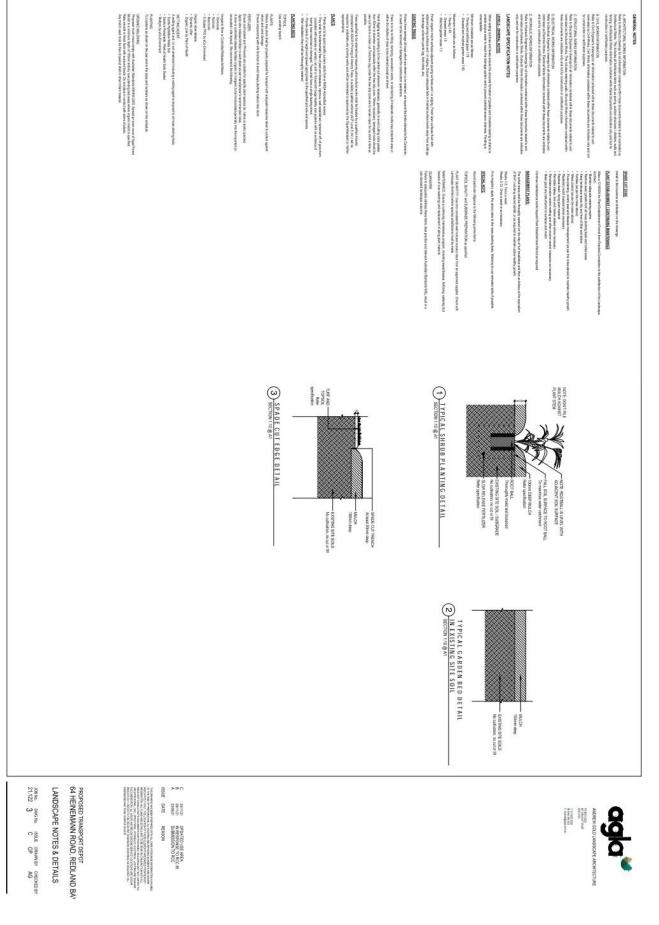
Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

PR21074_BMP_64 Heinemann Road - Redland Bay_VerC



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Level 2 | 62 Astor Terrace | Spring Hill QLD 4000 PO Box 272| Spring Hill QLD 4004 ABN 96 067 593 962 P 07 3839 6771 E mail@ptt.com.au WWW.PTT.COM.AU

16 July 2021

East Coast Surveys PO Box 168 Capalaba QLD 4157

Attention: Amanda Rykoff

Dear Amanda,

RE: 64 HEINEMANN ROAD, REDLAND BAY RESPONSE TO INFORMATION REQUEST

INTRODUCTION

This letter has been prepared by PTT in response to Redland City Council's (RCC) Information Request (Application Reference: MCU21/0057), dated 4 May 2021. The development application seeks approval for a material change of use for a transport depot.

The proposed access arrangements have been assessed, in response to Item 5 of the information request, with respect to Redland City Council's Infrastructure Works Planning Scheme Policy and Australian Standards Parking Facilities Part 1 'Off-Street Car Parking' (AS2890.1).

EXISTING CONDITIONS

SITE DESCRIPTION

The subject site is formally identified as Lot 22 on RP79864 and is currently zoned as rural land, according to Redland City Council's City Plan (2018). The site currently accommodates a single dwelling and various domestic structures / buildings. The site is bounded to the north, east and south by rural residential uses and to the west by Heinemann Road.

ACCESS

Access to the site is currently provided via a single all movements driveway crossover (approximately 3.0m wide) on Heinemann Road, as shown in Figure 1.



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PREPARED BY: CG/NH



Figure 1: SUBJECT SITE



ROAD NETWORK

Heinemann Road is classified as a sub-arterial road (ie major road), according to RCC's Road Hierarchy Overlay. In the vicinity of the site, Heinemann Road has a posted speed limit of 80km/h and is undivided with one lane of traffic in each direction.

PROPOSED DEVELOPMENT

PROPOSAL DETAILS

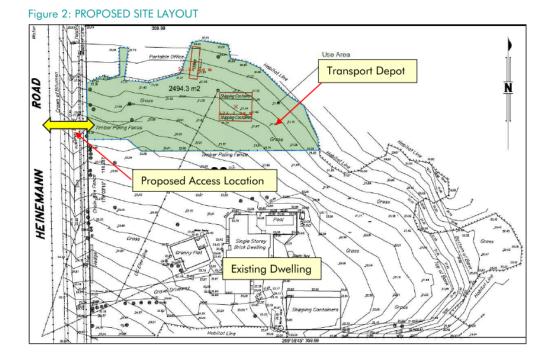
The proposal comprises a transport depot located on the northern side of the subject site, as shown in Figure 2 and would be operated by a civil contractor business to store heavy vehicles.

It is understood that the transport depot would accommodate a maximum of 12 heavy vehicles on-site during peak times of the year. These heavy vehicles would comprise rigid vehicles of varying size (ie tip trucks), mini excavators, bob cats and an articulated vehicle. We have conservatively assumed that the proposal would generate up to 24 daily trips, including:

- 12 trips associated with staff to from the site in their own vehicles
- 12 trips associated with heavy vehicles leaving and returning

In reality, not all trucks will be used each day and as such, the proposed daily traffic generation is expected to be significantly less than 24 trips.

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ACCESS

Location

Access to the transport depot is proposed via a new all-movements driveway, located approximately 60m north of the existing site access driveway on Heinemann Road.

Sight Distance

Section 3.2.4 of AS2890.1 details the sight distance requirements at property accesses. On a sub-arterial road with a frontage road speed of 80km/h (ie Heinemann Road), AS2890.1 requires a desirable stopping sight distance of 111m and an absolute minimum stopping sight distance of 105m. Given the relatively flat topography on the surrounding road network, we estimate that the proposed access location achieves in excess of 150m sight distance to the north and south on Heinemann Road. Therefore, the available sight distance at the proposed access is in accordance with AS2890.1.

Design

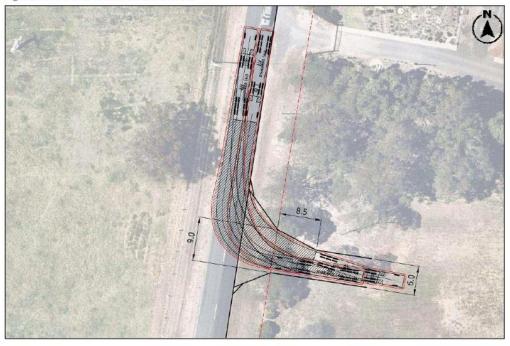
As shown in Figure 3, the proposed access crossover would be designed to:

- comprise a 9.0m driveway width to accommodate an Articulated Vehicle
- be of a General Wide Flare design, in accordance with the Institute of Public Works Engineering Australasia Standard Drawing RD-051
- include appropriate flares and tapers to accommodate the entry and exit of an Articulated Vehicle

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Figure 3: PROPOSED ACCESS DESIGN



It is understood that the majority of development traffic (including the AV) would exit toward the north on Heinemann Road to minimise the impact to nearby residential uses south of site. Thus, the proposed driveway design would adequately accommodate the entry and exit movements of an AV.

Queuing

According to AS2890.1, the minimum queuing provision required for a parking area comprising a maximum of 12 vehicles is two vehicles (ie 12m). The recommended driveway design tapers from 9m (at the property boundary to 6m (internal to the site) and would achieve dual lane two-way operations for at least 15m into the site. Therefore, the proposed driveway design is expected to mitigate potential queuing impact caused by the proposed use in accordance with AS2890.1.

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CONCLUSIONS

The findings and recommendations outlined in this letter respond to traffic engineering issues raised in RCC's Information Request in relation to a proposed transport depot at 64 Heinemann Road, Redland Bay. Based on the above, the proposed access design and location is in accordance with AS2890.1, in terms of sight distance and queueing and adequately addresses the traffic engineering issues raised by RCC.

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,

James Gannon Principal Engineer (RPEQ 22233)

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14.2 RAL21/0125 - RECONFIGURING A LOT FOR STANDARD FORMAT 1 INTO 2 LOTS AT 20 RYE STREET, WELLINGTON POINT

Objective Reference:	A65	37858	
Authorising Officer:	: David Jeanes, Acting General Manager Community & Customer Servi		
Responsible Officer:	Step	hen Hill, Acting Group Manager City Planning & Assessment	
Report Author:	Carc	ol Vito Sula, Planning Officer	
Attachments:	1.	Aerial and Zone Mapping for RAL21/0125 🗓	
	2.	Stormwater Management Plan for RAL21/0125 🕹	

PURPOSE

To refer this application to a General Meeting of Council for determination at the request of the divisional Councillor. It is recommended that Council resolve to refuse the application for reconfiguring a lot for one into two standard format lots on land described as Lot 3 on RP 895240 and situated at 20 Rye Street, Wellington Point.

BACKGROUND

Council has received an application on land at 20 Rye Street, Wellington Point seeking a development permit for reconfiguring a lot for one into two standard format lots.

The owner of the property is Donald James Smith. The applicant is Donald Smith C/- Doyen Planning – Rhys Trombetta.

The period for making a decision has been extended by agreement with the applicant to 22 April 2022. Should the decision not be made by that date the application may be deemed approved.

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:

- Lot size, density and character
- Street trees
- Servicing

ISSUES

Proposal

The application seeks a development permit for reconfiguring a lot for one into two standard format lots. Both proposed lots would have $405m^2$ land area and 10.059m wide frontage to Rye Street (refer figure 1).

The lots would gain vehicular access from Rye Street and be connected to existing reticulated water and wastewater infrastructure available to the site.

Stormwater is proposed to be discharged to Chermside Street via new stormwater infrastructure constructed within the adjoining rear property at 24-30 Chermside Street (refer Attachment 2). The applicant has advised that permission from the adjoining property owner to the rear has been granted for the proposed stormwater management plan, however evidence of owners consent for these works has not been provided.

The applicant seeks agreement from Council to extinguish the existing stormwater easement (easement B on RP895240) at the rear of the site.

There are three existing street trees along the frontage of the site. No driveways are proposed as part of this application, however it is likely that at least one street tree would be required to be removed to facilitate the construction of future crossovers.

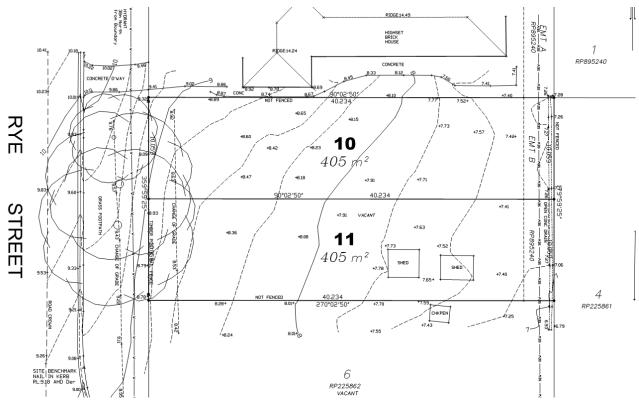


Figure 1: Proposed subdivision layout plan

Site and Locality

The 809m² subject site is more properly described as Lot 3 on RP895240 at 20 Rye Street, Wellington Point and is currently improved by two sheds. Council's Red-E-Map contours show the land generally falls from the west at 9.25m Australian Height Datum (AHD) towards the east at 7.25m AHD, the difference being approximately 2.0m. The subject site is one of several larger allotments on the eastern side of Rye Street. The site is mapped in the medium density residential (MDR) zone, is located on the eastern side of Rye Street and is immediately adjoined by MDR zoned properties to the north, south, east and west. The surrounding neighbourhood is an established residential area with a mixed density and building typologies ranging from single dwelling houses to multiple dwellings. Robert Street Park is located 100m south of the site and low density zoned properties are located 60m east of the site. Aerial and zoning maps of the subject site and surrounds are included in the report (refer Attachment 1).

Planning History

There is no relevant planning history for the subject site.

Assessment Framework

The application has been made in accordance with the *Planning Act 2016* Development Assessment Rules and constitutes a code assessable application for reconfiguring a lot under the City Plan.

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

'(3) A code assessment is an assessment that must be carried out only—

- (a) against the assessment benchmarks in a categorising instrument for the development; and
- (b) having regard to any matters prescribed by regulation for this paragraph.
- (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 27 of the *Planning Regulation 2017*, relevantly, identifies that:

- '(1) For section 45(3)(b) of the Act, the code 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, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; 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) any development approval for, and any lawful use of, the premises or adjacent premises; and

- (g) the common material.
- (2) However-
 - (a) an assessment manager may, in assessing development requiring code 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(3) of the *Planning Act 2016*, the application was assessed against the following applicable assessment benchmarks.

- City Plan version 5:
 - \circ Reconfiguring a lot code
 - Medium density residential zone code
 - Healthy waters code
 - Infrastructure works code
 - Landscape code
 - Transport, servicing, access and parking 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(3) of the *Planning Act 2016,* Council had regard to the following matters in its assessment of the application.

• Common material

Comments received

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
- Arborist
- Survey services unit
- Infrastructure planning and charging

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:

- (2) To the extent the application involves development that requires code assessment, and subject to section 62, the assessment manager, after carrying out the assessment—
 - (a) must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and
 - (b) may decide to approve the application even if the development does not comply with some of the assessment benchmarks; and

Examples—

- 1 An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks.
- 2 An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks and a referral agency's response.
- (c) may impose development conditions on an approval; and
- (d) may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only if compliance cannot be achieved by imposing development conditions.

Example of a development condition-

A development condition that affects the way the development is carried out, or the management of uses or works that are the natural and ordinary consequence of the development, but does not have the effect of changing the type of development applied for.'

Application Assessment

Lot size, density and character

Medium density residential (MDR) zone code

The subject site is mapped in the MDR zone. As such performance outcome PO25 of the MDR zone code is relevant to the proposed reconfiguration.

PO25

'Reconfiguration creates lots that are of a size that can accommodate medium density residential development in a form that meets the intentions of this zone. Lots less than $800m^2$ are not created.'

The proposal does not comply with performance outcome PO25 as it seeks to create two 405m² lots. The proposed lots are of a size and dimension consistent with the minimum lot size and dimensions for reconfiguring a lot in the low density residential zone, and would facilitate the development of low density residential development, such as dwelling houses.

As the proposal does not satisfy performance outcome PO25, assessment of the purpose and overall outcomes of the medium density zone code is required.

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.'

It is acknowledged that the purpose of the MDR zone code refers to dwelling houses on a range of lot sizes as being part of the character of the MDR zone. This is expected within established neighbourhoods that over time have been rezoned from low density to medium density zones. It is considered the proposed lots and future development of the lots will not provide for medium density living which is sought by the purpose of the zone code.

The purpose of the code is achieved through eleven overall outcomes. The relevant overall outcomes to the proposed reconfiguration are 2(a), 2(b), 2(d) and 2(i) and read as follows:

'(2)(a) the medium density residential zone consists predominantly of townhouses and apartments. Short term accommodation, retirement and residential care facilities may also be established;'

The surrounding neighbourhood of the subject site includes all properties within the area bounded by Musgrave Street to the north, Main Road to the west, Roberts Street to the south and Chermside Street to the east. The neighbourhood has a mixed character of development, which includes dwelling houses, attached/semi-detached dwellings and multiple dwellings. As noted above the proposed lot size and dimensions of the proposed lots would facilitate uses anticipated of a low density residential nature, however will not facilitate the development of uses intended for lots within the MDR zone, being medium density living consisting predominantly of townhouses and apartments. For these reasons, the proposal does not achieve overall outcome (2)(a) of the MDR zone code.

'(2)(b) housing provides a range of dwelling sizes;'.

The creation of 405m² lots will minimise opportunities for medium density living as intended in the MDR zone and will not provide or add to the range of dwelling sizes available in the neighbourhood area. The proposal does not achieve overall outcomes (2)(b) of the MDR zone code.

'(2)(d) lot sizes are not reduced below 800m2, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;'

The applicant states the proposal satisfies overall outcome (2)(d) as 75% of all lots within Rye Street have a land size of 405m² or less and that the proposed density is consistent with the density of lots on Rye Street. It is acknowledged that there are existing lots within the surrounding established neighbourhood that are less than 800m². The density in the surrounding neighbourhood area is mixed and ranges from 314m² to 1,619m². It is noted that within the surrounding neighbourhood (including Rye Street), lots less than 800m² have either been amalgamated to accommodate larger detached dwelling houses or contain semi-detached/attached dwellings developed over two small lots. The subject site is one of a number of larger allotments on the eastern side of Rye Street and adjoins larger allotments on the western side of Chermside Street. These larger lots contribute to the character of the surrounding area.

However, the immediately adjoining lots are $809m^2 - 1,619m^2$, which contribute to larger lot character on the eastern side of Rye Street and are of a lot size and density that would facilitate medium density development as intended by the MDR zone code. Overall the proposal is not consistent with the density and character of development in the established neighbourhood and the immediate streetscape, therefore does not satisfy overall outcome (2)(d) of the MDR zone code.

'(2)(i) small sites are amalgamated into larger sites to facilitate better and more efficient building design results;'

The site adjoins large MDR zoned vacant properties that present opportunities for higher density development to occur within this section of the street. It is considered the proposed development will cause further fragmentation of the MDR land and compromise the potential for adjoining undeveloped land to be developed to the highest and best use of the land (medium density living), and for the potential amalgamation of lots to achieve more efficient building design results. The proposal is therefore not considered to satisfy the overall outcomes 2(i) of the MDR zone code.

Overall, it is considered the proposal does not achieve the purpose of the MDR zone, therefore refusal of the application is recommended.

Reconfiguring a lot code

Performance outcome PO1 of the reconfiguring a lot code is relevant to this assessment.

PO1

'Reconfiguration results in the creation of lots that:

- 1. are of a size and dimensions which facilitate the uses, character and other outcomes intended for the zone or precinct;
- 2. have practical, generally regular shapes; and
- 3. have a width and depth that can easily accommodate the intended end use, associated infrastructure, on-site open space and vehicular access.'

The proposed reconfiguration would result in two 405m² lots both with 10.059m wide frontages. The lot size and dimensions considered to facilitate medium density living as intended in the MDR zone is 800m² lot area with 20m frontage.

The proposed reconfiguration of the existing 809m² lot would not achieve the development outcomes anticipated in the MDR zone. Reconfiguring the lot as proposed will not satisfy performance outcome PO1.

As the proposal does not satisfy performance outcome PO1, assessment against the purpose of the reconfiguring a lot code is required:

'To ensure that reconfiguration results in the creation of new lots of appropriate size, shape and density to support the outcomes for the zone and is sensitive to the environment, topography and landscape features of the land.'

The purpose of the code include overall outcomes. Overall outcome (2)(a)(i) is relevant to this assessment and reads as follows:

'Reconfiguring a lot creates safe, functional and attractive places that are consistent with the intended outcomes for the zone or precinct in which the land is located;'

As mentioned in the MDR zone code assessment above, the proposed reconfiguration will further fragment the MDR zoned lots in this neighbourhood. This fragmentation will compromise larger parcels of land from being developed to the highest and best use of the land, being medium density living as intended by the purpose of the MDR zone code. In addition, the proposed lot sizes are not sufficient in size and dimension to accommodate medium density living, which is the intended use for the MDR Zone. Given the proposed development will not meet all of the intended outcomes of the MDR zone code, it is considered the proposal will not achieve the purpose of the reconfiguring a lot code.

Street trees

The proposed reconfiguration is likely to result in the removal of existing Eucalypt trees within the adjoining road verge along Rye Street to accommodate future access to the proposed lots. The applicant has not confirmed which of these trees are required to be removed. As the proposal is likely to impact on existing street trees, the following performance and overall outcomes are relevant to the assessment the proposal:

Reconfiguring a lot code

PO3

'The design and layout of the reconfiguration:

- 1. avoids or minimises alteration to natural features such as drainage lines and waterways;
- 2. minimises the need for vegetation clearing;
- 3. retains or provides viable ecological corridors for wildlife movement;
- 4. minimises alteration to the natural topography and the amount of excavation and filling; and
- 5. avoids increasing the risks associated with natural hazards.'

Overall outcome:

'(a)(iv) [development] occurs in a manner that enables the retention and protection of significant environmental and landscape values and provides movement corridors for wildlife;'

MDR code

PO24

'The site layout responds to topography, natural values and development constraints, such that:

- 1. impacts on ecological corridors and native vegetation are minimised and mitigated; and
- 2. alteration to natural topography and drainage lines is minimised.'

Overall outcome:

'(j) wherever practical, development retains significant trees and avoids alteration to natural drainage lines;'

The existing eucalypt trees on the road verge adjoining the site are not mapped in the environmental significance overlay or located in a koala habitat or priority area. However, given the size and maturity of the street trees, Council officers requested that an arboricultural impact assessment be undertaken. The report was to detail how driveway crossovers could be constructed to avoid adverse impacts to the existing street trees. The applicant has not provided an arboricultural impact assessment and advised that it was likely only one street tree would be removed to facilitate the development of the future driveways. The applicant requested that a condition be imposed requiring operational works approval for any street trees that would be removed. A condition requiring operational works is not necessary as removal of the street trees would trigger further operational works assessment under City Plan.

The applicant has not demonstrated that the proposal is compliant with performance outcome PO3 and overall outcome (a)(iv) of the reconfiguring a lot code.

Landscape code

PO15

'Retained vegetation is to be protected from damage during construction.'

The applicant has not provided an arboricultural report that details protection measures to be implemented prior to and throughout the duration of construction works to protect the retained vegetation. Thus the applicant has not demonstrated that the proposal is compliant with performance outcome PO15 of the landscape code.

Transport, servicing, access and parking code

PO16

'Site access is located and designed to avoid adverse impact on existing or intended:

- 1. utility infrastructure, such as power poles, street lighting, gully pits and the like;
- 2. bus stops, taxi ranks, traffic control devices; and
- 3. pedestrian and cycle paths and crossings; and
- 4. street trees.'

The applicant has not provided a driveway crossover design demonstrating site access will be located and designed to avoid adverse impacts on street trees. Thus the applicant has not demonstrated that the proposal is compliant with performance outcome PO16 of the transport, servicing, access and parking code.

The application has not adequately demonstrated that future driveway crossovers can be constructed without impacting on the existing street trees, and has not confirmed which trees will be retained within the adjoining road reserve. As such, the applicant has not demonstrated that the proposal is compliant with performance outcome PO3 or overall outcome (a)(iv) of the reconfiguring a lot code, PO24 and overall outcome (j) of the MDR zone code, PO15 of the landscape code and PO16 of the transport, servicing, access and parking code.

Servicing

Performance outcome PO37 of the reconfiguring a lot code, performance outcomes PO9, PO10, PO11 and PO13 of the infrastructure works code and performance outcomes PO3 and PO6 of the healthy waters code seek to ensure new lots are adequately serviced with water supply, wastewater infrastructure, stormwater drainage, waste disposal, electricity and telecommunications.

Reconfiguring a lot code

PO37

'New lots provided with services including water supply, wastewater infrastructure, stormwater drainage, wastewater infrastructure, stormwater drainage, waste disposal, electricity and telecommunications that are designed and located to:

- 1. meet the needs of end users;
- 2. minimise risk of adverse environmental and amenity impacts;
- 3. to be cost effective over the life cycle of that infrastructure;
- 4. make effective use of existing infrastructure;
- 5. allow orderly and efficient infrastructure extensions and upgrades; and
- 6. minimise whole of lifecycle costs of the infrastructure.'

Kerbside collection is available to meet the needs of the end users. As such the proposal will satisfy performance outcome PO37 of the reconfiguring a lot code in regards to waste disposal.

Infrastructure works code

PO9

'A reliable water supply is provided that is sufficient to meet the anticipated use of the premises, including potable and non-potable requirements.'

PO10

'Developments accessed by common private title have appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles.'

There is a 100 diameter water main located in the verge in front of the site. Fire hydrants are located less than 90m from furthest access points. If the application is approved, it is recommended conditions should be included to ensure both lots are connected to existing reticulated water systems to comply with performance outcomes PO9 and PO10.

PO11

'Wastewater is treated and disposed of in a manner that is sufficient for the volume of wastewater generated on the site and to a level that ensures risks to public health, water quality and the environment are minimised.' An existing 150 diameter sewer line is located at the rear of the lot. If the application is approved it is recommended conditions be included to ensure the lots are adequately connected to sewer infrastructure in order to comply with performance outcome PO11.

PO13

'Electrical infrastructure is provided that meets the needs of the intended use and telecommunications infrastructure ensures access to conduits for fibre optics or secure wireless networking enabling the development of high speed broadband services.'

There is overhead power available across the road from the site. If the application is approved it is recommended conditions be included to comply with performance outcome PO13.

Healthy waters code

Performance outcomes PO3 and PO6 of the healthy waters code are relevant to the assessment of stormwater management for the proposal.

PO3

'The stormwater drainage system maintains pre-development velocity and volume of run-off external to the site and does not otherwise worsen or cause nuisance to adjacent, upstream and downstream land.'

P06

'Roof and surface run-off is managed to prevent stormwater flows from entering buildings and be directed to a lawful point of discharge.'

The proposal maintains the natural ground level of the site, which slopes towards the rear. The proposed lots are therefore required to achieve a lawful point of discharge via a downstream property connection to Chermside Street.

The applicant has provided a stormwater design for new stormwater infrastructure to be constructed within the adjoining rear property at 24-30 Chermside Street to convey stormwater runoff to a lawful point of discharge being Chermside Street. The proposed stormwater solution depends on downstream landowner providing consent for access to the property for construction and maintenance of the stormwater connection and an associated easement. The applicant has not provided written evidence that the downstream owner has given consent to the stormwater management proposal. Without this information, it has not been demonstrated that the applicant will be able to undertake the proposed stormwater solution. As such the applicant has not demonstrated that the proposal is compliant with performance outcomes PO3 and PO6.

In addition, the applicant has not demonstrated that the proposal is compliant with performance outcome PO37 and overall outcome (2)(a)(vi) of the reconfiguring a lot code, which seek to ensure new lots are provided with services which meet the needs of end users, while minimising risk of failure or environmental harm and the whole of lifecycle costs of the infrastructure.

Public Consultation

The application requires code assessment and does not include a variation request. Public consultation is not required.

Infrastructure Charges

Should an approval be given, the proposed development is subject to infrastructure charges in accordance with the Adopted Infrastructure Charges Resolution. The total charge applicable to this development would be \$30,677.65.

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution.

Residential Component	
(2 X Dwelling House - 3 or more bedroom X \$30,677.65)	\$61,355.30
Residential Demand Credit	
(1 X Dwelling House - 3 or more bedroom X \$30,677.65)	\$-30,677.65
Total Council Charge	\$30,677.65

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*.

State Referrals

The application did not trigger any referrals to the State.

CONCLUSION

The development application does not to comply with the applicable assessment benchmarks, and it is considered that conditions cannot be lawfully applied to make it comply. It is therefore recommended that the application be refused.

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	
Councillor Division 1	8 November 2021	Application referred to divisional Councillor as per standard procedure.	

OPTIONS

Option One

That Council resolves to refuse the application for reconfiguring a lot for one into two standard format lots on land described as Lot 3 on RP 895240 and situated at 20 Rye Street, Wellington Point on the following grounds:

- 1. Lot size, density and character:
 - (a) The reconfiguration of a lot proposes lots that are not of a size and dimension consistent with the minimum lot size and dimensions in the MDR zone. The lots proposed would not support uses such as townhouses, apartments, short term accommodation, retirement and residential care facilities that are uses and form of development anticipated in the MDR zone code.
 - (b) The site is adjoined by large vacant MDR zoned properties that present opportunities for medium density development to occur within this part of the MDR zone. The proposed development will cause further fragmentation of the MDR zoned land and compromise the potential for adjoining undeveloped land to be developed for medium density uses anticipated in the zone. The proposal does not comply with the following provisions:
 - (i) Performance outcome PO25 of the MDR zone code.
 - (ii) Overall outcomes (2)(a), (2)(b), (2)(d) and (2)(i) of the MDR zone code.
 - (iii) Performance outcome PO1 of the reconfiguring a lot code.
 - (iv) Overall outcome (2)(a)(i) of the reconfiguring a lot code.
- 2. Servicing (Stormwater):
 - (a) The application has not adequately demonstrated that access to the downstream property has been given to construct and maintain the proposed stormwater connection and associated easement. The proposal does not comply with the following provisions:
 - (i) Performance outcomes PO3 and PO6 of the healthy waters code.
 - (ii) Overall outcome (2)(c) of the healthy waters code.
 - (iii) Performance outcome PO37 and overall outcome (2)(a)(vi) of the reconfiguring a lot code.

Option Two

That Council resolves to issue a preliminary approval for the application.

Option Three

That Council resolves to approve the development application with conditions.

OFFICER'S RECOMMENDATION

That Council resolves to refuse the application for reconfiguring a lot for one into two standard format lots on land described as Lot 3 on RP 895240 and situated at 20 Rye Street, Wellington Point on the following grounds:

- 1. Lot size, density and character:
 - (a) The reconfiguration of a lot proposes lots that are not of a size and dimension consistent with the minimum lot size and dimensions in the MDR zone. The lots proposed would not support uses such as townhouses, apartments, short term accommodation, retirement and residential care facilities that are uses and form of development anticipated in the MDR zone code.
 - (b) The site is adjoined by large vacant MDR zoned properties that present opportunities for medium density development to occur within this part of the MDR zone. The proposed development will cause further fragmentation of the MDR zoned land and compromise the potential for adjoining undeveloped land to be developed for medium density uses anticipated in the zone. The proposal does not comply with the following provisions:
 - (i) Performance outcome PO25 of the MDR zone code.
 - (ii) Overall outcomes (2)(a), (2)(b), (2)(d) and (2)(i) of the MDR zone code.
 - (iii) Performance outcome PO1 of the reconfiguring a lot code.
 - (iv) Overall outcome (2)(a)(i) of the reconfiguring a lot code.
- 2. Servicing (Stormwater):
 - (c) The application has not adequately demonstrated that access to the downstream property has been given to construct and maintain the proposed stormwater connection and associated easement. The proposal does not comply with the following provisions:
 - (i) Performance outcomes PO3 and PO6 of the healthy waters code.
 - (ii) Overall outcome (2)(c) of the healthy waters code.
 - (iii) Performance outcome PO37 and overall outcome (2)(a)(vi) of the reconfiguring a lot code.



ATTACHMENT 1 - AERIAL AND ZONING MAP FOR THE SUBJECT SITE AND SURROUNDING AREA

Figure 1 – Aerial Map

Key – Subject site



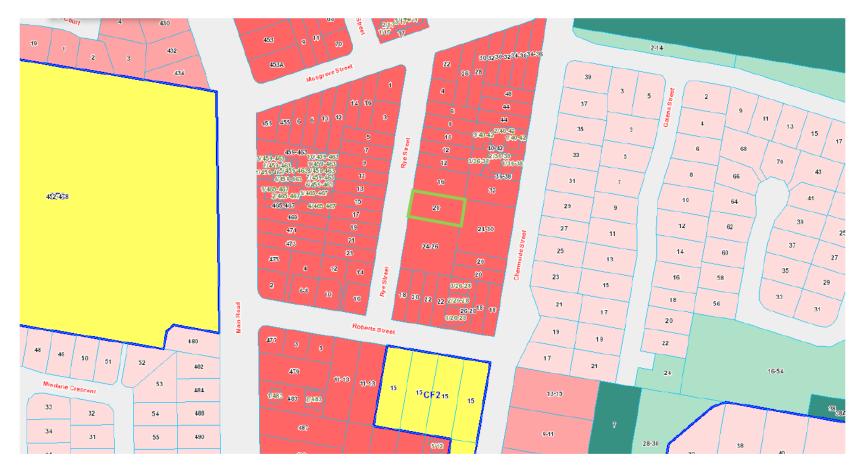
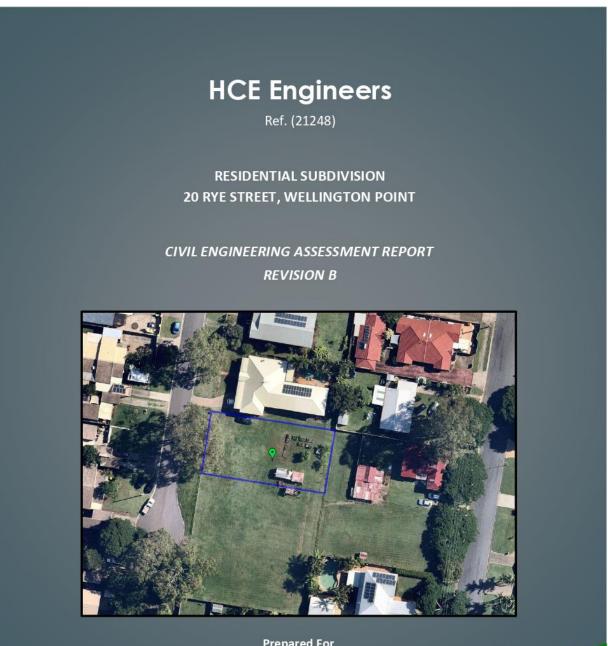


Figure 2 – Zoning Map

Key – Subject site





Prepared For HAYDEN SMITH



PO Box 7214, Realand Bay Qld 4165 55-57 Jardine Dr, Realand Bay Qld Tel: (07) **3829 1399** Email: mail@hce-engineers.com.au Web: www.hce-engineers.com.au



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- 1. Introduction
- 2. Allotment Access
- 3. Earthworks
- 4. Stormwater Drainage
- 5. Flooding
- 6. Sewerage Reticulation
- 7. Water Reticulation
- 8. Conclusions
- Appendix A Concept Drawings
- Appendix B Reconfiguration Plan
- Appendix C Infrastructure Code
- Appendix D Healthy Waters Code

21248-RPT-CEAR-RevB



1. INTRODUCTION

This report has been prepared to accompany the development application for reconfiguration of a lot (1 into 2 lots) at 20 Rye Street, Wellington Point. The plan of reconfiguration prepared by Ian Davis Surveys is attached in Appendix B.

This report outlines proposed engineering services proposed as part of the site reconfiguration. Compliance or otherwise with the requirements of Redland City Council Planning Scheme will be assessed.

2. ALLOTMENT ACCESS

Access to future dwellings for each lot can be readily achieved from Rye Street.

3. EARTHWORKS

No earthworks are proposed. Existing fall across the site is sufficient to achieve gravity discharge of stormwater and sewer at the rear of the lot.

4. STORMWATER DRAINAGE

Existing runoff in the form of sheet flow is currently collected by an existing concrete spoon drain and conveyed through the existing properties to the rear to Chermside Street.

It is proposed to construct new stormwater to Chermside Street per the attached concept design plan to provide connections for new Lots 1 and 2.

Access permission from the rear adjoining property being Lot 4 RP 225861 will be required.

Refer to Sketch No. 21248-SK01 for details.

5. FLOODING

The development site is not mapped within the Flood and Storm Tide Hazard Areas Overlay within the Redlands City Council Planning Scheme.

21248-RPT-CEAR-RevB



6. SEWERAGE RETICULATION

An existing 150mm uPVC sewerage main currently runs along the rear boundary. The existing sewerage connection for Lot 2 from this main is to be retained. A new sewerage property connection can be constructed for Lot 1 in the rear south corner of the lot.

Refer to Sketch No. 21248-SK01 for details.

7. WATER RETICULATION

New metered water services can be provided for Lot 1 and Lot 2 from the 100mm uPVC water main running in the verge on the near side of Rye Street.

The existing hydrant in Rye Street provides compliant firefighting coverage for future dwellings.

Refer to Sketch No. 21248-SK01 for details.

8. CONCLUSIONS

The residential development has been assessed against Redland City Council City Plan. The site can be designed and constructed in accordance with Code requirements.

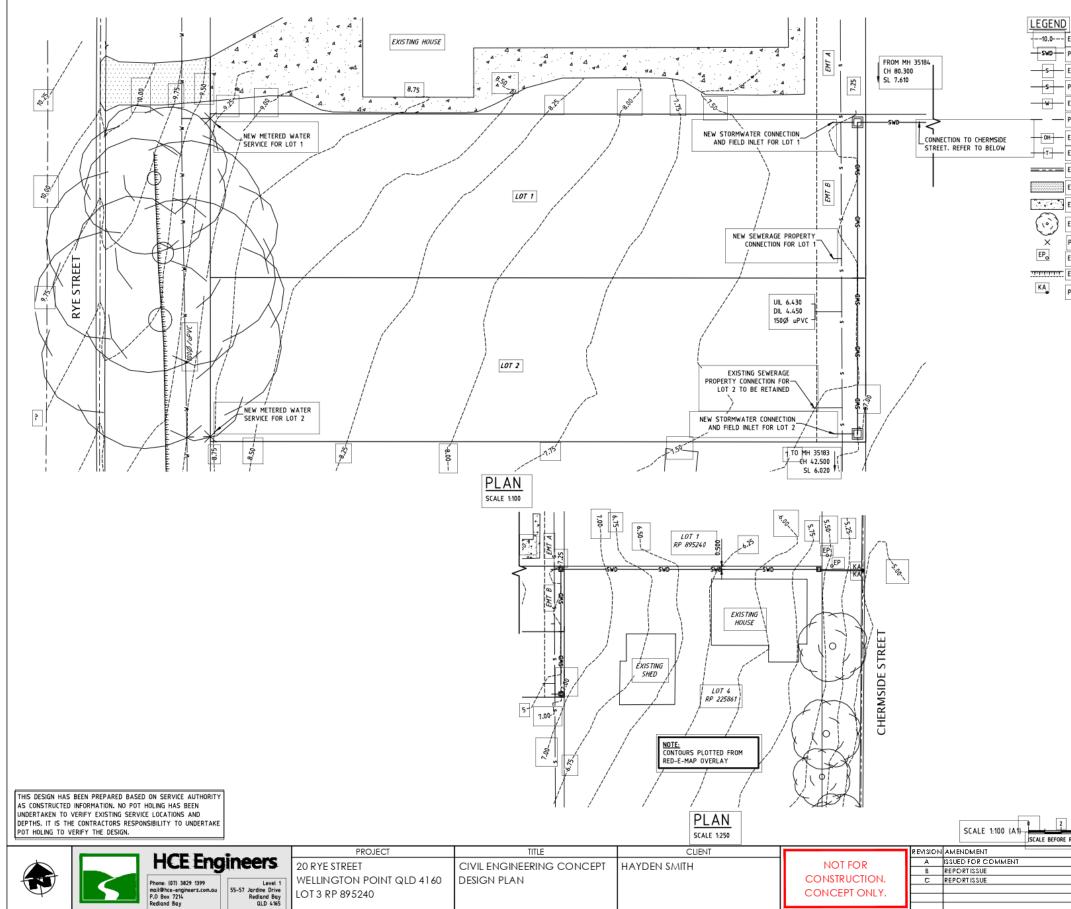
Reasonable and relevant conditions can be applied to the development approval to achieve compliant and adequate servicing of the development

21248-RPT-CEAR-RevB



APPENDIX A – CONCEPT DRAWINGS

21248-RPT-CEAR-RevB

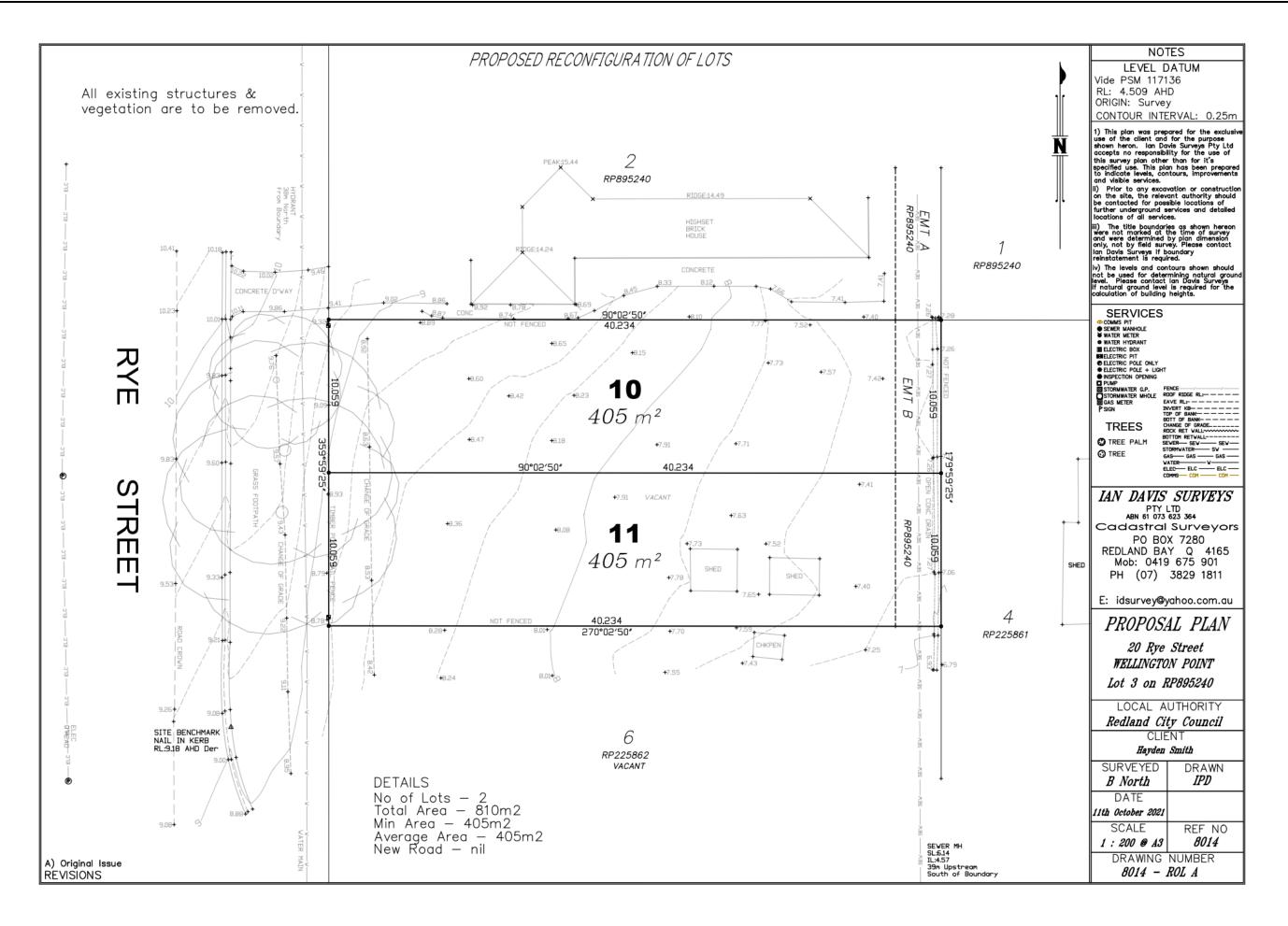


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APPENDIX B - RECONFIGURATION PLAN

21248-RPT-CEAR-RevB





APPENDIX C – INFRASTRUCTURE CODE

21248-RPT-CEAR-RevB

Redland City Council

INFRASTRUCTURE WORKS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development



HCE Engineers

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
Excavation and filling			
PO1 Excavation and filling is minimised and does not reduce the amenity of adjoining properties or of individual lots or dwellings within a development site.	 AO1.1 Excavation and filling does not exceed: 1. a depth of 750mm either alone or combined with any previous excavation or filling; 2. an area of 600m²; and 3. a volume of 50m³. 	Not applicable as no earthworks are proposed.	
 PO2 Excavation and filling involving retaining walls or structures ensures that they: are of an appropriate scale so they do not overbear or dominate buildings/structures and land uses in the locality; and where they are visible from a public place, are constructed of materials that are of a high quality appearance and/or incorporate landscaping or other features to assist in reducing their visual prominence. 	AO2.1 Retaining walls or structures do not exceed 1m in height.	Not applicable as no earthworks are proposed.	
PO3 Excavation and filling result in landforms and structures which are stable and designed to minimise the potential for failure over the long term.	 AO3.1 Retaining walls or structures are: 1. designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures; 2. have a design life of not less than 60 years; and 	Not applicable as no earthworks are proposed.	

Site Address: 20 Rye Street, Wellington Point

October 25, 2021 : Page 1 of 9

(21248-RPT-CCR-Infrastructure-RevA)



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Redland City Council INFRASTRUCTURE WORKS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

HCE Engineers PO Box 7214 Redland Bay, Qld 4165

E-mail: mail@hce-egineers.com.au

Performance Outcomes	Acceptable Outcomes	Comments	Council Use
	 where associated with reconfiguration, are not constructed of timber materials. 		
	AO3.2 Earthworks are carried out in accordance with Australian Standard 3798.1996 - Guidelines on earthworks for commercial and residential developments.	Not applicable as no earthworks are proposed.	
PO4 Excavation and filling does not result in or water contamination, or the spread of vermin or pest species. Editor's note—Applicants should note that where th development requires the disturbance of soil within ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland wi the Department of Agriculture, Fisheries and Forest	use of clean, dry, solid, inert building material in accordance with section 4 of Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.	Not applicable as no earthworks are proposed.	
In addition, where a <u>site</u> contains contaminated mat additional requirements under the <i>Environmental</i> <i>Protection Act 1994</i> may apply.	rerial,		

Site Address: 20 Rye Street, Wellington Point

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Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

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Performance Outcomes Acceptable Outcomes Comments Council Us	e
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General		
PO5 All infrastructure is connected to existing networks in a safe, efficient and functional way, and does not impose loads on those networks that exceed their capacity.	No acceptable outcome is nominated.	While no Acceptable Outcome is prescribed, it is expected the development can comply with the Performance Outcome.
PO6 All infrastructure is designed and constructed in a manner that minimises whole of lifecycle costs, including short and long term maintenance requirements.	No acceptable outcome is nominated.	While no Acceptable Outcome is prescribed, it is expected the development can comply with the Performance Outcome.
P076 All infrastructure is designed and located to be easily and safely accessed for repair and maintenance purposes.	No acceptable outcome is nominated.	While no Acceptable Outcome is prescribed, it is expected the development can comply with the Performance Outcome.
P08 All infrastructure remains fit for purpose throughout its design life.	No acceptable outcome is nominated.	While no Acceptable Outcome is prescribed, it is expected the development can comply with the Performance Outcome.

Site Address: 20 Rye Street, Wellington Point

October 25, 2021 : Page 3 of 9



HCE Engineers

Redland City Council INFRASTRUCTURE WORKS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

PO Box 7214 Redland Bay, Qld 4165 Tel: (07) 3829 1399 E-mail: mail@hce-egineers.com.au

Performance Outcomes	Acceptable Outcomes	Comments	Council Use
Water supply			
PO9 A reliable water supply is provided that is sufficient to meet the anticipated use of the premises, including potable and non-potable	AO9.1 Premises are connected to a reticulated water supply system.	The proposal can comply with the Acceptable Outcome by connecting to the existing network.	
requirements.	AO9.2 Water reticulation and connections are designed and constructed in accordance the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.	The proposal can comply with the Acceptable Outcome by ensuring all water reticulation design and construction complies with the current Water Supply Code of Australia – SEQ Edition.	
Fire services in development accessed	-		
PO10 Developments accessed by common private title have appropriate fire hydrant infrastructure and unimpeded access to <u>emergency services</u> vehicles. Edtor's note—The term common private title covers areas such as access roads in community title developments or strata title unit access which are private and under group or body corporate control.	 AO10.1 Where part of the development or any <u>dwelling</u> is more than 90m from the nearest located fire hydrant: 1. if the development is for residential purposes, hydrants are placed at intervals of no more than 120m; or 2. if the development is for other purposes hydrants are placed at intervals of no more than 90m. 	The development is for a reconfiguration of a lot and will not contain fire services.	
	AO10.2 Internal road access has minimum clearances of 3.5m wide and 4.8m high.	The development is for a reconfiguration of a lot and will not contain internal roads	

Site Address: 20 Rye Street, Wellington Point

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Redland City Council INFRASTRUCTURE WORKS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
	AO10.3 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~/media/busind/ techstd pubs /trum/125Amend18.pdf	The development is for a reconfiguration of a lot and will not contain fire services.	
Sewage management	•		
PO11 Wastewater is treated and disposed of in a manner that is sufficient for the volume of wastewater generated on the <u>site</u> and to a level that ensures risks to public health,	A011.1 Premises are connected to a reticulated sewage supply system where within a planned service area.	The proposal can comply with the Acceptable Outcome by connecting to the existing network.	
water quality and the environment are minimised.	AO11.2 Where a reticulated system is not available, an on- <u>site</u> wastewater disposal system is provided in accordance with the Queensland Plumbing and Wastewater Code (as amended).	On-site wastewater disposal is not proposed.	

Site Address: 20 Rye Street, Wellington Point

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Redland City Council INFRASTRUCTURE WORKS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

Performance Outcomes	Acceptable Outcomes	Comments	Council Use
	A011.3 Sewerage reticulation and connections are designed and constructed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.	The proposal can comply with the Acceptable Outcome by ensuring all water reticulation design and construction complies with the current Sewerage Code of Australia – SEQ Edition.	
Streetscape works			
PO12 Kerb, channel, street trees, street furniture, ootpaths and pavement treatments are established or reinstated along the full frontage of the development <u>site</u> , and any redundant crossovers are removed.	No acceptable outcome is nominated.	While no Acceptable Outcome is prescribed, it is expected the development can comply with the performance outcome.	
Electricity and telecommunications			
PO13 Electrical infrastructure is provided that meets the needs of the intended use and telecommunications infrastructure ensures access to conduits for fibre optics or secure wireless networking enabling the development of high speed broadband	A013.1 Underground electrical reticulation infrastructure is provided in accordance with the standards of the relevant authority and Planning Scheme Policy 2 – Infrastructure works.	The proposal can comply with the Acceptable Outcome by extending electrical reticulation to new allotments.	
services.	AO13.2 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant authority.	The proposal can comply with the Acceptable Outcome by extending telecommunications to new allotments.	

Site Address: 20 Rye Street, Wellington Point

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Redland City Council

INFRASTRUCTURE WORKS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development



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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
Street and path lighting			
P014 Street and path lighting is provided to enhance the safety of pedestrians, cyclists and road users.	AO14.1 New public or private roads, pedestrian or cycle paths or public open space are provided with street and path lighting in accordance with AS1158 – Road Lighting (as amended) and Planning Scheme Policy 2 – Infrastructure works	Not applicable	
Waste management	·		
P015 Waste management facilities are provided such that:	AO15.1 Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.	The proposal can comply with the Acceptable Outcome as refuse collection can be undertaken from Rye Street.	
 there is a dedicated, sealed waste and recycling container storage area that is convenient and safe to use; there is adequate volume and separate containers for waste and recyclables likely to be generated; spills or wash down from waste containers can be adequately contained; and nuisance to adjoining properties is minimised. 			
 PO16 For non residential development: access and manoeuvring for waste collection vehicles is unobstructed, safe and efficient; all bulk waste and recycling containers are serviced off-street; and 	A015.1 Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.	Not applicable as the development is for reconfiguration of a lot.	

Site Address: 20 Rye Street, Wellington Point

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Redland City Council INFRASTRUCTURE WORKS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

Performance Outcomes	Acceptable Outcomes	Comments	Council Use
 sufficient vertical clearance is provided for collection of wastes. 			
Excavation and filling – additional requ	I irements for assessable development		
PO17 Excavation or filling does not worsen any flooding or drainage problems on the <u>site</u> or on neighbouring properties.	No acceptable outcome is nominated.	Not applicable as no earthworks are proposed.	
PO18 On slopes in excess of 10%, excavation and filling is minimised to the extent practicable by avoiding slab on ground construction methods in preference of post supported construction methods.	No acceptable outcome is nominated.	Not applicable as no earthworks are proposed.	
Construction management	1	1	
PO19 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of traffic, noise, lighting, waste material or other cause.	No acceptable outcome is nominated. Editor's note—The Planning Scheme Policy 2 – Infrastructure works contains guidance on what an appropriate construction management plan may contain.	While no Acceptable Outcome is prescribed, construction work can be appropriately managed to not cause unacceptable impacts.	
PO20 Emissions to air (including dust, odour or pollutants) as a result of construction are not discernable outside the <u>site</u> boundaries.	No acceptable outcome is nominated.	While no Acceptable Outcome is prescribed, emissions from construction activities can be minimised.	

Site Address: 20 Rye Street, Wellington Point

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Redland City Council
INFRASTRUCTURE WORKS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

Performance Outcomes	Acceptable Outcomes	Comments	Council Use
PO21 Council's infrastructure is not damaged by construction activities and infrastructure to be contributed to Council following construction is provided in a safe and functional condition.	No acceptable outcome is nominated. Editor's note—The Planning Scheme Policy 2 – Infrastructure works contains guidance on Council's security bonding requirements.	While no Acceptable Outcome is prescribed, damage to infrastructure can be avoided.	
Kinross Road - integrated water manag	jement		1
PO22 Development is designed and located to incorporate trunk portable water, sewer and stormwater management infrastructure in locations generally as depicted on figure 9.3.2.3.1 Kinross Road: integrated water management.	No acceptable outcome is nominated.	Not applicable.	

Site Address: 20 Rye Street, Wellington Point

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Civil Engineering Assessment Report 20 Rye Street, Wellington Point



APPENDIX D – HEALTHY WATERS CODE

21248-RPT-CEAR-RevB

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Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
		management plan is likely to be required. This should be prepared in accordance	with the matters
specified in Planning Scheme Policy 2 – Infrastructure w PO1 To the extent practicable, natural drainage lines are retained, and their natural hydraulic capacity and channel characteristics are maintained or re-established.	AO1.1 All existing natural waterways and overland flow paths are retained.	The proposal complies with the Acceptable Outcome by ensuring all existing natural waterways and overland flow paths are maintained.	
	AO1.2 The stormwater management system is designed in accordance with Planning Scheme Policy 2 – Infrastructure works.	The proposal complies with the acceptable outcome because stormwater management can be designing in accordance with the PSP2 – Infrastructure Works.	
 PO2 On-site water management systems do not rely on existing artificial water bodies being retained, except where such water bodies: 1. perform significant ecological, water quality or recreation functions; 2. do not pose a significant risk to stream health or water quality; 3. are structurally sound; 4. do not pose any risk to community health and safety; and 5. will not create a significant maintenance or cost burden on the community over the short or long terms. 	No acceptable outcome is nominated. Editor's note—Council would generally expect that such waterbodies are not retained as many are currently in poor condition and need substantial rectification. Where an existing waterbody is proposed to be retained as an integral component of water management on the site, an assessment should be done in accordance with Planning Scheme Policy 2 – Infrastructure works. This assessment should be done in conjunction with an ecological assessment report so that conflicts between competing environmental values can be identified and resolved.	While no Acceptable Outcome is prescribed, on site water management will not rely on existing artificial water bodies.	

Site Address: 20 Rye Street, Wellington Point

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(21248-RPT-CCR-Stormwater-RevA)



Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
PO3 The stormwater drainage system maintains the pre-development velocity and quantity of run-off outside of the <u>site</u> and does not otherwise worsen or cause nuisance to adjacent, upstream and downstream land.	AO3.1 stormwater drainage is designed in accordance with Planning Scheme Policy 2 – Infrastructure works.	The proposal complies with the Performance Outcome by ensuring development discharge does not cause nuisance to adjacent, upstream and downstream land.	
P04 stormwater drainage is designed and constructed to convey stormwater flow resulting from the relevant design storm under normal operating conditions.	 AO4.1 stormwater drainage design meets the stormwater flow capacity requirements of the following design storm events: 1. where for the minor drainage system - as detailed in Table 9.3.1.3.2 - Minor Drainage System Design Storm Event by Road Frontage Classification and Zone; or 2. where for the major drainage system – 1% AEP. Editor's note—Refer to section 7 of the Queensland Urban Drainage Manual for descriptions of major and minor drainage systems. 	The proposal complies with the Acceptable Outcome as there is sufficient capacity to convey the minor and major storm events.	
P05 The stormwater drainage system is designed to function in the event of a minor system blockage.	A05.1 The major drainage system caters for 50% blockage in the minor drainage system without causing inundation of building floor levels.	The proposal complies with the Acceptable Outcome as appropriate blockage factors can be applied when assessing the major design storm.	
P06 Roof and surface run-off is managed to prevent stormwater flows from entering buildings and to be directed to a lawful point of discharge.	AO6.1 Roof and allotment drainage is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.	The proposal complies with the Acceptable Outcome as roofwater connection locations for all allotments can be provided in accordance with the current PSP2 – Infrastructure works.	

Site Address: 20 Rye Street, Wellington Point

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(21248-RPT-CCR-Stormwater-RevA)



Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

Acceptable Outcomes Performance Outcomes Comments Council Use PO7 Where located within open While no Acceptable Outcome is nominated, stormwater devices No acceptable outcome is nominated space, stormwater devices or functions do will not reduce the utility of location. not reduce the utility of that space for its intended recreational or ecological functions. PO8 The full extent of maintenance requirements While no Acceptable Outcome is nominated, the maintenance and No acceptable outcome is nominated and costs associated with the devices used costs of new stormwater quality devices can be minimised through within the system are minimised. appropriate design. Water quality – general matters specified in Planning Scheme Policy 2 - Infrastructure works. PO9 For development involving a site area of 2,500m² or more, or six or more residential lots Development contributes to the protection of or dwellings: environmental values of receiving waters and AO9.1 Not applicable. does not adversely impact on water quality in stormwater run-off leaving a development site complies with the following design Redland's waterways. objectives: Minimum reductions in mean annual load from unmitigated development (%) Total Total Total Gross pollutants >5 mm nitrogen Suspended phosphorus solids 80 60 45 90 Otherwise, no acceptable outcome is nominated. PO10 The entry and transport of contaminants No acceptable outcome is nominated. While no Acceptable Outcome is nominated, transport of Editor's note—Applicants should refer to Planning contaminates in stormwater is minimised. in stormwater or waste water is avoided. Scheme Policy 2 - Infrastructure works for guidance.

Site Address: 20 Rye Street, Wellington Point

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(21248-RPT-CCR-Stormwater-RevA)

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Redland City Council

HEALTHY WATERS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development



HCE Engineers

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
Water quality - erosion prevention and se Editor's note—In order to demonstrate compliance with establish the level risk for erosion and sediment polluti	the performance outcomes in this section, an erosion and	I sediment control plan is likely to be required. An erosion hazard assessment may with the matters specified in Planning Scheme Policy 2 – Infrastructure works.	also be required to
 P011 Development does not increase either: the concentration of sediment in waters or stormwater outside the development's sediment treatment train; or run-off which causes erosion either onsite or off-site. 	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, erosion and sediment transport can be reduced with appropriate design and construction management.	
PO12 Development avoids unnecessary disturbance to soil, waterways or drainage channels.	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, disturbance areas can be minimised.	
P013 All soil surfaces are effectively stabilised against erosion.	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, following site earthworks exposed soil surfaces can be effectively stabilised.	
P014 The functionality of the stormwater treatment train is protected from the impacts of erosion, turbidity and sedimentation, both within and external to the development <u>site</u> .	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, stormwater devices can be protected from erosion and sedimentation.	

Site Address: 20 Rye Street, Wellington Point

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(21248-RPT-CCR-Stormwater-RevA)



Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

Performance Outcomes Acceptable Outcomes Comments Council Use PO15 Areas outside the development site are not While no Acceptable Outcome is nominated, erosion and sediment No acceptable outcome is nominated adversely impacted by erosion or transport can be reduced with appropriate design and construction sedimentation management. Water quality - acid sulfate soils PO16 AO16.1 Within the areas identified as potential acid Development does not involve: The development can comply with the Acceptable Outcome as no sulfate soils on Figure 9.3.1.3.1 - Potential excavation is proposed. acid sulfate soils, the generation or release 1. excavating or otherwise removing of acid and metal contaminants into the 100m³ or more of soil or sediment at or environment is avoided by: below 5m AHD; or not disturbing acid sulfate soils 1. 2. permanently or temporarily when excavating or otherwise extracting groundwater resulting in the removing soil or sediment, draining or aeration of previously saturated acid extracting groundwater, and not sulfate soils; or undertaking filling that results in actual 3. filling in excess of 500m³ with an acid sulfate soils being moved below average depth of 0.5m or greater that the water table or previously saturated results in: acid sulfate soils being aerated; or 1. actual acid sulfate soils being 2. where disturbance of acid sulfate moved below the water table; soils cannot be avoided, development: or 1. neutralises existing acidity and 2.previously saturated acid sulfate prevents the generation of soils being aerated. acid and metal contaminants: and 2.prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils, it is likely that an onsite acid sulfate investigation will be requested. Such an investigation should conform to the Queensland Sampling Guidelines and the Laboratory Methods Guidelines or Australian

Site Address: 20 Rye Street, Wellington Point

Standard 4969. Where acid sulfate soils are to be disturbed, an

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Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
environmental management plan should be prepared which outlines how the release of acid and metal contaminants is to be prevented. In preparing a management plan, regard should be given to the guidelines contained in State Planning Policy - State Interest Guideline Water Quality (Part E Supporting Information).			

Site Address: 20 Rye Street, Wellington Point

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(21248-RPT-CCR-Stormwater-RevA)

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

15.1 LEASE RENEV	VAL - REDLAND BRIDGE CLUB INCORPORATED		
Objective Reference:	A6431748		
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 & Venues		
Attachments:	1. Redland Bridge Club Inc Lease Renewal Footprint 🗓		

PURPOSE

To seek Redland City Council (Council) approval to renew the lease agreement for Redland Bridge Club Incorporated (the Club) over part Lot 2 on SL5716, described as 190-262 Redland Bay Road, Thornlands.

BACKGROUND

The Club has occupied the current site at part Lot 2 on SL5716, described as 190-262 Redland Bay Road, Thornlands (Attachment 1 – Lease Renewal Footprint) since 1 July 2002. The current lease is due to expire on 30 June 2022 with no hold over provision in place. The proposed renewal is for a 10 year term.

With a current membership of approximately 260, the Club has shown steady growth in membership since the Club's inception in 1980s. The Club facilitates a community environment for members to partake in both mental stimulation and social interactions. It conducts seven sessions of play each week and also hold multiple lessons for beginner and intermediate players to develop their skillset.

ISSUES

The Club had requested a renewal term of 20 years, however following consultation with Council stakeholders, a 10 year lease was recommended. The factors that have influenced stakeholders' recommendation of a 10 year lease term are outlined below.

Pinklands Precinct Transformation Program

Council has initiated preplanning for the Pinklands precinct transformation program. This initiative further aligns with limiting major investments and leases over the standard tenure period of 10 years. On 23 March 2022, post significant consultation, the Club has confirmed it agrees with a 10 year lease term.

Standardise Tenure Term

A review of Council's overall community leasing process, has identified 10 year renewal periods ensure a standardised and consistent approach across leases to all community groups. The review of community leasing, currently in its final stages, 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 *Our Future Redlands – A Corporate Plan to 2026 and Beyond* through the second listed goal for Stronger Communities. Council has recently supported 10 year terms for other lessees at this site.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Regulation 2012* (the Regulation) s.236 (1)(b)(ii) requires that Council agrees by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction.

The Club 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.

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.

An inspection was completed on 29 November 2021 confirming the Club 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 16 February 2022 confirmed the Club is financially sound.

People

This recommendation does not have any staff implications.

Environmental

This recommendation does not have any environmental implications.

Social

The Club is well established within the Redlands community. The current membership is approximately 260, with the majority being local Redlands Coast residents, though a number of members are also from outside the Redlands.

Human Rights

There are no impacts to Human Rights as a result of this report.

Alignment with Council's Policy and Plans

Our Future Redlands – A Corporate Plan to 2026 and Beyond, 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 coordinated planning, place making, and management of community assets.

CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillor Division 3	25 March 2022	Briefing on progression of lease renewal
Redland Bridge Club	23 March 2022	Confirmation of agreement with a 10 year lease term.
Incorporated	1 February 2022	Communication that Council is not supportive of 20 year
		lease term and proposal of a 10 year lease term.
	31 January 2022	Advice provided to Club confirming a 20 year lease is not supported.
	26 November 2021	Consultation with committee members regarding Pinklands
	1 October 2021	precinct transformation planning and lease renewal process
	1 September 2021	Request for a 20 year tenure term by Club.
		Request to organisation for confirmation of lease renewal
Service Manager, Business	16 February 2022	Sustainability check completed.
Partnering, Financial		
Services Group		
Service Manager, Legal	12 January 2022	Provided in principle support of 10 year lease term.
Services		
Facilities Coordinator,	12 January 2022	Provided in principle support for a 10 year lease term.
Facilities Services Unit		
Service Manager,	12 January 2022	Provided in principle support for a 10 year lease term.
Strengthening		
Communities Unit		
Service Manager, Parks and Conservation	13 December 2021	Provided in principle support for a 10 year lease term.
Accounts Receivable	30 November 2021	Confirmation of no outstanding oberges
Officer, Financial Services	30 November 2021	Confirmation of no outstanding charges.
Group		
Service Manager, Civic and	30 November 2021	Provided in principle support for a 10 year lease term.
Open Space Asset	30 NOVEMBER 2021	rovided in principle support for a 10 year lease term.
Facilities Coordinator.	29 November 2021	Completed leased building inspection.
Facilities Services Unit	25 NOVEMBER 2021	completed leased building inspection.
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OPTIONS

Option One

That Council resolved as follows:

- 1. To approve and discharge, as joint landowners, a new lease to Redland Bridge Club Incorporated over part Lot 2 on SL5716 situated at 190-262 Redland Bay Road, Thornlands as shown on the attached site plan, 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 Bridge Club Incorporated and investigate alternative arrangements.

OFFICER'S RECOMMENDATION

That Council resolved as follows:

- 1. To approve and discharge, as joint landowners, a new lease to Redland Bridge Club Incorporated over part Lot 2 on SL5716 situated at 190-262 Redland Bay Road, Thornlands as shown on the attached site plan, 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.

Attachment One – Redland Bridge Club Inc. – Lease Renewal Footprint

Lease footprint is outlined in red.



15.2 LEASE RENEWAL - ISLE OF COOCHIE GOLF CLUB INCORPORATED

Objective Reference:	A6411788		
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 & Venues		
Attachments:	1. Isle of Coochie Golf Club - Site Plan 🖖		

PURPOSE

To seek Redland City Council (Council) to approve a new lease on trustee land for Isle of Coochie Golf Club Incorporated (the Club) at 324 to 344 Victoria Parade West, Coochiemudlo Island (Attachment 1).

BACKGROUND

The Club is an incorporated, not-for-profit organisation and has occupied the site at Lot 22 SL800059, described as 324 to 344 Victoria Parade West, Coochiemudlo Island for over 35 years with formal tenure held from 23 May 1991 and 22 May 2021. To minimise risk and ensure an agreement is in place whilst the new tenure is finalised, an interim Licence to Occupy has been initiated.

The land was held as a Lease from the State by the Moreton family, who surrendered the lease (1963) to enable Redland Shire Council to provide the area for use as a golf course. In 1984 a group of residents of the island leased the land from Council, carving a six-hole golf course out of the scrub area by hand. At this time, the residents had little equipment and utilised mowers lent to them by other island residents. As time passed, volunteers accumulated second-hand equipment from other golf courses and continued with the development of the course until 1991 when another three holes were added to make it a nine hole golf course.

ISSUES

The Club requested a new lease term of 30 years however following consultation with Council, a 10 year lease term is recommended and has been accepted by the Club.

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 facilities. The review of community leasing, currently in its final stage, will include a benchmarking process with other agencies. The ten 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 *Our Future Redlands – A Corporate Plan to 2026 and Beyond* through the second listed goal for Stronger Communities.

Approval to enter into a new 10 year lease has been supported by the Department of Resources (DoR). The new trustee lease is consistent with the primary purpose of the land and will be registered under the Written Authority (1) (2020) from the Minister for DoR.

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.

The Club 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 the Club a lease under s.236 (1)(b)(ii).

Risk Management

The Club 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 21 October 2020 confirming the Club 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 on 16 February 2022 has confirmed the Club is financially sound.

People

There are no specific people implications associated with this lease renewal.

Environmental

There are no environmental implications associated with this lease renewal.

Social

Renewal of the lease will allow the Club to maintain a welcoming and affordable golf club that is responsive to the needs of all members, the community and the environment.

Human Rights

There are no impacts to Human Rights as a result of this report.

Alignment with Council's Policy and Plans

Our Future Redlands – A Corporate Plan to 2026 and Beyond, 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 coordinated planning, place making, and management of community assets.

CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Service Manager, Business	16 February 2022	Sustainability check completed.
Partnering, Financial Services		
Group		
Service Manager, Parks and	07 December 2021	Provided in principle support of proposed 10 year lease.
Conservation		
Service Manager, Civic and	06 December 2021	Provided in principle support of proposed 10 year lease.
Open Space Asset Management		
Strategic Property Manager	01 December 2021	Provided in principle support of proposed 10 year lease.
Service Manager, Facilities	01 December 2021	Provided in principle support of proposed 10 year lease.
Services		
Department of Resources	29 November 2021	Provide support of proposed 10 year lease and approved
		purpose of land
Service Manager, Strengthening	29 November 2021	Provided in principle support of proposed 10 year lease.
Communities		
Councillor Division 4	16 February 2021	Councillor updated regarding the lease renewal.
Facilities Coordinator, Facilities	21 October 2020	Completed leased building inspection.
Services		
Isle of Coochie Golf Club	14 September 2020	Lease renewal intention letter received from the group.
Incorporated		

OPTIONS

Option One

That Council resolves as follows:

- 1. To approve and discharge a new lease to Isle of Coochie Golf Club Incorporated on Lot 22 SL800059, at 324 to 344 Victoria Parade West, Coochiemudlo Island as shown on the attached site plan outlined in red, 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 Isle of Coochie Golf Club Incorporated and investigates alternative arrangements.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

- 1. To approve and discharge a new lease to Isle of Coochie Golf Club Incorporated on Lot 22 SL800059, at 324 to 344 Victoria Parade West, Coochiemudlo Island as shown on the attached site plan outlined in red, 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.

Isle of Coochie Golf Club Inc.

Lot 22 SL800059, 326-344 Victoria Parade South, Coochiemudlo Island 4184

Lease footprint is outlined in Red



15.3 LEASE RENEWAL - TINGIRA BOAT CLUB INCORPORATED

Objective Reference:	A6431744		
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 & Venues		
Attachments:	1. Tingira Boat Club Inc - Site Plan 🗓		

PURPOSE

To seek Redland City Council (Council) to approve a new lease for Tingira Boat Club Incorporated (the Club) over part of Lot 285 and the whole of Lot 286 on RP31212, described as 91 Coast Road, Macleay Island.

BACKGROUND

The Club is an incorporated, non-for-profit organisation that has occupied the whole of Lot 286 on RP31212, described as 91 Coast Road, Macleay Island since 1 April 1992. The current lease expired on the 28 February 2022. A lease renewal is proposed for a 10 year period.

The Club offers a range of boating, sailing and paddling activities for boating enthusiasts which includes weekly water activities, regular events and competitions within the Club as well as with other nearby clubs. The Club hosts the annual Macleay Island Classic and Jubilee Queensland Championships which attract local entrants as well as competitors from coastal towns in South East Queensland and northern New South Wales. The Club also hosts regular gatherings at the Club house as fundraising activities and social get-togethers for members and friends.

ISSUES

Expansion of lease footprint

During the lease process, it was identified that the current lease footprint held by the Club did not sufficiently incorporate the whole area of land occupied by the organisation. To encompass the occupied area within one tenure agreement, an expansion of the lease footprint is required to include the area over part Lot 285 and whole Lot 286 on RP31212 as shown in blue in Attachment 1. The expansion is to encompass the current area utilised by the Club for storage of the Club's boats and canoes. Internal stakeholders were consulted on the expansion request and the increase to the lease area is supported.

Standard 10 Year Term

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 its final stages, 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 *Our Future Redlands – A Corporate Plan to 2026 and Beyond* through the second listed goal for Stronger Communities.

STRATEGIC IMPLICATIONS

Legislative Requirements

The Local Government Regulation 2012 (the Regulation) s.236 (1)(b)(ii) requires that Council agrees by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction. The Club 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.

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.

An inspection was completed on 21 January 2022 confirming the Club 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 2 February 2022 confirmed the Club is financially sound.

People

This recommendation does not have any staff implications.

Environmental

This recommendation does not have any environmental implications.

Social

The renewal of the lease for the Club will allow the Club to continue to provide a facility for its members to participate both physically and socially with boating within the area.

Human Rights

There are no impacts to Human Rights as a result of this report.

Alignment with Council's Policy and Plans

Our Future Redlands – A Corporate Plan to 2026 and Beyond, 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 coordinated planning, place making, and management of community assets. CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

Consulted	Consultation Date	Comments/Actions
Leasing Network Working Group Meeting	15 February 2022	Licence / lease over lot 285 supported
Service Manager, Business	2 February 2022	Sustainability check completed
Partnering, Financial Services		
Group		
Accounts Receivable Officer, Financial Services Group	2 February 2022	Confirmation of no outstanding charges
Spatial Information Officer,	2 February 2022	Review of lease footprint in GIS
Information Management		
Group		
Solicitor, Legal Services Group	31 January 2022	Review of need for a lease or licence over lot 285
Planning Liaisons Officer,	31 January 2022	Review of community zoning for lot 285
Planning and Assessment Group		
Facilities Coordinator,	25 January 2022	Supportive of 10 year lease term
Facilitates Service Unit		
Service Manager, City & Open	25 January 2022	Supportive of 10 year lease term
Space Asset Management		
Service Manager, Strengthening	25 January 2022	Supportive of 10 year lease term
Communities Unit		
Facilities Coordinator,	21 January 2022	Completed building Inspection
Facilitates Service Unit		
Service Manager, Parks and	12 January 2022	Supportive of 10 year lease term
Conservation Unit		
Tingira Boat Club Incorporated	8 January 2022	Confirmation of intent to renew lease
	17 November 2021	Advise of commencement of renewal process

CONSULTATION

OPTIONS

Option One

That Council resolves as follows:

- 1. To approve and discharge, as joint landowners, a new lease to Tingira Boat Club Incorporated over part Lot 285 and whole Lot 286 on RP31212 situated at 91 and 93-95 Coast Road, Macleay Island as shown on the attached site plan, 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 Tingira Boat Club Incorporated and investigates alternative arrangements.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

- 1. To approve and discharge, as joint landowners, a new lease to Tingira Boat Club Incorporated over part Lot 285 and whole Lot 286 on RP31212 situated at 91 & 93-95 Coast Road, Macleay Island as shown on the attached site plan, 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.

Tingira Boat Club Inc. – Site Plan

Yellow =Lot 285

Red = Lot 286

Blue = Proposed 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

17.1 CR JULIE TALTY - WASTEWATER TREATMENT POLICY FOR SOUTHERN MORETON BAY ISLANDS

Objective Reference: A6594951

Attachments: Nil

In accordance with section 6.16 of *Council Meeting Standing Orders*, at the General Meeting scheduled for Wednesday, 20 April 2022, notice is hereby given that Cr Julie Talty intends to move the motion as follows:

MOTION

That Council resolves as follows:

- 1. To review its current policy relating to wastewater treatment for homes on Southern Moreton Bay Islands through assessment of P12/A12 'how to calculate the daily flow and number of people relating to rooms and bedrooms'.
- 2. That a report be brought back to Council as to how this can be improved with regard to the following issues:
 - a) That an applicant should not be contradicted as to the purpose of an aspect of a planned dwelling as a result of assumptions through policy; a media room or sewing or other room does not constitute a bedroom and suggesting that this creates an on balance assessment of how many people may occupy a dwelling in order to plan sewer requirements is flawed, has been rejected by council previously and should not have been put back into policy.
 - b) That the quality and design outcomes of homes to be built on Southern Moreton Bay Islands should be encouraged to be improved and not pressured to be downgraded as a result of a failure of plumbing practice and assessment.

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 Redland Investment Corporation Financial Report for Period Ending 31 December 2021

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 provide Council with Redland Investment Corporation's management accounts period ending 31 December 2021.

19.2 Extension to Lease - Cleveland

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 obtain approval to negotiate a further lease on expiry of the current agreement which expires on 30 June 2022, in accordance with the requirement of the *Local Government Regulation 2012*.

19.3 Purchase and Disposal of Land on Russell Island

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 investigate the potential acquisition and disposal of land on Russell Island by way of a land exchange.

20 MEETING CLOSURE