



MINUTES

GENERAL MEETING

Wednesday, 20 April 2022

**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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**GENERAL MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON WEDNESDAY, 20 APRIL 2022 AT 9:30AM**

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9:31am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

The Mayor also paid Council's respect to their elders, past and present, and extended that respect to other indigenous Australians who were present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:	Cr Karen Williams (Mayor), Cr Wendy Boglary (Division 1), Cr Peter Mitchell (Division 2), Cr Paul Gollè (Division 3), Cr Lance Hewlett (Division 4), Cr Mark Edwards (Division 5), Cr Rowanne McKenzie (Division 7), Cr Tracey Huges (Division 8), Cr Adelia Berridge (Division 9), Cr Paul Bishop (Division 10)
VIRTUAL ATTENDANCE:	Cr Julie Talty (Deputy Mayor and Division 6)
EXECUTIVE LEADERSHIP TEAM:	Andrew Chesterman (Chief Executive Officer), Amanda Pafumi (General Manager Organisational Services), David Jeanes (Acting General Manager Community & Customer Services), Dr Nicole Davis (General Manager Infrastructure & Operations), Deborah Corbett-Hall (Chief Financial Officer), Andrew Ross (General Counsel), Amanda Daly (Head of People, Culture and Organisational Performance)
MINUTES:	Natalie Merlehan (Acting Corporate Meetings & Registers Team Leader) Sarah Lewin (Acting Corporate Meetings & Registers Coordinator)

LEAVE OF ABSENCE

Nil

COUNCILLOR ABSENCES DURING THE MEETING

Cr Paul Bishop left the meeting at 9:58am and returned at 9:59am (during Item 11.2)
Cr Mark Edwards left the meeting at 9:59am and returned at 10:00am (during Item 12)
Cr Paul Bishop left the meeting at 10:50am and returned at 11:47am (during Item 15.1)

3 DEVOTIONAL SEGMENT

Pastor Steve Kennedy of Champions Church also a member of the Minister's Fellowship led Council in a brief Devotional segment.

CONDOLENCES

3.1 FRANCIS NICKELSON

Today is a very sad day for many here in our Redlands Coast community; particularly here in our Council and our family and friends, as well as the family and friends of Francis Nickelson, who passed away last Wednesday.

Francis will be remembered at a funeral service later today at the Wynnum Baptist Church after a very long battle with cancer.

Francis was quite unique he worked here at Council for over 35 years. That, in this generation is a long time. He joined us in his twenties, in the days when we were a Shire, working in the Administration building at Cleveland before transferring to the South Street Depot, where he worked with the Procurement and Contracts Team for the vast majority of his career – purchasing everything from our pens to parks to plant and equipment.

Francis touched many of those he helped across Council and the community with his good nature and easy grin.

In 2020 I had the great privilege of being able to personally acknowledge Francis' 35 years of service to our City, our Shire and our Community.

As I said that day, Francis was known for 'pulling a crowd'. He knew practically everyone in Council, he was a real character and I was told he was a champion at 'office golf'.

It was a real honour to acknowledge Francis' contribution to our community on that day. He was unwell at the time and we were very fortunate that he could join us and we could celebrate the 35 years of him working for our community here on the Redlands Coast.

Our employees are the heart of our organisation, and none more so than Francis. He will be missed by many people. He leaves his wife, Karen, and three children Maddie, Tom and Bek.

Councillors, on your behalf, and on behalf of all at Redland City Council and the broader Redlands Coast community, we send them our condolences, prayers and thoughts as they lay Francis to rest today.

Rest In Peace Francis.

4 RECOGNITION OF ACHIEVEMENT

4.1 MAYOR KAREN WILLIAMS

Councillor Mark Edwards recognised Mayor Karen Williams on her upcoming decade as Mayor:

I would like to recognise that next week will mark the 10th anniversary of you Madam Mayor being our City leader.

It has been an honour for me to have served with you since that time. At the end of this term you will be the longest-serving Mayor of Redland City.

Throughout the last decade, the Mayor has not only served this city, she has also been a senior member of the Council of Mayors of South East Queensland, has served on the Board of the LGAQ and Australian Local Government Association.

Her most recent accolade, and a huge appointment for our city, was for her to be named as a member of the 2032 Olympic and Paralympic Games Organising Committee.

Over the last decade Council has begun some truly exciting projects and initiatives.

From my residents these include working with the State Government, working with Council on the Weinam Creek Priority Development Area which will bring change to Redland Bay and the surrounding Islands; the investment into the upgrade of the Southern Moreton Bay Islands ferry terminals and bringing Translink to the islands. As well as green sealing the islands.

On a city-wide basis key achievements include the purchasing of Commonwealth land and Willards Farm, properties which were proposed for housing that will now be used for a soon to be released exciting community precinct.

Acquiring the Birkdale land will not only pave the way for Redlands Coast to boast a community precinct that will be the envy of other cities, but has led to Redland City being named as host venue for whitewater events at the 2032 Olympic and Paralympic Games.

Thanks to the Mayor's strong advocacy we will share some of the investment in the recently announced City Deal; a collaboration between the Federal, State and Local governments.

The City Deal and 2032 Olympics puts us in the box seat to secure much-needed infrastructure, particularly in transport like the Eastern Busway and the long-awaited duplication of the Cleveland rail line.

We are also currently planning a regional sports facility in the south of the City and have some of the best playgrounds in South East Queensland.

When I started in Council a decade ago; business, tourists and the world didn't know much about the Redlands.

Since then we have hosted Hollywood blockbusters and we have built a global profile in many regards.

I am sure that the Mayor will be the first to admit that this is not all her doing, every Councillor, not only here, but in previous Councils over the 10 years has contributed to that. I acknowledge that we have done a lot of good over those 10 years to put Redland City in a good space.

I look at our Mayor as our Captain and a good Captain at that who has led us along the way. Thank you Mayor Williams and congratulations on your decade as Mayor and as being the longest serving Mayor in two years' time.





5 RECEIPT AND CONFIRMATION OF MINUTES

COUNCIL RESOLUTION 2022/48

Moved by: Cr Peter Mitchell

Seconded by: Cr Rowanne McKenzie

That the minutes of the General Meeting held on 16 March 2022 be confirmed.

CARRIED 11/0

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

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

Councillor Mark Edwards declared a Declarable Conflict of Interest in relation to Item 17.1 *Notice of Motion - Southern Moreton Bay Islands* stating that he has a material interest in the housing development on the Southern Moreton Bay Islands.

Councillor Mark Edwards considered his position and chose to exclude himself from the meeting while this matter was being discussed and the vote taken.

This item was removed from the agenda at Item 11.2 of these minutes (refer item for details).

6.1 PRESCRIBED CONFLICT OF INTEREST - COUNCILLOR MARK EDWARDS

Cr Edwards excluded himself from the discussion and vote on this Item (refer Item 11.2 for details).

6.2 DECLARABLE CONFLICT OF INTEREST – COUNCILLOR WENDY BOGLARY

Councillor Wendy Boglary declared a Declarable Conflict of Interest in relation to RAL21/0143, stating that she worked with the applicant on this matter 25 years ago and it may be a perceived conflict of interest.

Councillor Wendy Boglary considered her position and was firmly of the opinion on that she could participate in the discussion and vote on the matter in the public interest.

COUNCIL RESOLUTION 2022/49

Moved by: Cr Paul Bishop

Seconded by: Cr Peter Mitchell

That Councillor Wendy Boglary may participate in all future Statutory Meetings (including voting on the matter) Non-Statutory and Information Meetings of Council in relation to RAL21/0143.

CARRIED 10/0

Crs Karen Williams, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Wendy Boglary did not participate in the vote on this matter.

The motion was CARRIED as Council was of the opinion that Councillor Wendy Boglary had no greater interest in the matter than that of other people in the local government area.

6.3 DECLARABLE CONFLICT OF INTEREST – MAYOR KAREN WILLIAMS

Mayor Karen Williams declared a Declarable Conflict of Interest in relation to HUB68, stating that SS Signs, one of the applicants of the HUB68 development was a contributor to a 2012 campaign. A complaint regarding this matter has been investigated and was deemed as unsubstantiated.

Mayor Karen Williams considered her position and was firmly of the opinion on that she could participate in the discussion and vote on the matter in the public interest.

Councillor Mark Edwards assumed the Chair while the vote was taken.

COUNCIL RESOLUTION 2022/50

Moved by: Cr Lance Hewlett

Seconded by: Cr Peter Mitchell

That Mayor Williams may participate in all future Statutory Meetings (including voting on the matter) Non-Statutory and Information Meetings of Council in relation to HUB68.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Mayor Karen Williams did not participate in the vote on this matter.

The motion was CARRIED as Council was of the opinion that Mayor Karen Williams had no greater interest in the matter than that of other people in the local government area.

6.4 DECLARABLE CONFLICT OF INTEREST - MAYOR KAREN WILLIAMS

Mayor Karen Williams declared a Declarable Conflict of Interest in relation to Item 17.1 *Notice of Motion - Southern Moreton Bay Islands*, Mayor Williams noted that this policy also relates to the wider Redland City, and she currently has a plumbing application lodged for assessment on her rural property.

Mayor Karen Williams considered her position and was firmly of the opinion on that she could participate in the discussion and vote on the matter in the public interest.

Councillor Mark Edwards assumed the Chair while the vote was taken.

COUNCIL RESOLUTION 2022/51

Moved by: Cr Lance Hewlett

Seconded by: Cr Peter Mitchell

That Mayor Williams may participate in all future Statutory Meetings (including voting on the matter) Non-Statutory and Information Meetings of Council in relation to the Wastewater Treatment Policy of Southern Moreton Bay Islands and the wider Redland City.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Mayor Karen Williams did not participate in the vote on this matter.

The motion was CARRIED as Council was of the opinion that Mayor Karen Williams had no greater interest in the matter than that of other people in the local government area.

6.5 DECLARABLE CONFLICT OF INTEREST - COUNCILLOR LANCE HEWLETT

Councillor Lance Hewlett declared a Declarable Conflict of Interest in relation to HUB68, stating that SS Signs, one of the applicants of the HUB68 development was a sponsor of the Redlands Community Charity Breakfast which is organised by his wife Sheena Hewlett.

Councillor Lance Hewlett considered his position and was firmly of the opinion on that he could participate in the discussion and vote on the matter in the public interest.

COUNCIL RESOLUTION 2022/52

Moved by: Cr Paul Bishop

Seconded by: Cr Paul Gollè

That Councillor Lance Hewlett may participate in future Statutory Meetings (including voting on the matter), and Non-Statutory and Informal Meetings in relation to HUB68.

CARRIED 10/0

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

Cr Lance Hewlett did not participate in the vote on this matter.

The motion was CARRIED as Council was of the opinion that Councillor Lance Hewlett had no greater interest in the matter than that of other people in the local government area.

6.6 PREVIOUSLY DECLARED DECLARABLE CONFLICT OF INTEREST - CR PAUL BISHOP

Cr Paul Bishop cited his previously declared Declarable Conflict of Interest in relation to Item 14.7 Willard's Farm State Heritage Listing which he declared at the General Meeting 15 September 2021 (refer General Meeting Minutes 15 September 2021 Item 6, Resolution 2021/209 for details).

Cr Bishop excluded himself from the discussion and vote on this Item (refer item for details).

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 was discussed at Item 19.3.

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 brought to a future meeting of Council.

8 MAYORAL MINUTE

Nil.



9 PUBLIC PARTICIPATION

Nil.



10 PETITIONS AND PRESENTATIONS

10.1 PETITION CR PETER MITCHELL - REQUEST TO REVERSE THE CHANGES TO REGULATED PARKING IN THE CLEVELAND CENTRAL BUSINESS DISTRICT

COUNCIL RESOLUTION 2022/53

Moved by: Cr Peter Mitchell

Seconded by: Cr Rowanne McKenzie

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

CARRIED 11/0

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

11 MOTION TO ALTER THE ORDER OF BUSINESS**11.1 LATE ITEM - ENTRY OF A STATE HERITAGE PLACE INTO THE QUEENSLAND HERITAGE REGISTER - LOT 2 ON RP211270 AND LOT 2 ON SP146445****COUNCIL RESOLUTION 2022/54**

Moved by: Cr Rowanne McKenzie

Seconded by: Cr Mark Edwards

That Late Item Entry of a State Heritage Place into the Queensland Heritage Register - Lot 2 on RP211270 and Lot 2 on SP146445 be accepted onto the agenda and discussed as Item 14.3.

CARRIED 10/0

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

Cr Paul Bishop did not participate in the vote on this item.

11.2 NOTICE OF MOTION - CR JULIE TALTY - WASTEWATER TREATMENT POLICY FOR SOUTHERN MORETON BAY ISLANDS**COUNCIL RESOLUTION 2022/55**

Moved by: Cr Julie Talty

Seconded by: Cr Rowanne McKenzie

That Item 17.1 Wastewater Treatment Policy for Southern Moreton Bay Islands be removed from the agenda.

CARRIED 10/0

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

Cr Mark Edwards did not participate in the vote on this item.

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 Services

Responsible Officer: Tony Beynon, Group Manager Corporate Governance

Report Author: Marita West, Governance Service Manager

Attachments: 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, General Manager Organisational Services, Group Manager Corporate Governance and General Counsel	23 March 2022	Supported.

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/COUNCIL RESOLUTION 2022/56

Moved by: Cr Rowanne McKenzie

Seconded by: Cr Mark Edwards

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.

CARRIED 7/4

Crs Karen Williams, Peter Mitchell, Paul Gollè, Mark Edwards, Julie Talty, Rowanne McKenzie and Tracey Huges voted FOR the motion.

Crs Wendy Boglary, Lance Hewlett, Adelia Berridge and Paul Bishop voted AGAINST the motion.

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/COUNCIL RESOLUTION 2022/57

Moved by: Cr Adelia Berridge

Seconded by: Cr Mark Edwards

That Council resolves to note the financial position, results and ratios for March 2022 as presented in the attached Monthly Financial Report.

CARRIED 11/0

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



Monthly Financial Report

March 2022



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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.

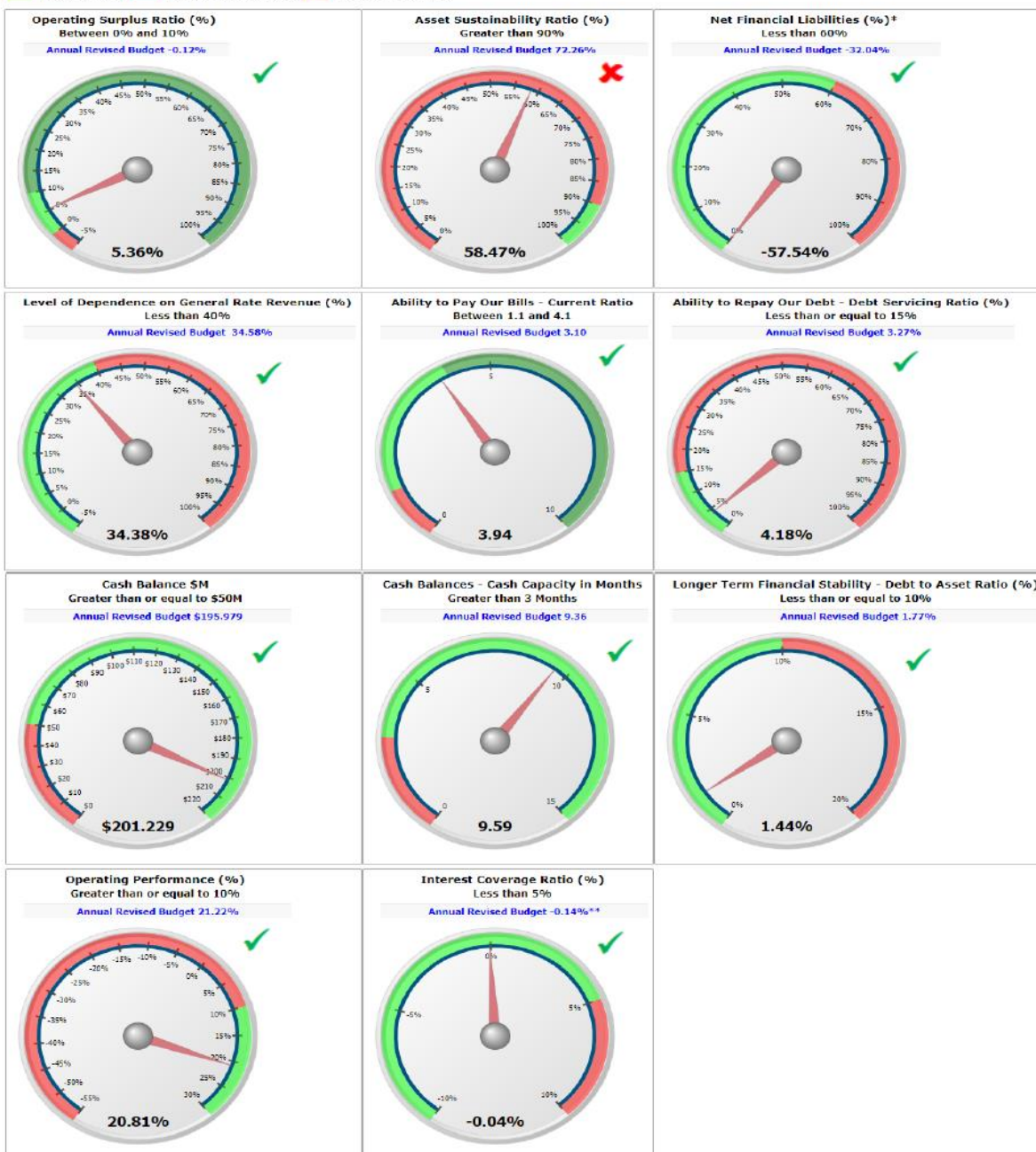
The Infrastructure and Operations (I&O) Department presented a briefing to Council that addressed the supply chain issues that are contributing to forecast underspends to the FY2021-22 capital works portfolio. This briefing included mitigation strategies that addressed the risks to delivering the capital 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.

Monthly Financial Report

2. KEY PERFORMANCE INDICATORS

■ Target met
 ■ Target exceeded
 ■ Target not met



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

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

Monthly Financial Report

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 March 2022					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Recurrent revenue					
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

Monthly Financial Report

3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS

For the period ending 31 March 2022

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD 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)

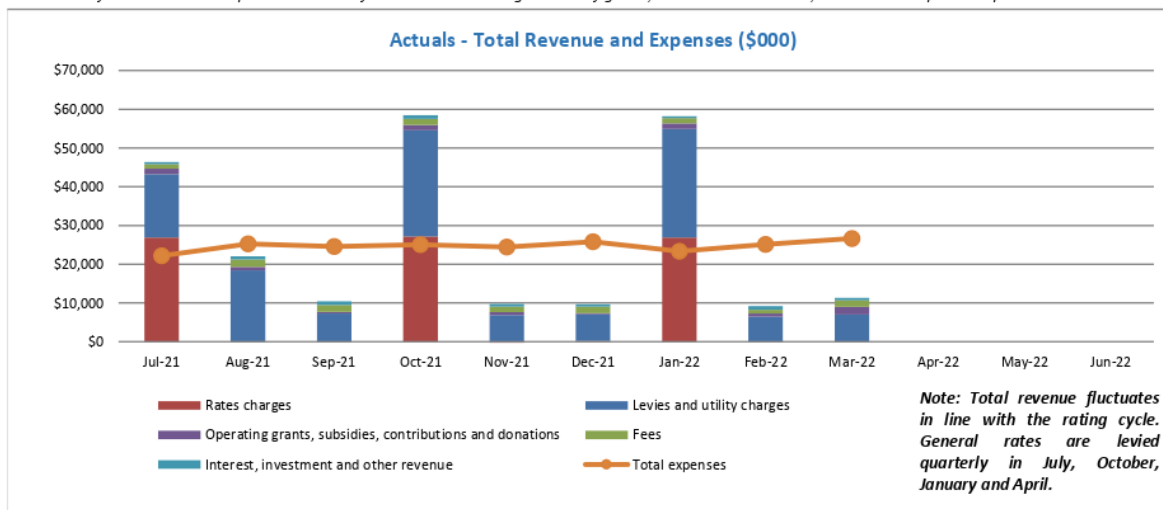
MATERIALS AND SERVICES ANALYSIS

For the period ending 31 March 2022

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Materials and services					
Contractors	37,447	39,148	23,895	23,826	(69)
Consultants	2,775	4,654	3,012	1,879	(1,133)
Other Council outsourcing costs*	26,444	24,749	18,019	15,929	(2,090)
Purchase of materials	54,490	55,823	41,096	38,141	(2,955)
Office administration costs	7,194	7,376	9,242	8,447	(795)
Electricity charges	5,723	5,750	4,303	4,169	(134)
Plant operations	3,458	3,481	2,543	2,436	(107)
Information technology resources	3,685	3,685	2,934	2,838	(96)
General insurance	1,467	1,399	1,033	1,049	16
Community assistance**	1,716	1,736	1,226	908	(318)
Other material and service expenses	1,057	1,057	774	734	(40)
Total materials and services	145,459	148,858	108,077	100,356	(7,721)

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

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



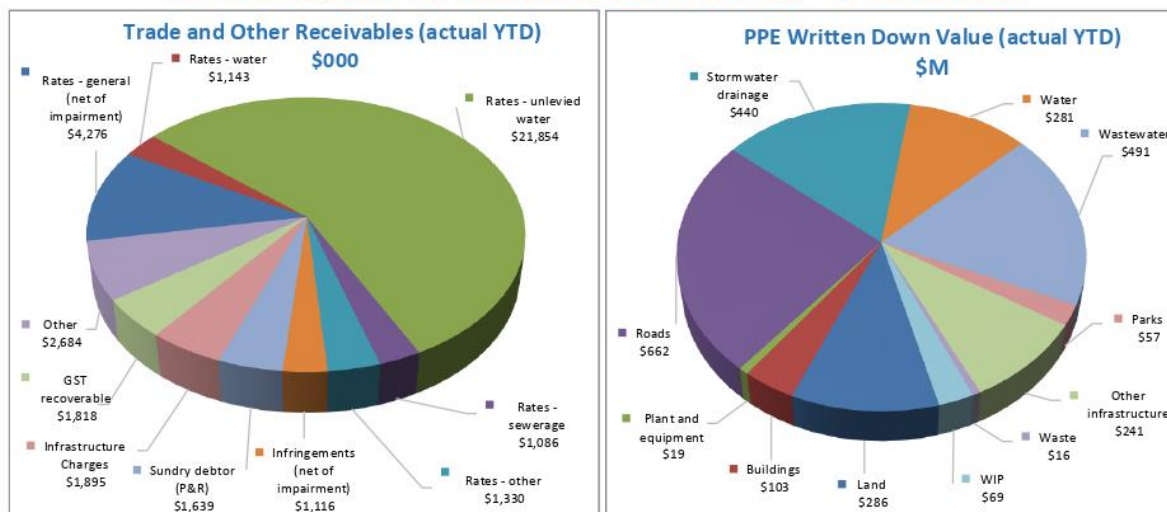
Monthly Financial Report

4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 March 2022				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD 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	1,130	1,130
Provisions - current	15,270	17,207	14,385	14,991
Other current liabilities	1,911	5,758	6,168	9,568
Total current liabilities	63,972	78,941	80,546	64,790
NON-CURRENT LIABILITIES				
Borrowings - non-current	38,659	37,990	27,365	27,338
Lease liability - non-current	4,377	4,704	4,989	5,116
Provisions - non-current	21,539	22,675	21,446	23,032
Total non-current liabilities	64,576	65,370	53,800	55,486
TOTAL LIABILITIES	128,547	144,311	134,346	120,276
NET COMMUNITY ASSETS	2,755,563	2,830,341	2,818,551	2,821,246
COMMUNITY EQUITY				
Asset revaluation surplus	1,035,840	1,106,353	1,106,353	1,106,353
Retained surplus	1,619,513	1,620,669	1,604,081	1,597,639
Constrained cash reserves	100,210	103,319	108,117	117,254
TOTAL COMMUNITY EQUITY	2,755,563	2,830,341	2,818,551	2,821,246

Monthly Financial Report

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT-OF-USE ASSETS For the period ending 31 March 2022				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
Right-of-use asset				
Buildings	2,109	2,152	2,297	2,288
Land	2,435	2,508	2,612	2,615
Plant and Equipment	179	324	334	333
Closing balance	4,723	4,984	5,243	5,236

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT* For the period ending 31 March 2022				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD 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**	-	-	-	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.

Monthly Financial Report

5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 March 2022				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD 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				
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)

Category	Percentage
Utility charges	49%
Rates charges	31%
Other cash receipts	4%
Capital grants, subsidies and contributions	6%
Interest received	0%
Operating grants and contributions	4%
Fees	6%

Cash Outflow (actual YTD)

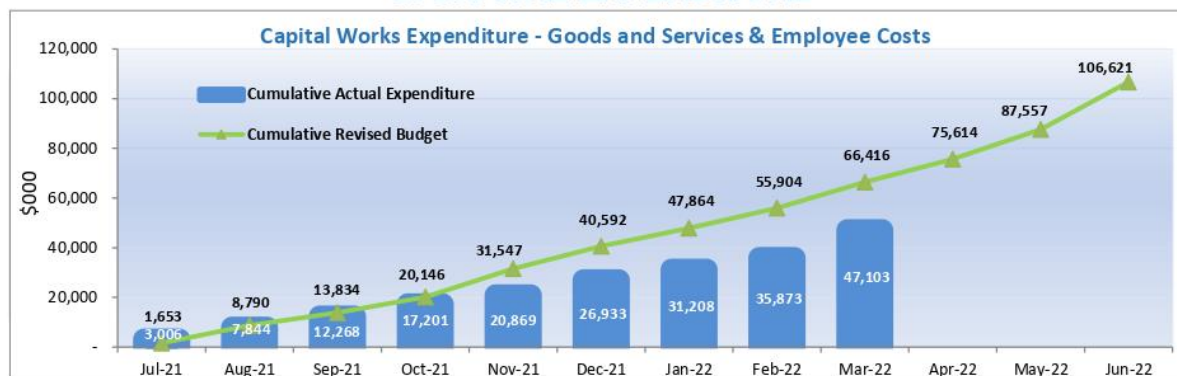
Category	Percentage
Materials and services	47%
Employee costs	30%
Repayment of borrowings	3%
Payments for property, plant and equipment	19%
Borrowing costs	1%

Total Cash Funding (Actual YTD)	258,080	Total Cash Expenditure (Actual YTD)	244,091
Total Cash Funding (Annual Revised Budget)	364,931	Total Cash Expenditure (Annual Revised Budget)	366,192
% of Budget Achieved YTD	71%	% of Budget Achieved YTD	67%

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

Monthly Financial Report

6. CAPITAL EXPENDITURE

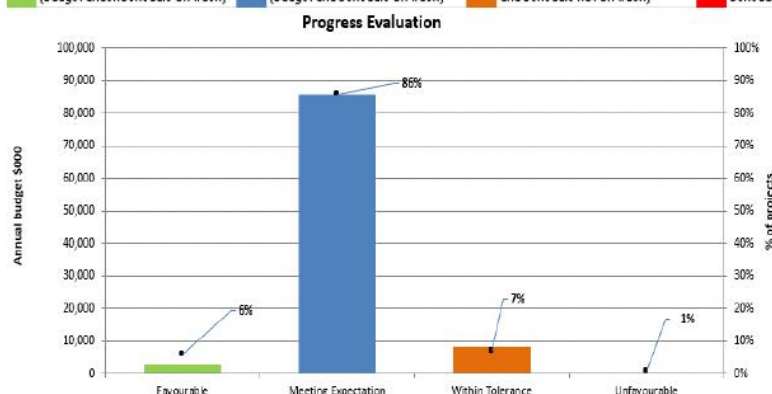


	Annual Revised Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services*	98,763	59,866	41,244	(18,622)
Capitalised employee costs	7,858	6,550	5,859	(691)
Total	106,621	66,416	47,103	(19,313)

* Excludes capital prepayments.

7. PROGRAM AND PROJECT UPDATE

Favourable (budget under/schedule on track)	Meeting expectations (budget and schedule on track)	Within tolerance (either budget and schedule not on track)	Unfavourable (budget and schedule not on track)
------------------------------------------------	--------------------------------------------------------	------------------------------------------------------------	-------------------------------------------------



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

Council is currently progressing more than 100 programs and projects.

Notable Projects

The status of two notable projects are as follows:

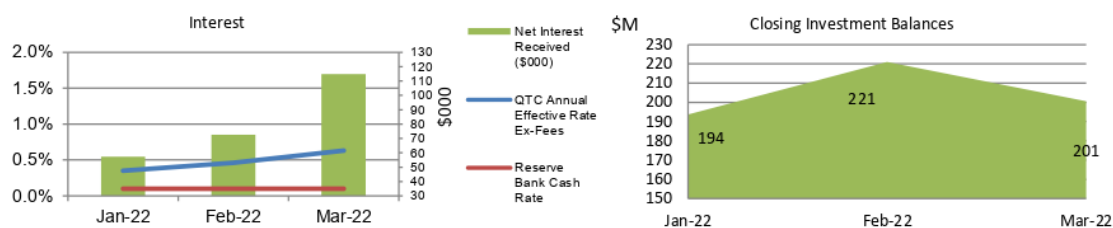
Project description	Progress
Stormwater Drainage Renewal Program - renewal of stormwater drainage in Redland City Council	Meeting Expectations
Revetment Wall Upgrade Voyagers Ct - renewal of the revetment wall at Voyagers Court, Raby Bay	Meeting Expectations

Monthly Financial Report

8. INVESTMENT & BORROWINGS REPORT

For the period ending 31 March 2022

INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total QTC Investment at End of Month was \$200.56M

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.

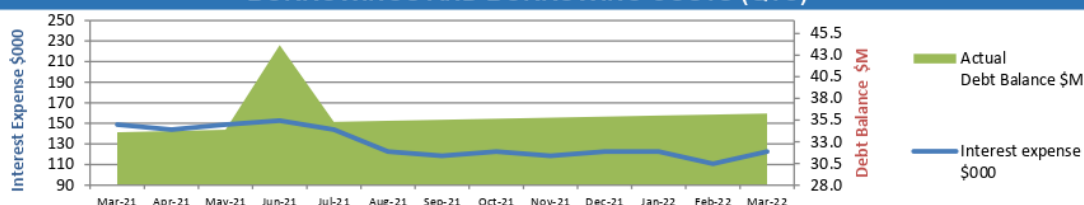
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

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.

Council adopted its Investment Policy (FIN-001-P) in June 2021 for the 2021/2022 financial year

BORROWINGS AND BORROWING COSTS (QTC)



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, debt repayment of \$9.00M, being \$7.23M principal and \$1.77M interest has been made 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 June 2021 for the 2021/2022 financial year

BORROWINGS

For the period ending 31 March 2022

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD 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)

Monthly Financial Report

9. CONSTRAINED CASH RESERVES

Reserves as at 31 March 2022	Purpose of reserve	Opening Balance \$000	To Reserve \$000	From Reserve \$000	Closing Balance \$000
Special Projects Reserve:					
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	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 Infrastructure 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 and cash equivalents		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.

Monthly Financial Report

10. CITY WATER STATEMENTS

CITY WATER SUMMARY OPERATING STATEMENT					
For the period ending 31 March 2022					
	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	(2,820)
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	463
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	657
CITY WATER CAPITAL FUNDING STATEMENT					
For the period ending 31 March 2022					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants and subsidies	2,956	2,956	2,217	2,630	413
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)

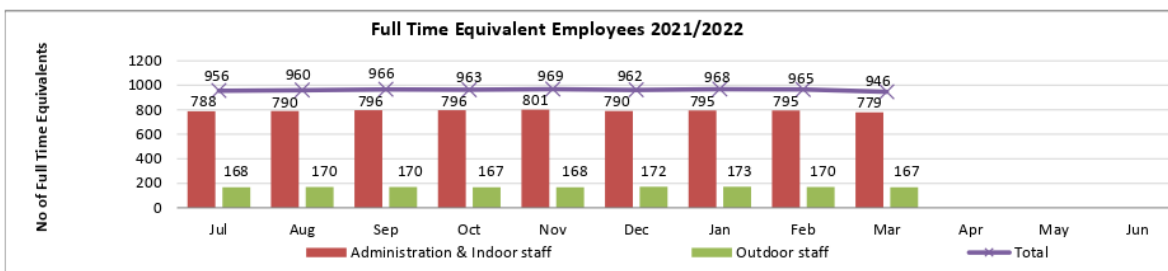
11. CITY WASTE STATEMENTS

CITY WASTE OPERATING STATEMENT					
For the period ending 31 March 2022					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD 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 WASTE CAPITAL FUNDING STATEMENT					
For the period ending 31 March 2022					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD 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.

Overdue Rates Debtors & Statistics

Comparison March 2022 to March 2021									
Days Overdue	Mar-22	% Overdue	Mar-21	% Overdue	\$ Variance	% Variance	Rates & Charges Statistics		
0 - 30	\$1,132	0.0%	\$723	0.0%	\$409	0.0%	Levied (Billed) Rates & Charges since 1 July		
31 - 60	\$3,969,712	1.7%	\$3,900,195	1.7%	\$69,517	0.0%	Rate arrears b/fwd 1 July		
61 - 90	\$278	0.0%	\$322	0.0%	-\$44	0.0%	Total		
91 - 180	\$1,660,768	0.7%	\$1,749,643	0.8%	-\$88,875	-0.1%	Balance of overdue rates & charges		
>180	\$3,529,370	1.5%	\$4,764,252	2.1%	-\$1,234,882	-0.6%	Percentage Overdue		
Total	\$9,161,260	3.9%	\$10,415,135	4.6%	-\$1,253,875	-0.7%			

13. GLOSSARY

Key Terms

Written Down Value:

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

Work In Progress:

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

Definition of Ratios

Operating Surplus Ratio*:

This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes

Net Operating Surplus

Total Operating Revenue

Asset Sustainability Ratio*:

This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out

Capital Expenditure on Replacement of Infrastructure Assets (Renewals)

Depreciation Expenditure on Infrastructure Assets

Net Financial Liabilities*:

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

Total Liabilities - Current Assets

Total Operating Revenue

Level of Dependence on General Rate Revenue:

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

General Rates - Pensioner Remissions

Total Operating Revenue - Gain on Sale of Developed Land

Current Ratio:

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

Current Assets

Current Liabilities

Debt Servicing Ratio:

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

Interest Expense*** + Loan Redemption^

Total Operating Revenue - Gain on Sale of Developed Land

Cash Balance - \$M:

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

Cash Held at Period End

Cash Capacity in Months:

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

Cash Held at Period End

[[Cash Operating Costs + Interest Expense] / Period in Year]

Longer Term Financial Stability - Debt to Asset Ratio:

This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets

Current and Non-current Debt**

Total Assets

Operating Performance:

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

Net Cash from Operations + Interest Revenue and Expense

Cash Operating Revenue + Interest Revenue

Interest Coverage Ratio:

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

Net Interest Expense on Debt Service***

Total Operating Revenue

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

** Debt includes lease liabilities.

*** Interest expense includes interest on leases.

^ Loan redemption includes lease redemption.

13.3 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 2022	Council officers identified key advocacy priorities and provided information for inclusion in federal election document.
Councillors	February - March 2022	Ongoing engagement during development of advocacy 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.

AMENDMENT

COUNCIL RESOLUTION 2022/58

Moved by: Cr Tracey Huges

Seconded by: Cr Rowanne McKenzie

That Council resolves as follows:

1. To adopt the Redlands Coast's Federal election document as outlined in Amended 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 support for 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.

CARRIED 11/0

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



LET'S Collabor8

to deliver Redlands Coast's
Federal election priorities



Redland City Council is committed to partnering with all levels of government to deliver for our community.

We have identified eight projects that will create more jobs, deliver more space for local families to play, protect attributes of our naturally wonderful environment and help our community travel around the city safer and faster.

1

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.

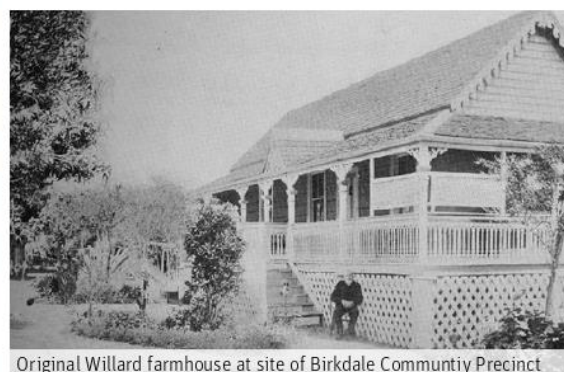
The partnership

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.

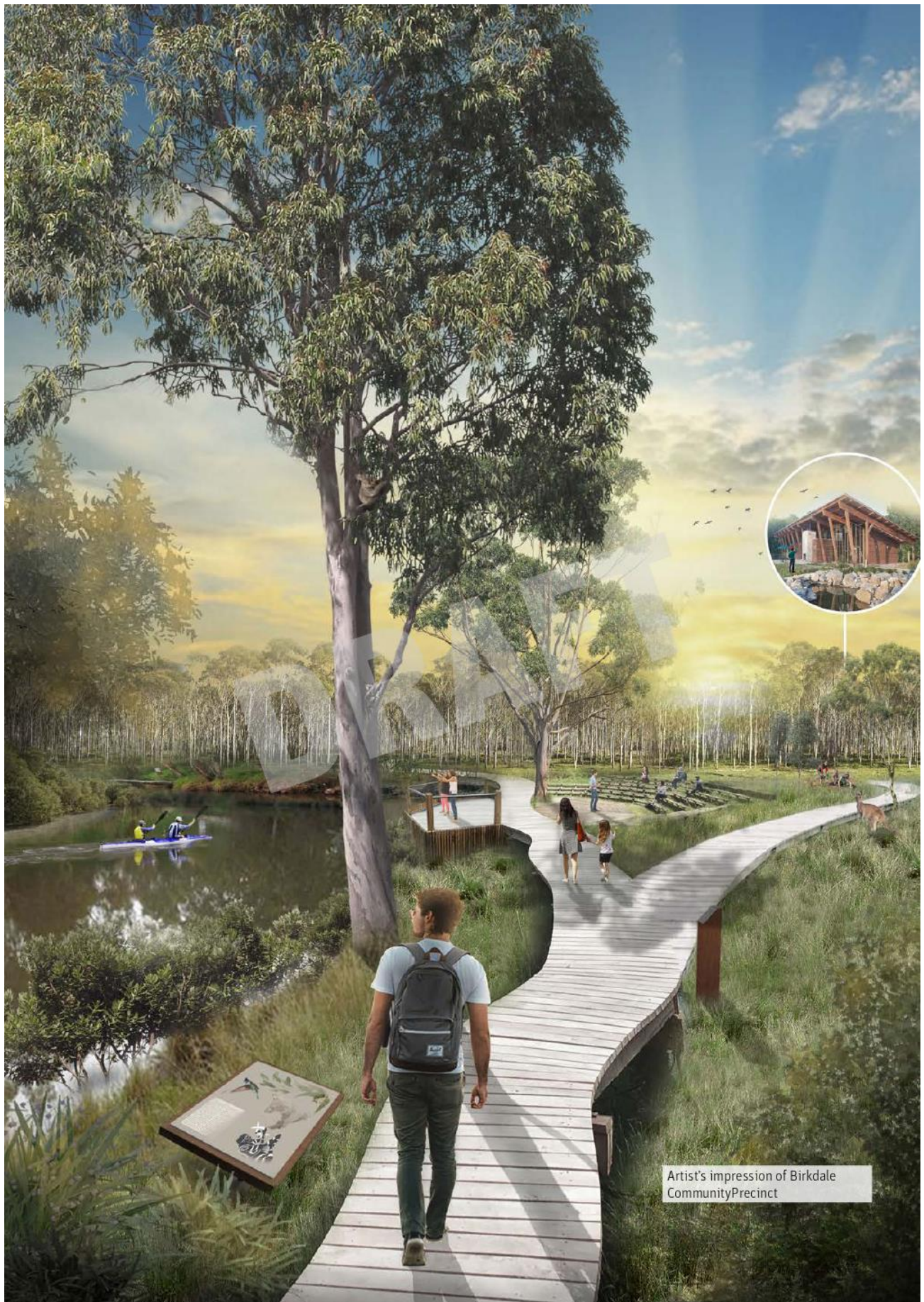
As home to our canoe slalom venue for the Brisbane 2032 Games, this precinct also aligns with the Federal Government's support of the Games of the XXXV Olympiad and the opportunities it will deliver for tomorrow's athletes and communities.

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 Community Precinct



Artist's impression of Birkdale Community Precinct

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 is proposed to 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

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.



Artist's impressions of Redlands Coast Sport and Recreation Precinct

3 Transport 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 announced.

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

4 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, to encourage 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 on-the-ground initiatives will provide a coordinated and innovative research and conservation program

5 Internet/mobile connectivity



The opportunity

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.



6 Redlands Health and Wellness Precinct



The opportunity

Redland Hospital currently has a 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 additional 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.



7 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.



8

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

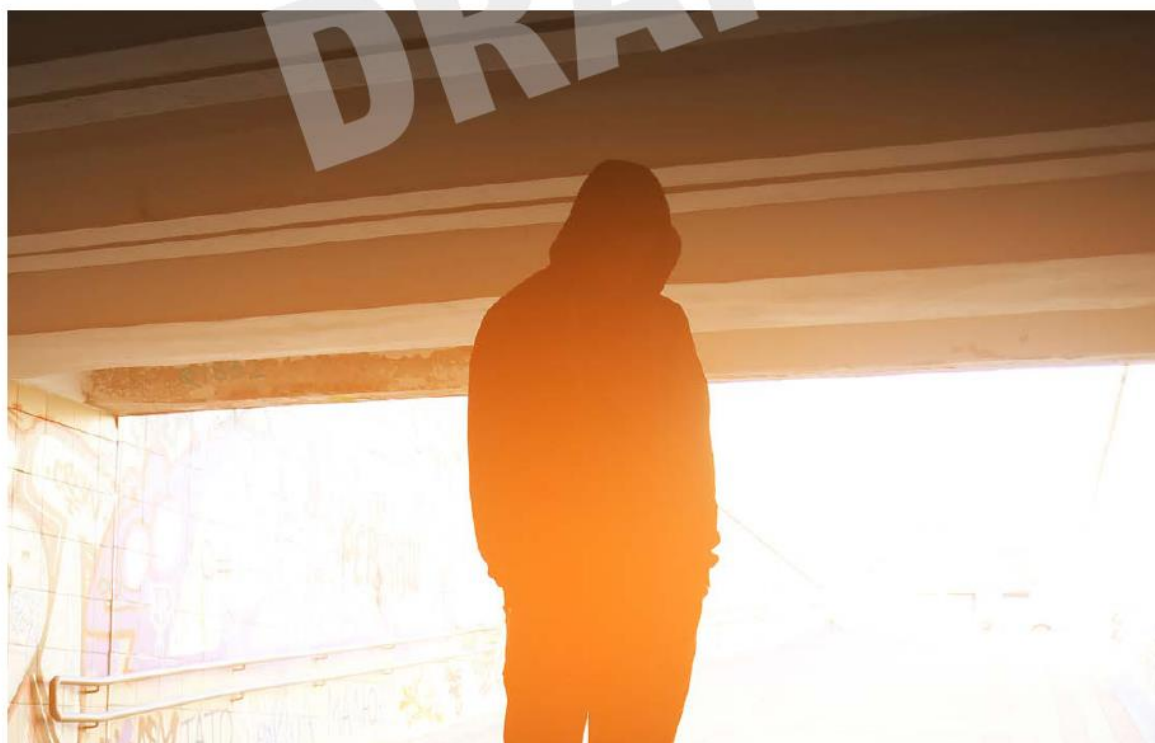
A more accessible and affordable housing market provides stability for the community and enables residents to remain near their support networks.

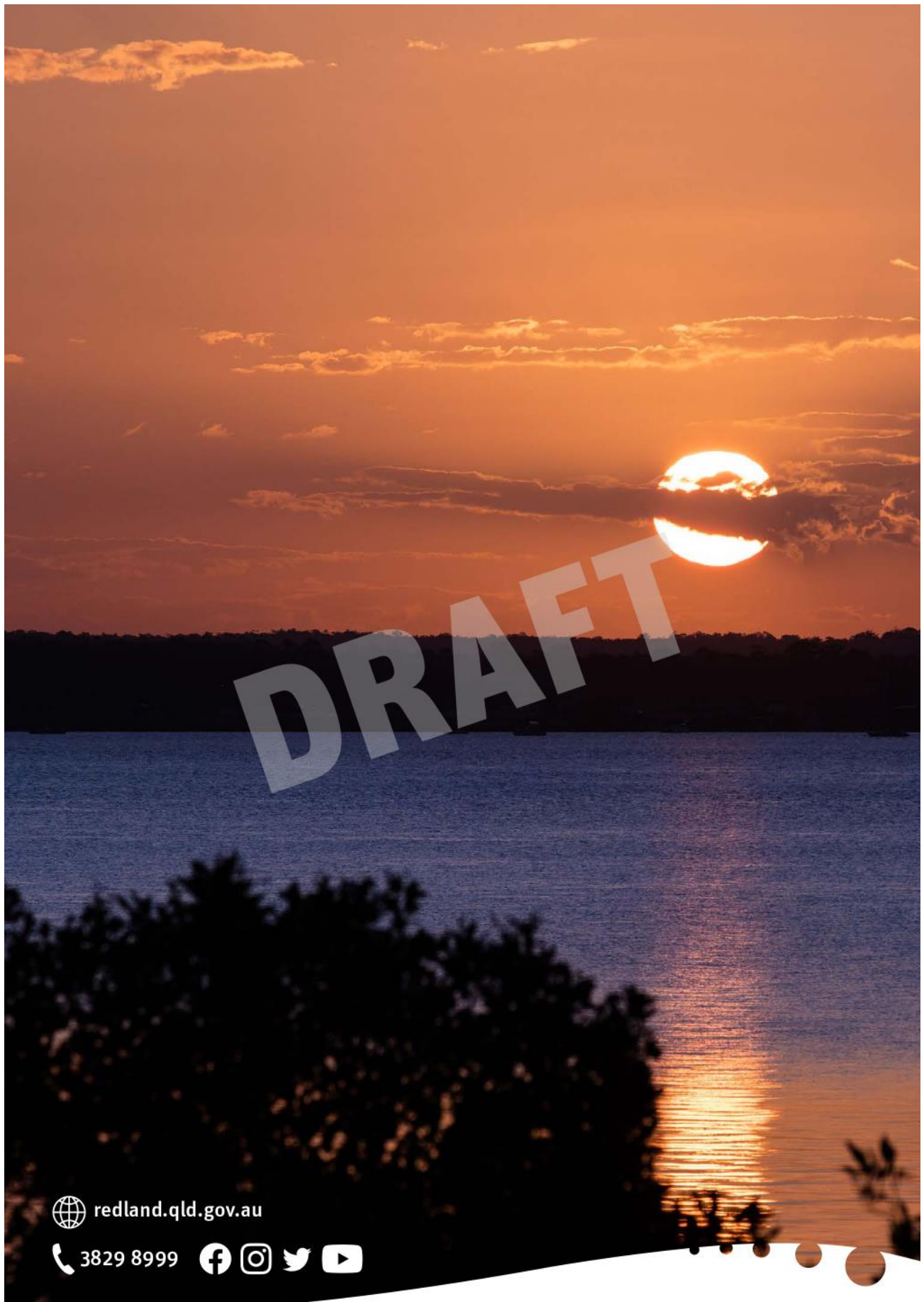
Additionally, more support for those requiring social housing and associated services will ensure our residents remain in the city, contributing to the community's overall social and economic fabric.

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.





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 [↓](#)
3. Recommended Conditions for MCU21/0057 [↓](#)
4. Noise Impact Assessment for MCU21/0057 [↓](#)
5. Stormwater Drainage Plan for MCU21/0057 [↓](#)
6. Bushfire Hazard Report for MCU21/0057 [↓](#)
7. Landscaping Plan for MCU21/0057 [↓](#)
8. Traffic Report for MCU21/0057 [↓](#)
9. Development Conditions Alternative Motion for MCU21/0057 [↓](#)

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 1631m² (1500m² 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 1500m².
- 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:

PO7

'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.

Amenity

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

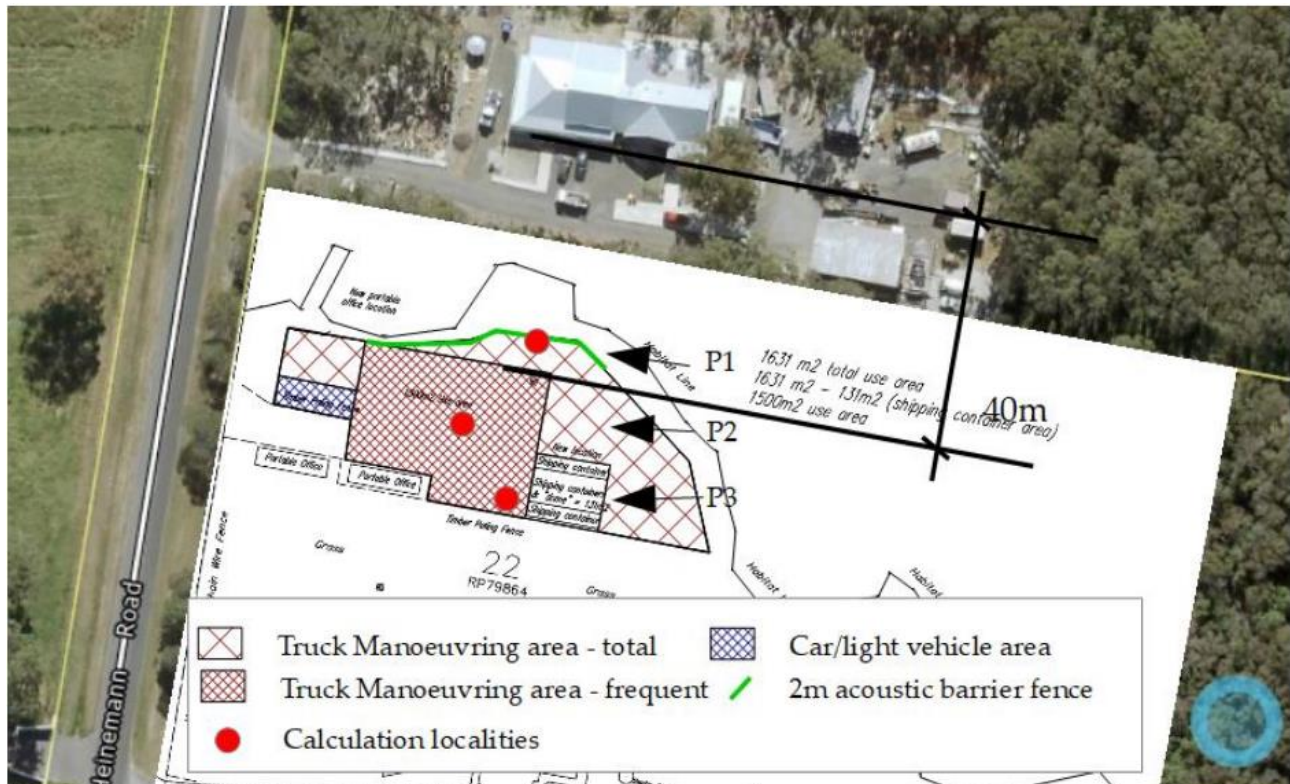


Figure 3: truck movements

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.

Dust

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.

Character

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 re-vegetation 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.

Bushfire

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.

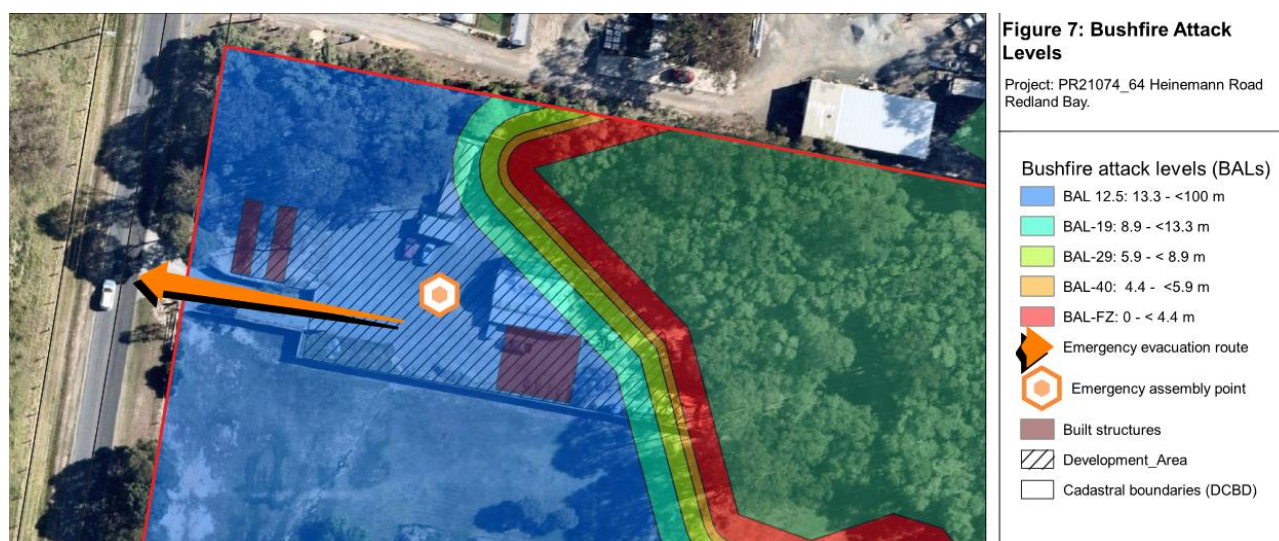


Figure 4: structures overlayed by bushfire attack level

- 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.

Koala habitat

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 non-native 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:

PO1

'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.'

PO6

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

PO8

'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 coarse 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.

Traffic

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.'*

PO8

'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 800m² 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 - 37m ² 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 access	61.5m ²
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	
135.5m ² GFA X Low Impact Industry X \$54.80m ²	\$7,425.40
Stormwater Infrastructure	
1,500m ² Semi-impervious Area X \$5.50m ²	\$8,250.00
135.5m ² Impervious Area X \$10.95m ²	\$1,483.73
Total Council Charge:	
\$17,159.13	

Offsets

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

Refunds

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

CONCLUSION

The development application 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 21 January 2022 14 December 2021 12 November 2021 12 April 2021	Application update to divisional Councillor as per standard procedure.

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.

AMENDMENT

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/59

Moved by: Cr Julie Talty

Seconded by: Cr Rowanne McKenzie

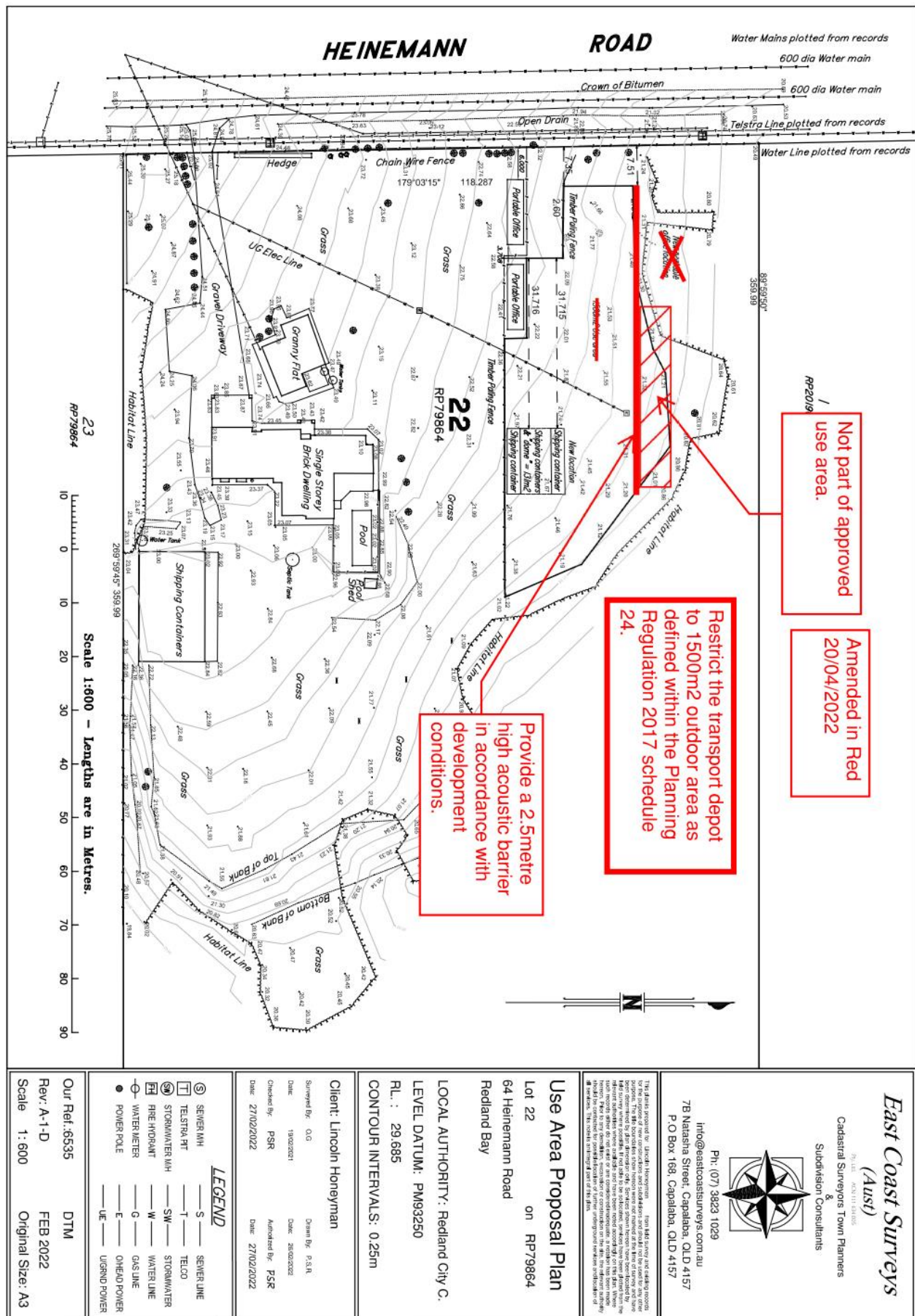
That Council resolves as follows:

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 new Attachment 9 and as amended in red in Attachments 1 and 4.

CARRIED 10/1

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

Cr Paul Gollè voted AGAINST the motion.



ATTACHMENT 2 - SITE AND LOCALITY



Figure 1: established uses within the locality

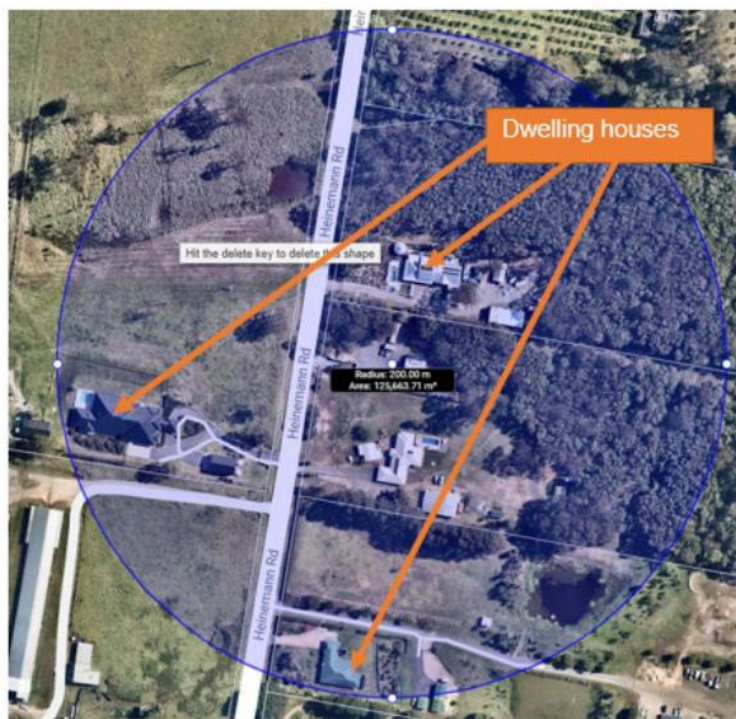


Figure 2: immediate locality (200m radius)

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

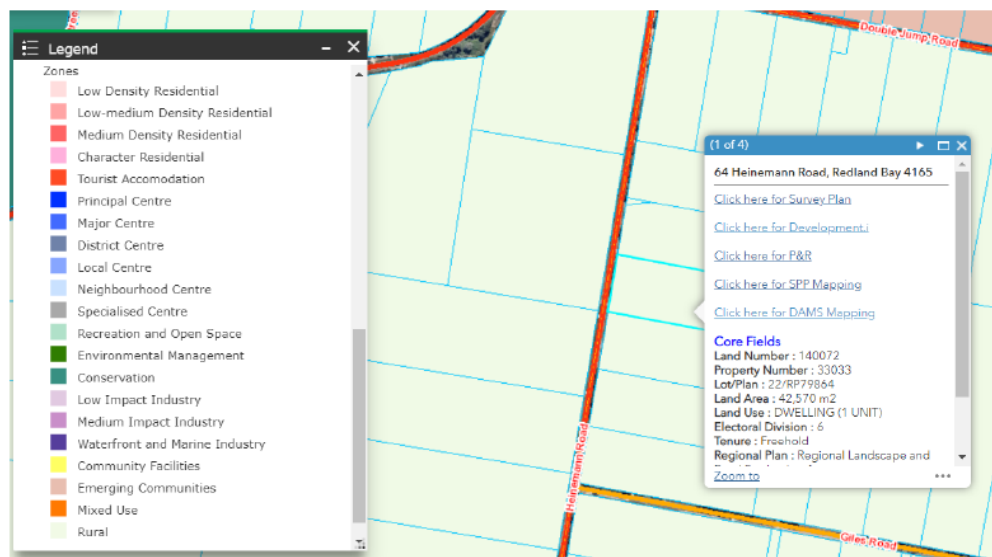


Figure 3: Zoning map

ATTACHMENT 3 - DEVELOPMENT CONDITIONS

ASSESSMENT MANAGER CONDITIONS	TIMING
<p>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.</p>	On-going.
Approved plans and documents	
<p>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.</p>	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 SK02 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	
<p>3. Operate the approved use as follows:</p> <ul style="list-style-type: none"> • 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.
<p>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.</p>	On-going.
<p>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 1500m² outdoor area as defined within the <i>Planning Regulation 2017</i>.</p>	Prior to the use commencing.
<p>6. Operate all truck movements onsite and associated with the approved use to a maximum speed of 10km/h whilst on the premises.</p>	On-going.
<p>7. Restrict trucks to the use of mitigated squawker beepers (hissing sound) for all reversing manoeuvring onsite to minimise intrusive noise during operational hours.</p>	On-going.
<p>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.</p>	On-going.

<p>9. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbouring premises, in accordance with Australian Standard AS4282-2019: Control of the obtrusive effects of outdoor lighting.</p>	<p>Prior to the use commencing and ongoing.</p>
<p><u>Hours of operation</u></p>	
<p>10. Operate the approved use, including truck movements associated with the use, only between the following hours:</p> <ul style="list-style-type: none"> 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. 	<p>Ongoing.</p>
<p><u>Parking</u></p>	
<p>11. Provide a minimum of sixteen vehicle parks wholly within the site area. The total number of car parks must include:</p> <ul style="list-style-type: none"> Twelve heavy vehicle bays; and Four car parks for non-resident employees. <p>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.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>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.</p>	<p>Ongoing.</p>

Bonds	
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

Inspections	
14. Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 3: Inspections below.	At timing indicated in table 3.

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.

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

instances where Council's representative(s) fails an inspection, Council will charge a re-inspection fee prior to re-visiting the site. The cost of this re-inspection is identified in Council's Register of Fees and is reviewed each financial year.

General	
15. Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor's workcover and public liability currency certificates. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.
16. 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.
Roadworks	
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,

<ul style="list-style-type: none"> • 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 	<p>whichever is the sooner.</p>
<p>21. Provide a semi-pervious finish to the internal service, parking and manoeuvring area consisting of compacted road base material or gravel.</p>	<p>Prior to compliance inspection or use commencing, whichever is the sooner.</p>
<p>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:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • \$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. 	<p>Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.</p>

<u>Waste Management</u>	
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.
<u>Landscaping</u>	
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.
<u>Stormwater Management</u>	
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.
Utilities	
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.
Erosion 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.
Acoustic 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.

<p>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.</p>	<p>Prior to on maintenance or the use commencing, whichever is the sooner.</p>
<p><u>Bushfire management</u></p>	
<p>37. Implement and operate the approved use in accordance with the approved bushfire management plan listed in table 1: approved plans and documents.</p>	<p>Prior to the use commencing and ongoing.</p>
<p><u>Water pollution requirements</u></p>	
<p>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.</p>	<p>Prior to the use commencing and ongoing</p>
<p><u>Survey and as-constructed information</u></p>	
<p>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.</p> <p>Include surveyed as constructed data showing works completed (digital and hard copies) and amended design plan data showing construction deviation from design plans (digital and hard copies). The digital data and the design data must be endorsed by a RPEQ and Landscape Architect holding AILA (Australian Institute of Landscape Architecture) membership and a registered surveyor using the certification clauses contained in Planning Scheme Policy 2 – Infrastructure Works.</p>	<p>As soon as all works are completed and prior to the request for on maintenance or the use commencing, whichever is the sooner.</p>
<p><u>ADDITIONAL APPROVALS</u></p>	

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:

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

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website:

<https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

- **Fauna protection**

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

- ***Environment Protection and Biodiversity Conservation Act***

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **vulnerable** under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

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

STATEMENT OF REASONS

Assessment Benchmarks:	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • City Plan Version 5: <ul style="list-style-type: none"> ○ 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 • State Planning Policy 2017, Part E • South East Queensland Regional Plan 2017 • <i>Planning Regulation 2017</i>, Schedule 11 • Local Government Infrastructure Plan.
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Matters prescribed by Regulation	<p>Council had regard to the following matters in the assessment of the application:</p> <ul style="list-style-type: none"> • Common material • Submissions
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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	<p>Development conditions are recommended to minimise impacts to amenity to surrounding dwelling houses.</p> <p>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.</p> <p>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.</p>

	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	<p>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.</p> <p>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.</p>
Koala habitat	<p>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.</p> <p>No loss of koala habitat is anticipated given structures are suitably separated from hazardous vegetation considering the assumed bushfire hazard.</p>
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	<p>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 1500m², restrict audible activities to daytime hours only and suitably separated and with the imposition of a 2.5m high acoustic barrier.</p> <p>In relation to dust; implementing dust mitigation to the use area including semi-pervious finishes to minimise dust emissions to surrounding locality.</p>
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	<p>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.</p> <p>It is noted that the development is suitably design to avoid clearing.</p>
Workplace health and safety	Suitable onsite amenities are provided and will require a plumbing permit for assessment.
Increased traffic and safety issues	<p>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.</p> <p>Trucks are conditioned to leave and return to site in a staggered manner to minimise impact to transport network and onsite.</p>



MATERIAL CHANGE OF USE FOR TRANSPORT DEPOT

64 HEINEMANN ROAD, REDLAND BAY

NOISE IMPACT ASSESSMENT

Commissioned by:	East Coast Surveys
Date:	7 March 2022
Project number:	5253
Version:	V.4
Author:	Roger Hawkins

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DOCUMENT INFORMATION				
Author: Roger Hawkins		Reviewed by: Eric Huang		
Date: 7 March 2022		Date: 7 March 2022		
VERSION HISTORY				
Version	Description	Date	Author	Reviewed by
V.0	Draft	28/06/21	Roger Hawkins	EH
V.1	Draft response to Redland Council advice request	06/12/21	Roger Hawkins	EH
V.2	Final	12/01/21	Roger Hawkins	EH
V.3	Additional input re EPA compliance	17/01/22	Roger Hawkins	EH
V4	Acoustic fence addition	7/03/22	Roger Hawkins	EH
DOCUMENT DISTRIBUTION				
Copy	Name/Company	Hard Copy	Electronic Copy	
01	East Coast Surveys	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
02		<input type="checkbox"/>	<input type="checkbox"/>	
03		<input type="checkbox"/>	<input type="checkbox"/>	
04		<input type="checkbox"/>	<input type="checkbox"/>	
05		<input type="checkbox"/>	<input type="checkbox"/>	

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

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

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

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

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.



Figure 1: Locality

1.1 Existing Site

The land currently accommodates a single dwelling and ATCO buildings to support the transport operation on the 42,570 m² site.

1.2 Locality

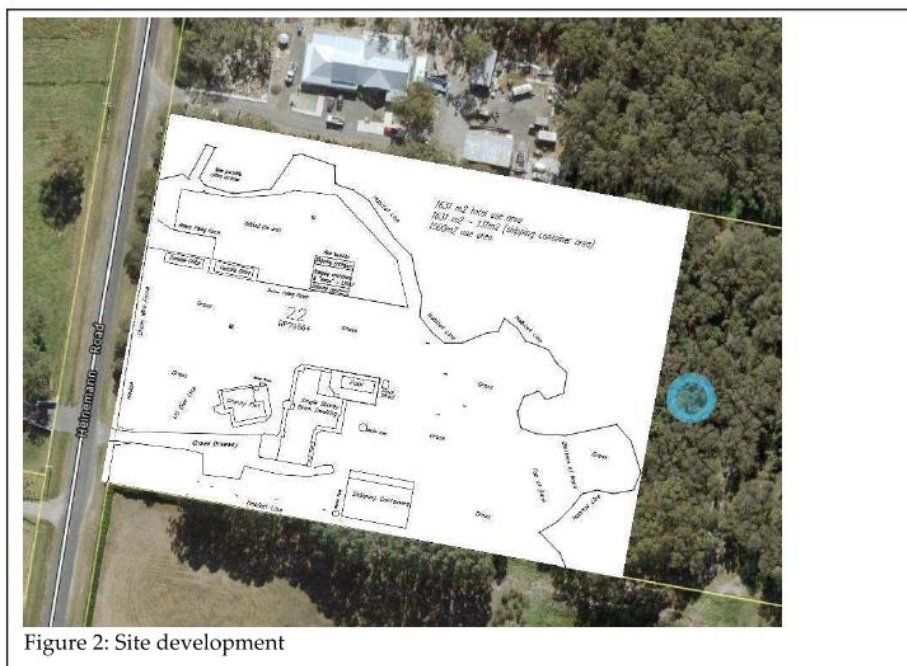
The subject and adjacent land are zoned rural under the Redland City Council (RCC) City Plan V6..

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.



Figure 3: ML1 Logger location

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.

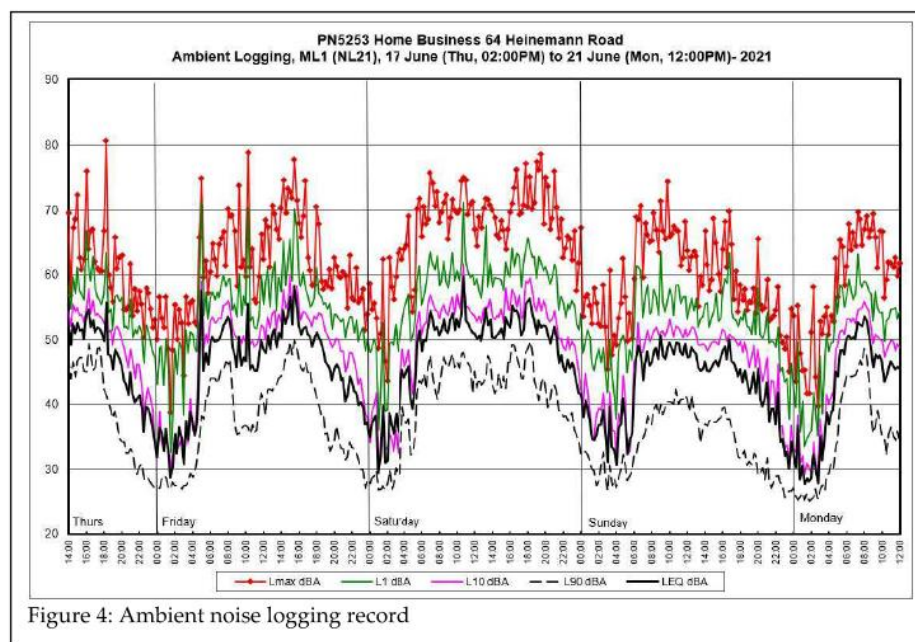


Figure 4: Ambient noise logging record

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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.

3.0 AMBIENT NOISE LEVELS

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.

Table 1: Measured Ambient Noise Levels ML1

Time	Measured Noise Levels ¹ dB(A) ²				
	L _{Amax} ³	L _{A01} ⁴	L _{A10} ⁵	L _{Aeq} 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

Note: average 5:00am to 7:00am background level is 42 dB(A) L_{A90}.

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

¹ Average noise levels throughout the period, with the exception of L_{A90} which is the average below the median noise levels for the period.

² dB(A) decibels, A-weighted

³ L_{Amax} refers to the maximum a-weighted sound pressure level occurring during the sampling period

⁴ L_{A01} for a specified time interval, means the A-weighted sound pressure level that is equalled or exceeded for 1% of the interval

⁵ L_{A10} for a specified time interval, means the A-weighted sound pressure level that is equalled or exceeded for 10% of the interval

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

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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.

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

Column 1	Column 2	Column 3			Column 4
Sensitive receptor	Time of day	Acoustic quality objectives (measured @ the receptor) dB(A)			Environmental value
		L _{Aeq,adj,1 hr}	L _{A10,adj,1 hr}	L _{A1,adj,1 hr}	
Dwelling (for outdoors)	daytime and evening	50	55	65	health and wellbeing
Dwelling (for indoors)	daytime and evening	35	40	45	health and wellbeing
	night-time	30 (38)*	35 (43)	40 (48)	health and wellbeing, in relation to the ability to sleep

* 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

- (1) 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 L _{Aeq} dB(A)	Derived Noise Limit L _{Aeq} 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;

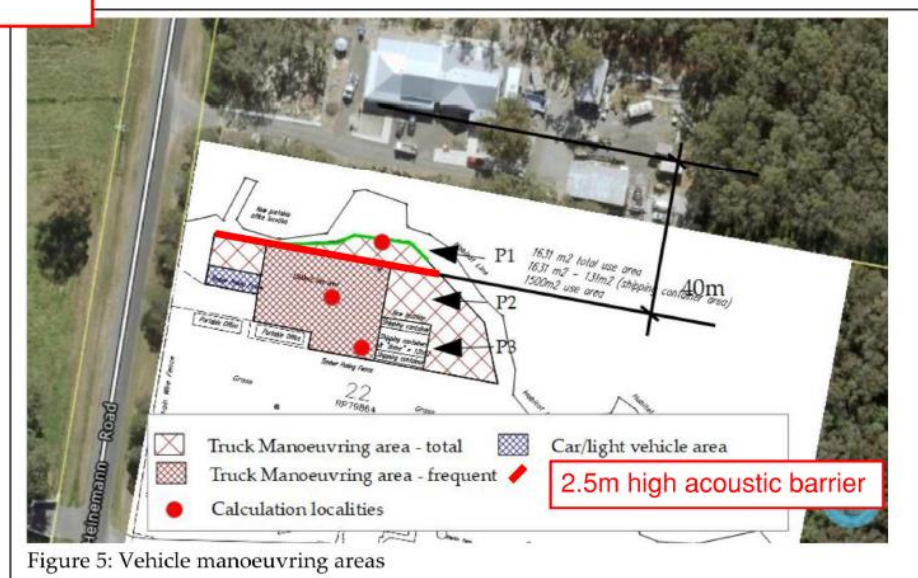
The proposed use is for vehicle overnight storage only. Ancillary vehicle repair & maintenance activities, while not initially proposed are considered below. Unloading and un-hinging equipment will not be performed on-site. The areas of vehicle movements are illustrated in Figure 5, over.

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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the vehicles will be in daytime hours only and expected to be only once per year. This operation considered further.

Amended in Red
20/04/2022



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".

Table 4: Typical vehicle noise measurements

Activity	Sound Pressure Level @ 10m	
	L_{Amax}	$L_{Aeq 1 min}$
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 – Dwelling facade	Attenuation	
		Distance	Barrier
Heavy vehicle - Pass-by Edge of frequent use area	40 m	-12 dB	-8 dB
Heavy vehicle - Pass-by Edge of use area - P1	36 m	-11 dB	-7 dB
Heavy vehicle – Parking, Mid frequent use area - P2	50 m	-14 dB	-6 dB
Heavy vehicle – Parking, Remote edge of use area - P3	60 m	-16 dB	-6 dB
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 and 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.

Table 6: Typical maximum noise duration of vehicle movements

Vehicle	SPL @ 10m L_{Aeq}	Duration (minutes) of Number of events	
		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	

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

Table 7: Vehicle Noise Emission Calculation

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		
Facade attenuation open windows			-8 dB		
Total impact			27 dB(A)	30	No

5.3 Additional assessment

(i) L_{A01}

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_{Aeq} 1 hour 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 $81 - 14 = 68$ dB(A) 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) L_{A10}

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

⁷ Energy Averaging = $10 \times \log(\text{operating hours}/\text{total hours})$

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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) L_{A10} day and night.

The existing average $L_{A10\ 15\ minute}$ 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 are 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) L_{A90} , 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:

$$L_{Aeq} = 58 - 6 - 5 = 47 \text{ dB(A)}$$

$$L_{A10} = 58 - 5 = 53 \text{ dB(A)}$$

$$L_{A01} = 58 - 5 = 53 \text{ dB(A)}.$$

The above emissions comply with the emission limits.

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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

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Bushfire Hazard Assessment and Management Plan

64 Heinemann Road, Redland Bay

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Document Records - Quality

TITLE	Bushfire Hazard Assessment and Management Plan for 64 Heineman Road, Redland Bay
FILED AS	PR21074_BMP_64 Heinemann Road – Redland Bay_VerC

Revision	Date	Prepared by (name/title)	Reviewed by (name/ title)	Approved by (name/title)
Version A	07/04/2020	Arnaud Gourret, Ecologist	Joseph Adair, Senior Ecologist	Client
Version B	8/07/2021	Joseph Adair, Senior Ecologist	Kelly Matthews Director / Principal Ecologist	Client
Version C	23/11/2021	Carla Perkins, Senior Ecologist	Kelly Matthews Director / Principal Ecologist	Client



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I. Introduction

I.1 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**.

64 Heinemann Road

Site Location

27°36'33"S 151°35'34"E



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Legend located on next page



Printed at: A4
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Datum: Geocentric Datum of Australia 1994
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1.3 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





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).

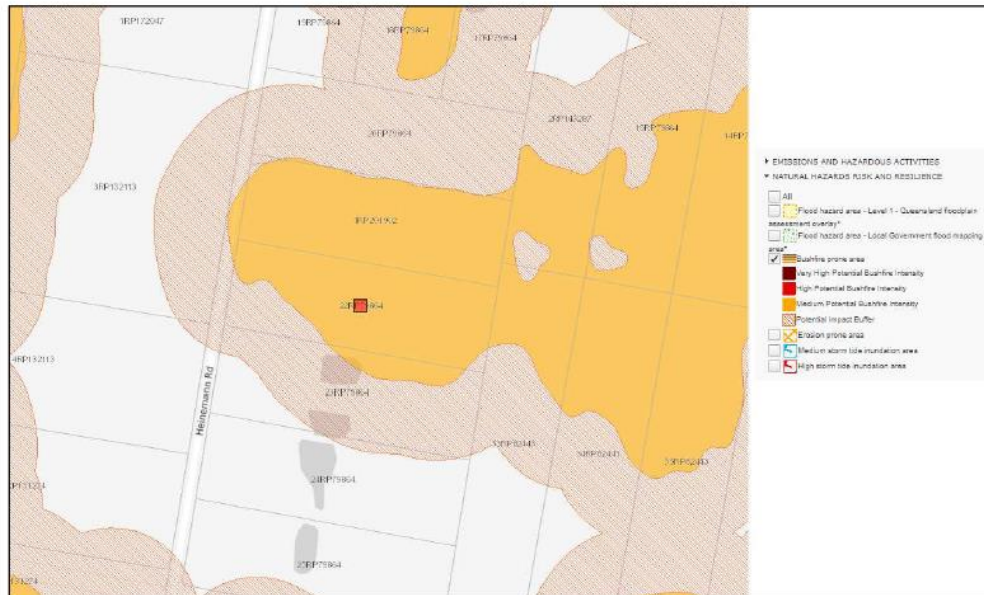


Figure 3: Excerpt from DSDMIP SPP IMS – Bushfire prone area (Source: DSDMIP SPP IMS).

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).

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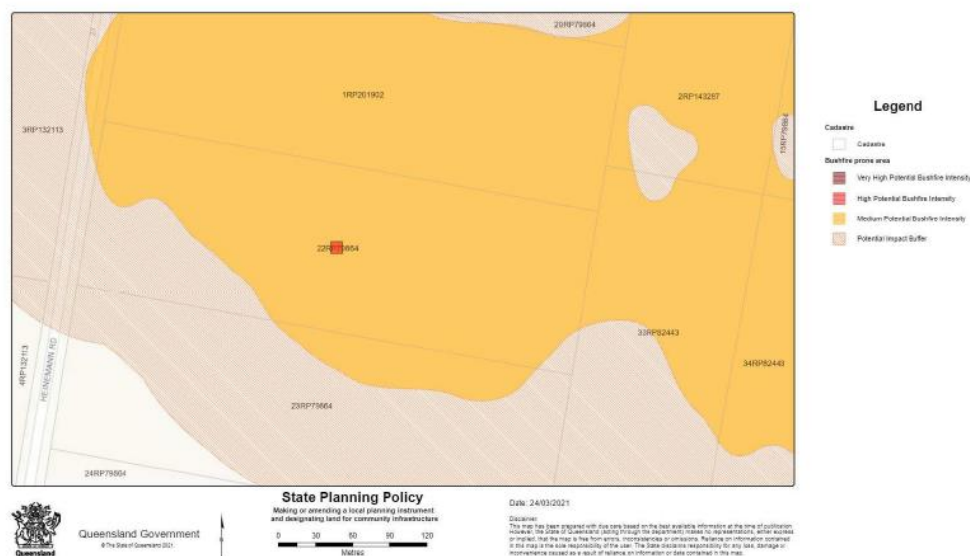


Figure 4: Excerpt from Redland City Plan 2020 – Bushfire hazard overlay (Source: Red-e-map, 2021).

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').
2. 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.
3. 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:

- **Step 1: 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.
- **Step 2: 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.
- **Step 3: 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.
- **Step 4: 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



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.



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.



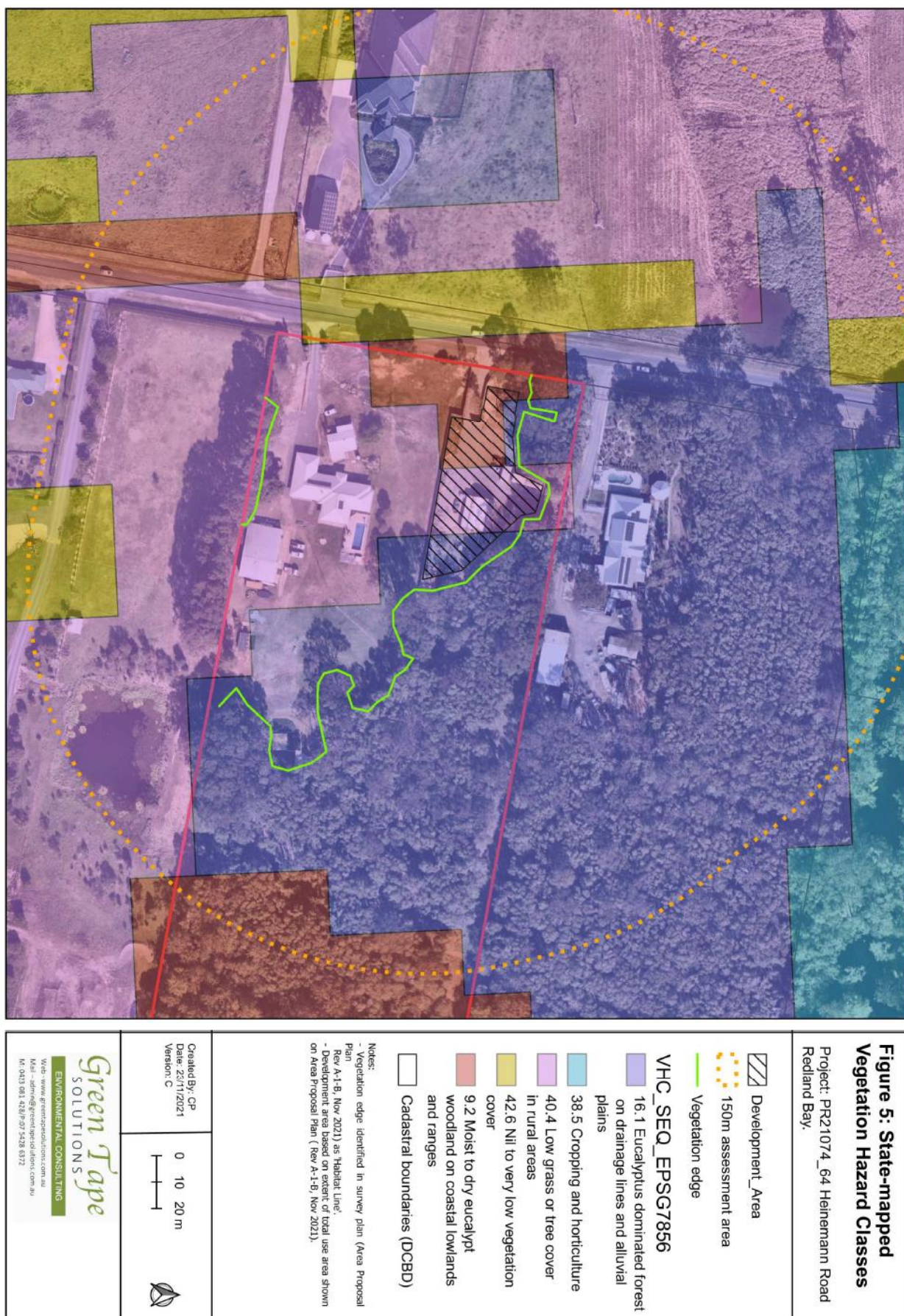
Plate 2: Managed vegetation within property

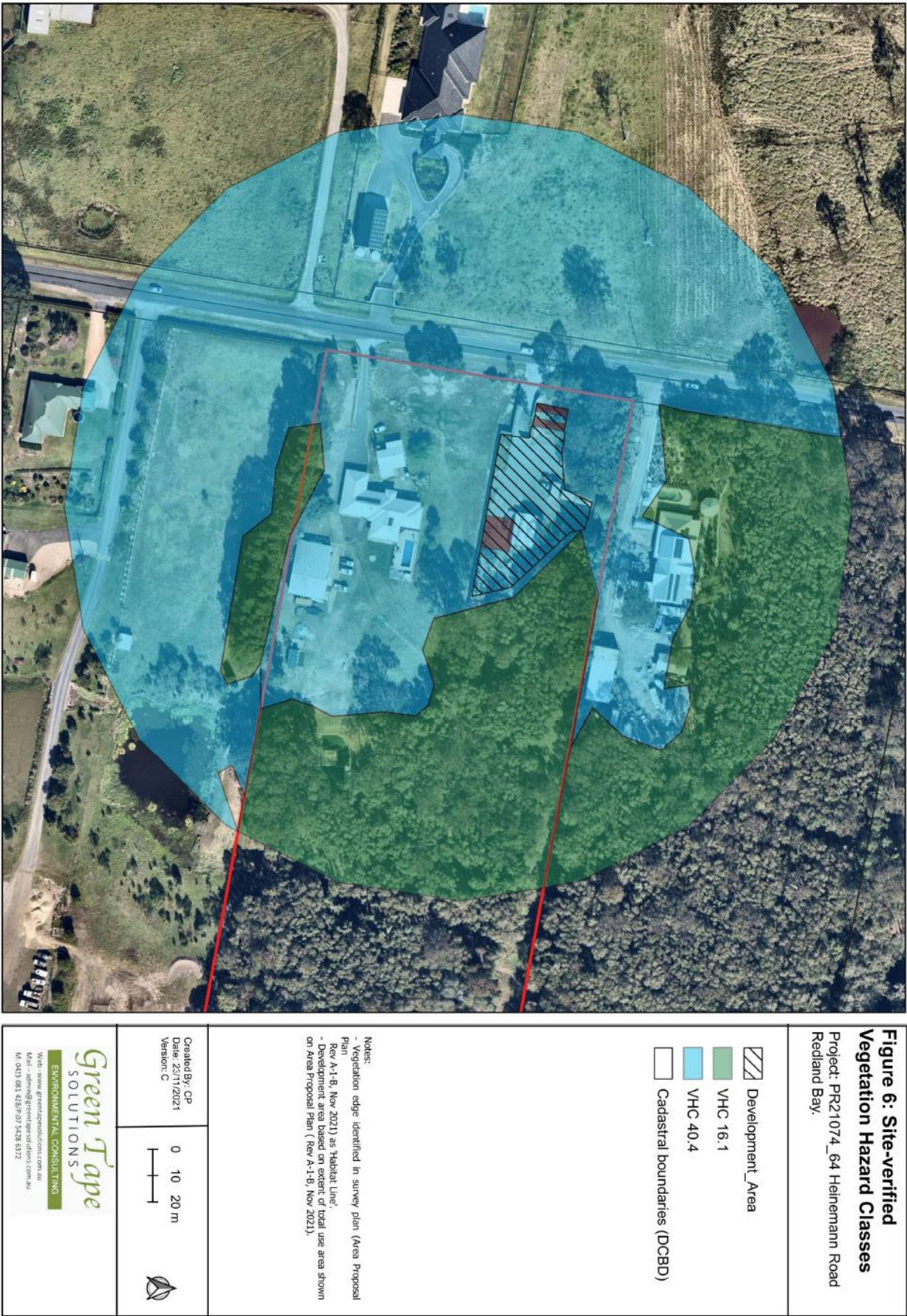


Plate 3: Vegetation adjacent to proposed office buildings.



Plate 4: Vegetation adjacent to proposed use area.







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.

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:

$$PFI = 0.62 PFL^2 \times FFDI \exp (0.069 \times \text{slope})$$

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 bushfire-prone 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.

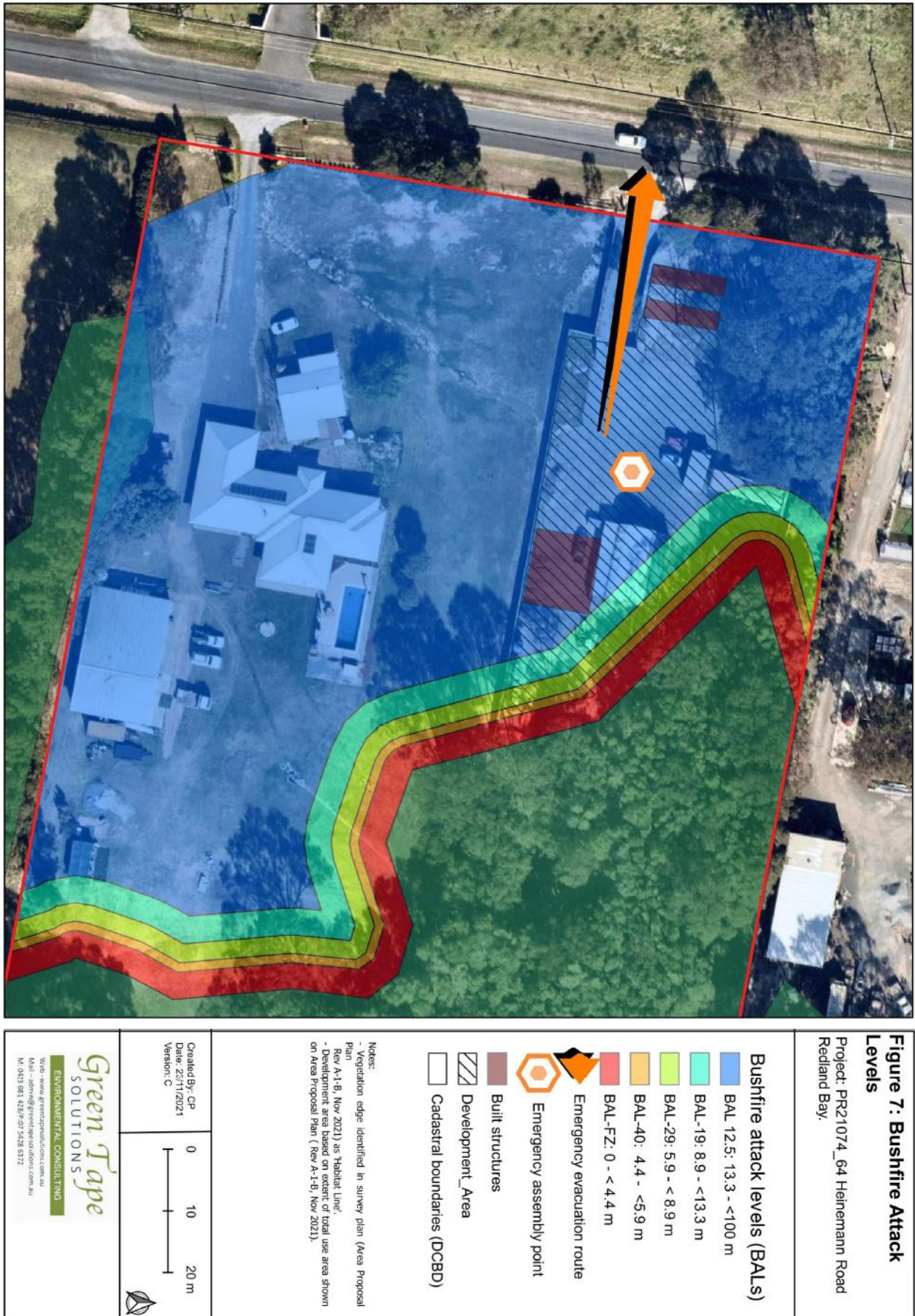


The Flamesol Method 2 Minimum Distance calculator has been used to calculate the minimum separation distance required between the development and bushfire-prone vegetation for each BAL. These results are provided in **Appendix 1** and **Figure 7** and summarised in **Table 4**.

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.





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 horizontal 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. brush-cutting, 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.



- 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 fire-weather 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 route 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**.

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

Performance Outcomes		Acceptable Outcomes		Compliance Assessment
For assessable development				
Compatible development				
PO1	Development involving 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, is not located on land subject to bushfire hazard, unless there is an overriding community need or the development is located in the specialised centre zone.	AO1.1	The following uses do not occur within bushfire hazard area (bushfire prone area): 1. childcare centres; 2. community care centres; 3. educational establishments; 4. detention facilities; 5. hospitals; 6. rooming accommodation; 7. retirement facilities; and 8. residential care facilities.	Not applicable The proposed development does not involve the accommodation or congregation of vulnerable sectors of the community.
PO2	Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.		No acceptable outcome is nominated.	Complies with PO2 The proposed development is sited within the western and northern portion of the site with direct access to be provided via a driveway along the south western boundary of the site to Heinemann Road. This driveway shall provide safe and effective access for emergency services in the event of a bushfire.
PO3	Development involving hazardous materials manufactured or stored in bulk is not located on land subject to bushfire hazard.	AO3.1	The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard area (bushfire prone area).	Complies with PO3 The development proposes the establishment of additional secondary residential premises in addition to office and shipping containers. No hazardous materials will be manufactured on site.

PR21074_BMP_64 Heinemann Road - Redland Bay_VerC

Performance Outcomes		Acceptable Outcomes		Compliance Assessment
Development design and separation from bushfire hazard - reconfiguration of lots				
PO4	Where reconfiguration creates lots of 2,000m ² or less, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29KW/m ² at the edge of the proposed lot(s). Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	AO4.1.1 OR AO4.1.2	No new lots are created within the bushfire hazard area (bushfire prone area). Lots are separated from hazardous vegetation by a distance that achieves radiant heat flux level of 29KW/m ² at all boundaries. Editor's note—Where a separation distance is proposed to be 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.	Not applicable The proposed development does not include the reconfiguration of the original lot.
PO5	Where reconfiguration creates lots of more than 2,000m ² , a building envelope of reasonable dimensions is provided on each lot which is separated from hazardous vegetation such that it achieves radiant heat flux level of 29KW/m ² at any point.		No acceptable outcome is nominated	Not applicable The proposed development does not include the reconfiguration of the original lot.
PO6	Where reconfiguration is undertaken in an urban area, a constructed perimeter road with reticulated water supply is established between the lots and the	AO6.1	Lot boundaries are separated from hazardous vegetation by a public road which: 1. has a two lane sealed carriageway; 2. contains a reticulated water supply;	Not applicable The proposed development does not include the reconfiguration of the original lot.

Performance Outcomes	Acceptable Outcomes	Compliance Assessment
<p>hazardous vegetation, and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.</p> <p>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.</p>	<ol style="list-style-type: none"> is connected to other public roads at both ends and at intervals of no more than 500m; 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. 	
<p>PO7</p> <p>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 fire fighting and maintenance/hazard reduction works.</p>	<p>AO6.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005.</p> <p>AO7.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> a reserve or easement width of at least 20m; 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; no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; a minimum of 4.8m vertical clearance; turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; a maximum gradient of 12.5%; a crossfall of no greater than 10 degrees; drainage and erosion control devices in accordance with the standards in Planning Scheme Policy 2 – Infrastructure works. 	<p>Complies with PO7</p> <p>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.</p> <p>An emergency assembly point and evacuation route are shown in Figure 7.</p>

Performance Outcomes	Acceptable Outcomes	Compliance Assessment
	9. vehicular access at each end which is connected to the public road network at intervals of no more than 500m; 10. designated fire trail signage; 11. if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and 12. 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: 1. minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; 2. avoids the creation of potential bottle-neck points in the movement network; 3. establishes direct access to a safe assembly/evacuation area in the event of an approaching bushfire; and 4. ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Editor's note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.	No acceptable outcome is nominated. 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 management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate.	Complies with PO8 This bushfire hazard assessment and management plan has been prepared in accordance with relevant guidelines under the State Planning Policy. The lot layout has been designed to support lots of sufficient area to provide a building envelope of reasonable dimensions on structures potentially subject to bushfire hazard. Direct access shall be provided via a driveway along the south western boundary of the site to Heinemann Road. This driveway shall provide safe and effective access for emergency services and egress for occupants in the event of an approaching bushfire. The development layout provides for egress away from the most likely direction of a fire front (i.e. towards Heinemann Rd). The driveway does not adjoin hazardous vegetation thereby avoiding the risk of entrapment.
PO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications	No acceptable outcome provided.	Complies with PO9 The proposed development will have access to mains electricity supply and the reticulated water network.

PR21074_BMP_64 Heinemann Road - Redland Bay_VerC

Performance Outcomes		Acceptable Outcomes		Compliance Assessment
	are located underground.			Electrical transmission lines, water supply, gas supply (if relevant) and telecommunications will be installed underground.
Development design and separation from bushfire hazard - material change of use				
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/m ² 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/m ² otherwise. Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	AO10.1	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 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 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.	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.
PO11	Effective safety and evacuation procedures and measures are established.		No acceptable outcome is nominated.	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.
PO12	A constructed perimeter road or a formed, all weather fire trail is provided between	AO12.1	Development is separated from hazardous vegetation by a public road or fire trail which has:	Complies with PO12 The proposed development is separated by

Performance Outcomes	Acceptable Outcomes	Compliance Assessment
the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose. Editor's note—Fire trails are unlikely to be required where a development site is less than 2.5ha.	<ol style="list-style-type: none"> 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 Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; 6. a maximum gradient of 12.5%; 7. a cross fall of no greater than 10 degrees; 8. 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. designated fire trail signage; 11. if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and 12. if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services. 	<p>hazardous vegetation by open grassland.</p> <p>All internal access tracks comply with items 2 to 9 of AO12.1. External Fire trails are not proposed as the site has managed vegetation with understory vegetation well maintained and presenting low fire risk.</p> <p>Surrounding lands are predominately rural low grass areas (VHC 40.4).</p>
All development		

Performance Outcomes		Acceptable Outcomes		Compliance Assessment
PO13	All premises are provided with vehicular access the enables safe evacuation for occupants and easy access by fire fighting appliances.	AO13.1	<p>Private driveways:</p> <ol style="list-style-type: none"> do not exceed a length of 60m from the street to the building; do not exceed a gradient of 12.5%; have a minimum width of 3.5m; have a minimum of 4.8m vertical clearance; accommodate turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and serve no more than 3 dwellings or buildings. 	<p>Complies with PO13</p> <p>Direct access shall be provided to all proposed structures via a driveway in the south western portion of the lot currently servicing the existing dwelling and leading directly to Heinemann Road. Any extension to this driveway shall be designed and constructed to provide safe and effective access for emergency services and egress for occupants in the event of an approaching bushfire. The driveway shall be designed and constructed in accordance with relevant guidelines provided in the Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines.</p> <p>The development layout provides for egress away from the most likely direction of a fire front (i.e. towards Heinemann Rd). The driveway does not adjoin hazardous vegetation thereby avoiding the risk of entrapment.</p>
PO14	Development outside reticulated water supply areas, includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	AO14.1	<p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ol style="list-style-type: none"> is either below ground level or is constructed or screened by non combustible materials; <p>Editor's note—Non-combustible is a defined in AS 3959:2009 and means: "not deemed combustible as determined by AS 1530.1 or not deemed combustible in accordance with the BCA."</p> <ol style="list-style-type: none"> has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ol style="list-style-type: none"> 10,000 litres for residential buildings; 45,000 litres for industrial buildings; and 20,000 litres for other buildings; 	<p>Not applicable</p> <p>The development will have access to the reticulated water supply network.</p>

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Performance Outcomes		Acceptable Outcomes		Compliance Assessment
			3. includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; 4. 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 5. is clearly identified by directional signage provided at the street frontage.	
PO15	Landscaping uses species that are not likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	AO15.1	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 horizontal 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 structure.

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Performance Outcomes		Acceptable Outcomes		Compliance Assessment
				Vegetation screening to the north will consist of non-fire prone species, including shrubs species such as <i>Acacia</i> , <i>Atriplex</i> , <i>Callistemon</i> , <i>Dodonaea</i> , <i>Einadia</i> , <i>Grevillea</i> , <i>Hakea</i> , <i>Myoporum</i> and ground covers including <i>Dianella</i> , <i>Dichondra</i> , <i>Einadia</i> , <i>Eremophila</i> , <i>Lomandra</i> , <i>Pelargonium</i> , <i>Pultenaea</i> , and <i>Scaevola</i> .
PO16	Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.	No acceptable outcome is nominated.		<p>Complies with PO16</p> <p>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.</p> <p>Given the existing character of the surrounding area, landscaping treatments will not have a significant impact on the landscape character of the locality.</p> <p>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 state.</p>

PR21074_BMP_64 Heinemann Road - Redland Bay_VerC



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/m^2 (BAL-12.5) (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.



7. References

- DILGP. (July 2017). *State Planning Policy*. Brisbane.
- DSDMIP. (2019). *State Planning Policy State Interest Guidance Material - Natural Hazards, Risk and Resilience - Bushfire, December 2019*. Retrieved from <https://dsdmipprd.blob.core.windows.net/general/spp-guidance-natural-hazards-risk-resilience-bushfire.pdf>.
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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: [https://www.qfes.qld.gov.au/opendata/Bushfire Prone Area Mapping Report 5 Feb 2014 Low Res.pdf](https://www.qfes.qld.gov.au/opendata/Bushfire_Prone_Area_Mapping_Report_5_Feb_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 [https://www.ruralfire.qld.gov.au/Bushfire Planning/Documents/Bushfire-Resilient-Communities.pdf](https://www.ruralfire.qld.gov.au/Bushfire_Planning/Documents/Bushfire-Resilient-Communities.pdf).
- Queensland Fire and Emergency Services (QFES). (2019). *Bushfire Resilient Communities: Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience' (October 2019)*. Queensland Fire and Emergency Services.
- Redland City Council. (2020). Redland City Plan 2020. Retrieved from http://pdonline.redland.qld.gov.au/pages/plan/book.aspx?exhibit=RCC_CP_v4
- 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.



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	0.5770999999999999, 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/m ²	13.3 m
		Minimum distance to < 10 kW/m ²	16.3 m

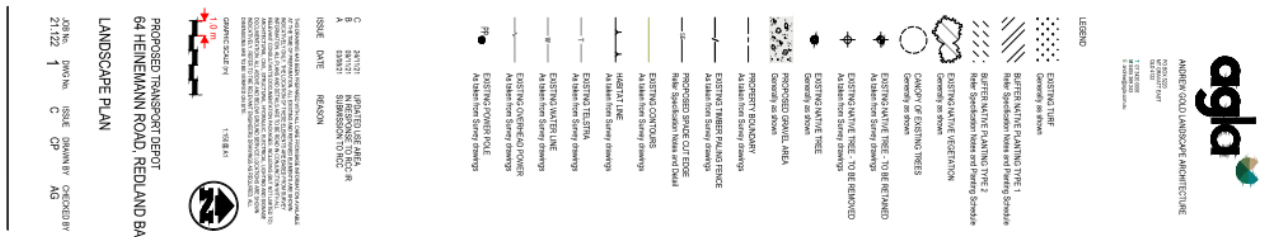
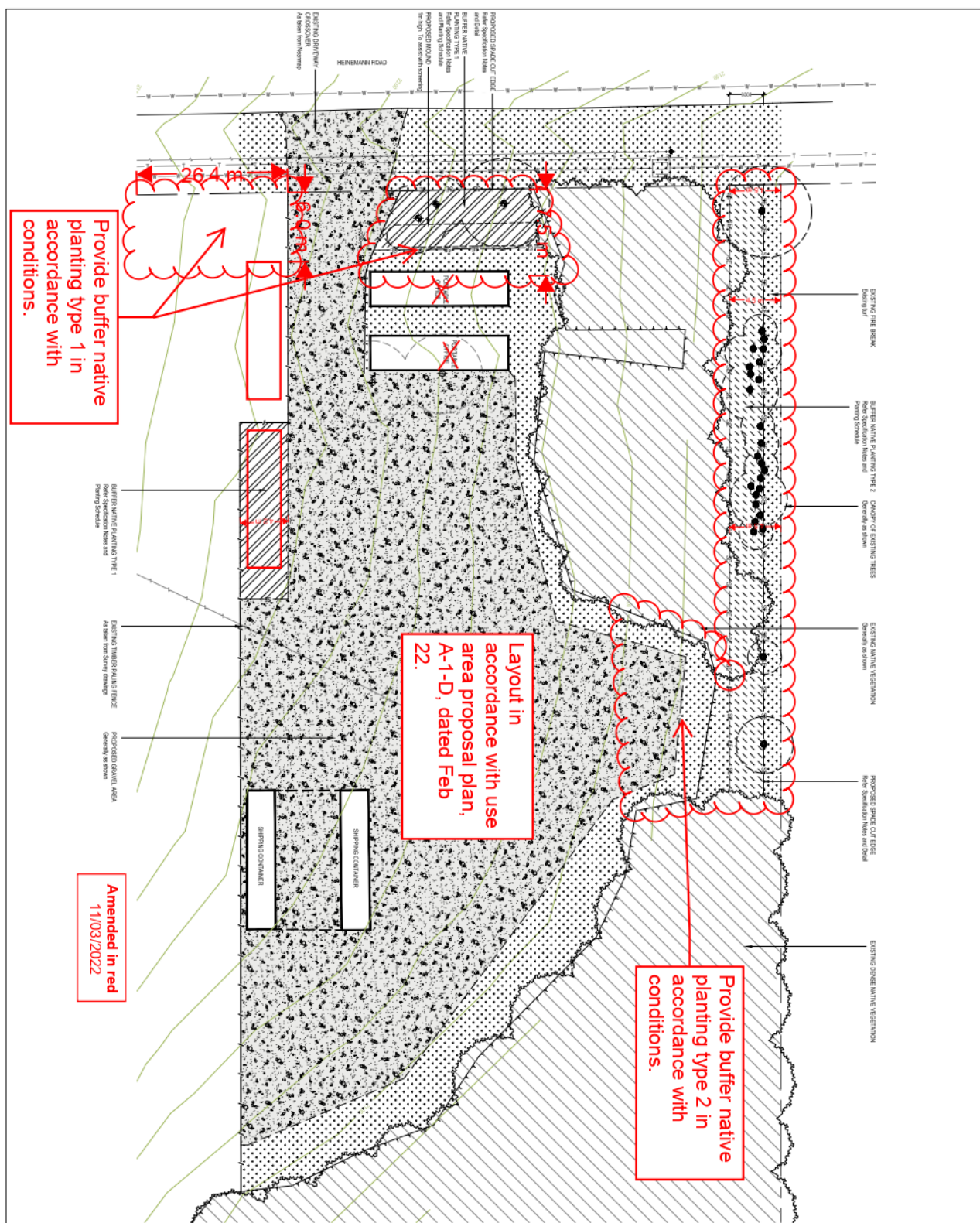
Rate of Spread - McArthur, 1973 & Noble et al., 1980

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



PLANTING SCHEDULE

Table with 5 columns: CODE, BOTANICAL NAME, COMMON NAME, SPECIES, QUANTITY, HEIGHT, and AMOUNT.

BUFFER NATIVE PLANTING TYPE 1

Table listing plant species for Buffer Native Planting Type 1, including Botrychium, Cypripedium, and others, with columns for height and quantity.

BUFFER NATIVE PLANTING TYPE 2

Table listing plant species for Buffer Native Planting Type 2, including Botrychium, Cypripedium, and others, with columns for height and quantity.

* Species as shown in Buffer Native Planting Schedule for Downward View

* Species as shown in Buffer Native Planting Schedule for Downward View

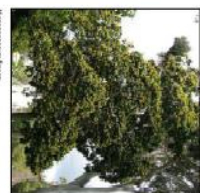
PLANT CONTAINER SIZE

Table with 2 columns: Plant container size and Height.

BUFFER NATIVE PLANTING TYPE 1



BUFFER NATIVE PLANTING TYPE 2



PROPOSED TRANSPORT DEPOT
64 HEINEMANN ROAD, REDLAND BAY
PLANTING SCHEDULE & IMAGES

208 No. DWS No. ISSUE DRAWING BY
21/12/21 2 C CP AG



Item 14.1- Attachment 7



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.



P:\2020-21\21-599 64 HEINEMANN ROAD, REDLAND BAY\OUTPUTS\21-599 RFI RESPONSE_FINAL.DOCX
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.

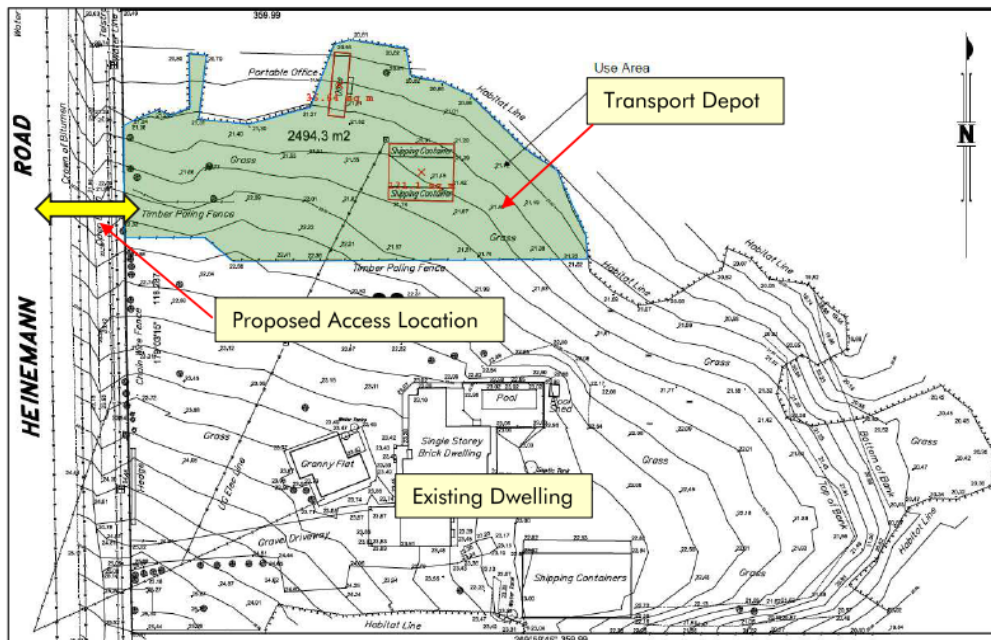
It is understood that the transport depot would accommodate a maximum of 12 heavy vehicles on-site during peak times of the year. These heavy vehicles would comprise rigid vehicles of varying size (ie tip trucks), mini excavators, bob cats and an articulated vehicle. We have conservatively assumed that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



Figure 2: PROPOSED SITE LAYOUT



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.

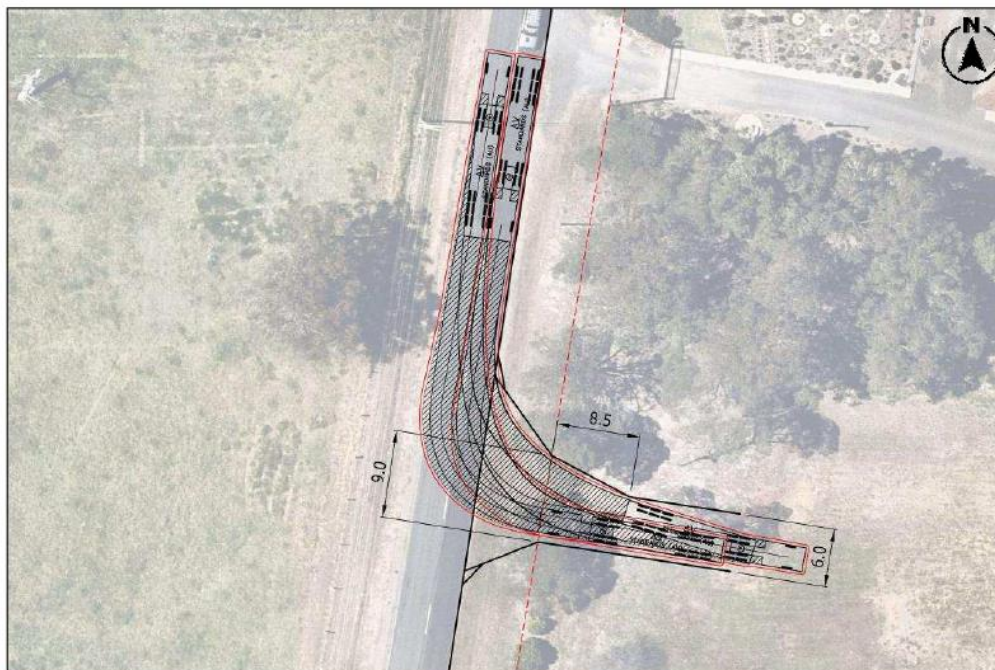
Design

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



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.



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,

A handwritten signature in black ink, appearing to be 'J. Gannon', written over a light blue rectangular background.

James Gannon

Principal Engineer (RPEQ 22233)

ATTACHMENT 9-DEVELOPMENT CONDITIONS (ALTERNATIVE MOTION)

ASSESSMENT MANAGER CONDITIONS	TIMING
<p>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.</p>	On-going.
Approved plans and documents	
<p>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.</p>	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 SK02 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

<u>Use conditions</u>	
<p>3. Operate the approved use as follows:</p> <ul style="list-style-type: none"> • A maximum of twelve trucks to be operated on site during business closure period which is between 20 December to 20 January; • A maximum of two trucks to be operated on site during business period (all periods outside of the business closure period stated above); and • No more than two non-resident employees on site at any given time (excluding employees operating heavy vehicles such as trucks). 	On-going.
<p>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.</p>	On-going.
<p>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 1500m² outdoor area as defined within the <i>Planning Regulation 2017</i>.</p>	Prior to the use commencing.
<p>6. Operate all truck movements onsite and associated with the approved use to a maximum speed of 10km/h whilst on the premises.</p>	On-going.
<p>7. Restrict trucks to the use of mitigated squawker beepers (hissing sound) for all reversing manoeuvring onsite to minimise intrusive noise during operational hours.</p>	On-going.
<p>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.</p>	On-going.

<p>9. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbouring premises, in accordance with Australian Standard AS4282-2019: Control of the obtrusive effects of outdoor lighting.</p>	<p>Prior to the use commencing and ongoing.</p>
Hours of operation	
<p>10. Operate the approved use, including truck movements associated with the use, only between the following hours:</p> <ul style="list-style-type: none"> Monday to Saturday - 7:00am to 6:00pm with a maximum of 4 movements in any given hour. Monday to Saturday – 5:00am to 7:00am 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. 	<p>Ongoing.</p>
Parking	
<p>11. Provide a minimum of sixteen vehicle parks wholly within the site area. The total number of car parks must include:</p> <ul style="list-style-type: none"> Twelve heavy vehicle bays; and Four car parks for non-resident employees. <p>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.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>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.</p>	<p>Ongoing.</p>
Bonds	

13.	Lodge with Council the bonds listed in Table 2.	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.
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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

Inspections	
14.	Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 3: Inspections below.
	At timing indicated in table 3.

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.

***Note:** The Civil Consulting Engineer should inspect the works and satisfy themselves that the works are satisfactory prior to booking the respective inspections. In instances where Council's representative(s) fails an inspection, Council will charge a re-inspection fee prior to re-visiting the site. The cost of this*

re-inspection is identified in Council's Register of Fees and is reviewed each financial year.

General		
15.	Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor's workcover and public liability currency certificates. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.
16.	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.
Roadworks		
20.	Construct the driveway crossover in accordance with approved plan(s) design and Council standard drawings R-	Prior to compliance inspection or use

	<p>RCC-2 and RS-056 – Rural Driveway and include the following:</p> <ul style="list-style-type: none"> • 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 • Pipe crossing for drainage with sloped headwalls • Guide posts 	<p>commencing, whichever is the sooner.</p>
21.	<p>Provide a semi-pervious finish to the internal service, parking and manoeuvring area consisting of compacted road base material or gravel.</p>	<p>Prior to compliance inspection or use commencing, whichever is the sooner.</p>
22.	<p>Submit and have approved by Council a Road Opening Approval for any works being undertaken within the road reserve. Provide the following to Council as part of the application:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • \$951.00 – this incorporates a refundable bond of \$500 and a non-refundable administration fee of \$451.00. A copy of the contractor's Workcover insurance currency certificate. 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. 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 	<p>Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.</p>

	include proposed haul routes for construction vehicles associated with the works, as applicable.	
<u>Waste Management</u>		
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) 240litre general waste bins and one (1) 240litre recycling waste bin. The storage area must be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use.	Prior to the use commencing and on-going.
<u>Landscaping</u>		
24.	Remove from the site 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.	<p>Landscape the site in accordance with the approved plan(s) as amended in red by Council and maintain these landscaped areas including the following requirements:</p> <ul style="list-style-type: none"> • protect and retain existing landscaping outside the use area along the road frontage and the northern side boundary; and • do not use any species identified in the Redlands Coast Biosecurity Plan 2018-2023 as declared or non-declared weed species. 	<p>Prior to compliance inspection or use commencing, whichever is the sooner.</p> <p>On-going.</p>
<u>Stormwater Management</u>		
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.
Utilities		
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.
Erosion 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.
Acoustic 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).	Prior to the use commencing and ongoing.

<p>Construct the acoustic barrier to achieve a minimum standard that attains a superficial mass of not less than 12.5kg/m² and total leakage of less than 1% of the total area. Guidance on the design of the barriers is provided in the approved report.</p>	
<p>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.</p>	<p>Prior to on maintenance or the use commencing, whichever is the sooner.</p>
<p><u>Bushfire management</u></p>	
<p>37. Implement and operate the approved use in accordance with the approved bushfire management plan listed in table 1: approved plans and documents.</p>	<p>Prior to the use commencing and ongoing.</p>
<p><u>Water pollution requirements</u></p>	
<p>38. Locate all liquid chemicals and fuel in a covered and bunded area. The 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.</p> <p>Advice: Licensed and threshold details reference the <i>Environmental Protection Act</i> and <i>Workplace Health and Safety Act</i> for guidance.</p>	<p>Prior to the use commencing and ongoing</p>
<p><u>Survey and as-constructed information</u></p>	
<p>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.</p> <p>Include surveyed as constructed data showing works completed (digital and hard copies) and amended design plan data showing construction deviation from design plans (digital and hard copies). The digital data and the design data must be endorsed by a RPEQ and Landscape Architect</p>	<p>As soon as all works are completed and prior to the request for on maintenance or the use commencing, whichever is the sooner.</p>

holding AILA (Australian Institute of Landscape Architecture) membership and a registered surveyor using the certification clauses contained in Planning Scheme Policy 2 – Infrastructure Works.

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.

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- **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.

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- **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.

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- **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
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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:

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

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website:

<https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is

recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

- **Fauna protection**

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

- ***Environment Protection and Biodiversity Conservation Act***

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **vulnerable** under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

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

STATEMENT OF REASONS

Assessment Benchmarks:	<p>The proposed development was assessed against the following assessment benchmarks:</p> <p>City Plan Version 5:</p> <ul style="list-style-type: none"> • rural zone code • healthy waters code • infrastructure works code
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	<ul style="list-style-type: none"> • 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 • <i>Planning Regulation 2017</i>, Schedule 11 • Local Government Infrastructure Plan.
Matters prescribed by Regulation	<p>Council had regard to the following matters in the assessment of the application:</p> <ul style="list-style-type: none"> • Common material • Submissions

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

	<p>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.</p> <p>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.</p> <p>No large quantities of hazardous chemicals to be stored onsite.</p>
traffic	<p>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.</p>
stormwater management	<p>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.</p> <p>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.</p>
koala habitat	<p>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.</p> <p>No loss of koala habitat is anticipated given structures are suitably separated from hazardous vegetation considering the assumed bushfire hazard.</p>

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.
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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	<p>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 1500m², restrict audible activities to daytime hours only and suitably separated and with the imposition of a 2.5m high acoustic barrier.</p> <p>In relation to dust; implementing dust mitigation to the use area including semi-pervious finishes to minimise dust emissions to surrounding locality.</p>
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	<p>The development has demonstrated that no vegetation clearing is required to facilitate the use by siting the development within cleared area of the site.</p> <p>Further structures are located outside of the bushfire hazard area to minimise the need for vegetation clearing.</p>
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	<p>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.</p> <p>It is noted that the development is suitably design to avoid clearing.</p>
Workplace health and safety	Suitable onsite amenities are provided and will require a plumbing permit for assessment.
Increased traffic and safety issues	<p>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 the premises in forward gear via a suitably design vehicle crossover.</p> <p>Trucks are conditioned to leave and return to site in a staggered manner to minimise impact to transport network and onsite.</p>

14.2 RAL21/0125 - RECONFIGURING A LOT FOR STANDARD FORMAT 1 INTO 2 LOTS AT 20 RYE STREET, WELLINGTON POINT**Objective Reference:** A6537858**Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services**Responsible Officer:** Stephen Hill, Acting Group Manager City Planning & Assessment**Report Author:** Carol 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**

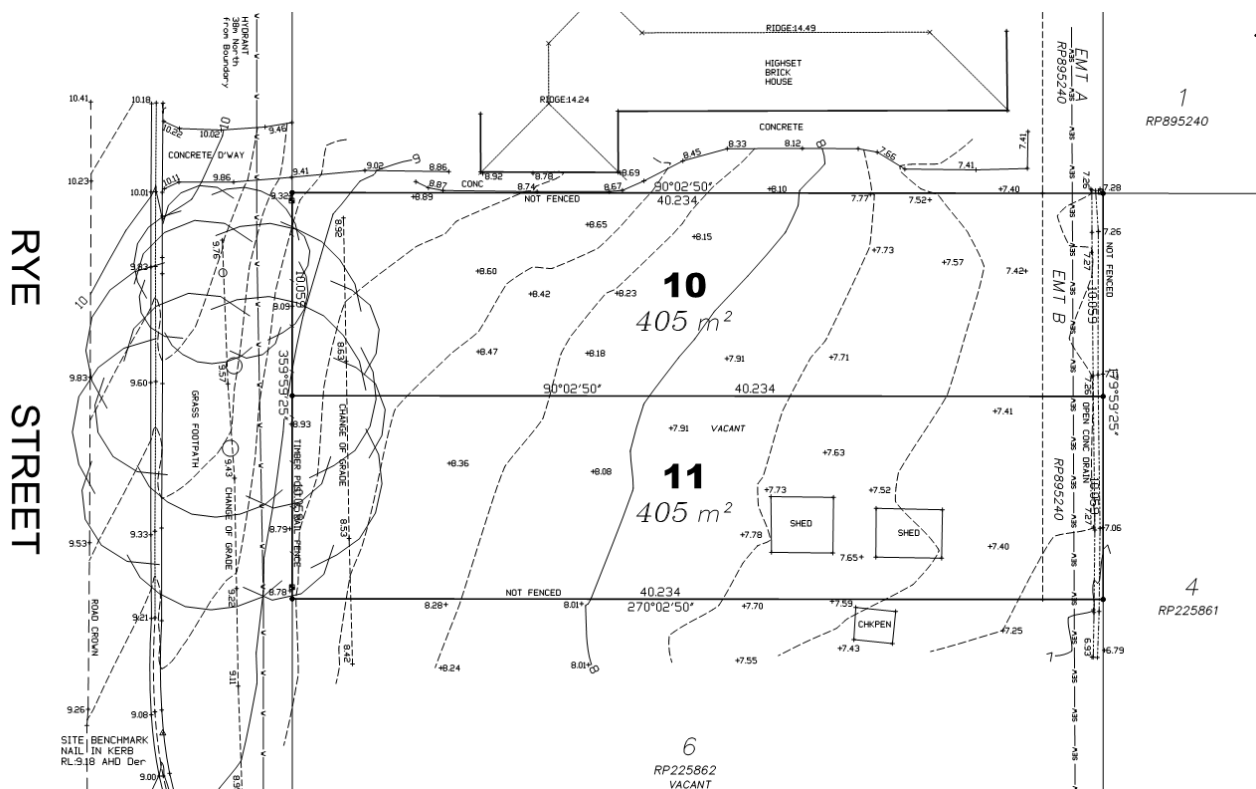
The application seeks a development permit for reconfiguring a lot for one into two standard format lots. Both proposed lots would have 405m² land area and 10.059m wide frontage to Rye Street (refer figure 1).

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:
 - 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 800m² 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 809m² – 1,619m², 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.'

PO6

'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
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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.

AMENDMENT

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/60

Moved by: Cr Wendy Boglary

Seconded by: Cr Tracey Huges

That Council resolves to issue a preliminary approval for reconfiguring a lot one (1) into two (2) standard format lots on land described as Lot 3 on RP895240 and situated at 20 Rye Street, Wellington Point. The following conditions are required to be addressed in order to obtain a development permit:

1. The new stormwater infrastructure to be constructed within the adjoining rear property at 24-30 Chermside Street, Wellington Point to convey stormwater runoff to a lawful point of discharge being Chermside Street, Wellington Point depends on the 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. Provide written consent of the downstream property owners at 24-30 Chermside Street, Wellington Point, Lot 4 on RP225861 for access, construction and maintenance of the stormwater infrastructure and associated easement and to demonstrate compliance with performance outcomes PO3 and PO6 of the Healthy Waters Code and performance outcome PO37 of the Reconfiguring a Lot Code.
2. The reconfiguration is likely to result in the removal of existing Eucalypt trees within the adjoining road verge along Rye Street, Wellington Point to accommodate future access to the lots. The applicant has not confirmed which of these trees are required to be removed. A driveway crossover design is required to detail how the future driveway crossovers can be constructed to avoid adverse impacts on existing street trees and demonstrate compliance with performance outcome PO3 of the Reconfiguring a Lot Code, performance outcome PO24 of the Medium Density Residential Zone Code, performance outcome PO15 of the Landscape Code or performance outcome PO16 of the Transport, Servicing, Access and Parking Code.

CARRIED 8/3

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

Crs Peter Mitchell, Paul Gollè and Mark Edwards voted AGAINST the motion.

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



Figure 1 – Aerial Map

Key – Subject site



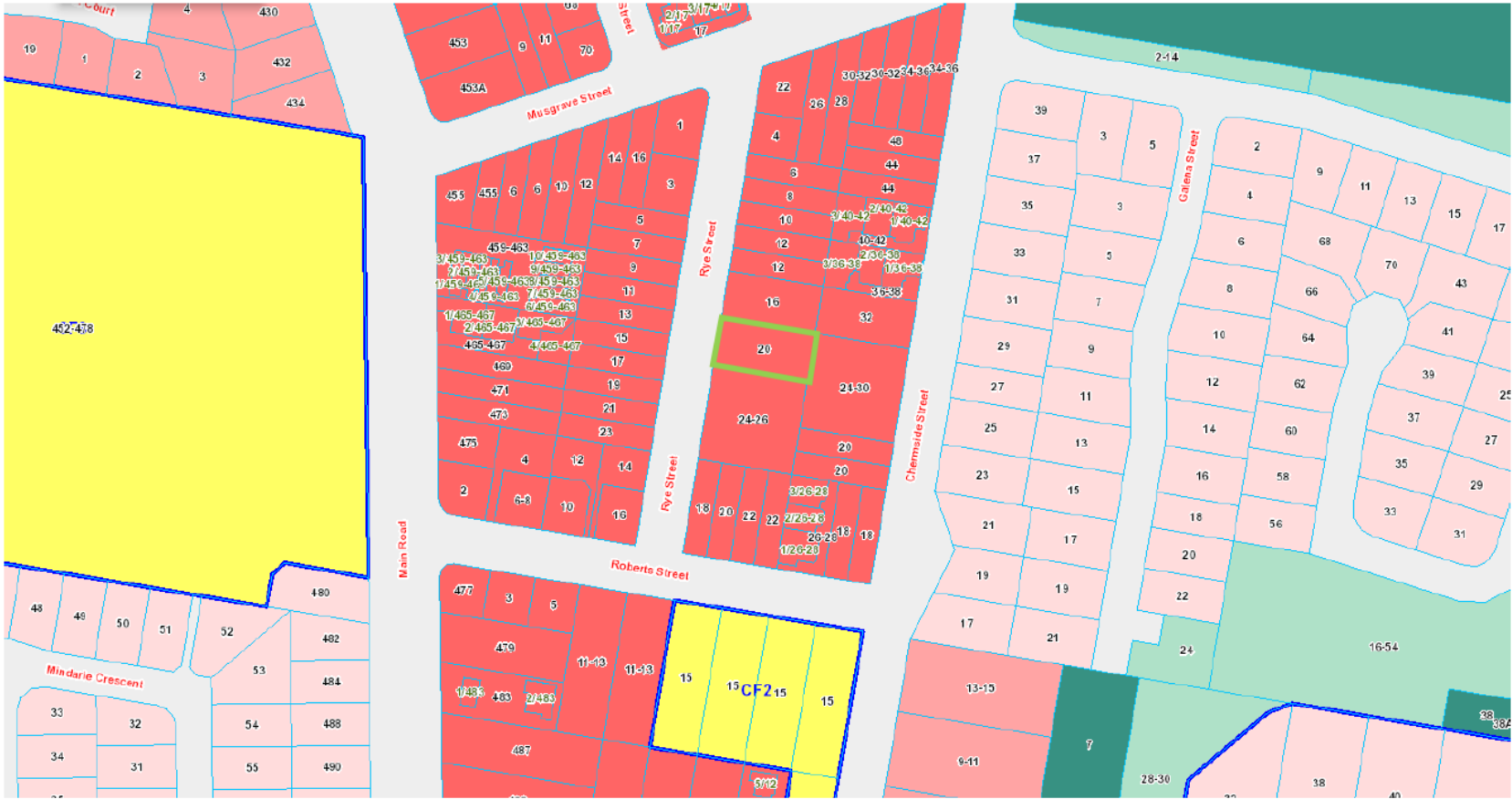


Figure 2 – Zoning Map

Key – Subject site

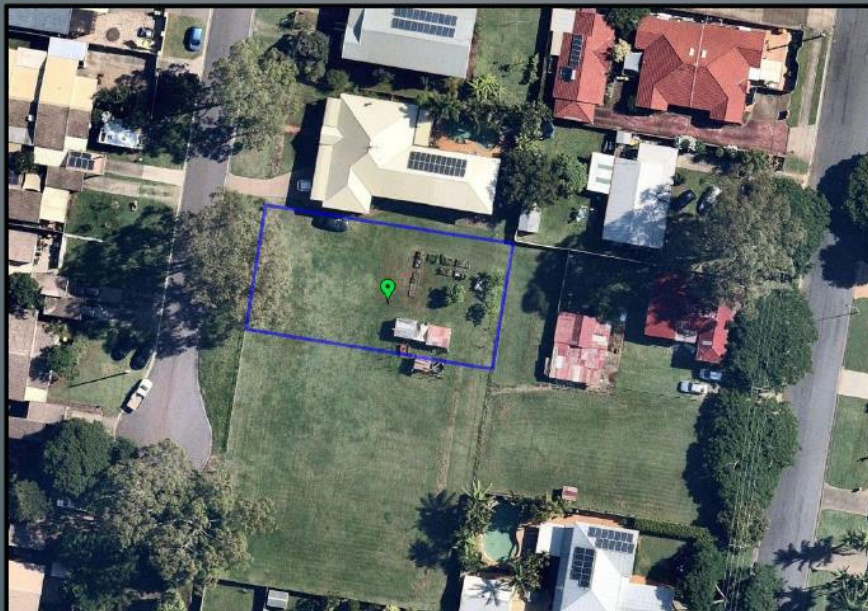


HCE Engineers

Ref. (21248)

RESIDENTIAL SUBDIVISION
20 RYE STREET, WELLINGTON POINT

CIVIL ENGINEERING ASSESSMENT REPORT
REVISION B



Prepared For
HAYDEN SMITH



HCE Engineers

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Civil Engineering Assessment Report
20 Rye Street, Wellington Point



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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

Civil Engineering Assessment Report
20 Rye Street, Wellington Point



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.

Civil Engineering Assessment Report
20 Rye Street, Wellington Point



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

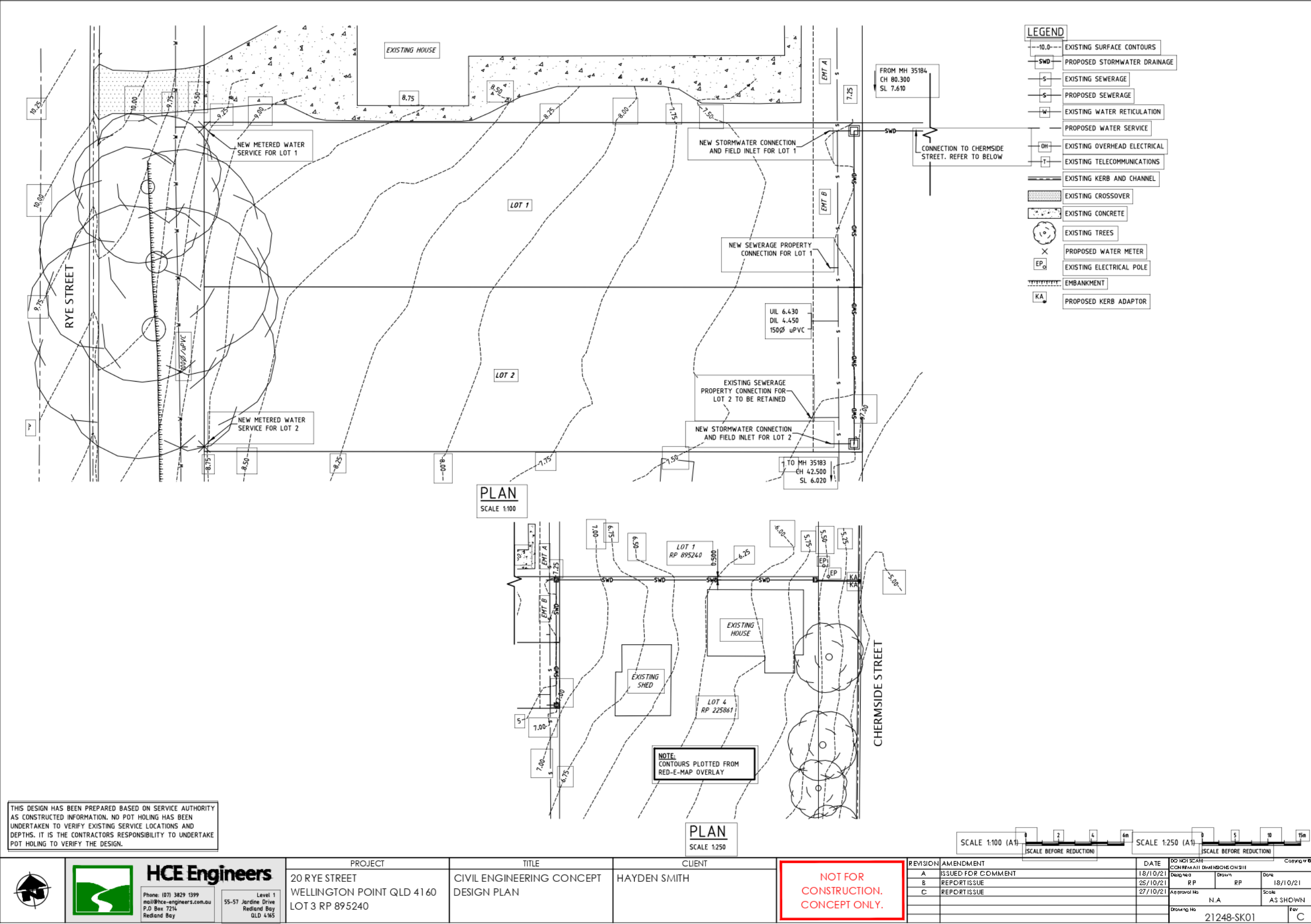
The residential development has been assessed against Redland City Council City Plan. The site can be designed and constructed in accordance with Code requirements.

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

Civil Engineering Assessment Report
20 Rye Street, Wellington Point



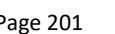
APPENDIX A – CONCEPT DRAWINGS



Civil Engineering Assessment Report
20 Rye Street, Wellington Point



APPENDIX B – RECONFIGURATION PLAN



Civil Engineering Assessment Report
20 Rye Street, Wellington Point



APPENDIX C – INFRASTRUCTURE CODE



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: <ol style="list-style-type: none"> a depth of 750mm either alone or combined with any previous excavation or filling; an area of 600m²; and a volume of 50m³. 	Not applicable as no earthworks are proposed.	
PO2 Excavation and filling involving retaining walls or structures ensures that they: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures; have a design life of not less than 60 years; and 	Not applicable as no earthworks are proposed.	

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Site Address: 20 Rye Street, Wellington Point

(21248-RPT-CCR-Infrastructure-RevA)



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
	3. 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 land or water contamination, or the spread of vermin or pest species. Editor's note—Applicants should note that where the development requires the disturbance of soil within a fire ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland within the Department of Agriculture, Fisheries and Forestry. In addition, where a site contains contaminated material, additional requirements under the <i>Environmental Protection Act 1994</i> may apply.	AO4.1 Excavation or filling involves the controlled 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.	

Site Address: 20 Rye Street, Wellington Point

October 25, 2021 : Page 2 of 9

(21248-RPT-CCR-Infrastructure-RevA)



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
General			
P05 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.	
P06 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

(21248-RPT-CCR-Infrastructure-RevA)



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
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 requirements.	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.	
	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 by common title			
PO10 Developments accessed by common private title have appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles. <small>Editor'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.</small>	AO10.1 Where part of the development or any dwelling is more than 90m from the nearest located fire hydrant: <ol style="list-style-type: none"> if the development is for residential purposes, hydrants are placed at intervals of no more than 120m; or 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	

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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 site and to a level that ensures risks to public health, water quality and the environment are minimised.	AO11.1 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.	
	AO11.2 Where a reticulated system is not available, an on- site wastewater disposal system is provided in accordance with the Queensland Plumbing and Wastewater Code (as amended).	On-site wastewater disposal is not proposed.	

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
	AO11.3 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, footpaths and pavement treatments are established or reinstated along the full frontage of the development site , 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 services.	AO13.1 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.	
	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.	

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
Street and path lighting			
PO14 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			
PO15 Waste management facilities are provided such that: <ol style="list-style-type: none"> 1. there is a dedicated, sealed waste and recycling container storage area that is convenient and safe to use; 2. there is adequate volume and separate containers for waste and recyclables likely to be generated; 3. spills or wash down from waste containers can be adequately contained; and 4. nuisance to adjoining properties is minimised. 	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.	
PO16 For non residential development: <ol style="list-style-type: none"> 1. access and manoeuvring for waste collection vehicles is unobstructed, safe and efficient; 2. all bulk waste and recycling containers are serviced off-street; and 	AO15.1 Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.	Not applicable as the development is for reconfiguration of a lot.	

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
3. sufficient vertical clearance is provided for collection of wastes.			
Excavation and filling – additional requirements for assessable development			
PO17 Excavation or filling does not worsen any flooding or drainage problems on the site 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			
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 site boundaries.	No acceptable outcome is nominated.	While no Acceptable Outcome is prescribed, emissions from construction activities can be minimised.	

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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 management			
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.	

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Civil Engineering Assessment Report
20 Rye Street, Wellington Point



APPENDIX D – HEALTHY WATERS CODE



Redland City Council
HEALTHY WATERS CODE

Performance Outcomes and Acceptable Outcomes applicable to Assessable Development

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
Stormwater Drainage Design Editor's note—In order to demonstrate compliance with the performance outcomes in this section, a stormwater management plan is likely to be required. This should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.			
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: <ol style="list-style-type: none"> perform significant ecological, water quality or recreation functions; do not pose a significant risk to stream health or water quality; are structurally sound; do not pose any risk to community health and safety; and 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.	

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Site Address: 20 Rye Street, Wellington Point

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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 site 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.	
PO4 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. <small>Editor's note—Refer to section 7 of the Queensland Urban Drainage Manual for descriptions of major and minor drainage systems.</small>	The proposal complies with the Acceptable Outcome as there is sufficient capacity to convey the minor and major storm events.	
PO5 The stormwater drainage system is designed to function in the event of a minor system blockage.	AO5.1 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.	
PO6 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.	

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use												
PO7 Where located within open space, stormwater devices or functions do not reduce the utility of that space for its intended recreational or ecological functions.	No acceptable outcome is nominated	While no Acceptable Outcome is nominated, stormwater devices will not reduce the utility of location.													
PO8 The full extent of maintenance requirements and costs associated with the devices used within the system are minimised.	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, the maintenance and costs of new stormwater quality devices can be minimised through appropriate design.													
Water quality – general Editor's note—In order to demonstrate compliance with the performance outcomes in this section, a waste water and stormwater quality management plan may be required. Such assessments should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.															
PO9 Development contributes to the protection of environmental values of receiving waters and does not adversely impact on water quality in Redland's waterways.	For development involving a site area of 2,500m ² or more, or six or more residential lots or dwellings: AO9.1 stormwater run-off leaving a development site complies with the following design objectives: <table border="1"> <thead> <tr> <th colspan="4">Minimum reductions in mean annual load from unmitigated development (%)</th></tr> <tr> <th>Total Suspended solids</th><th>Total phosphorus</th><th>Total nitrogen</th><th>Gross pollutants >5 mm</th></tr> </thead> <tbody> <tr> <td>80</td><td>60</td><td>45</td><td>90</td></tr> </tbody> </table> Otherwise, no acceptable outcome is nominated.	Minimum reductions in mean annual load from unmitigated development (%)				Total Suspended solids	Total phosphorus	Total nitrogen	Gross pollutants >5 mm	80	60	45	90	Not applicable.	
Minimum reductions in mean annual load from unmitigated development (%)															
Total Suspended solids	Total phosphorus	Total nitrogen	Gross pollutants >5 mm												
80	60	45	90												
PO10 The entry and transport of contaminants in stormwater or waste water is avoided.	No acceptable outcome is nominated. Editor's note—Applicants should refer to Planning Scheme Policy 2 – Infrastructure works for guidance.	While no Acceptable Outcome is nominated, transport of contaminants in stormwater is minimised.													

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Site Address: 20 Rye Street, Wellington Point

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
<p>Water quality – erosion prevention and sediment control</p> <p>Editor's note—In order to demonstrate compliance with the performance outcomes in this section, an erosion and sediment control plan is likely to be required. An erosion hazard assessment may also be required to establish the level risk for erosion and sediment pollution. Such assessments should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.</p>			
<p>PO11 Development does not increase either:</p> <ol style="list-style-type: none"> the concentration of sediment in waters or stormwater outside the development's sediment treatment train; or run-off which causes erosion either on-site 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.	
<p>PO12 Development avoids unnecessary disturbance to soil, waterways or drainage channels.</p>	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, disturbance areas can be minimised.	
<p>PO13 All soil surfaces are effectively stabilised against erosion.</p>	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, following site earthworks exposed soil surfaces can be effectively stabilised.	
<p>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.</p>	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, stormwater devices can be protected from erosion and sedimentation.	

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Performance Outcomes	Acceptable Outcomes	Comments	Council Use
PO15 Areas outside the development site are not adversely impacted by erosion or sedimentation.	No acceptable outcome is nominated.	While no Acceptable Outcome is nominated, erosion and sediment transport can be reduced with appropriate design and construction management.	
Water quality – acid sulfate soils			
PO16 Within the areas identified as potential acid sulfate soils on Figure 9.3.1.3.1 — Potential acid sulfate soils, the generation or release of acid and metal contaminants into the environment is avoided by: <ol style="list-style-type: none"> not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, and not undertaking filling that results in actual acid sulfate soils being moved below the water table or previously saturated acid sulfate soils being aerated; or where disturbance of acid sulfate soils cannot be avoided, development: <ol style="list-style-type: none"> neutralises existing acidity and prevents the generation of acid and metal contaminants; and prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. <p><small>Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils, it is likely that an on-site acid sulfate investigation will be requested. Such an investigation should conform to the Queensland Sampling Guidelines and the Laboratory Methods Guidelines or Australian Standard 4969. Where acid sulfate soils are to be disturbed, an</small></p>	AO16.1 Development does not involve: <ol style="list-style-type: none"> excavating or otherwise removing 100m³ or more of soil or sediment at or below 5m AHD; or permanently or temporarily extracting groundwater resulting in the aeration of previously saturated acid sulfate soils; or filling in excess of 500m³ with an average depth of 0.5m or greater that results in: <ol style="list-style-type: none"> actual acid sulfate soils being moved below the water table; or previously saturated acid sulfate soils being aerated. 	The development can comply with the Acceptable Outcome as no excavation is proposed.	

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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).			

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Cr Paul Bishop cited his previously declared Declarable Conflict of Interest in relation to the following item, which he declared at the General Meeting 15 September 2021 (refer General Meeting Minutes 15 September 2021 Item 6, Resolution 2021/209 for details).

Cr Bishop was not present while the item was being discussed and the vote taken.

14.3 ENTRY OF A STATE HERITAGE PLACE INTO THE QUEENSLAND HERITAGE REGISTER - LOT 2 ON RP211270 AND LOT 2 ON SP146445

Objective Reference: A6443125

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

Responsible Officer: Graham Simpson, Group Manager Environment & Regulation

Report Author: Graham Simpson, Group Manager Environment & Regulation

Attachments:

1. Notice of Decision - 22 March 2022 [↓](#)
2. Certified Copy of the Entry in the Queensland Heritage Register [↓](#)

PURPOSE

To inform the Council of the entry of Willard's Farm (former) as a State Heritage Place in the Queensland Heritage Register, and note the intention to file an appeal against the decision of the Queensland Heritage Council.

BACKGROUND

Willard's Farm land parcel

Council acquired the land generally known as Willard's Farm in 2015, comprising of Lot 2 RP211270. In 2019 Council acquired the adjacent land, Lot 2 SP146445 by way of purchase from the Commonwealth of Australia.



Figure 1 – Site Aerial with Lot Boundaries

It is acknowledged that references to 'Willard's Farm' can have multiple meanings when read against the long history of the site. For clarity, in this report, 'Willard's Farm' is taken to mean the house, structures and immediate surrounds, wholly contained on Lot 2 RP211270.



Previous application

On 8 September 2015, the Queensland Heritage Council concluded that Willard's Farm did not meet the threshold required for State level heritage significance under specific criteria and other considerations outlined in the *Queensland Heritage Act 1992*.

Local heritage listing

On 14 December 2016, Council adopted the Willard's Farm Conservation Management Plan (CMP 2016) developed as a consequence of Council's purchase of the site on 9 March 2016. Council's purchase of the property was notably undertaken to save Willard's Farm from approved demolition (by a private certifier) and development into residential housing.

On or about 11 August 2021, an application was made by a third party under section 36 of the *Queensland Heritage Act 1992* (the Act), seeking to enter certain land in the Queensland Heritage Register (the Register) as a State Heritage Place. The application sought to include the entirety of Lot 2 RP211270 (the part known as Willard's Farm) as well as the entirety of Lot 2 SP146445 (the ex-Commonwealth Land) (refer to Figure 2).

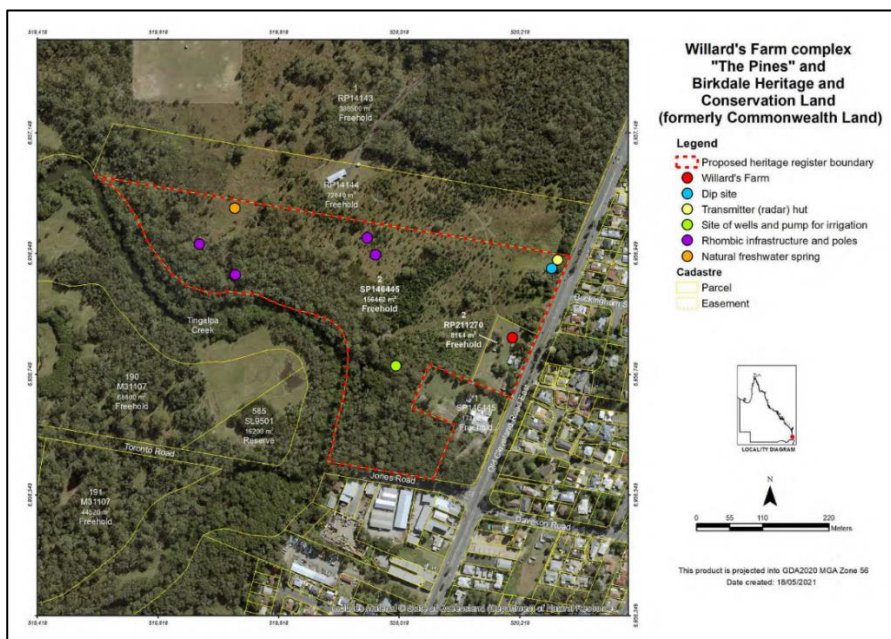


Figure 2 – Proposed Heritage Register Boundary per Application

Applications for entry of a Place to the Register are assessed and decided upon by the Queensland Heritage Council (QHC). Under the Act, Council was entitled to make written submissions regarding the application, which it did on 30 September 2021 by way of correspondence to both QHC and the Department of Environment and Science (DES).

In Council's submission to DES, concerns were raised about the accuracy of claims made in the application and the scope of the land purported to be entered into the register. The submissions appended the Report to Council regarding the application, which formed Item 14.1 of the General Meeting Minutes of 15 September 2021.

Pursuant to the listing process under the Act, DES was required to provide a recommendation to QHC regarding the entry of the place into the State Heritage Register. DES made its recommendation on 3 December 2021, recommending that the entirety of Lot 2 RP211270 (Willard's Farm) and only a small isolated artefact on Lot 2 SP146445 (ex-Commonwealth land) be entered into the Register.

A report on the DES recommendation was received by Council at the General Meeting of 19 January 2022. Significantly, DES heritage officers confined the State heritage boundary, except for the small isolated artefact, to the current Willard's Farm holding.

On 28 January 2022, the QHC met to review the DES recommendation for entering the place into the Register. QHC decided to defer its decision until 25 February 2022 and requested that DES Heritage Officers undertake additional investigations with respect to the proposed Boundary of the Heritage Place (the Boundary), through preparation of multiple options for QHC's consideration.

DES subsequently advised Council that there would be an opportunity to review DES's Boundary options prior to DES presenting these to the QHC. DES eventually proposed three options for the Boundary, as shown in Figure 3.

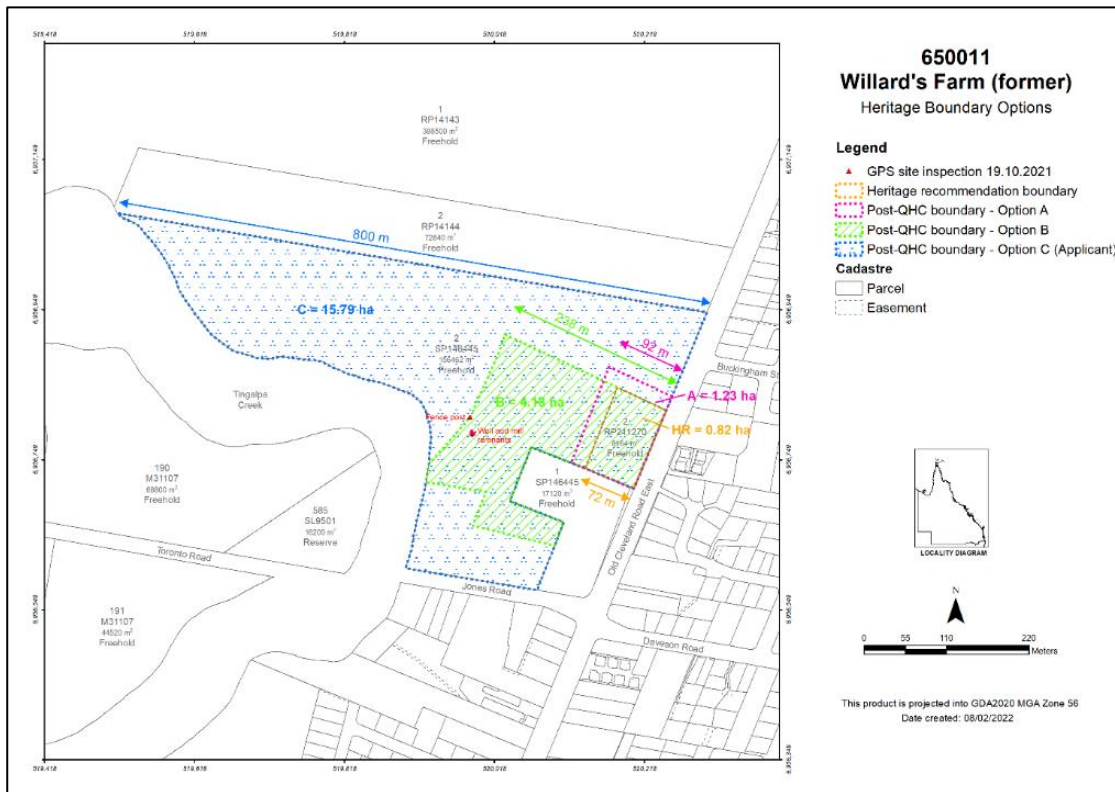


Figure 3 – DES Boundary Options

On 25 February 2022, Council officers exercised their right under the Act to make an oral representation to QHC with respect to the potential Boundary options prepared by DES. Council officers delivered a presentation to QHC which summarised the findings identified through heritage studies commissioned by Council from independent heritage experts.

Council clearly expressed its preferable Boundary option to QHC with justification. Council's preferred Boundary was noted by Council by resolution at its General Meeting of 19 January 2022 as that recommended by DES and is extracted below at Figure 4. Council's preferred Boundary was not in complete alignment with either of the three additional Boundary options provided by DES.

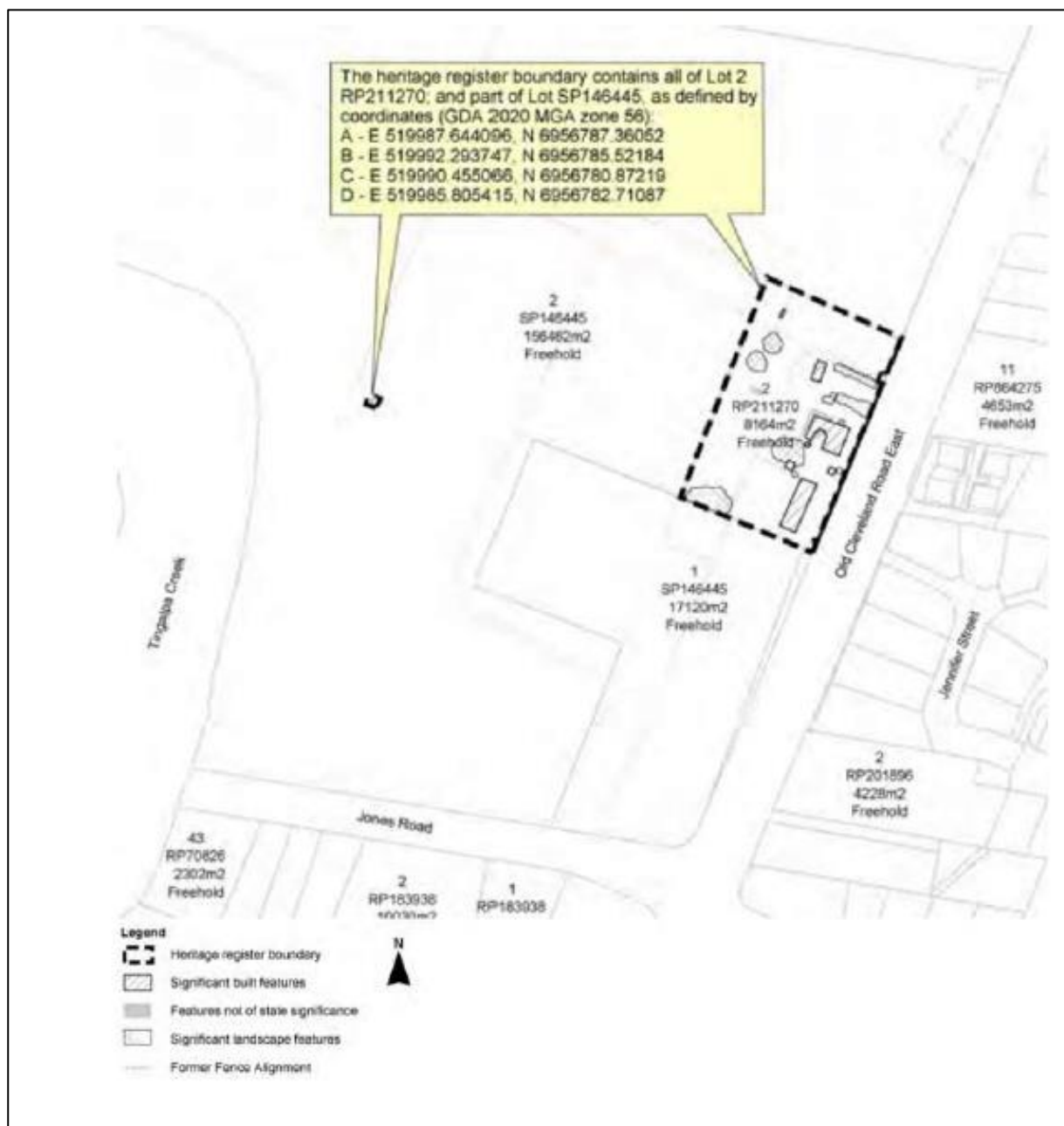


Figure 4 – Council's Preferred Boundary Option

Decision of the Queensland Heritage Council

On 8 March 2022, the QHC resolved to enter the site named as "Willard's Farm (former) Place ID 650011" into the Queensland Heritage Register as a State Heritage Place (the Listing). Council was provided with notice of the decision on 22 March 2022 (refer Attachment 1) and a Certified Copy of the Entry in the Queensland Heritage Register (refer Attachment 2).

The QHC chose to enter the Listing as per Boundary Option B (Figure 3). The State Heritage Place, as entered into the Register, consists of the entirety of Lot 2 RP211270 (Willard's Farm) as well as a significant portion of Lot 2 SP146445 (ex-Commonwealth land) to the west and south of the site (refer Figure 5):

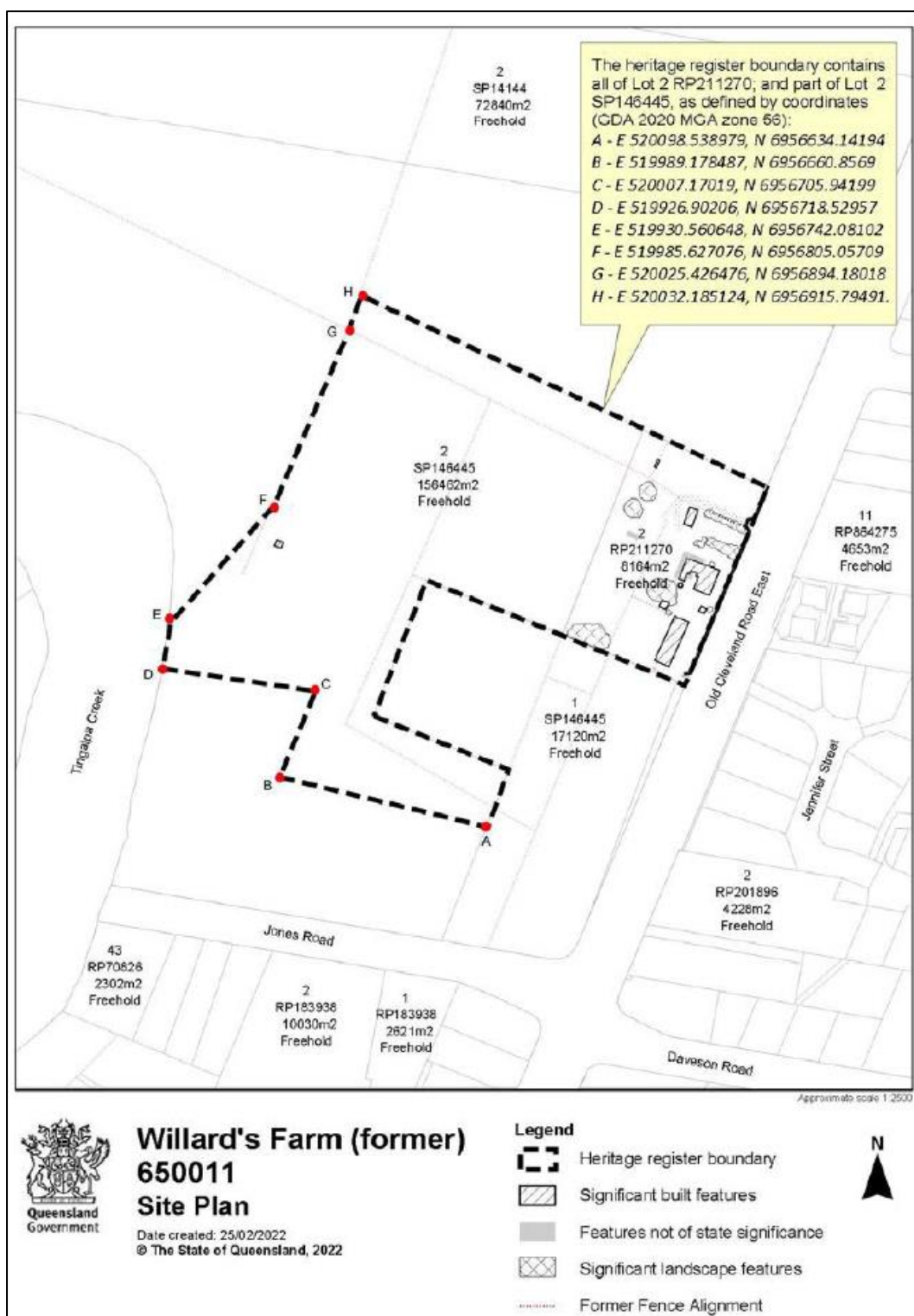


Figure 5 – Site Plan as entered into the Register

QHC resolved to enter the State Heritage Place on the basis that it satisfied **three** of the eight heritage criteria under the Act. The three satisfied criteria are:

- Criterion A** The place is important in demonstrating the evolution or pattern of Queensland's History.
- Criterion C** The place has potential to yield information that will contribute to an understanding of Queensland's history.
- Criterion D** The place is important in demonstrating the principal characteristics of a particular class of cultural places.

Particularly, for the purposes of this report, QHC decided that the inclusion of a wider area under Boundary Option B was necessary for satisfaction of Criterion A, stating that:

"it was appropriate to include a larger area of land (all of Lot 2 RP211270 and part of Lot 2 SP146445) to that proposed in the Heritage Recommendation to reflect the former areas of cultivation, pasture and delineation of paddocks...The inclusion of this land within the Willard's Farm (former) heritage boundary is considered necessary for it to be sufficiently representative in being important in demonstrating Queensland's historical agricultural and pastoral settlement to satisfy criterion (a)."

ISSUES

Effects of the State Heritage Listing

The Heritage Place, as Listed in the Register, includes a larger area than Council's expert advisers considered appropriate.

The Listing is of significant concern in that it has, without proper justification, increased the heritage boundary for the Heritage Place by inclusion of the 'former areas of cultivation, pasture and delineation of paddocks'. This represents a significant increase in the area of land impacted.

Lot 2 RP211270, containing Willard's Farm, has an area of 0.82ha; the inclusion of the larger area in the Listing, inclusive of a part of Lot 2 SP146144 (ex-Commonwealth Land) has increased the area of the State Heritage Place to 4.18ha.

It is noted that Council has acknowledged the State heritage value of Willard's Farm (Lot 2 RP211270) since the commencement of the application, and has been aware of the requirements for management and conservation of the heritage values and the resultant impacts on future improvements following the Listing of the site in the Register. Council's management and planning of Willard's Farm (Lot 2 RP211270) has been premised on State level values applying to the house, structures and immediate surrounds.

Entry of the place in the Register imposes strict conditions on the site, particularly with respect to future improvements. While Council anticipated these additional requirements for the Willard's Farm site, their extension to the wider area has concerning effects on Council's ability to undertake improvements to the area. In particular, activity directly on a State Heritage Site may trigger referral to the State by way of State Assessment and Referral Agency (SARA) and assessment against the protocols of the *State Development Assessment Provisions* – specifically, State Code 14: Queensland Heritage.

Additionally, any material change of use within 75m of a heritage Boundary is also referable development and assessed against the State Code 14 'adjacency' provisions. The expansion of the area greatly increases the impact and restraint on Council's ability to use the land around the State

Heritage Place, which affects Council's long-term strategic objectives for the Birkdale Community Precinct.

Merits of the State Heritage Listing

The rationale put forward by QHC for the enlarged Boundary is not supported on technical merit by Council's independent heritage consultants who have been assisting Council's investigations in regard to the heritage values of the area. The view of Council officers, and advice from Counsel assisting Legal Services, is that the extended area is not consistent with Criterion A (as decided by QHC) as there is no feature on the land subject of that area which must be conserved, nor is that area required for the conservation of another feature on the land.

It is additionally noted that QHC did not visit or inspect the site in making the decision with regard to the Boundary. QHC relied on 18 written submissions, two confidential oral representations and a majority of the recommendation of DES, although it departed from that recommendation by including a larger Boundary than DES considered necessary.

Based on the review of the legal and technical merits of QHC's decision, officers consider that it has erred in its incorporation of the extended Boundary in the Listing of the State Heritage Place.

Appeal to the Planning and Environment Court

Upon receipt of the Listing decision notice, Council sought internal as well as independent legal advice with respect to the listing, given the unjustified increase to the Boundary.

Following review of the Listing, with regard to the heritage studies and advice commissioned by Council regarding the site, it was noted that Council could proceed with an appeal to the Planning and Environment Court.

Council's right to appeal to the Planning and Environment Court is under section 161 of the *Queensland Heritage Act 1992*. The Court will conduct a hearing afresh and stand in the shoes of QHC to make a determination, as it does for development appeals.

Council may seek relief from the Court, either by:

- Changing the decision of the QHC by altering the boundaries of the place.
- Setting aside the decision of QHC and making a fresh decision in substitution, on the basis that only part of the land subject of the application satisfies the cultural heritage criteria.

Council has 20 business days from receipt of the decision notice (22 March 2022) to file its appeal. Council is therefore required to file its Notice of Appeal by 21 April 2022. Council's Chief Executive Officer has a delegation in regard to section 161 of the *Queensland Heritage Act 1992* to commence an appeal of a decision of QHC.

Council officers consider an appeal to the Planning and Environment Court against the decision of QHC to be the most effective method of securing a more favourable outcome.

Heritage implications

Despite the appeal of the QHC decision to the Planning and Environment Court, it needs to be made abundantly clear that Council supports the State level heritage significance of Willard's Farm (Lot 2 RP211270).

The significant heritage structures and grounds of Willard's Farm has an updated Conservation Management Plan (CMP 2021) commissioned by Council, and it expertly informs the protection, management and restoration of Willard's Farm to the highest heritage standards.

The CMP 2021 is in turn the basis for informing the extensive detailed design and engineering work necessary to bring Willard's Farm back to a restored state. Council's engagement of a heritage architect and building professionals has provided the opportunity for this restoration to commence in 2022/23.

Council's ongoing commitment to the heritage of Willard's Farm continues whilst the appeal of the QHC decision proceeds.

Council has budgeted \$250,000 in 2021/22 to undertake detailed design works for the restoration of Willard's Farm.

STRATEGIC IMPLICATIONS

Legislative Requirements

Planning Act 2016

Willard's Farm (Lot 2 RP RP211270) is protected through existing provisions under the *City Plan 2018* and managed under the relevant heritage overlays and policy. This code aims to ensure that:

- Heritage places are not demolished, removed or altered in any way that removes or reduces their heritage values.
- Are not used in a way that is incompatible with their cultural heritage values.

Queensland Heritage Act 1992

The State heritage listing process is governed by the *Queensland Heritage Act 1992*. As Willard's Farm has now been entered into the Register, it is protected under the Act. Council's right to appeal against the decision of QHC to the Planning and Environment Court is given by the Act.

In starting an appeal, the grounds must specifically relate to the place satisfying or not satisfying the State cultural heritage criteria contained within the act. A place will be deemed of heritage value if it satisfies any one or more criteria.

Risk Management

The current risks associated with entering of Willard's Farm and adjoining land into the QHR include:

- Unjustified expansion of the Boundary of the State Heritage Place, impinging on Lot 2 SP 146445, triggering detailed assessments of works, maintenance and development.
- Impacting on the future use of community land forming part of the Birkdale Community Precinct.

Financial

A budget of \$250,000 is allocated to Willard's Farm this financial year for the completion of detailed design packages required to support building restoration works in accordance with the updated CMP 2021. This work is essential to enable eligibility for grant funding opportunities or future capital funding budgets.

Any legal expenses as a result of the appeal will be absorbed within existing operational budget.

It is noted that Council is the only organisation (or individual) funding the protection of Willard's Farm, which has included the purchase of the property to save it from demolition, ongoing maintenance, multiple planning and heritage reports, detailed design and future restoration. A previous heritage grant application to assist with funding was not successful.

Based on updated heritage reports and detailed design for restoration works, Council invites other levels of government and organisations to assist funding the important restoration works planned to commence in 2022/23.

People

Council has a Project Officer for the Birkdale Community Precinct who coordinates the management of heritage matters connected with the land known as Willard's Farm. Entry into the Queensland Heritage Register, including the increased area forming part of the State Heritage Place, will require additional resourcing to manage heritage processes. Site maintenance operations will continue as scheduled with no additional resources required at this stage.

Environmental

Lot 2 on SP146445 (adjoining Willard's Farm) and part of former United States Army Radio Receiving Station (previously Commonwealth land) is subject to conservation (ecological) requirements. The impact of any State heritage listing is likely minor but would potentially add further approval requirements for site enhancement works.

Social

The amalgamation of the land known as Willard's Farm into the broader Birkdale Community Precinct is essential in providing an integrated planning outcome for the site. Willard's Farm represents a core value within the precinct and remains a centre-point for the Vision document and upcoming draft Master Plan, supporting community engagement activities.

Human Rights

No adverse impacts on human rights have been identified at this stage.

Alignment with Council's Policy and Plans

Willard's Farm and the Birkdale Community Precinct are a strategic catalyst project within Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*, specifically Goal 2 Strong Communities:

Birkdale Community Land, Willard's Farm and Tingalpa Creek Corridor

Create a shared vision for the end use of the land recognising the rich and diverse history of the site, building those values into creating an iconic landmark for the Redlands Coast.

Council has also identified Willard's Farm and all heritage values in the Birkdale Community Precinct as being a priority for protection in the Birkdale Community Precinct Vision.

Council is, and will continue, to manage heritage values within the precinct appropriately as informed by the relevant Conservation (Heritage) Management Plans developed by expert heritage consultants.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Acting General Counsel and Manager Legal Services	6 -13 April 2022	Provided Legal Advice to inform appeal.

OPTIONS**Option One**

That Council resolves as follows:

1. To note the intention to appeal the decision notice of the Queensland Heritage Council dated 22 March 2022 under delegated authority by the Chief Executive Officer in accordance with section 161 of the *Queensland Heritage Act 1992*.

Option Two

That Council resolves as follows:

1. To note the intention to appeal the decision notice of the Queensland Heritage Council dated 22 March 2022 under delegated authority by the Chief Executive Officer in accordance with section 161 of the *Queensland Heritage Act 1992*.
2. To request officers provide a briefing to Councillors in regards the proposed restoration works for Willard's Farm.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To note the intention to appeal the decision notice of the Queensland Heritage Council dated 22 March 2022 under delegated authority by the Chief Executive Officer in accordance with section 161 of the *Queensland Heritage Act 1992*.

AMENDMENT

Moved by: Cr Rowanne McKenzie

Seconded by: Cr Mark Edwards

That Council resolves as follows:

1. To note Council fully supports the inclusion of the Willard's Farm homestead (Lot 2 on RP211270) and a small isolated artefact (within Lot 2 on SP146445) on the Queensland Heritage register and the intent to appeal relates only to the extended footprint outside the homestead itself.
2. To note Council remains committed to retaining and protecting the Willard's Farm homestead and has well advanced restoration plans to upgrade the farm house, heritage structures and building surrounds to protect and celebrate its heritage values.
3. To request officers provide a briefing to Councillors in regards the proposed restoration works for Willard's Farm.
4. To note Council is the only organisation (or individual) funding the protection of Willard's Farm, which has included purchasing the property to save it from demolition, ongoing maintenance, multiple planning and heritage reports, detailed design and future restoration.
5. To note Council has undertaken extensive community consultation on the future of the Willard's Farm through the broader Birkdale Community Precinct, with further consultation to be undertaken in the near future.
6. To note the intention to appeal the decision notice of the Queensland Heritage Council dated 22 March 2022 under delegated authority by the Chief Executive Officer in accordance with section 161 of the *Queensland Heritage Act 1992*.
7. To request officers work with State Government officers to integrate state heritage values within Council's preliminary plans to upgrade the Willard's Farm homestead.

MOTION TO ADJOURN MEETING AT 10:55AM**COUNCIL RESOLUTION 2022/61**

Moved by: Cr Tracey Huges

That the meeting be adjourned.

CARRIED 10/0

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

Cr Paul Bishop did not participate in the vote on this item.

MOTION TO RESUME MEETING AT 11:09AM**COUNCIL RESOLUTION 2022/62**

Moved by: Cr Tracey Huges

Seconded by: Cr Mark Edwards

That the meeting proceedings resume.

CARRIED 10/0

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

Cr Paul Bishop did not participate in the vote on this item.

COUNCIL RESOLUTION 2022/63

Moved by: Cr Rowanne McKenzie

Seconded by: Cr Mark Edwards

That Council resolves as follows:

1. To note Council fully supports the inclusion of the Willard's Farm homestead (Lot 2 on RP211270) and a small isolated artefact (within Lot 2 on SP146445) on the Queensland Heritage register and the intent to appeal relates only to the extended footprint outside the homestead itself.
2. To note Council remains committed to retaining and protecting the Willard's Farm homestead and has well advanced restoration plans to upgrade the farm house, heritage structures and building surrounds to protect and celebrate its heritage values.
3. To request officers provide a briefing to Councillors in regards the proposed restoration works for Willard's Farm.
4. To note Council is the only organisation (or individual) funding the protection of Willard's Farm, which has included purchasing the property to save it from demolition, ongoing maintenance, multiple planning and heritage reports, detailed design and future restoration.
5. To note Council has undertaken extensive community consultation on the future of the Willard's Farm through the broader Birkdale Community Precinct, with further consultation to be undertaken in the near future.
6. To note the intention to appeal the decision notice of the Queensland Heritage Council dated 22 March 2022 under delegated authority by the Chief Executive Officer in accordance with section 161 of the Queensland Heritage Act 1992.
7. To request officers work with State Government officers to integrate state heritage values within Council's preliminary plans to upgrade the Willard's Farm homestead..

CARRIED 7/3

Crs Karen Williams, Peter Mitchell, Paul Gollè, Mark Edwards, Julie Talty, Rowanne McKenzie and Tracey Huges voted FOR the motion.

Crs Wendy Boglary, Lance Hewlett and Adelia Berridge voted AGAINST the motion.

Cr Paul Bishop did not participate in the vote on this item.



Department of
Environment and Science

Ref: HRN 650011

Date: 22 March 2022

Mr Andrew Chesterman
Chief Executive Officer
Redland City Council
e: rcc@redland.qld.gov.au

cc Mr Cameron Mackay
Project Manager–Birkdale Community Land
Redland City Council
e: Cameron.Mackay@redland.qld.gov.au

Dear Mr Chesterman

Decision of the Queensland Heritage Council to enter Willard's Farm (former), Birkdale, in the Queensland Heritage Register as a State Heritage Place

This document is the notice of decision and reasons in respect of the above decision made by the Queensland Heritage Council (**Heritage Council**) on **8 March 2022** pursuant to s.54 of the *Queensland Heritage Act 1992* (Qld) (**Act**).

1.0 Decision

- 1.1 On 11 August 2021, the Department of Environment and Science (**Department**) received an application (**Application**) made pursuant to s.36 of the Act to enter the Willard's Farm (former) (identified in the Application as Willard's Farm (former)) in the Queensland Heritage Register (**Heritage Register**) as a State Heritage Place.
- 1.2 On 8 March 2022, the Heritage Council resolved pursuant to s.53 of the Act to enter Willard's Farm (former) in the Heritage Register as a State Heritage Place. The terms of the relevant resolution was:

RESOLUTION NO. 353.1

Having considered the application, submissions, oral representations, owner presentation, the reports and presentations of the Department and the heritage recommendation of the Chief Executive's delegate for Willard's Farm (former), 302 & 362-388 Old Cleveland Road East, Birkdale, the Queensland Heritage Council resolves in accordance with s.53 of the Act to enter the place in the Heritage Register as a State Heritage Place because it satisfies criteria (a, c and d) as specified in s.35(1) of the Act with changes from the department's recommendation in the boundary, history and description, as shown in Attachment 11 – Draft Queensland Heritage Register entry.

GPO Box 2454 Brisbane
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ABN 46 640 294 485

The reasons for the decision of the Heritage Council are set out below.

2.0 Legislative framework and background

- 2.1 Under s.36(1)(a) of the Act, a person or other entity may apply to the chief executive to have a place entered in the Heritage Register as a State Heritage Place. The application must comply with the requirements of s.36(2) of the Act.
- 2.2 The Application lodged with the Department on 11 August 2021 was assessed to be compliant with s.36 of the Act.
- 2.3 Pursuant to s.53(1) of the Act, the Heritage Council may decide to enter a place the subject of an application made under s36(1) of the Act in the Heritage Register if it considers the place satisfies one or more of the following cultural heritage criteria listed in s.35(1) of the Act, being:
- (a) the place is important in demonstrating the evolution or pattern of Queensland's history;
 - (b) the place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage;
 - (c) the place has potential to yield information that will contribute to an understanding of Queensland's history;
 - (d) the place is important in demonstrating the principal characteristics of a particular class of cultural places;
 - (e) the place is important because of its aesthetic significance;
 - (f) the place is important in demonstrating a high degree of creative or technical achievement at a particular period;
 - (g) the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
 - (h) the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.
- 2.4 The Application nominated criteria (a), (b), (c), (d), and (e) as being relevant to Willard's Farm (former)'s cultural heritage significance (section 7 of the Application). Criteria (f), (g), and (h) were listed as 'not applicable'.
- 2.5 Under ss. 38, 39 and 40 of the Act, on receipt of an application under s.36 of the Act, the chief executive must then give notice of the receipt of the application to the applicant, as well as give the application to the relevant local government and the owner of the place and publish notice of the application.
- 2.6 The relevant notices were signed on 25 August 2021 and the public notice was published in the *Courier Mail* on 3 September 2021.
- 2.7 Pursuant to s.41 of the Act, heritage submissions may be given to the chief executive within 20 business days after notice of the application is published under s.39(1)(a) of the Act. Under s.42 of the Act, submissions must be made

on the basis that the place does or does not satisfy the cultural heritage criteria.

- 2.8 19 submissions were received during the submission period. The owner did not wholly support the application and the other 18 submissions were all in support of the application.
- 2.9 Under s.44 of the Act, the chief executive must consider the "relevant material" (as defined in s.44(6) of the Act) for the application and make a heritage recommendation to the Heritage Council about whether the place should be entered in the Heritage Register.
- 2.10 On 3 December 2021, the delegate of the chief executive of the Department, Catherine Chambers, Director made a heritage recommendation to the Heritage Council (**Heritage Recommendation**) that Willard's Farm (former), be entered in the Heritage Register as a State Heritage Place under Part 4, Division 5 of the Act, on the basis that the delegate considered Willard's Farm (former) satisfied the cultural heritage criteria (a), (c), and (d) as specified in s.35(1) of the Act.
- 2.11 Notice of the Heritage Recommendation was given to all submitting parties pursuant to s.46 of the Act by letter dated 6 December 2021.
- 2.12 Pursuant to ss.49 and 50 of the Act, parties who are given notice under s.46 of the Act can make oral representations to the Heritage Council.
- 2.13 The owner/s of the relevant place may give a written response (heritage response) to the Heritage Council under ss.50A and 50B of the Act.
- 2.14 On 8 March 2022, the Heritage Council conducted a vote out of session at which the application and Heritage Recommendation were considered.
- 2.15 Under ss.47 and 51 of the Act, the Heritage Council must consider and make a decision on each Heritage Recommendation it receives.
- 2.16 Under s.51(2) of the Act, in making the decision, the Heritage Council:
 - (a) must have regard to all of the following—
 - (i) the application to which the heritage recommendation relates;
 - (ii) the heritage submissions for the application;
 - (iii) the written representations made under section 43 or 48 about the place the subject of the application;
 - (iv) if the council allows a person or entity to make oral representations about the recommendation—the representations;

- (v) if the owner of the place gives the council a heritage response for the recommendation—the heritage response; and
 - (b) may have regard to other information the council considers relevant to the application.
- 2.17 Under s.51(3) of the Act, the Heritage Council may also have regard to whether the physical condition or structural integrity of the place may prevent its cultural heritage significance being preserved.
- 2.18 Pursuant to s.173 of the Act, the Chief Executive of the Department has published the *Guideline: Assessing cultural heritage significance – Using the cultural heritage criteria*. This Guideline provides a framework for entering places in the Heritage Register, including a summary in respect of each of the s.35 criteria.
- 2.19 Pursuant to s.53(3) of the Act, the Heritage Council may in its discretion relevantly decide:
 - (a) to enter the place, as proposed in the heritage recommendation, in the Heritage Register; or
 - (b) to enter the place, as varied from the heritage recommendation, in the Heritage Register; or
 - (c) to not enter the place in the Heritage Register.
- 2.20 On 8 March 2022 through an out of session vote, the Heritage Council resolved and decided under s.53 of the Act to enter Willard's Farm (former) in the Heritage Register.

3.0 Evidence or other material on which findings on material questions of fact were based

- 3.1 In deciding on 8 March 2022 pursuant to s.53(3) of the Act to enter Willard's Farm (former) in the Heritage Register, the Heritage Council had regard to the following documents and materials:
 - (a) relevant provisions of the following legislative and regulatory material being:
 - (i) the Act;
 - (ii) *Guideline: Assessing cultural heritage significance – Using the cultural heritage criteria*. Heritage Branch, Department of Environment and Heritage Protection, State of Queensland, 2013 prepared under s.173 of the Act (**Guideline**);
 - (b) material to which the Heritage Council must have regard under s.51(2)(a) of the Act, being:
 - (i) the Application;

- (ii) the submissions made under s.41 of the Act, being:
 - 19 submissions received during the submission period.
- (c) the Heritage Recommendation made under s.44 of the Act;
- (d) two oral representations;
- (e) a presentation by the owner;
- (f) material to which the Heritage Council may have regard under s.51(2)(b) of the Act, being:
 - (i) internal materials prepared for the Department or Heritage Council, being:
 - Report to Heritage Council - Agenda Item No. 353.1.1.1 dated 8 March 2022; and
 - a presentation prepared by the Department.
 - (ii) material to which the Heritage Council may have regard under s.51(3) of the Act, being the above listed evidence and materials insofar as they are relevant to whether the physical condition or structural integrity of Willard's Farm (former) may prevent its cultural heritage significance being preserved.

4.0 Findings on material questions of fact

- 4.1 Based on the evidence and materials considered by the Heritage Council (as detailed in Section 3 above) now set out below are the Heritage Council's findings on material questions of fact in relation to whether Willard's Farm (former) met any or each of the cultural heritage criteria.

Criterion (a) - The place is important in demonstrating the evolution or pattern of Queensland's history

- 4.2 The Heritage Council made the following findings of fact in respect of whether Willard's Farm (former) may be entered in the Heritage Register as a State Heritage Place under criterion (a):
- (a) The Application nominated criterion (a) as one of the relevant criteria for entry in the Queensland Heritage Register (QHR).
 - (b) The Heritage Recommendation states the place does satisfy this criterion.
 - (c) Willard's Farm (former) is a farm complex comprising a timber-framed, timber-clad, metal-roofed farmhouse, with several associated outbuildings, structures and landscape features.
 - (d) Located in the now-suburban, but formerly agricultural, area of Birkdale within the boundary of Redland City Council (RCC), the former farm complex was built in phases from the c1860s, as shown by its construction materials and methods, as well as associated farm

elements (slab milking shed, former cream shed, storage shed (garage/shed) and water supply infrastructure), which also demonstrate early construction materials and methods.

- (e) The place occupies a large site that slopes gently to the west from the road and includes the house yard and part of an adjacent former paddock. It has mature trees and plantings, and early fencing.
- (f) The land on which Willard's Farm is sited was purchased by James Willard and Mark Blundell of Brisbane, as tenants-in-common on 17 August 1863, after it failed to sell at auction. This land, Portion 46, comprised 45 acres (18.2 ha) bounded by Tingalpa Creek on the west and by the Cleveland Road on the east.
- (g) Among the first actions of the inaugural Queensland Parliament when it met in May 1860 was the creation of four land acts to regulate the leasing and purchase of Crown land. The *Alienation of Crown Lands Acts 1860* governed the sale of Crown lands, establishing the means of selling town, suburban and country land, and land in agricultural reserves.
- (h) It also allowed for European settlers to legally dispossess Traditional Owner groups from their ancestral land.
- (i) Entrenched in this government legislation was the policy of promoting closer settlement of the land by suitable migrants, creating a class of yeoman farmers (farmers who owned and operated small farms), first in the Moreton Bay district and later throughout Queensland.
- (j) As an agricultural labourer, James Willard was an immigrant who fitted the desired profile of this yeoman ideal and was one of the many men who came to the colony for this purpose.
- (k) When Europeans first arrived in the Redlands district in the mid-1800s there were approximately 5000 Aboriginal people living there. The Quandamooka people camped and fished along Tingalpa Creek. It is unknown when the Quandamooka people were dispossessed from Willard's Farm, however, oral history accounts note that 'each night the South Sea Islanders would sing in their slab and shingle-roofed shed in the small paddock behind the house, and the large Aboriginal population who lived in the dense surrounding bushland were quite mesmerised by the nightly concerts, and the property was surrounded by their glowing campfires'.
- (l) Willard's house (Residence) was constructed in stages, with some sections crafted using early carpentry techniques (rough-hewing, adzing and hand-sawing). Willard is likely to have built some of his new house himself, with assistance from his neighbour, Daveson, possibly as early as the late 1860s.
- (m) Elevated on stumps, the first stage of the house appears to have comprised two rooms with an enclosed back verandah and a detached kitchen at the rear and possibly a front verandah. This early core of the house is supported on a grid of large log bearers, half-notched over

large timber stumps and adzed square on top, with pit sawn floor joists and flooring.

- (n) The Milking Shed and Garage/Shed were also constructed using materials and techniques consistent with vernacular construction techniques and bush carpentry skills.
- (o) Additions were made to the house c1910 with the construction of a rear wing, connected to the house by a covered walkway. Initially this provided two extra rooms and connected to the original detached kitchen.
- (p) The Milking Shed was likely constructed between the 1860s and 1880s to support dairying on the site and shows evidence of evolving dairying practices in its fabric and layout. The overall form of the building has remained relatively consistent since at least the early 20th century.
- (q) The addition of the gable-roofed Cream Shed to the complex in the early 20th century reflects the upgrade of farm infrastructure to adapt to evolving farming practice, and the introduction of the *Dairy Produce Act* in 1904, which regulated premises where dairy produce was manufactured and prepared. In accordance with this legislation, the cream shed was constructed away from the milking shed and had a washable concrete floor.
- (r) James Willard died on 2 October 1914 and his property was transferred to his wife, Margaret. With her death on 15 June 1916, the property was transferred to the Willards' eldest son, William, and their unmarried daughter, Margaret, as tenants-in-common.
- (s) The farm remained in the Willard family and by the 1920s was being leased to tenants. It was at this time that the farm started to be called 'the Pines', due to the tall pine trees within the grounds of the house. It was transferred to Herbert Daniel in 1938.
- (t) In the early 1940s the farm was sold to the Cotton family who continued dairy and small crop farming.
- (u) During WWII the entire property was requisitioned by the US Army for a radio receiving station.
- (v) Many properties throughout Queensland were requisitioned by the Australian Military Forces and the US Military Forces during WWII.
- (w) In 2021-22, there is minimal surviving evidence of the military occupation of Lot 2 211270 or Lot 2 SP146445 during WWII.
- (x) The farm's water infrastructure was documented in a 1947 valuation: 'two wells have been sunk in the vicinity of the creek and water is engine pumped from them by a windmill to an elevated G.I storage tank near Residence'. The concrete (brick and concrete rendered) in-ground water tank located adjacent to the kitchen provided a reserve supply of water and was described as having 'a diameter of 13 feet [3.96m] and a depth of approximately 18 feet [5.4m]'.
- (y) Survey plans (dated 1947 and 1951) documented the locations and extent of the water infrastructure across the site. The plans show the elevated water tank, which provided gravity-fed water to the larger

farm, wells and a [wind]mill close to Tingalpa Creek as well as the delineation of paddocks with fences.

- (z) After the war, the radio receiving station was taken over through compulsory acquisition by the Post Master General's Department and the Cotton's compensated for the loss of their pastoral land. They remained on a small 4-acre (1.6ha) lot that included the house, but were permitted to graze the herd on their former land under a lease agreement. The Cotton's sold the 4 acre portion of the farm in 1980.
- (aa) A former cattle dip, established in 1904, was located on Lot 2 SP 146445, beside Old Cleveland Road East. The dip was filled in the 1950s and all structures removed by 2002.
- (bb) A former WWII 'CA' hut, also on Lot 2 SP 146445, beside Old Cleveland Road East and adjacent to the former cattle dip, is not associated with the WWII US Army Radio Receiving Station (former) and has been relocated several times since construction. Its original location is unknown, however, the hut was not located on the Radio Receiving Station site during WWII. It first appears on the Department of Civil Aviation's site (Lot 1 RP101870; to the north of the US Army Radio Receiving Station) on a 1959 plan as a 'temporary store', and was later relocated to its current site after it was privately purchased in the 1970s.
- (cc) In 2015, following community efforts to save the farm buildings from possible demolition, the Redland City Council bought the property and included Willard's Farm (Lot 2 RP211270) in the *Redland City Plan* 'Heritage Overlay'.
- (dd) In 2019 Lot 2 SP146445, which had been in Commonwealth Government ownership since 1951, was also sold to the Redland City Council.
- (ee) In 2021-22, most of the formerly cleared areas of Lot 2 SP146445 are dominated by regrowth and exotic species, and the paddocks and formerly cultivated areas are no longer readily discernible or defined.
- (ff) No physical evidence was found on Lot 2 SP146445 which demonstrates the US Army's radio receiving / monitoring communications of the adjacent site during WWII, nor does it demonstrate the post-war utilisation of the adjacent site for communications.
- (gg) The applicant nominated Willard's Farm (former) (Lot 2 RP211270) and all of Lot 2 SP146445 for entry in the Heritage Register.
- (hh) The Heritage Recommendation recommended that Willard's Farm (former) (Lot 2 RP211270) and part of Lot 2 SP146445 (containing remnants of Wells and Windmill), be entered in the Heritage Register.

Criterion (b) - The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage

- 4.3 The Heritage Council made the following findings of fact in respect of whether Willard's Farm (former) may be entered in the Heritage Register as a State Heritage Place under criterion (b):

- (a) The Application nominated criterion (b) as one of the relevant criteria for entry in the Heritage Register.
- (b) The Heritage Recommendation states the place does not satisfy this criterion.
- (c) 19th-century farm complexes, wells and underground freshwater springs are not rare in Queensland and do not demonstrate rare, uncommon or endangered aspects of Queensland's cultural heritage.
- (d) Other similar places in the QHR from this period are Wolston House, Wacol (QHR 600339), Sinnamon Farm, Sinnamon Park (QHR 600233), and Ormiston House Estate, Ormiston (QHR 600775).
- (e) The following places in the QHR resulted from government agricultural land legislation (*Crown Lands Act 1868; Crown Lands Alienation Act 1876; Land Act 1876; Crown Lands Act 1884; Land Act 1910*) from the mid 19th century to the early 20th century: Argyle Homestead, Geham (QHR 600436); Castleholme Homestead, Bryden (QHR 600491); Mayes Cottage, Kingston (QHR 600662); Schmidt Farmhouse and Outbuildings, Worongary (QHR 601889); Bankfoot House, Glass House Mountains (QHR 602702); Cotswold Cottage, Maroon (QHR 600037); Canambie Homestead, Buderim (QHR 602166); Slab Hut Farm, Enoggera Reservoir (QHR 600329); Pioneer Cottage, Buderim (QHR 600688); Stone Farm Building, Clermont (QHR 602555); St Isidore's, Mapleton (QHR 601467); and Allan Slab Hut, Duckinwilla (QHR 601934).
- (f) During a site inspection, no physical evidence was found of rhombic antenna arrays on either Lot 2 RP211270 or Lot 2 SP146445, which might demonstrate the US Army's radio receiving/monitoring communications of the adjacent site.
- (g) The former WWII Allied Works Council (AWC) 'CA' hut is not associated with the WWII US Army Radio Receiving Station (former) and was moved to its current site from the Department of Civil Aviation's site (established in 1959) to the north of the US Army Radio Receiving Station, in the 1970s.
- (h) WWII Allied Works Council (AWC) 'CA' huts are not rare and do not demonstrate rare, uncommon or endangered aspects of Queensland's cultural heritage.
- (i) The design of the hut followed the AWC's standard design, the pre-cut 'CA' type, which was widely used throughout Australia. The basic module of the 'CA' type was for sleeping or stores huts and could be adapted to other uses. It was rectangular in plan, raised on stumps, made with a timber frame, various wall claddings and a gable roof. 'CA' huts were designed to be made of readily available local materials and constructed by local contractors using common building techniques. Tens of thousands of 'CA' type huts were built across Australia during WWII. At war's end, the Commonwealth Disposals Commission sold many 'CA' huts, which were either relocated or demolished.
- (j) Other places with WWII AWC 'CA' huts include Laurel Bank Park, Toowoomba (QHR 650083); two huts at the Ex RAAF Barracks,

Sandgate (Brisbane City Council (BCC) Heritage Overlay); Oil Store and Lead Press (former), Staff Mess, and Southern Guardhouse, Rocklea Munitions Works (BCC Heritage Overlay); Rocklea Showgrounds, Rocklea; Our Lady of Fatima Catholic Church, Acacia Ridge (BCC Heritage Overlay); Amberley RAAF Base Group, Amberley (Commonwealth Heritage Register); and up to 10 huts moved from Newtown Park, Toowoomba, to Fanny Street, Toowoomba.

Criterion (c) - The place has potential to yield information that will contribute to an understanding of Queensland's history

- 4.4 The Heritage Council made the following findings of fact in respect of whether Willard's Farm (former) may be entered in the Heritage Register as a State Heritage Place under criterion (c):
- (a) The Application nominated criterion (c) as the one of the relevant criteria for entry in the Heritage Register.
 - (b) The Heritage Recommendation states the place does satisfy this criterion.
 - (c) Willard's house (Residence) was constructed in stages with some sections crafted using early carpentry techniques (rough-hewing, adzing and hand-sawing). Willard is likely to have built some of his growing family's new house himself, with assistance from his neighbour, Daveson, possibly as early as the late 1860s.
 - (d) Willard had bush carpentry skills, materials readily available through his timber licence and on his property, and a steam sawmill operating at nearby Cleveland.
 - (e) Elevated on stumps, the first stage of the house appears to have comprised two rooms with an enclosed back verandah and a detached kitchen at the rear and possibly a front verandah. This early core of the house is supported on a grid of large log bearers, half-notched over large timber stumps and adzed square on top, with pit sawn floor joists and flooring. The perimeter bearers also function as wall plates upon which the wall cladding sat within a frame of large adzed squared posts.
 - (f) The Milking Shed and Garage/Shed were also constructed using materials and techniques consistent with early vernacular construction techniques and bush carpentry skills. Both of these early outbuildings were constructed of timber slab, with adzed top and bottom plates. Tie beams and structural posts combined substantial square-adzed and rough-hewn timbers, and the longevity of these structures reflects their solid construction. Later modifications such as weatherboard cladding to gable ends, milled-timber roofs with corrugated metal cladding and various phases of cow bails in the Milking Shed, facilitated the continued use of these structures as part of the farm complex.
 - (g) Some fabric of the Garage/Shed has been altered, including the removal of timber slab walls and early posts, however early carpentry techniques are demonstrated in the roof structure.
 - (h) There is no physical evidence (or supporting documentary evidence) of South Sea Islander labour on Lot 2 RP 211270 or Lot 2 SP 146445.

- (i) There is no physical evidence of the World War II (WWII) use of the site as a US Army Radio Receiving Station remaining on Lot 2 RP 211270 or Lot 2 SP 146445. There are substantial and comprehensive written records and information related to the US Army Radio Receiving Station (former), including the reasoning behind the site selection (in particular, the site's damp, swampy ground), and the place's compulsory acquisition by the Commonwealth Government.
- (j) Dairy operations in Queensland are well documented.
- (k) The function and construction of dip sites as a means of pest control in Queensland are well documented.
- (l) The former reticulation routes connecting the former Wells and Windmill Remnants to the Elevated Tank (and subsequently to paddocks) are documented in historic plans and correspondence files.

Criterion (d) - The place is important in demonstrating the principal characteristics of a particular class of cultural places

4.5 The Heritage Council made the following findings of fact in respect of whether Willard's Farm (former) may be entered in the Heritage Register as a State Heritage Place under criterion (d):

- (a) The Application nominated criterion (d) as the one of the relevant criteria for entry in the Heritage Register.
- (b) The Heritage Recommendation states the place does satisfy this criterion.
- (c) A farm complex, developed from the mid-19th century to the mid-20th century in Queensland, can be considered a class of cultural place.
- (d) Principal characteristics of this class of place include: location in a historical agricultural region; use of locally-sourced timber for construction, crafted using early carpentry techniques; inclusion of a farmhouse, outbuildings for agricultural use, water infrastructure, the fenced separation of residential and agricultural functions (fence remnants), mature trees and gardens in close proximity to the house.
- (e) Willard's Farm (former) is located in the now suburban, but formerly agricultural, area of Birkdale within the boundary of RCC.
- (f) The place's buildings used locally-sourced timber for construction, with the Residence, Milking Shed and Garage / Shed crafted using early carpentry techniques (rough-hewing, adzing and hand-sawing).
- (g) Willard's Farm (former) includes: a farmhouse (Residence); outbuildings for agricultural use (Milking Shed, Cream Shed, and Garage / Shed); water infrastructure (Water Tank and Stand, In-ground Water Tank, and former Wells and Windmill Remnants), mature trees and gardens in close proximity to the house.
- (h) The open setting of the site facilitates an understanding of the functional relationships between the farm buildings and structures.
- (i) While Lot 2 SP146445 formed a part of Willard's land holding, most of the formerly cleared lot is now overgrown and the paddocks are no longer readily discernible or defined.
- (j) Lot 2 SP146445 does not demonstrate the full extent of Willard's land holding, and most of the lot was not marked as being used for

cultivation or grazing on historic plans. Lot 2 SP146445 does not contain fabric that contributes to the principal characteristics of the abovementioned class of place.

Criterion (e) - The place is important because of its aesthetic significance

4.6 The Heritage Council made the following findings of fact in respect of whether Willard's Farm (former) may be entered in the Heritage Register as a State Heritage Place under criterion (e):

- (a) The Application did nominate criterion (e) as one of the relevant criteria for entry in the Heritage Register.
- (b) The Heritage Recommendation states the place does not satisfy this criterion.
- (c) Willard's farm (former) and Lot 2 SP146445 are valued locally for their environmental values / bushland setting and the former farm may be considered a local landmark in Birkdale.
- (d) The place has not been recognised for its aesthetic qualities beyond the local area. The place is not visually prominent from its frontage and is screened by vegetation.
- (e) The place's environmental values / bushland setting does not have a strong association with the agricultural use of the site (having been cleared for most of its farming use) and has not been recognised beyond a local level for aesthetic qualities or natural beauty.

Criterion (f) - The place is important in demonstrating a high degree of creative or technical achievement at a particular period

4.7 The Heritage Council made the following findings of fact in respect of whether Willard's Farm (former) may be entered in the Heritage Register as a State Heritage Place under criterion (f):

- (a) The Application did not nominate criterion (f) as one of the relevant criteria for entry in the Heritage Register.
- (b) The Heritage Recommendation states the place does not satisfy this criterion.
- (c) Structures on the site were built using construction techniques and materials standard for the late 19th and early 20th centuries.
- (d) Willard's Farm (former) and Lot 2 SP146445 do not display any particular artistic, architectural, or creative qualities or any technical, construction or design qualities to be sufficiently important in demonstrating a high degree of creative or technical achievement at a particular period.
- (e) The place does not display a sufficient degree of artistic value or architectural excellence; it is not innovative or develops new technology; it does not represent a breakthrough in design or a construction technique; and is not a solution to a technical problem that extends the limits of existing technology.

Criterion (g) - The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

- 4.8 The Heritage Council made the following findings of fact in respect of whether Willard's Farm (former) may be entered in the Heritage Register as a State Heritage Place under criterion (g):
- (a) The Application did not nominate criterion (g) as one of the relevant criteria for entry in the Heritage Register.
 - (b) The Heritage Recommendation states the place does not satisfy this criterion.
 - (c) Willard's Farm (former) and Lot 2 SP146445 do not have sufficient demonstrated length, extent, or degree of a strong or special association – former or present – with a particular community or cultural group for social, cultural or spiritual reasons. They do not display a length of association, demonstrated extent and degree of community association or a significant former association.

Criterion (h) - The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

- 4.9 The Heritage Council made the following findings of fact in respect of whether Willard's Farm (former) may be entered in the Heritage Register as a State Heritage Place under criterion (h):
- (a) The Application did not nominate criterion (h) as one of the relevant criteria for entry in the Heritage Register.
 - (b) The Heritage Recommendation states the place does not satisfy this criterion.
 - (c) The place has an association with James and Margaret Willard, as their place of residence and work. James and Margaret were early settlers in Birkdale and Capalaba and the family contributed to the progress of the area.
 - (d) There is not sufficient evidence James and Margaret Willard, and the Willard family, have been recognised as being important beyond a local level.
 - (e) Willard's Farm (former) and Lot 2 SP146445 do not have a sufficient degree or extent, length or influence of a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

5.0 Reasons for decision

- 5.1 Based on the Heritage Council's findings on the material questions of fact as set out above in Section 4, the reasons for the Heritage Council's decision on the Application were as follows:

- (a) The Heritage Council was satisfied that Willard's Farm (former) satisfied criterion (a) for the following reasons:
- (i) Willard's Farm (former) (established 1863), comprising a Residence (c1860s-c1910), outbuildings (c1860s-c1904) and farm and water supply infrastructure, is an early dairy farm complex in Queensland. It is important surviving evidence of the policy of successive Queensland Governments from 1860 until the mid-20th century, of raising revenue and enabling closer settlement through the lease and sale of land for agricultural purposes, a key catalyst in the development of Queensland.
 - (ii) The Milking Shed (c1860s-1880s) and Cream Shed (c1904) are important in illustrating the evolution of Queensland's dairy industry, as new technologies were adopted and government legislation to regulate product safety in the industry were implemented.
 - (iii) Having regard to the significance and threshold indicators identified in the Guideline for criterion (a), the Heritage Council was satisfied that there was sufficient evidence that Willard's Farm (former) is early and representative in demonstrating the evolution or pattern of Queensland's history.
 - (iv) The Heritage Council was therefore satisfied that Willard's Farm (former) is important in demonstrating the evolution or pattern of Queensland's history.
 - (v) The Heritage Council considered that the whole of Lot 2 SP146445 is not important in representing the development of agricultural or pastoral settlement in Queensland. While the lot formed part of Willard's landholding, most of the formerly cleared areas of the lot are now dominated by regrowth and exotic species, and the paddocks and formerly cultivated areas are no longer readily discernible or defined.
 - (vi) Lot 2 SP146445 is not considered to provide a rare connection to the National Security Act. Many properties throughout Queensland were requisitioned by the Australian Military Forces and the US Military Forces, and there is minimal surviving evidence of the military occupation of Lot 2 211270 or Lot 2 SP146445 during WWII. The place is therefore not important in demonstrating this pattern of Queensland's history.
 - (vii) No physical evidence was found on Lot 2 SP146445 which demonstrates the US Army's radio receiving / monitoring communications of the adjacent site during WWII, nor does it demonstrate the post-war utilisation of the adjacent site for communications.

- (viii) Having regard to the significance and threshold indicators identified in the Guideline for criterion (a), the Heritage Council was not satisfied that there was sufficient evidence that the whole of Lot 2 SP146445 (excluding the site of the remnant Wells and Windmill) is important in demonstrating the evolution or pattern of Queensland's history
- (ix) The Heritage Council decided that it was appropriate to include a larger area of land (all of Lot 2 211270 and part of Lot 2 SP146445) to that proposed in the Heritage Recommendation to reflect the former areas of cultivation, pasture and delineation of paddocks, as shown on the 1947 survey plan (National Archives of Australia (NAA), 1947, Valuation Portion 41, 42 and 46, Freehold Property of Capalaba, James Thorpe & Co., Auctioneers and Valuers). The inclusion of this land within the Willard's Farm (former) heritage boundary is considered necessary for it to be sufficiently representative in being important in demonstrating Queensland's historical agricultural and pastoral settlement to satisfy criterion (a).
- (b) The Heritage Council was not satisfied that Willard's Farm (former) satisfies criterion (b) for the following reasons:
 - (i) 19th century farm complexes, wells and underground freshwater springs are not rare or uncommon in Queensland and do not demonstrate rare, uncommon or endangered aspects of Queensland's cultural heritage.
 - (ii) No physical evidence was found of rhombic antenna arrays on either Lot 2 RP211270 or Lot 2 SP146445, which might demonstrate the US Army's radio receiving / monitoring communications of the adjacent site.
 - (iii) WWII AWC 'CA' huts are not rare and do not demonstrate rare, uncommon or endangered aspects of Queensland's cultural heritage.
 - (iv) Having regard to the significance and threshold indicators identified in the Guideline for criterion (b), the Heritage Council was not satisfied that there was sufficient evidence that Willard's Farm (former) and Lot 2 SP146445 demonstrate a way of life, custom, process, function, land use, design or form that once was common but is now rare or uncommon, or has always been uncommon.
 - (v) The Heritage Council was therefore not satisfied that Willard's Farm (former) and Lot 2 SP146445 demonstrate rare, uncommon or endangered aspects of Queensland's cultural heritage.

- (c) The Heritage Council was satisfied that Willard's Farm (former) satisfies criterion (c) for the following reasons:
- (i) Analysis of fabric at Willard's Farm (former) has the potential to contribute to information about the development of Queensland timber building construction techniques in the late 19th and early 20th centuries, in particular the transition from construction techniques using slab, rough-hewn, adzed and hand-sawn timber (Milking Shed, Garage / Shed, and part of the Residence), to milled timber construction (Cream Shed, and part of the Residence).
 - (ii) Having regard to the significance and threshold indicators identified in the Guideline for criterion (c) the Heritage Council was satisfied Willard's Farm (former) has: potential to contribute new knowledge about Queensland's history; potential to contribute knowledge that will lead to a greater understanding of particular aspects of Queensland's history; or potential to contribute knowledge that will aid in comparative analysis of similar places.
 - (iii) The Heritage Council was therefore satisfied that Willard's Farm (former) has potential to yield information that will contribute to an understanding of Queensland's history.
 - (iv) The applicant nominated the whole of Lot 2 SP146445.
 - (v) There is no evidence of Queensland timber building construction techniques from the late 19th and early 20th centuries located on Lot 2 SP146445.
 - (vi) No physical evidence was found of South Sea Islander labour (or supporting documentary evidence), or the WWII use of the site as a US Army Radio Receiving Station, on Lot 2 RP211270 or Lot 2 SP146445.
 - (vii) Dairy operations in Queensland, and the function and construction of dip sites as a means of pest control in the state are well documented.
 - (viii) The place does not have the potential to contribute new knowledge, or knowledge that will lead to a greater understanding, about these aspects of Queensland's history; or the potential to contribute knowledge that will aid in comparative analysis of similar places in regard to these aspects.
 - (ix) While the former Wells and Windmill Remnants located on Lot 2 SP146445 may reveal further information regarding specific water supply infrastructure implemented on site at Willard's Farm (former), this information is unlikely to contribute knowledge that will lead to a greater understanding regarding this period and type of infrastructure used in Queensland. The former reticulation routes connecting the former Wells and Windmill Remnants to the Elevated Tank (and subsequently to paddocks) are documented in historic plans and correspondence files.

- (x) There are substantial and comprehensive written records and information related to the US Army Radio Receiving Station (former), including the reasoning behind the site selection (in particular, the site's damp, swampy ground), and the place's compulsory acquisition by the Commonwealth Government. In this regard, the place does not have potential to contribute new or extend existing knowledge about Queensland's history; and does not have the potential to contribute knowledge that will aid in comparative analysis of similar places.
 - (xi) Having regard to the significance and threshold indicators identified in the Guideline for criterion (c) the Heritage Council was not satisfied Lot 2 SP146445 has: potential to contribute new knowledge about Queensland's history; potential to contribute knowledge that will lead to a greater understanding of particular aspects of Queensland's history; or potential to contribute knowledge that will aid in comparative analysis of similar places.
- (d) The Heritage Council was satisfied that Willard's Farm (former) satisfies criterion (d) for the following reasons:
- (i) Willard's Farm (former), an early farm complex developed from the mid-19th century to the mid-20th century in Queensland, has a high degree of integrity and is important in demonstrating the principal characteristics of its type. These include: its location in a historical agricultural region; use of locally-sourced timber for construction, crafted using early carpentry techniques (slabs, rough-hewing, adzing and hand-sawing); a farmhouse (Residence); outbuildings for agricultural use (Milking Shed, Cream Shed, and Garage / Shed); water infrastructure (Water Tank and Stand, In-ground Water Tank, and former Wells and Windmill Remnants); the fenced separation of residential and agricultural functions (fence remnants); and mature trees and gardens in close proximity to the house. An understanding of the functional relationships between the farmhouse and outbuildings is facilitated by their surrounding open setting.
 - (ii) Having regard to the significance and threshold indicators identified in the Guideline for criterion (d), the Heritage Council was satisfied that there was sufficient evidence that Willard's Farm (former) is important in demonstrating the principal characteristics of a 19th century farm complex in Queensland and is an early and intact example of its class of cultural place.
 - (iii) While Lot 2 SP146445 formed a part of Willard's land holding, most of the formerly cleared land is now dominated by regrowth and exotic species and the paddocks and formerly cultivated areas are no longer readily discernible or defined. With the exception of the former Wells and Windmill Remnants, the whole of Lot 2 SP146445 does not contain features that contribute to the principal characteristics of the class of place and does not satisfy this criterion.

- (iv) The lot does not demonstrate the full extent of Willard's land holding, and most of the lot was not marked as being used for cultivation or grazing on historic plans. Lot 2 SP146445 (excluding the site of the remnant Wells and Windmill) does not contain fabric that contributes to the principal characteristics of the abovementioned class of place.
 - (v) Having regard to the significance and threshold indicators identified in the Guideline for criterion (d), the Heritage Council was not satisfied the whole of Lot 2 SP146445 (excluding the site of the remnant Wells and Windmill) retains a high degree of intactness/integrity, earliness, rarity or uncommonness or exceptionality.
 - (vi) The Heritage Council was therefore not satisfied that Lot 2 SP146445 (excluding the site of the remnant Wells and Windmill) is important in demonstrating the principal characteristics of a particular class of cultural place.
- (e) The Heritage Council was not satisfied that Willard's Farm (former) satisfies criterion (e) for the following reasons:
- (i) While Willard's Farm (former) is valued locally for its environmental values / bushland setting and may be considered a local landmark in Birkdale, particularly due to its tall pine trees and early buildings, Willard's Farm (former) and Lot 2 SP146445 do not demonstrate or possess attributes or qualities to be important at a state level because of their aesthetic significance.
 - (ii) The place has not been recognised for its aesthetic qualities beyond the local area. Its environmental values / bushland setting do not have a strong association with the pastoral use of the site (having been cleared for most of its farming use), and have not been recognised beyond a local level for their aesthetic qualities or natural beauty.
 - (iii) Having regard to the significance and threshold indicators identified in the Guideline for criterion (e), the Heritage Council was not satisfied Willard's Farm (former) and Lot 2 SP146445 demonstrates degree of intactness/integrity, degree of deterioration, its setting and location context, or by demonstrated representation.
 - (iv) The Heritage Council was therefore not satisfied that Willard's Farm (former) and Lot 2 SP146445 are important because of their aesthetic significance.
- (f) The Heritage Council was not satisfied that Willard's Farm (former) satisfies criterion (f) for the following reasons:
- (i) Willard's Farm (former) and Lot 2 SP146445 do not display any particular artistic, architectural, or creative qualities or any technical, construction or design qualities to be sufficiently important in demonstrating a high degree of creative or technical achievement at a particular period.

- (ii) The place does not display a sufficient degree of artistic value, architectural excellence, is not innovative or develops new technology; does not represent a breakthrough in design or a construction technique, and is not a solution to a technical problem that extends the limits of existing technology.
 - (iii) Having regard to the significance and threshold indicators identified in the Guideline for criterion (f), the Heritage Council was not satisfied there is sufficient evidence Willard's Farm (former) and Lot 2 SP146445 display particular artistic, architectural, or creative qualities or technical, construction, or design qualities.
 - (iv) The Heritage Council was therefore not satisfied that Willard's Farm (former) and Lot 2 SP146445 are important in demonstrating a high degree of creative or technical achievement at a particular period.
- (g) The Heritage Council was not satisfied that Willard's Farm (former) satisfies criterion (g) for the following reasons:
- (i) Willard's Farm (former) and Lot 2 SP146445 do not have sufficient demonstrated length, extent, or degree of a strong or special association – former or present – with a particular community or cultural group for social, cultural or spiritual reasons. They do not display a length of association, demonstrated extent and degree of community association or a significant former association. There is insufficient evidence that the place demonstrates the extent or degree of community association or a significant former association to satisfy this criterion.
 - (ii) There is insufficient evidence that Willard's Farm (former) and Lot 2 SP146445 are important to the community as a landmark, marker or signature; a place that offers a valued customary experience; a popular meeting or gathering place; associated with events having a profound effect on a particular community or cultural group; a place of ritual or ceremony; symbolically representing the past in the present or a place of essential community function leading to special attachment.
 - (iii) Having regard to the significance and threshold indicators identified in the Guideline for criterion (g), the Heritage Council was not satisfied there was sufficient evidence that Willard's Farm (former) and Lot 2 SP146445 have a sufficient demonstrated length and degree of a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
 - (iv) The Heritage Council was therefore not satisfied that Willard's Farm (former) and Lot 2 SP146445 have the requisite level of strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
- (h) The Heritage Council was not satisfied that Willard's Farm (former) satisfies criterion (h) for the following reasons:

- (i) While James and Margaret Willard were early settlers in Birkdale and Capalaba, and the family contributed to the progress of the area, the Willard family have not been recognised as being important at a State level.
- (ii) Willard's Farm (former) and Lot 2 SP146445 do not have a sufficient degree or extent, length or influence of a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.
- (iii) Having regard to the significance and threshold indicators identified in the Guideline for criterion (h), the Heritage Council was not satisfied there was sufficient evidence Willard's Farm (former) and Lot 2 SP146445 have a special association with a person, group or organisation that has made an important or notable contribution to the evolution of development of our society or our physical environment.
- (iv) The Heritage Council was therefore not satisfied that Willard's Farm (former) and Lot 2 SP146445 have a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

For the above listed reasons, the Heritage Council decided that the place did satisfy one or more of the cultural heritage criteria as specified in s.35(1) of the Act.

Accordingly, the Heritage Council decided pursuant to s.53(3)(c) of the Act to enter Willard's Farm (former) in the Heritage Register as a State Heritage Place. Please find enclosed a copy of the Entry in the Heritage Register.

Under the provisions of the *Queensland Heritage Act 1992* an owner may appeal this decision through the Planning and Environment Court. Appeals may only be made on the ground that the place does not satisfy the cultural heritage criteria. Enclosed is an *Information Notice about rights of appealing a decision by the Queensland Heritage Council*.

Notice of the Heritage Council's decision was published in the Government Gazette on 18 March 2022.

Advice regarding development of this State Heritage Place can be obtained by contacting Ben Carson, Cultural Heritage Coordinator (SEQ), Heritage Branch on (07) 3330 5835 or Benjamin.Carson@des.qld.gov.au

Yours sincerely



Sean O'Keeffe
A/Manager
Queensland Heritage Council & Heritage Register
Heritage Branch

Enclosed:

- Entry in the Queensland Heritage Register
- Information notice



Certified Copy
Entry in the Queensland Heritage Register
 State Heritage Place

Reference: CC0328



Figure 1: Willard's Farm, Residence (Main House) from northeast (Queensland Government, 2021)



Figure 2: Heritage register boundary map (Queensland Government, 2022) (see attached map)

Place ID	650011
Place name	Willard's Farm (former)
Address	302 & 362-388 Old Cleveland Road East, BIRKDALE, 4159
LGA	REDLAND CITY COUNCIL
RPD	2 RP211270 2 SP146445
Boundary Description	The heritage boundary contains all of Lot 2 RP211270; and part of Lot 2 SP146445 as defined by coordinates A-H. See attached boundary map.

for the Chief Executive, Department of Environment and Science
 Note: This certificate is valid at the date of issue only

Date: 22-Mar-2022

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650011 Willard's Farm (former)

Certified Copy - Entry in the Queensland Heritage Register - Reference: CC0328



Statement of Significance

Willard's Farm (former) is a place that satisfies one or more of the criteria specified in s.35(1) of the Queensland Heritage Act 1992 as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on criteria:

<p>Criterion A</p> <p>The place is important in demonstrating the evolution or pattern of Queensland's history</p>	<p>Willard's Farm (former) (established 1863), comprising a Residence (c1860s-c1910), outbuildings (c1860s-c1904) and farm and water supply infrastructure, is an early dairy farm complex in Queensland. It is important surviving evidence of the policy of successive Queensland Governments from 1860 until the mid-20th century, of raising revenue and enabling closer settlement through the lease and sale of land for agricultural purposes, a key catalyst in the development of Queensland.</p> <p>The Milking Shed (c1860s-1880s) and Cream Shed (c1904) are important in illustrating the evolution of Queensland's dairy industry, as new technologies were adopted and government legislation to regulate product safety in the industry were implemented.</p>
<p>Criterion C</p> <p>The place has potential to yield information that will contribute to an understanding of Queensland's history</p>	<p>Analysis of fabric at Willard's Farm (former) has the potential to contribute to information about the development of Queensland timber building construction techniques in the late 19th and early 20th centuries, in particular the transition from construction techniques using slab, rough-hewn, adzed and hand-sawn timber (Milking Shed, Garage / Shed, and part of the Residence), to milled timber construction (Cream Shed, and part of the Residence).</p>
<p>Criterion D</p> <p>The place is important in demonstrating the principal characteristics of a particular class of cultural places</p>	<p>Willard's Farm (former), an early farm complex developed from the mid-19th century to the mid-20th century in Queensland, has a high degree of integrity and is important in demonstrating the principal characteristics of its type. These include: its location in a historical agricultural region; use of locally-sourced timber for construction, crafted using early carpentry techniques (slabs, rough-hewing, adzing and hand-sawing); a farmhouse (Residence); outbuildings for agricultural use (Milking Shed, Cream Shed, and Garage / Shed); water infrastructure (Water Tank and Stand, In-ground Water Tank, and former Wells and Windmill Remnants); the fenced separation of residential and agricultural functions (fence remnants); and mature trees and gardens in close proximity to the house. An understanding of the functional relationships between the farmhouse and outbuildings is facilitated by their surrounding open setting.</p>

for the Chief Executive, Department of Environment and Science
Note: This certificate is valid at the date of issue only

Date: 22-Mar-2022

2

650011 Willard's Farm (former)

Certified Copy - Entry in the Queensland Heritage Register - Reference: CC0328



History

Willard's Farm (former) is a farm complex comprising a timber-framed, timber-clad farmhouse. Located in the now-suburban, but formerly agricultural, area of Birkdale within the boundary of Redland City Council, the former farm was built in phases from the c1860s, as shown by its construction materials and methods, as well as associated farm elements (slab milking shed, former cream shed, storage shed (garage/shed) and water supply infrastructure), which also demonstrate early construction materials and methods. It occupies a large site that slopes gently to the west from the road and includes the house yard and part of an adjacent paddock. It has mature trees and plantings, and original fencing. It is rare early evidence of government-promoted agricultural settlement in Queensland.

Prior to European settlement, the Birkdale area was part of the traditional land of the Quandamooka People.[1] One of the first places in the Moreton Bay district where country land was sold soon after Separation was the locality of Capalaba. Situated about 14 miles (22.5 km) southeast of Brisbane, but close to Cleveland, the once-favoured port for the colony, it included fertile agricultural land.[2] A mail service from Brisbane to Cleveland commenced in 1861 and the town of Tingalpa was surveyed on the Brisbane side of Tingalpa Creek in 1863.[3]

James Willard, the original owner of the property, arrived at Moreton Bay from Plymouth on the ship *Ascendant* in June 1858, aged 22 years, with his younger brother, Stephen, aged 18 years. Both were labourers from Sussex. They had followed their brother, Edward, who arrived in Brisbane in August 1857, aged 19, on the *Mary Pleasants*. All were assisted immigrants, sought by employers to fulfil the shortage of labourers in the future Colony of Queensland. According to family history, James worked at Kedron Brook splitting timber and fencing; and took various jobs in bushwork before purchasing land.[4]

On 19 May 1860 James Willard married Margaret Jones at St John's pro-cathedral in Brisbane. Margaret, a domestic servant, from Kiltlogan in County Wicklow, Ireland, had arrived from Ireland on the *British Empire* in February 1859, aged 20 years. Her occupation was also sought after in the region and the focus of immigration initiatives. Their marriage resulted in 11 children between 1861 and 1881.[5]

When Queensland became a self-governing colony in 1859, it had a population of about 25,000 people, no financial support and no money in its treasury. The government needed to generate income, so did this through the leasing and sale of land. Among the first actions of the inaugural Queensland Parliament when it met in May 1860 was the creation of four land acts to regulate the leasing and purchase of Crown land. The *Alienation of Crown Lands Acts 1860* governed the sale of Crown lands, establishing the means of selling town, suburban and country land, and land in agricultural reserves.[6] It also allowed for European settlers to legally dispossess Traditional Owner groups from their ancestral land.[7]

Entrenched in this government legislation was the policy of promoting closer settlement of the land by suitable migrants, creating a class of yeoman farmers (farmers who owned and operated small farms), first in the Moreton Bay district and later throughout Queensland. This concept had been championed by Dr John Dunmore Lang in the 1840s and practised by David McConnel when he subdivided and sold land from his Bulimba estate to his farm workers in the 1850s. As an agricultural labourer, James Willard was an immigrant who fitted the desired profile of this yeoman ideal and was one of the many men who came to the colony for this purpose.[8]

The land on which Willard's Farm is sited was purchased by James Willard and Mark Blundell of Brisbane, as tenants-in-common on 17 August 1863, after it failed to sell at

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auction. This land, Portion 46, comprised 45 acres (18.2 ha) bounded by Tingalpa Creek on the west and by the Cleveland road on the east. The Deed of Grant (Land Purchase Certificate) was dated 31 December 1863.[9] Evidence suggests that James Willard was living in the Capalaba area in the 1860s, after the land purchase. Family history reports that Willard built a hut near the creek and lived there until he built a house using timber removed from the block.[10]

When Europeans first arrived in the Redlands district in the mid-1800s there were approximately 5000 Aboriginal people living there. The Quandamooka people camped and fished along Tingalpa Creek. It is unknown when the Quandamooka people were dispossessed from Willard's Farm, however, oral history accounts note that 'each night the South Sea Islanders would sing in their slab and shingle-roofed shed in the small paddock behind the house, and the large Aboriginal population who lived in the dense surrounding bushland were quite mesmerised by the nightly concerts, and the property was surrounded by their glowing campfires'.[11]

In the second half of 1865 he and his brother Edward applied for timber licences which were granted for hardwood removal in January 1866. Local history states that the Willard's bullock wagons took timber from Capalaba to the sawmill at Cleveland Point; which was operating from c1860s.[12] In August 1866 transfer of the whole of Portion 46 to James Willard was recorded, and the following month Willard mortgaged the land to the Queensland Building Society for £50.[13]

Willard's house was constructed in stages and some of the techniques employed are a variant of conventional vernacular methods. Willard is likely to have built some of his growing family's new house himself, with assistance from his neighbour, Daveson, possibly as early as the late 1860s.[14] Willard had bush carpentry skills, materials readily available through his timber licence and on his property, and a steam sawmill operating at nearby Cleveland.

Elevated on stumps, the first stage of the house appears to have comprised two rooms with an enclosed back verandah and a detached kitchen at the rear and possibly a front verandah. This early core of the house is supported on a grid of large log bearers, half-notched over large timber stumps and adzed square on top, with pit sawn floor joists and flooring. The perimeter bearers also function as wall plates upon which the wall cladding sat within a frame of large adzed squared posts.[15]

Simple two-room cottages such as this were a very common house form throughout Australia in the second half of the 19th century. One room was made slightly larger than the other, with a centred front door opening into it, and was used as a living room. The other was the bedroom. Verandahs were located across the front, and sometimes across the back or around the house. Kitchen and washing areas were housed in separate detached structures at the rear and sometimes linked to the rear verandah by a covered walkway.[16]

The milking shed and garage/shed were also constructed using materials and techniques consistent with vernacular construction techniques and Willard's bush carpentry skills. Both of these early outbuildings were constructed of timber slab, with adzed top and bottom plates. Tie beams and structural posts combined substantial square-adzed and rough-hewn timbers, and the longevity of these structures reflects their solid construction. Later modifications such as weatherboard cladding to gable ends, milled-timber roofs with corrugated metal cladding and various phases of cow bails in the milking shed, facilitated the continued use of these structures as part of the farm complex.

By the late 1880s Willard's farm was a successful operation, which was praised in a contemporary source. A biography of James Willard in *The Aldine History of Queensland* states he:

'purchased some land at Capalaba, on which he afterwards settled his wife and family.'

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Here he devoted his energies, especially to the improvement of his land, cultivating farm produce to some extent, although dairy farming formed the chief element in his progress. Being very successful, and becoming more and more practically experienced with the capabilities of the land he had acquired, Mr Willard was soon in a position to increase his property. [17]

This had occurred in 1871 when Willard selected nearby agricultural land (Portion 41) to the north of his original land purchase, (fronting the Cleveland road).[18] He then purchased the adjacent subdivisions: Subdivision 2 of Portion 42, 18 acres (7.28 ha) in June 1873 and Subdivision 1 of Portion 42, 96 acres (38.85 ha) in July 1876.[19] These were located between his first two holdings, Portion 46 and Portion 41.[20]

Development of the Capalaba-Cleveland area during the 1870s and 1880s was steady. In 1872 tenders were called to construct a bridge over Tingalpa Creek (upstream from Willard's property), replacing the ford.[21] In 1876 Cleveland was described as a small watering place on the shores of Moreton Bay, 21 miles (34 km) from Brisbane, with a population of 250 people.[22] In 1879 divisional boards were established as a means of local government throughout Queensland, with the Tingalpa Divisional Board administering the area in which Willard's Farm was established.[23] A branch railway line to Cleveland opened in 1889, providing access to Brisbane markets for farmers in the district. During the 1870s and 1880s, James Willard was active in the Capalaba-Tingalpa community. In 1871 he became a member of the Road Trust for the Cleveland Road, which was a local community organisation responsible for organising its upkeep. In 1879 he subscribed to the Capalaba School building fund in an effort to establish a school in the area, which occurred in July 1880; and in 1881 he was Chairman of the Capalaba Primary School Committee. In 1880 he nominated for election to the Tingalpa Divisional Board and served as a Board member in 1880 and 1881. In 1888 Willard was the successful tenderer for the forming and gravelling of 12 chains (0.24km) of the main Wellington Point Road and for erecting a guard fence for the Cleveland Divisional Board.[24]

In 1881, James Willard gained title to his selection, Portion 41. At this time he had made the following improvements to his land including on Portion 46: erection of a slab house with a shingle roof (it is unclear if this is referring to the earlier slab house or the current house), clearing of 20 acres of undergrowth, excavation of a waterhole, and fencing of the whole with a two-rail fence of split posts and rails. The associated Lands Department paperwork showed that James Willard had fulfilled the requirement of continuous residence during the ten year duration of the lease from February 1871, by residing on Portion 46.[25] Further evidence suggesting the site of the house in its current position on Portion 46 is a map of the district locating the homes of potential students at the proposed Capalaba Primary School, dating from April 1879.[26]

Willard increased his land holdings during the 1880s, selecting 418 acres of grazing land to the south of his property, near Coolnwynpin Creek at Capalaba, in July 1881 and his eldest son, William, selected 160 acres nearby.[27]

The description of the farm in *The Aldine History of Queensland* goes on to state,

...his property...gives evidence of the skilful management bestowed upon it...certainly his farm more closely resembles those in the old country than any around it for many miles. As a proof of the great results to be achieved by patient and steady industry, Mr Willard's prosperity affords a striking instance. He...can now fairly estimate the value of his properties at over £10,000.[28]

In the early 20th century, Willard's farm included maize and sweet potato crops and a dairy herd.[29] From 1899 Willard took a leading role in the Cleveland Division when inoculation of cattle against tick fever was introduced, by serving on the Capalaba district committee and

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being one of the largest cattle owners who submitted stock for the demonstration of inoculation. Subsequently, Willard operated a cattle dip on his land adjacent to Old Cleveland Road (East) from 1904. A local resident recalled that 'everybody brought their cattle to be dipped for ticks. It was always known as Willard's dip'.[30] By 1958 dip had been filled in and by 2002 the associated structures had been removed.[31]

Later additions were made to the house c1910 and consisted of the construction of a rear wing, connected to the house by a covered walkway. Initially this provided two extra rooms and also connected to the original detached kitchen.[32]

A panoramic photograph of the property taken c1910 from the northeast, illustrates: the main wing of the house enlarged to its current form with bay window opening onto its northern verandah; the two room wing at the rear connected to the house by a covered walkway. It also reveals the absence of northern stair and northwest verandah. Most of the detailing visible in this photograph survives except for the roof shingles, front stair porch with double staircase and eastern verandah balustrade, replaced with a bench seat. Other photographs taken c1920 show the house, outbuildings and garden, including the front fence and entry gate posts.[33]

The milking shed shows evidence of evolving dairying practices. The overall form of the building has remained relatively consistent since at least the early 20th century, when images show the gable-roofed timber slab structure painted white.[34] However, changes in milking practices (from hand milking to mechanisation) are reflected in the fabric and layout of the milking shed. Timber notches in posts along the eastern slab wall indicate the locations of rails for the stall divisions. The stalls were offset from the timber slab wall to accommodate feed boxes. Cows were secured / released from the hitching uprights by means of a movable timber batten that was held in place by a timber peg.[35]

The concrete floor slab, which occupies the length of the main gable-roofed milking area, is possibly related to a later milking arrangement, as the concrete is formed to finish at the timber bottom plate and is clear of the feed box area. The concrete floor slab provided an impervious surface, with a drain running the length of the shed enabling washing of the milking area. Other modifications relate to the introduction of a mechanised milking system. Metal pipes run above the bails for the length of the shed. Remnant machinery remains mounted on a timber platform in the rafters at the northern end of the milking area, and a room in the northwest corner of the building - set lower than the milking area - has a concrete slab and upstand mount.[36]

The addition of the gable-roofed cream shed to the complex in the early 20th century also reflects the upgrade of farm infrastructure to adapt to evolving farming practice. In 1904, the *Dairy Produce Act* was introduced, which regulated premises where dairy produce was manufactured and prepared.[37] In accordance with this legislation, the cream shed was constructed away from the milking shed and had a washable concrete floor. The timber-framed building was lowset on timber posts, with the concrete floor elevated on timber tongue-and-groove boards supported by rough-hewn log joists and adzed bearers. The shed had wide eaves and ventilation openings on the east and west sides to keep the cream cool. A skillion extension and decorative metal hood over the door were added later.[38]

The garage/shed, originally of timber slab construction, located at the end of the unsealed driveway, also retains evidence of previous modifications and uses. The gable-roofed structure is visible in early 20th century images of the farm. In one image from c1920s, a horse and cart are standing on the unformed driveway at the northern end of the shed. The shed has an open layout and open ends to the north and south. A loft located at the southern end is constructed of logs and is lit by a six-light casement window in the gable end wall, which appears to have replaced a painted door evident in photos from the early 20th century.[39] A doorway and window on the east wall, both of later construction, are

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modifications which demonstrate how these functional structures were adapted to facilitate their ongoing use.

James Willard died on 2 October 1914 and his property was transferred to his wife, Margaret. With her death on 15 June 1916, the property was transferred to the Willards' eldest son, William, and their unmarried daughter, Margaret, as tenants-in-common.[40] *The Queenslander* in 1916 described the property:

for years travellers to Cleveland during the coaching days – and more recently in increasing numbers since the advent, of the motor car – after journeying the great part of the distance through the seemingly endless bush on either side, came suddenly upon the picturesque Willard homestead, with its delightful bit of old-world-looking garden, its weather-worn outbuildings, its landmark of tall sentinel-like Norfolk pines, and, more striking still, the broad, spacious, well-grassed paddocks of some hundreds of acres, gently sloping toward Capalaba [sic] Creek, winding its course below, a welcome change of scene on this forest-shrouded road over hill and dale.[41]

After William's death in 1923, his estate was transferred to his brother, James Willard, Jnr.[42] In early 1924, Willard's Farm was offered for lease and its furniture and stock were offered at auction on 8 February 1924. At this time there were approximately 30 cows on the farm. From 1927 to 1937 Margaret and James Willard leased Willard's Farm to several share farmers. The Toms family resided there during the 1930s and a newspaper report in 1933 reported the family had bought the property, but there is no title evidence for this. The name, 'The Pines', was adopted for Willard's Farm by the Toms family.[43]

In November 1938 Willard's Farm (Portions 46, 42 and 41) was transferred to Herbert Clive Daniel. He is attributed with replacing the shingle roof with metal sheeting. In April 1940, all of his dairy herd, pigs and farm machinery were sold as part of a 'genuine dispersal sale'. Daniel subsequently sold the property to Rosemary Innes Cotton in June 1941.[44]

World War II (WWII) brought dramatic change to Willard's Farm. Most of its land, primarily on Portion 42, was requisitioned by the United States of America (US) Army during the war for the establishment of a vital radio receiving station. Constructed in early 1943 by the US Signal Corps, it became an integral part of the South West Pacific Area (SWPA) Campaign General Headquarters' communications network, under the direction of US Supreme Commander, General Douglas MacArthur. As part of the then technologically advanced global Army Command and Administration Network (ACAN), the US Army Radio Receiving Station was one of the main centres for radio communications during the South West Pacific campaign. The station worked in conjunction with the Hemmant Transmitting Station, located 9km northwest. At war's end, the Commonwealth's Post Master General's Department (PMG) took over the station. It continued to be used as a radio receiving and frequency testing facility until its closure in 2017. The Cotton family remained on the farm through the war but their farming lands were considerably reduced due to the possible interference of the radio signals as well as high-level security on the radio receiving site.[45]

After the war, the Commonwealth Government's Postmaster General's department acquired the approximately 159 acres (64 ha) of the former communications centre, being most of Portions 46 and 41, and subdivisions 1 and 2 of Portion 42.[46] Following negotiations between the Cottons and the Commonwealth Government, an agreement was reached which would see the Cottons compensated £4000 for the compulsory acquisition of Portions 41, 42 and most of 46 in 1951. Within Portion 46, the Cottons would retain 4 acres, 3 roods and 16 perches on which the farmhouse and auxiliary structures were located. A lease agreement for the rental of the farm land that had been acquired by the government was given to the Cottons for £170 per annum, specifically for the grazing of the dairy herd and not for other agricultural purposes, which might disrupt the radio signals at the communications centre.[47]

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At this time, the farm layout was indicated in a survey of the adjacent radio receiving complex.[48] The survey noted that three paddocks to the southwest had been cultivated. A narrow paddock that aligned east-west connected to the northwest corner of the farm, where water troughs and a shed were located. While these built elements are no longer extant, two substantial timber fence posts (one recently fallen) and a low stone wall remain in-place in the vicinity of where the paddock connected to the yard and indicate the former layout of the farm complex. Water infrastructure documented in the 1951 survey included the elevated tank, which operated as part of a gravity-fed system across the larger farm. Water was pumped to the elevated tank from wells closer to the creek. Likely remnants of the wells and windmill remain approximately 200m west of the farm house, close to Tingalpa Creek, as detailed in the 1947 valuation, 'two wells have been sunk in the vicinity of the creek and water is engine pumped from them by a windmill to an elevated G.I storage tank near Residence'. The concrete (brick and concrete rendered) in-ground water tank located adjacent to the kitchen, which, at this time, provided a reserve supply of water, was described as having 'a diameter of 13 feet [3.96m] and a depth of approximately 18 feet [5.4m]'.[49]

The Cotton family sold the remaining property in 1980. The property was described as follows: 'The house...is divided into two sections. There are three bedrooms, a lounge and bathroom in the front section. An open verandah connects the back section where the kitchen has been built in true pioneer style. There is also a large dining room.... "The Pines" is set on two hectares of land. There is an old dairy and stables made from slab timber. They are still solid buildings and make useful storage areas'.[50] Another article stated that outbuildings included 'a two-bedroom cottage, a maid's cottage, a coach and harness shed and stables'.[51]

From 1957, part of the northern part of the original farm was leased as grazing land to Mrs Winifred Jean Porter, who ran a small dairy. By the early 1970s she had been residing in a caravan beside the former cattle dip site. In 1971 Mrs Porter purchased a small WWII Allied Works Council (AWC) 'CA' type building which had previously been located on Portion 41, and had it relocated to where she was residing along Old Cleveland Road East. This structure was part of the Department of Civil Aviation's brick receiving station, established in 1959 to the north of the US Army Radio Receiving Station (former), and the small building was referred to as a 'temporary equipment building', its dimensions being 19ft x 15ft. Its original location is unknown, however, the hut was not located on the US Army's receiving station during WWII.[52] This hut became Mrs Porter and her daughter, Ann's, home, who continued to graze their herds of cattle and goats. On her passing in 2019, Ann was affectionately known in the local area as the goat lady.[53]

Willard's Farm was sold again in 1985. At this time a detailed description of the farmhouse and its associated farm elements was recorded by The National Trust of Queensland. The following description is a summary.

The cladding in parts is 10 inch wide weatherboard. The early origins of the building are evidenced by such things as adzed stumps, pit-sawn timbers on log bearers. Other site features include a well, a water tank on high stumps and 4 sheds... Of these items the cow bails appears to be the oldest structure with evidence of a shingled roof and adzed vertical slabs to the walls. The garden is replete with ancient mango trees and Norfolk Pines. It is probably the oldest residence in the district.[54]

The land was subdivided in 2004 and the southern section (Lot 1 SP146445), without farm buildings, sold. The remaining property was purchased in March 2015 and retained the early farmhouse set in a large garden with mature trees, the slab milking shed with remnant cow bails, the former cream shed, garage/shed, an elevated stand with water tank, front fence with pedestrian and vehicle gates, and the remnant stone wall and gate posts within the

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property.

In 2016, following community efforts to save the farm buildings from possible demolition, the Redland City Council bought the property and included Willard's Farm (Lot 2 RP211270) in the *Redland City Plan 'Heritage Overlay'*. In 2019 Lot 2 SP146445, which was in Commonwealth Government ownership was also sold to the Redland City Council.[55] In 2021 it remains in the ownership of Redland City Council.

Description

Willard's Farm (former) is a farm complex situated on Old Cleveland Road East, Birkdale, approximately 21km southeast of Brisbane central business district (CBD). It occupies a large site that slopes gently to the west from the road and includes a house yard and part of an adjacent paddock. The farm complex is located close to the road and comprises a residence with several associated outbuildings, structures and landscape features.

Features of Willard's Farm (former) of state-level cultural heritage significance include:

- Residence (c1860s-c1910), comprising:
 - Main House
 - Hip-roofed Wing
 - Kitchen
- Milking Shed (c1860s-1880s)
- Cream Shed (c1904)
- Garage / Shed (c1860s-1880s)
- Water Tank and Stand (by 1947)
- In-ground Water Tank (by 1947)
- Grounds and Setting, comprising:
 - Fences
 - Gardens
 - Mature trees
 - Former area of cultivation, pasture and delineation of paddocks shown in the 1947 survey plan [48], and physical connection between the farm complex and Tingalpa Creek
- Remnants of former wells and windmill (by 1947).

Residence (c1860s-c1910)

The residence consists of three timber structures connected by covered walkways and verandahs: a gable-roofed Main House facing the road to the east; a Hip-roofed Wing to the northwest; and a low-profile skillion-roofed Kitchen to the southwest.

Main House

The Main House is located a short distance from the entrance gate which aligns with the front stairs. The house is a single storey building, rectangular in plan with open verandahs to the east (front) and north, and an enclosed verandah along the west (rear). The front verandah features a gabled pediment centred over the front door and timber steps; and there is a faceted bay window to the north verandah. Recycled materials are evident, including a (former) stair stringer incorporated as a verandah floor beam at the southern end.

The earliest portion of the main house is supported on a grid of large log bearers half-

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notched over stumps and adzed square on top to carry pit-sawn floor joists and flooring. The extension to the south has square rough-hewn transverse bearers, supporting mill-sawn joists and flooring. The front and north verandah floor height appears to have been altered, joists replaced and floor boards overturned.

The house core is rectangular in plan and comprises three front-facing rooms under the gable roof, and two rooms on the rear enclosed verandah separated by an enclosed porch. In the central front room, the front door aligns with the rear door and the northern wall has a large opening into the adjacent room. Doors at the north and south ends of the house connect the front rooms to the rear enclosed verandah rooms.

Features of the Main House also of state-level cultural heritage significance include:

- location within the complex
- highset, gable-roofed form with a separate hip roof to the verandahs, featuring an east-facing gable-roofed pediment
- roof, including its: corrugated metal cladding (replaced timber shingles, c1930s); turned timber finials to each end of the ridgeline; decorative timber bargeboards; and shingle battens (visible above the verandah rafters and under the eaves to the gable ends; and likely also concealed under roof cladding)
- pediment, including its: turned timber finial; decorative timber fretwork infill; decorative timber bargeboards; and decorative metal ridge cap
- east (front) and north verandahs, including:
 - stop-chamfered timber posts, with collars and decorative brackets
 - timber floor boards
 - unlined ceiling, with exposed roof frame
 - decorative cast-iron balustrade with timber top rail to north verandah
 - timber board valance to south end of front verandah
 - front stair location, centred with the front door
- exterior wall cladding of timber boards of varying profiles and widths reflecting the various phases of modification and additions, including:
 - To the core:
 - wide (285mm) chamferboards to front wall
 - 150mm weatherboards to north and south walls, and gable ends
 - 185mm chamferboards to northern bay window
 - single-skin V-jointed (VJ), tongue-and-groove (T&G) vertical boards with exposed mid-rails to west wall
 - To the enclosed verandah:
 - single-beaded 140mm vertical boards that finish on an adzed bottom plate
- adzed timber posts to northeast and northwest corners of core
- early interior layout:
 - three front rooms (north, central and south), including their:
 - double-beaded, horizontal timber board wall lining (central and north rooms)
 - double-beaded, vertical timber board wall lining (south room)
 - timber board-lined, coved ceilings
 - enclosed verandah, with central entrance porch, north and south rooms, including:
 - unlined, single skin walls

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- timber board-lined, raked ceiling
- bay to north room, including narrow, low-waisted, glazed doors to the faceted corners; and fixed, four-light central window
- timber panelled front (east) door; timber ledged and battened door to enclosed west verandah; and narrow, boarded timber doors connecting the front rooms and enclosed verandah at its north and south ends
- double-hung timber-framed windows (two-light to the east and north, six-light to the west); timber frame to the south (sash has been removed); and timber-framed casement windows (two-light) to the enclosed verandah's south end
- timber shutters to western and northern windows
- extensive early timber joinery, including:
 - turned finials to the gable roof and pediment
 - decorative fretwork features to the verandah post brackets, gable bargeboard and the pediment infill
 - chamfered posts and a low timber bench balustrade to the front verandah
- timber lattice gates between Main House and Hip-roofed Wing
- timber floor boards (most are concealed by recent linings)
- western verandah connection to Hip-roofed Wing
- early timber sub-floor frame: log bearers, rough-hewn bearer, pit-sawn floor joists, and some mill-sawn joists
- timber lattice screens enclosing the understory to north, east and west sides

Hip-roofed Wing

The Hip-roofed Wing is highset and aligned at right angles to the Main House and Kitchen. There are open verandahs on the north and west sides, and covered walkways to the south and east.

The interior layout comprises two rooms of unequal size, with the western room larger than the eastern room. The eastern room has been converted for use as a bathroom, and there is evidence that the western room has been enlarged (c1941-46) (marks in the ceiling and floor linings, and change in the sub-floor frame details). Both rooms have coved ceilings.

The sub-floor structure comprises early hand-sawn bearers and joists, supported by a combination of recent posts and stumps. Recent fabric partly-enclosing the understorey is not of cultural heritage significance.

Features of the Hip-roofed Wing also of state-level cultural heritage significance include:

- location within the complex
- highset, hip-roofed form
- corrugated metal roof cladding
- single-skin exterior walls with vertical timber board lining (140mm), and externally-exposed framing: cross braced to the south, east and part of the north wall; and with mid-rails to the west and remainder of the north wall
- timber beaded board-lined, coved ceilings to interiors
- southern verandah, including its: timber chamfered timber posts with timber collars; timber floor, timber double-beaded board ceiling lining
- northern verandah's decorative cast-iron balustrades with timber top rails (may have

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been re-used from Main House)

- early timber sub-floor frame: hand-sawn bearers and joists.

Kitchen

The Kitchen is a highset, timber-framed, and skillion-roofed structure that is aligned approximately north-south (parallel to the Main House). It is connected to, but set lower than, the Main House and Hip-roofed Wing.

The interior layout comprises a single room, with a pantry addition to the northwest corner, and a small porch with a stair in the northeast corner.

The sub-floor structure comprises recent timber stumps supporting square adzed perimeter bearers and log floor joists adzed square top and bottom.

Features of the Kitchen also of state-level cultural heritage significance include:

- location within the complex
- highset, skillion-roofed form
- corrugated metal roof cladding
- single-skin exterior walls with vertical board lining and externally-exposed framing: cross braced to the south and north (partially concealed by pantry); and with mid-rails to the east and west
- pantry to northwest (c1890s-1910s), including its beaded timber board exterior and interior wall linings, and narrow opening into the Kitchen interior
- northeast porch, with its timber frame, stair (including vertical timber board lining to the subfloor of the landing; alignment likely altered) and floor board
- beaded board timber, ledged door to the east (accessing the porch)
- timber-framed double-hung window, and its straight, timber-framed, corrugated metal-clad hood to the south; and timber-framed colonial-hung windows to west (six-light), and to north of pantry (two-light)
- timber French doors to south verandah
- triple-beaded timber board ceiling lining
- timber skirting boards
- timber floor boards (concealed)
- early timber sub-floor frame: adzed perimeter bearers, and log joists adzed square top and bottom.

Features of the Residence not of state-level cultural heritage significance include:

- recent floor linings, including carpet and linoleum
- recent electrical fittings and fixtures, including air-conditioning unit to Main House, and fuse box, cables and conduit to east elevation
- PVC downpipes, poly-pipes, and recent drains
- to the Main House:
 - front (east) stair (replaced in the same location, but to a different alignment)
 - seat balustrade to front (east) verandah
 - stair to north verandah (c1980s)
 - recent plywood sheets concealing timber floor board damage
 - recent metal stumps

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- plywood sheets concealing doors and windows.
- to the Hip-roofed Wing:
 - northern and western verandahs (c1980-85), with their roof, floor, and structural frame; and the northern verandah's decorative cast-iron balustrades with timber top rails (match the Main House, but appear to be of more recent construction)
 - eastern room: recent toilet and basin fixtures and lacquer and drain to timber floor to accommodate a shower
 - western room: recent decorative wallpaper finish, dado rail and ceiling rose
 - interior partition (c1980s)
 - non-original skirting and architraves
 - timber French doors to the north and west verandahs
 - two-light, timber-framed, double-hung windows to west verandah
 - enclosed understorey, including timber posts on stirrups; metal rectangular hollow section (RHS) posts; CCA treated stumps; timber lattice; plywood sheeting; concrete-block retaining walls; brick retaining walls; and concrete slab floor.
- to the Kitchen:
 - CCA treated timber stump
 - bi-fold timber French door to the west (former chimney and hearth location)
 - skillion-roofed extension over stair and landing to the northeast (c2000s)
 - western verandah (continuous from Hip-roofed Wing), including its roof, floor, frame and balustrades (c2000s)
 - timber-framed double-hung windows fixed to the inside of square window openings to the north and west
 - recent fixtures and fittings, including gas stove, rangehood, sink and its associated benchtop and pipes, and wall-hung shelves
 - treated timber retaining wall to the east and south of understorey, and excavation to this area.

Milking Shed (c1860s-1880s)

The milking shed is a long (approximately 24m x 7m) slab timber, gable- and skillion-roofed structure situated to the south of the Residence and aligned approximately north-south. The main shed section has a gable roof, and a skillion roof runs along the western side where the floor level is at a lower (approximately 550mm lower) level. The south and north walls are open below a tie beam, with timber weatherboard wall cladding and centred doorways above. The north elevation features a half-height door and the wall under the skillion is clad with timber slabs and weatherboards.

The interior layout reflects the functional requirements of the milking process. The milking bails, comprising 11 stalls, are located along the eastern wall and occupy approximately two-thirds of the main shed section. This section has a concrete slab floor that slopes down to the west toward a drain running along the length of the shed. Timber posts, some with two-rail balustrades between, align along the western edge of the concrete slab and support the junction of the gable and skillion roofs. A concrete ramp accesses the main shed section from the western skillion-roofed space. A room at the north end of the western skillion-roofed space has a concrete slab floor with an up-stand.

The milking bails retain fabric from various phases of construction and use. The bails comprise an alignment of 11 timber log posts (offset from the eastern wall by approximately

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550mm and set at 1600mm centres) supporting a square adzed top rail. The top rail has slots where vertical timber battens (two remaining) slide across (to keep the cow's heads in place) and are secured / released by round timber pegs. Posts along the eastern wall (also spaced at approximately 1600mm centres) have two mortices, which indicate the location of previous stall division rails.

Features of the Milking Shed also of state-level cultural heritage significance include:

- location within the complex
- lowset, gable roof form, with western skillion
- corrugated metal roof cladding (replaced timber shingles)
- gable ends, including their: timber weatherboard cladding; centred doorways (the southern of which retains hinges and a small section of a timber boarded door); and square adzed external tie-beams
- timber structure: posts and bearers (combination of round and square adzed); square milled rafters; and rough-hewn log tie-beams
- vertical timber slab walls, with square adzed top and bottom plates to east and north walls (below the tie beam)
- timber-framed window to north (mullions and glazing have been removed)
- half-height boarded timber door to north
- northwest corner enclosure: timber weatherboard and timber slab cladding to the northern wall
- concrete slab floors, drains and upstands
- concrete ramp to western side of main shed
- early dairy machinery and pipes, including: metal pipes in the roof space extending the length of the bails, and remnant machinery mounted on tie-beams at the north end of the main shed section.

Features of the Milking Shed not of state-level cultural heritage significance are:

- polycarbonate roof sheets (replacing corrugated metal sheets)
- chicken wire fence to southwest end
- non-dairying related tools and machinery
- northwest corner enclosure's: corrugated metal wall cladding to the west; and flat sheet and timber board wall cladding to the east
- recent timber frames (including battens and props)
- recent signs.

Cream Shed (c1904)

The Cream Shed is a lowset, gable-roofed, timber-framed structure to the northwest of the Milking Shed. Its north (front) elevation features an off-centre door (its small access stair has been removed, however a timber stump indicates its former location). To the east and west elevations are centred casement windows, and low-level ventilation openings.

Internally, the shed comprises a single room (approximately 3.5m x 2m). It has a flat ceiling and a concreted timber floor.

Features of the Cream Shed also of state-level cultural heritage significance include:

- location within the complex

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- lowset, gable roof form
- corrugated metal roof sheets (no gutters)
- unlined soffits
- single-skin, timber-framed walls, with internally exposed timber frame and cross-braces, and clad externally with vertical VJ timber boards, and
- VJ timber ceiling lining
- timber boarded front (north) door
- evidence of timber stair to north (timber stump)
- timber-framed, single, four-light casement windows to east and west elevations
- ventilation openings, set at a low level to the east and west walls
- elevated concrete slab floor on T&G timber boards
- rough-hewn log joists and adzed bearers
- round timber stumps
- open, skillion-roofed lean-to extension to west, including its roof frame and corrugated metal roof sheets.

Features of the Cream Shed not of state-level cultural heritage significance are:

- recent timber posts and timber lattice screen to skillion-roofed extension
- metal sunhood over front door (not original)
- recent electrical fittings and fixtures; pipes; and conduits.

Garage / Shed (c1860s-1880s)

The Garage / Shed is a long (approximately 11.5m x 4.5m) timber-framed, gable-roofed structure sited to the northwest of the Residence and aligned approximately north-south. Timber slabs cladding to the east and west walls, and a loft at the southern end of the structure (including its timber floor) have been removed.

The interior layout comprises a single open-plan space, with timber framing exposed to the roof space. The shed is open to all sides (originally only to the north and south ends).

Features of the Garage / Shed of state-level cultural heritage significance include:

- location within the complex
- lowset, gable roof form
- corrugated metal roof cladding (most timber roof framing has been replaced)
- gable ends, including their timber weatherboard cladding, and centred openings (boarded timber door to the north; and two timber-framed, six-light casement windows to the south)
- rough-hewn timber log tie beams (140mm); and squared timber tie beam indicating the northern extent of the former loft
- squared length of timber set into the earth floor, indicating the northern extent of the former loft above
- earth floor.

Features of the Garage / Shed not of state-level cultural heritage significance are:

- recent square timber structural posts on metal stirrups; their concrete footings and timber struts

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- recent concrete blocks at ground level to east and west sides.

Water Tank and Stand (by 1947)

Located between the Residence and the Milking Shed, the water tank is set on a 5-6m high timber stand. The base of the stand is enclosed to form an outdoor shower.

Features of the Water Tank and Stand of state-level cultural heritage significance include:

- location within the complex
- tank stand, comprising six rough-hewn timber posts in a square plan, with a platform of milled timber bearers, joists and boards (posts are cross-braced with milled timbers)
- cylindrical, corrugated metal tank
- narrow-profile corrugated metal-clad outdoor shower enclosure.

Features of the Water Tank and Stand not of state-level cultural heritage significance are:

- water heater (associated with shower).

In-ground Water Tank (by 1947)

South of the Residence (Kitchen) is a cylindrical In-ground Water Tank that is approximately 4m in diameter. Constructed of brick, with concrete render to the upper section and in patches to the lower section, it is deep with its walls extending approximately 500mm above the ground level.

Features of the In-ground Water Tank of state-level cultural heritage significance include:

- cylindrical form and location within the complex
- brick and concrete render construction: render to the upper 600mm, and face brick below (the upper courses of bricks are deteriorated and damaged, with missing and replaced bricks and patchy render)
 - some face bricks are loose and feature circular machine-made marks and the maker's mark 'B' in their rectangular frog
- indentation in the concrete render to north side of the tank.

Features of the In-ground Water Tank not of cultural heritage significance are:

- PVC pipe diverting rainwater from the Kitchen roof, and PVC pipe connected to the east side of the tank below ground level
- recent safety fences surrounding the In-Ground Water Tank
- timber planks and debris.

Grounds and Setting

The established grounds, comprising lawn areas and mature plantings, provide an understanding of the place's landscaped, rural setting. Early perimeter fences and gates define the front (Old Cleveland Road East) boundary, and other built features within the site contribute to the interpretation of its historical functions as part of a working dairy farm. The buildings and mature vegetation are largely concentrated on the eastern side of the site, while the western and northern sides generally comprise open areas of lawn with scattered mature trees and adjacent areas of former cultivation, pasture and delineation of paddocks.

Features of the Grounds and Views of state-level cultural heritage significance include:

- painted, scalloped, timber picket fence along the front (Old Cleveland Road East) boundary, including evidence of early gate entrances:

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- pedestrian entrance (centred with the entry stair to the Residence): square timber posts, topped with a wide cap and ball finials (gate and southern ball finial removed)
- driveway entrance (north of the Residence (Main House)): square and round timber posts, with fence tapering in away from the road (gates removed)
- south of the Milking Shed: fence return away from road (timber-rail and braced gates and round posts removed).
- evidence of early timber and wire fences running east-west to the northwest of the Milking Shed
- alignment of former unsealed driveway (clear of structures), entering from Old Cleveland Road and running around the northeast, north and west sides of the Garage / Shed
- low stone wall with two timber posts (one no longer standing) at the northwest corner of the site, indicating a former gate from the pastures to the farm yard
- open areas of lawn at the western side of the site
- mature trees, including:
 - a row of three mature Norfolk pine trees (*Araucaria heterophylla*) running east-west, to the north of the Residence
 - mature Chinese fan palm tree (*Livistona chinensis*) between the Residence and the Norfolk pine trees
 - mature mango tree (*Mangifera indica*) to northwest of Cream Shed
 - three mature frangipani trees (*Plumeria* sp.) to northwest, northeast and southeast of Cream Shed
 - mature Camphor Laurel (*Cinnamomum camphora*) to the southwest corner of the site
 - mature piccabeen palm trees (*Archontophoenix cunninghamiana*): one east of the Water Tank and Stand, one north of the Residence, and ten in a row along the southern side of the former driveway
 - two mature Bunya pine trees (*Araucaria bidwillii*) to the west of the Garage / Shed.
- former area of cultivation, pasture and delineation of paddocks shown in the 1947 survey plan, and physical connection between the farm complex and Tingalpa Creek
 - undeveloped character
 - remnant fence posts.

Features of the Grounds and Views not of cultural heritage significance are:

- recent chain- and barbed-wire security fences to site perimeter
- security spot-lights and associated wires and poles
- vegetation not previously mentioned
- metal storage container at the western side of the site
- recent timber pergola east of the Garage / Shed
- recent un-milled timber at the northern end of the site
- recent septic system and its surrounding safety fences
- regrowth and exotic vegetation in the area of cultivation, pasture and delineation of paddocks shown in the 1947 survey plan.

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**Former Wells and Windmill Remnants (by 1947)**

Historical documents indicate two wells and a mill were extant in the vicinity of Tingalpa Creek by 1947, with water pumped to the elevated metal storage tank near the residence. The likely Former Wells and Windmill Remnants are located approximately 200m west of the Residence, on a level site above the steep eastern banks of Tingalpa Creek. The remnants comprise timber posts arranged around a depression in the ground, and various metal components visible on and in the ground.

Features of the Former Wells and Windmill Remnants of cultural heritage significance include:

- timber posts, including:
 - three round posts arranged in a triangular plan, standing approximately 1.25 metres high, one post retains a large metal bolt near its top
 - small post to the west side of the site
 - large round post to the east side of the site
- metal components, including: large U-Shaped metal bracket, cut and folded flat metal sheets, long curved narrow metal L-profile channel visible on and below ground surface on eastern side of site
- evidence of former wells: soft ground and depression indicating the location of well shaft (filled), and potential subsurface well shafts and linings.

Features of the Former Wells and Windmill Remnants not of cultural heritage significance are:

- recent in-ground L-profile metal pegs
- piles of cleared vegetation.

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Illustrations



Figure 3: Residence (Main House), from southeast (Queensland Government, 2021)



Figure 4: Residence (Main House left, and Hip-roofed Wing right), from northeast (Queensland Government, 2021)

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Figure 5: Residence (Main House) sub-floor framing, using early carpentry techniques (Queensland Government, 2021)



Figure 6: Residence (Kitchen left, and Hip-roofed Wing centre), with In-ground Water Tank (left foreground), from south (Queensland Government, 2021)

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Figure 7: Milking Shed, from northeast (Queensland Government, 2021)



Figure 8: Cream Shed, from northwest (Queensland Government, 2021)

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Figure 9: Garage / Shed, from south (Queensland Government, 2021)



Figure 10: Water Tank and Stand (centre), and front fence (background), from west (Queensland Government, 2021)

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Figure 11: In-ground Water Tank, from southeast (Queensland Government, 2021)



Figure 12: Former Well and Windmill Remnants, from southeast (Queensland Government, 2021)

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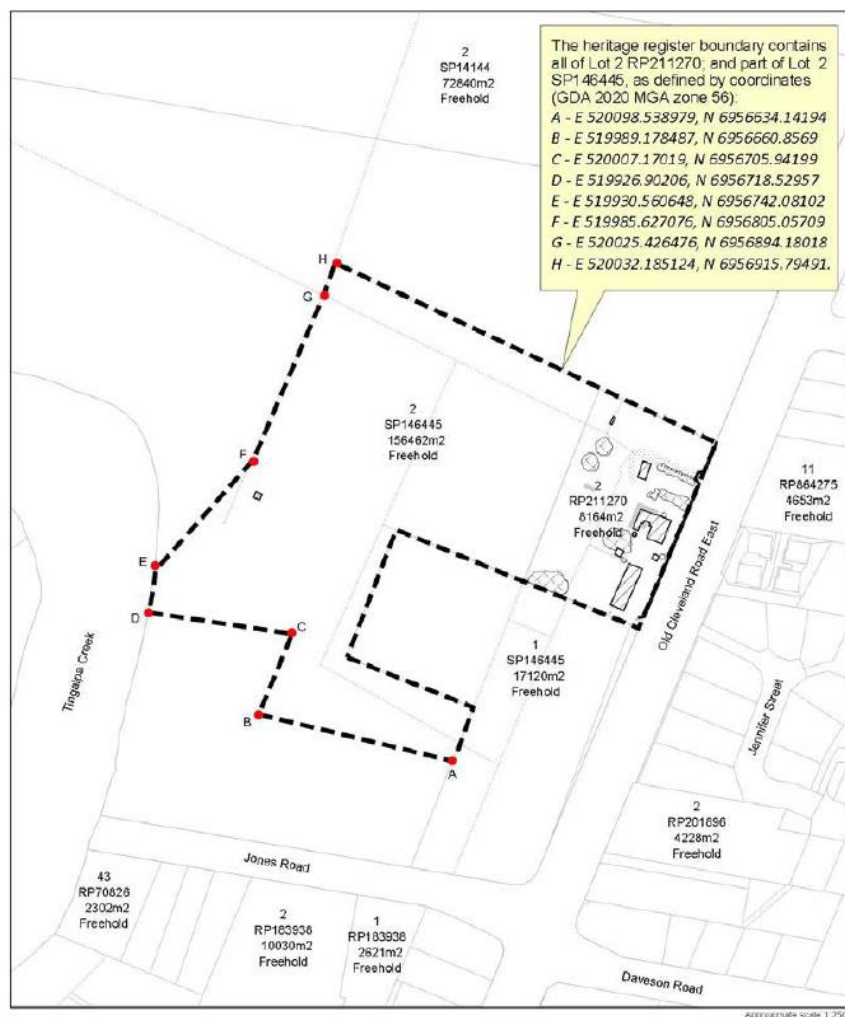
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Plans



Willard's Farm (former) 650011 Site Plan

Date created: 25/02/2022
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Legend

- Heritage register boundary
- Significant built features
- Features not of state significance
- Significant landscape features
- Former Fence Alignment



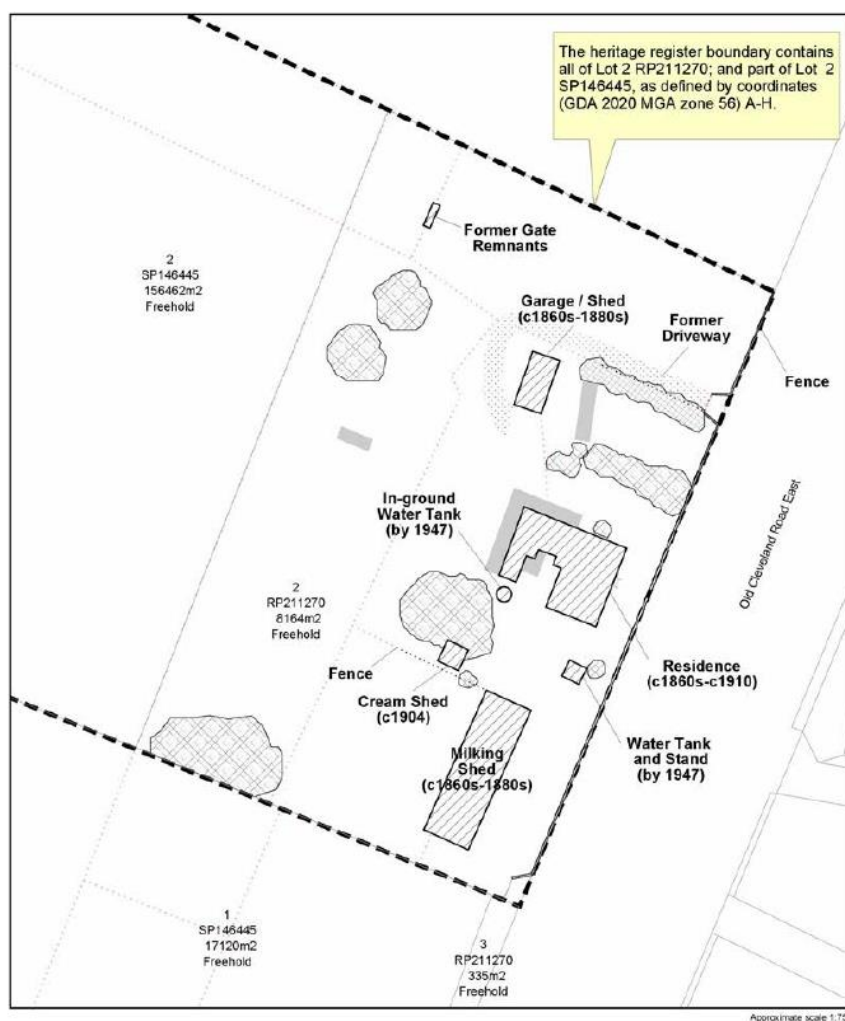
Figure 13: Indicative site plan (Queensland Government, 2022)

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**Willard's Farm (former)
650011
Lot 2 RP211270
Indicative Site Plan**

Date created: 25/02/2022
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Legend

- Heritage register boundary
- Significant built features
- Features not of state significance
- Significant landscape features
- Former fence lines



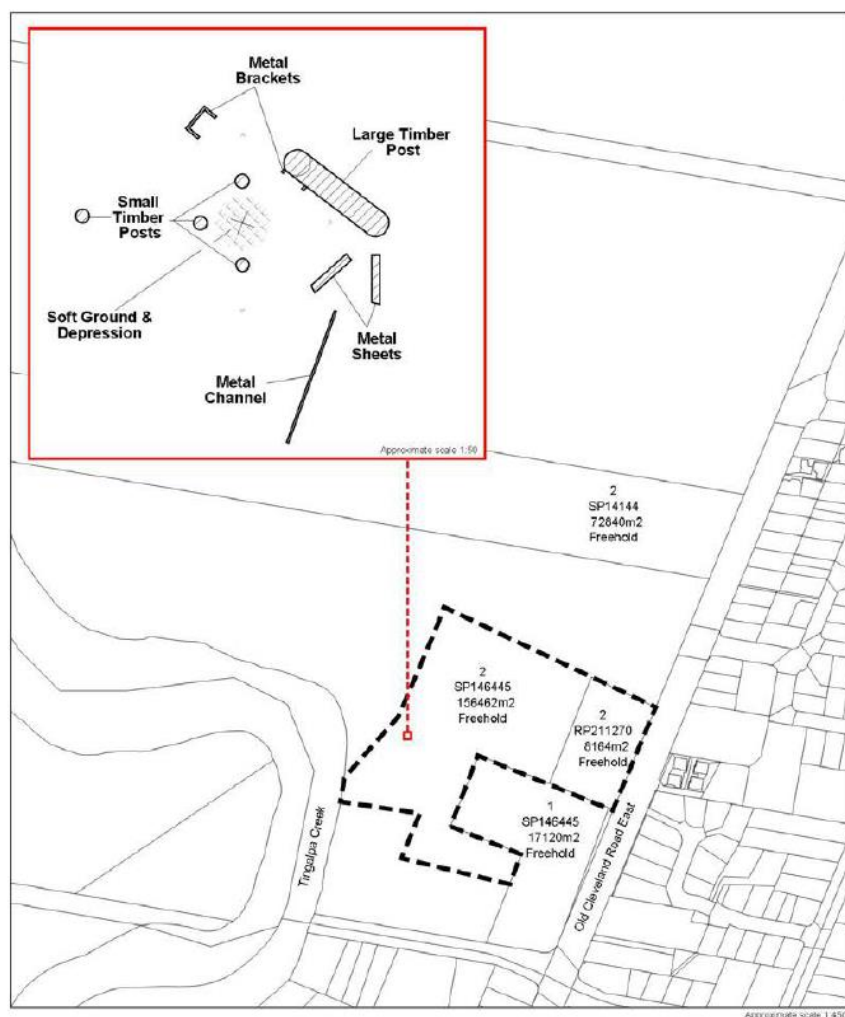
Figure 14: Indicative site plan - Lot 2 RP211270 (Queensland Government, 2022)

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**Willard's Farm
650011
Former Wells and Windmill
Remnants (Lot 2 SP146445)
Indicative Site Plan**

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Legend

- Heritage register boundary
- Significant built features
- Features not of state significance
- Significant landscape features



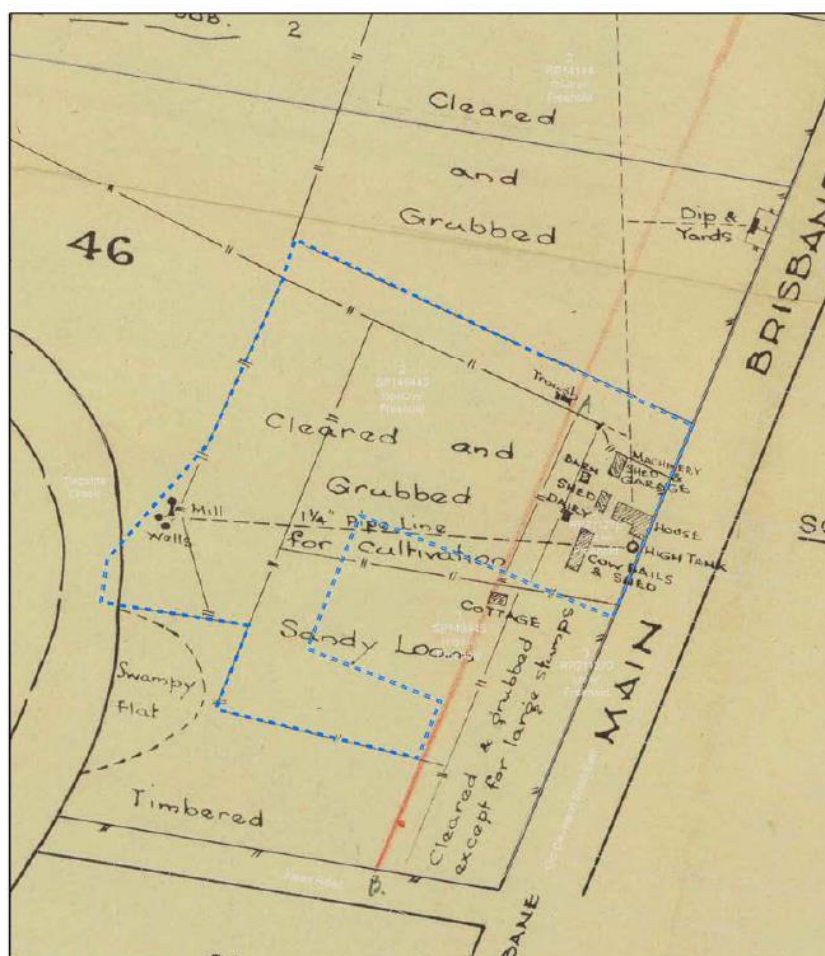
Figure 15: Indicative site plan - Lot 2 SP146445 (Queensland Government, 2022)

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Willard's Farm (former)
650011
Site Plan showing
c1947 Aerial [NAA]

Date created: 25/02/2022
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Legend

- Heritage register boundary
- Cadastre**
- Parcel
- Easement



Figure 16: Indicative site plan - showing 1947 plan NAA Item 1382188 (Queensland Government, 2022)

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Heritage register boundary

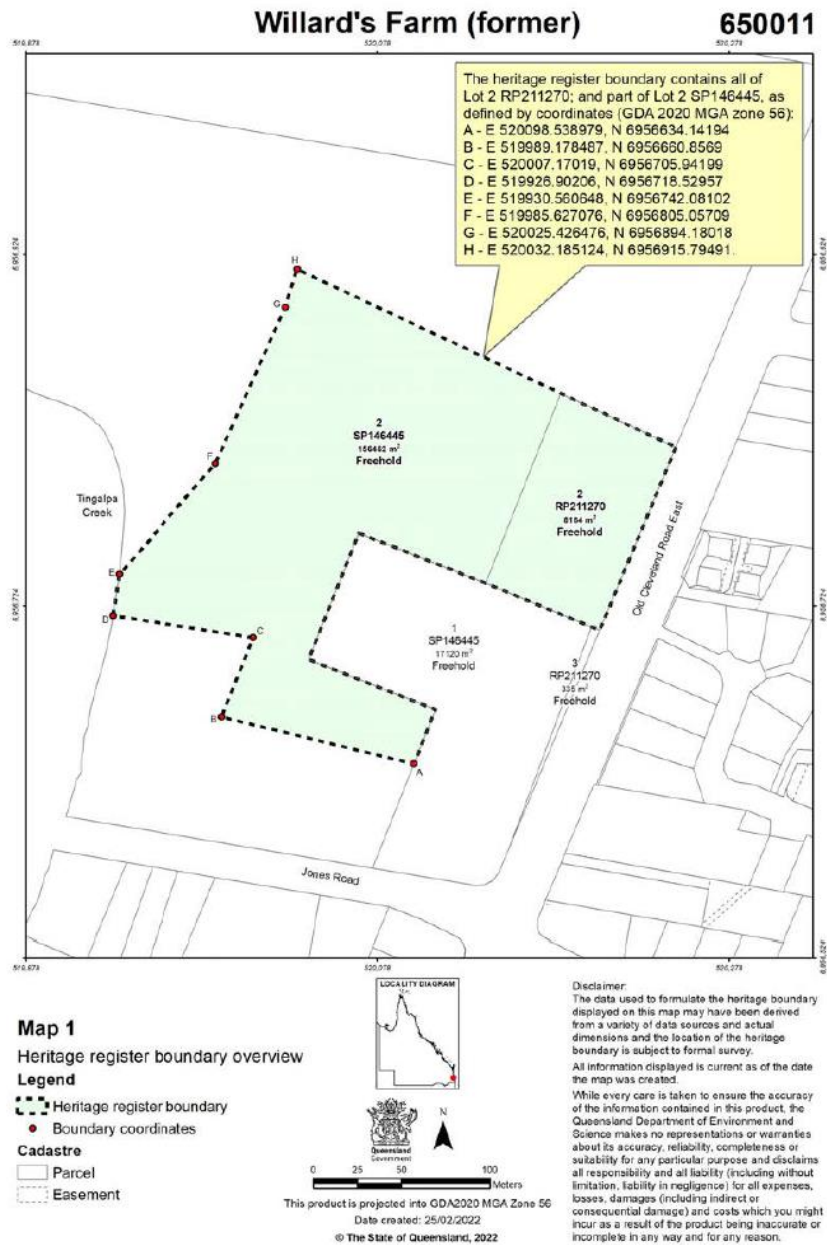


Figure 17: Heritage register boundary map (Queensland Government, 2022)

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[27] Other land purchases in the Capalaba area include six blocks of probably residential land near Birkdale Railway Station and at Cleveland, which were listed in his wife's estate in 1916; 'The Land Court', *The Week*, 9 July 1881, p.6; He was issued a Certificate of Title for selection 1458 [QSA Item ID: 32683, File – Land Selection 8 Apr 1868-31 Mar 1887. William Willard selected Portion 119 – selection 3917; QSA Item ID: 35401 File - Land Selection 8 Apr 1868-31 Mar 1887; Resubdivisions 19-21 and 60-62 of Subdivision A of Portion 82 and subdivisions 128 and 129 of Portion 14, county of Stanley, parish of Capalaba cited in 'Government Notices, Transmission by Death', *The Telegraph*, 9 October 1916, p.6.

[28] Morrison, *Aldine History of Queensland*, n.p.

[29] Maize: 'Wellington Point Agricultural Show', *The Queenslander*, 6 Jul 1901, p.46; Sweet potatoes - 'Wellington Point Show', *The Week*, 29 May 1896, p.3; 'Country News, Wellington Point' *The Queenslander*, 7 May 1904, p.34; 'Wellington Point Show', *Brisbane Courier*, 16 Jul 1906, p.5; 'Wellington Point Annual Show', *The Telegraph*, 19 Sep 1907, p.7; 'Wellington

for the Chief Executive, Department of Environment and Science
Note: This certificate is valid at the date of issue only

Date: 22-Mar-2022
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650011 Willard's Farm (former)

Certified Copy - Entry in the Queensland Heritage Register - Reference: CC0328



- Point 18th Annual Show', *The Telegraph*, 12 Oct 1908, p.3.
- [30] 'Tick Inoculation', *Brisbane Courier*, 23 Jan 1899, p.3; 'The Tick Pest', *Brisbane Courier*, 24 Feb 1899, p.6; Jack Guy, Birkdale, oral history interview cited by Tracy Ryan, *Passing the Time: Tales of the Redlands*. Redland Shire Council, n. p., 1996, p.49; A cattle dip was shown on a 1951 plan of the property; NAA, Commonwealth of Australia, Department of the Interior, Property & Survey Branch – Qld, Drawing No: L&S2634, 14 Nov 1951; 'Country News', *Brisbane Courier*, 2 May 1904, p.2.
- [31] NAA, 'Letter to the Chief Property Officer from Senior Leasing Officer', 12 September 1958, Item No. QL583 – 1, p.283; QImagery, Aerial Photographs.
- [32] Converge – Heritage and Community, *Willard's Farm Conservation Management Plan*, p.13.
- [33] Randall Photographic Collection supplied by Helen Duggan.
- [34] Randall Photographic Collection supplied by Helen Duggan.
- [35] Converge – Heritage and Community, *Willard's Farm Conservation Management Plan*, Redland City Council, October 2016, pp.21-22.
- [36] *Ibid.*, pp.21-22.
- [37] *Dairy Produce Act, 1904*, Dairy Produce Act of 1904 (4 Edw VII, No 18) (austlii.edu.au) Accessed October 2021.
- [38] Converge – Heritage and Community, *Willard's Farm Conservation Management Plan*, Redland City Council, October 2016, p.27.
- [39] Randall Photographic Collection supplied by Helen Duggan.
- [40] Margaret Willard left this real estate and personal estate worth more than £1115 to her offspring, William and Margaret; QSA, Series ID4486, Margaret Willard.
- [41] 'Passing of the Pioneers', *The Queenslander*, 1 Jul 1916, p.40.
- [42] DNRM Certificate of Title No. 237152; Queensland Birth Register, 1875, Ref: B19473.
- [43] 'Ideal property for Lease' and 'High Class Furniture and Stock', *The Telegraph*, 30 Jan 1924, p.10; The property was leased to Thomas Richard Charles Brown for seven years. He transferred the lease to Victor Ginns and Johns Ginns in 1932, but in July 1932 it was leased again, this time to William Littmann and John Fitzpatrick for five years; DNRM Certificates of Titles Nos 237156 and 237157; 'Historic home bought by private buyers', *Wynnum-Redlands Herald*, 19 March 1980, p.8.
- [44] 'Dairy Clearing Sale', *The Courier-Mail*, 16 April 1940, p. 20; 'Historic home bought by private buyers', *Wynnum-Redlands Herald*, 19 March 1980, p.8; DNRM, Certificate of Title No. 392237.
- [45] Entry on the Queensland Heritage Register, US Army Radio Receiving Station (QHR 650249); 'US Army Signal Corps Capalaba Radio Receiving Site at Old Cleveland Road East, Capalaba near Brisbane, Queensland During WW2', US Army Signal Corps, Capalaba Radio Communications site, near Brisbane, QLD during WW2 (ozatwar.com), accessed October 2021.
- [46] DNRM Cert of Title No 483053 and Cert of Title No. 483052; Entry on the Queensland Heritage Register, US Army Radio Receiving Station (QHR 650249).
- [47] National Archive of Australia (NAA), 'Lease agreement between Rosemary Innes Cotton and Commonwealth of Australia' 1951, Item No.22924927; NAA, 'Memorandum of Transfer, Commonwealth of Australia to Rosemary Innes Cotton, 1951, Item No.22924927; NAA, 'Letter to Redland Shire Council from Deputy Crown Solicitor, Commonwealth Government: Land at Capalaba: Compulsory Acquisition 1st July 1948', 7 June 1951, Item No.22924927, .
- [48] National Archives of Australia (NAA), 1947, Valuation Portion 41, 42 and 46, Freehold Property at Capalaba, James Thorpe & Co., Auctioneers and Valuers; National Archives of Australia (NAA), 1951, Detailed Survey Radio Receiving Station, Capalaba, LS2634.
- [49] National Archives of Australia (NAA), 1947, Valuation Portion 41, 42 and 46, Freehold Property at Capalaba, James Thorpe & Co., Auctioneers and Valuers; National Archives of

for the Chief Executive, Department of Environment and Science
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Date: 22-Mar-2022
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650011 Willard's Farm (former)

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Australia (NAA), 1951, Detailed Survey Radio Receiving Station, Capalaba, LS2634.

[50] 'Work Never Stops on 'Pines', *The Courier-Mail*, 10 Dec 1980, n.p.

[51] 'Historic home up for auction', *The Courier-Mail*, 13 Feb 1980, n.p; The two bedroom cottage, used for housing farm labourers, was located on what is now Lot 1 SP146445 and has been demolished.

[52] National Archives of Australia, *Capalaba Remote Receiving Station and Power House Site Plan*, 1959, Item No. QA1959/460; National Archives of Australia, 'Letter from Deputy Director Post and Telegraph, PMG to Allied Works Council', 28 August 1944, USAFIA (United States Army Forces in Australia) – Construction and installation of rhombic antennae – Capalaba, Queensland, Series No. MP721/1, Item No. W509/22, 1943-1946; National Archives of Australia, 1951, Detailed Survey Radio Receiving Station, Capalaba, LS2634.

[53] National Archives of Australia, 'Memorandum from Chief Property Officer to Officer-in-Charge, Land and Property Section', 14 January 1957, Item No. QL5831, p.473; National Archives of Australia, 'Letter from Department of Civil Aviation to Department of the Interior', 16 July 1971, Item No. MP7211, p.583; *Redland City Bulletin*, 'Obituary', 27 September 2019, <Birkdale's goat lady Isabella Alcock, long-time resident of Willard's farm, dies aged 84 | Redland City Bulletin | Cleveland, QLD> Accessed 26 November 2021.

[54] National Trust of Queensland, 'The Pines', File no. RED 2/4, draft citation and file notes.

[55] 'Councillor wants role in Birkdale land discussions', *Redland City Bulletin*, 18 June 2015; 'Losing our history', *Redland City Bulletin*, 18 July 2015; 'Residents to discuss historic homestead' *Redland City Bulletin*, 12 August 2015; Redland City Council, *Redland City Plan*, 'Heritage Overlay Map', Heritage_Place_MI_OM_013 (1).pdf, Accessed October 2021; Entry on the Queensland Heritage Register, US Army Radio Receiving Station (QHR 650249).

A handwritten signature in black ink, appearing to be 'J. Gifford'.

for the Chief Executive, Department of Environment and Science
Note: This certificate is valid at the date of issue only

Date: 22-Mar-2022
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650011 Willard's Farm (former)

Certified Copy - Entry in the Queensland Heritage Register - Reference: CC0328



Process Statement:

At its meeting of 8 September 2015, the Queensland Heritage Council resolved not to enter the Willard's Farm, 302 Old Cleveland Road East, Birkdale in the Queensland Heritage Register as a State Heritage Place, because it does not satisfy one or more of the cultural heritage criteria contained in the Queensland Heritage Act 1992.

On 08 March 2022, the Queensland Heritage Council resolved in an out-of-session vote to enter Willard's Farm (former), 302 & 362-388 Old Cleveland Road East, Birkdale, in the Queensland Heritage Register as a State Heritage Place, because it satisfies one or more of the cultural heritage criteria contained in the Queensland Heritage Act 1992.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

A handwritten signature in black ink, appearing to read 'J. H. ...'.

for the Chief Executive, Department of Environment and Science
Note: This certificate is valid at the date of issue only

Date: 22-Mar-2022
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15 REPORTS FROM INFRASTRUCTURE & OPERATIONS**15.1 LEASE RENEWAL - 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 and 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 co-ordinated 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 Incorporated	23 March 2022 1 February 2022 31 January 2022 26 November 2021 1 October 2021 1 September 2021	Confirmation of agreement with a 10 year lease term. Communication that Council is not supportive of 20 year lease term and proposal of a 10 year lease term. Advice provided to Club confirming a 20 year lease is not supported. Consultation with committee members regarding Pinklands precinct transformation planning and lease renewal process Request for a 20 year tenure term by Club. Request to organisation for confirmation of lease renewal
Service Manager, Business Partnering, Financial Services Group	16 February 2022	Sustainability check completed.
Service Manager, Legal Services	12 January 2022	Provided in principle support of 10 year lease term.
Facilities Coordinator, Facilities Services Unit	12 January 2022	Provided in principle support for a 10 year lease term.
Service Manager, Strengthening Communities Unit	12 January 2022	Provided in principle support for a 10 year lease term.
Service Manager, Parks and Conservation	13 December 2021	Provided in principle support for a 10 year lease term.
Accounts Receivable Officer, Financial Services Group	30 November 2021	Confirmation of no outstanding charges.
Service Manager, Civic and Open Space Asset	30 November 2021	Provided in principle support for a 10 year lease term.
Facilities Coordinator, Facilities Services Unit	29 November 2021	Completed leased building inspection.

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/COUNCIL RESOLUTION 2022/64

Moved by: Cr Paul Gollè

Seconded by: Cr Rowanne McKenzie

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.

CARRIED 11/0

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

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

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 ten 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/COUNCIL RESOLUTION 2022/65

Moved by: Cr Lance Hewlett

Seconded by: Cr Mark Edwards

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 ten 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.

CARRIED 11/0

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

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 and 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.

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

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/COUNCIL RESOLUTION 2022/66

Moved by: Cr Mark Edwards

Seconded by: Cr Rowanne McKenzie

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.

CARRIED 11/0

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

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

Nil.



17 NOTICES OF MOTION**17.1 CR JULIE TALTY - WASTEWATER TREATMENT POLICY FOR SOUTHERN MORETON BAY ISLANDS**

This item was removed from the agenda at Item 11.2, Motion to Alter the Order of Business (refer item for details).

18 URGENT BUSINESS WITHOUT NOTICE

Nil.



19 CONFIDENTIAL ITEMS**19.1 REDLAND INVESTMENT CORPORATION FINANCIAL REPORT FOR PERIOD ENDING 31 DECEMBER 2021****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/67**

Moved by: Cr Peter Mitchell

Seconded by: Cr Rowanne McKenzie

That Council resolves as follows:

1. To note the Financial Report for period ending 31 December 2021.
2. To maintain the attachment to the report as confidential including maintaining the confidentiality of legally privileged, private and commercial in confidence information.

CARRIED 11/0

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

19.2 EXTENSION TO LEASE - CLEVELAND**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/68**

Moved by: Cr Peter Mitchell

Seconded by: Cr Mark Edwards

That Council resolves as follows:

1. To apply the exception to dispose of land or an interest in land, other than by tender or auction, under subparagraph 236(1)(c)(iii) of the Local Government Regulation 2012, for renewing leases.
2. To maintain the report and attachments as confidential in accordance with any legal and statutory obligation, subject to maintaining confidentiality of legally privileged, private and commercial in confidence information until such time as the acquisition is finalised.

CARRIED 11/0

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

19.3 PURCHASE AND DISPOSAL OF LAND ON RUSSELL ISLAND**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/69**

Moved by: Cr Rowanne McKenzie

Seconded by: Cr Paul Bishop

That Council resolves as follows:

1. To note this report and its attachments.
2. To take no further action in regards to this matter.
3. To maintain the report and attachments as confidential in accordance with any legal and statutory obligation, subject to maintaining confidentiality of legally privileged, private and commercial in confidence information until such time as the acquisition is finalised.

CARRIED 11/0

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

20 MEETING CLOSURE

The Meeting closed at 11:54am.

The minutes of this meeting were confirmed at the General Meeting held on 18 May 2022.



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CHAIRPERSON