



**Redland**  
CITY COUNCIL

# **MINUTES**

## **GENERAL MEETING**

**Wednesday, 30 March 2011**

**Council Chambers  
1st floor Administration Building  
Bloomfield Street Cleveland. Qld 4163**

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## 1 DECLARATION OF OPENING

The Mayor declared the meeting open at 4.01pm 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 extend that respect to other indigenous Australians who are present.

## 2 DEVOTIONAL SEGMENT

Rev/Dr Bruce Alder, Member of the Ministers' Fellowship led Council in a brief devotional segment.

## 3 RECOGNITION OF ACHIEVEMENT

Nil.

## 4 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

### MEMBERS PRESENT:

Cr M Hobson PSM	Mayor
Cr M Elliott	Deputy Mayor and Councillor Division 7 – left at 7.50pm
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr D Henry	Councillor Division 3
Cr J Burns	Councillor Division 4
Cr B Townsend	Councillor Division 5 – entered at 4.02pm
Cr T Bowler	Councillor Division 6
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10

### EXECUTIVE LEADERSHIP GROUP:

Mr G Stevenson PSM	Chief Executive Officer
Mr N Clarke	General Manager Governance
Mr W Dawson	Manager Land Use Planning
Mrs L Rusan	General Manager Customer Services
Mr M Drydale	General Manager Corporate Services
Mrs T Averay	General Manager Development & Community Standards

### MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers Team Leader
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## **5 RECEIPT AND CONFIRMATION OF MINUTES**

### **5.1 GENERAL MEETING MINUTES 23 FEBRUARY 2011**

Moved by: Cr Elliott  
Seconded by: Cr Boglary

That the minutes of the General Meeting held on 23 February 2011 be confirmed.

CARRIED

## **6 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES**

### **6.1 REPORT FROM CHIEF EXECUTIVE OFFICER**

The Chief Executive Officer presented the following items for noting:

#### **6.1.1 PETITION (DIVISION 9) MANAGEMENT OF SAFETY ISSUES – CROTONA ROAD EAST, ALEXANDRA HILLS AND CROTONA ROAD, CAPALABA**

**Dataworks Filename:** GOV Petitions  
**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer  
**Author Name:** Greg Underwood  
General Manager Planning & Policy

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### **EXECUTIVE SUMMARY**

At the General Meeting on 25 August 2010 Council resolved that the petition requesting that Council undertake precinct traffic planning to assist with the management of safety issues rat running and dangerous intersections along and around Crotona Road East, Alexandra Hills and Crotona Road, Capalaba be received and referred to the Planning & Policy department for investigation and a report back to Council.

### **OFFICER'S RECOMMENDATION**

**That it be noted that a report addressing this matter will be presented to the 6 April 2011 Planning & Policy Committee meeting.**

**6.1.2 DREDGING AT VICTORIA POINT JETTY**

**Dataworks Filename:** GOV Notice of Business/Urgent Business to  
General Meetings

**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer

**Author Name:** Greg Underwood  
General Manager Planning & Policy

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**EXECUTIVE SUMMARY**

At the General Meeting on 20 October 2010 resolved that a report be prepared on the dredging at Victoria Point jetty affecting the landing of the Coochiemudlo Island ferries as this is affecting more than passenger ferries, it has to do with school children having to get home in a certain time and meet the school's duty of care.

**OFFICER'S RECOMMENDATION**

That it be noted that a report addressing this matter will be presented to the 8 June 2011 Planning & Policy Committee meeting.

**6.1.3 PETITION (DIVISION 5) CHANGE OF STREET NAME – CUPHEA STREET, RUSSELL ISLAND TO ANZAC MEMORIAL DRIVE, RUSSELL ISLAND**

**Dataworks Filename:** GOV Petitions

**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer

**Author Name:** Greg Underwood  
General Manager Planning & Policy

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**EXECUTIVE SUMMARY**

At the General Meeting on 17 November 2010 Council resolved that the petition, requesting that Council give due consideration to and undertake to change the name of Cuphea Street, Russell Island to Anzac Memorial Drive, be received and referred to the appropriate area of Council for consideration and a report back to Council.

**OFFICER'S RECOMMENDATION**

That it be noted that a report addressing this matter will be presented to the 6 April 2011 Planning & Policy Committee meeting.

**6.1.4 STATUS REPORT ON CLOSURE OF REDLAND BAY ROAD, CAPALABA**

At the General Meeting on 15 December 2010 Council resolved that the General Manager Planning & Policy bring forward a status report on the closure of Redland Bay Road, Capalaba to include information from discussions with Translink and Department of Main Roads, in relation to major intersections in this area.

**OFFICER'S RECOMMENDATION**

**That it be noted that a report addressing this matter will be presented to the 4 May 2011 Planning & Policy Committee meeting.**

**6.1.5 PROVISION OF PATHWAYS/FOOTPATHS IN THE REDLAND BAY AREA**

At the General Meeting on 15 December 2010, Council resolved that Council officers prepare a report with regard to the provision of funding for pathways/footpaths in the Redland Bay area.

**OFFICER'S RECOMMENDATION**

**That it be noted that a report addressing this matter will be presented to the 6 April 2011 Planning & Policy Committee meeting.**

**6.1.6 PETITION (DIVISION 6) STORM WATER DRAINAGE PROBLEM AT PEAR STREET, REDLAND BAY**

At the General Meeting on 27 January 2011, Council resolved that the petition regarding storm water drainage issues at Pear Street, Redland Bay be received and referred to the appropriate area of Council for consideration and a report back to Council.

**OFFICER'S RECOMMENDATION**

**That it be noted that a report addressing this matter will be presented to the 4 May 2011 Planning & Policy Committee meeting.**

**6.1.7 PETITION (DIVISION 7) – REMOVAL OF GUM TREES FROM WINCHESTER ROAD, ALEXANDRA HILLS**

At the General Meeting on 23 February 2011, Council resolved that the petition regarding the removal of Gum trees from Winchester Road, Alexandra Hills be received and referred to a Committee or officer for consideration/actioning and a report back to Council.

**OFFICER'S RECOMMENDATION**

**That it be noted that a report addressing this matter will be presented to the 13 April 2011 Customer Services Committee meeting.**

## 7 PUBLIC PARTICIPATION

### MOTION TO ADJOURN MEETING

Moved by: Cr Henry  
Seconded by: Cr Murray

That Council adjourn the meeting for a 15 minute public participation segment.

CARRIED

1. Ms N Olssen of Russell Island, Secretariat of the SMBI Forum and President of the Russell Island Association, speaking on her own behalf, addressed Council in relation to transport on the Islands and congratulated Council and Council officers for a very well run open house on Russell Island on Saturday, 26 March 2011.
2. Mr I Sajko of Mount Cotton, addressed Council on various issues including roadside mowing and tree maintenance.
3. Ms G Nemeth of Macleay Island, addressed Council in relation to the Redland Bay Center and Foreshore Master Plan and the carpark at Weinam Creek.

### MOTION TO RESUME MEETING

Moved by: Cr Elliott  
Seconded by: Cr Bowler

That the meeting proceedings resume.

CARRIED

## 8 PETITIONS/PRESENTATIONS

### 8.1 PETITIONS

#### 8.1.1 PETITION (DIVISION 6) REQUEST FOR A PATHWAY BETWEEN 119 TO 143 BUNKER ROAD, VICTORIA POINT

Moved by: Cr Bowler  
Seconded by: Cr Elliott

1. That the petition, which reads as follows, be received and that it be referred to the Chief Executive Officer for presentation of construction in the 10 year Capital Works Program as there are currently issues regarding land acquisition and/or resumption and sequence of developer contributions links that need to be resolved before construction can commence.
2. That the principal petitioner be notified of this action.

***“Petition from electors of Division 6, request that Council establish a path between 119 to 143 Bunker Road as it is quite dangerous for children, the elderly, disabled and the general public alike to walk or ride a cycle or wheelchair/scooter along from and to our new Eprapha Estate and Victoria Point Shopping Centre, schools and other facilities.”***

**CARRIED**

**8.1.2 PETITION (DIVISION 4) REQUEST FOR A SKATEPARK AT LAURIE BURNS OVAL, COOCHIEMUDLO ISLAND**

Moved by: Cr Burns  
Seconded by: Cr Murray

1. That the petition, which reads as follows, be received and that it be considered during the development of the Laurie Burns Oval Landscape Master Plan as the process for developing the master plan is currently underway and the petition feedback can be incorporated into the overall feedback from residents during the community engagement period;
2. That the principal petitioner be notified of this action.

***“Petition from residents of Coochiemudlo Island requesting that Council build a skatepark at the Laurie Burns Oval on Coochiemudlo Island.”***

**CARRIED**

**8.2 PRESENTATION**

**8.2.1 STATEMENT ON FINDINGS OF LOCAL GOVERNMENT REMUNERATION AND DISCIPLINE TRIBUNAL – COUNCILLOR JOHN BURNS**

Cr John Burns read the following statement in relation to the findings of the Local Government Remuneration and Discipline Tribunal:

***“That Councillor Burns make an admission at the next full meeting of Redland City Council in that the Local Government Remuneration and Discipline Tribunal has found, on the balance of probabilities, that I did release information I knew to be confidential to the Council and on that basis of findings I apologise to the Council.”***

## 9 MOTION TO ALTER THE ORDER OF BUSINESS

### 9.1 MOTION TO ACCEPT LATE ITEM

Moved by: Cr Williams  
Seconded by: Cr Boglary

That the late item, *Repair to Tazi Road Causeway, North Stradbroke Island*, be received and discussed as Item 17.4.2.

CARRIED

## 10 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEMS OF BUSINESS

### 10.1 MATERIAL PERSONAL INTEREST

- **Item 14.2.1 – *Tender for the Management of the North Stradbroke Island Holiday Parks*** – Cr Townsend declared a Material Personal Interest in this item – see item for details.

### 10.2 CONFLICT OF INTEREST

- **Item 15.2.4 – *Sponsorship Applications*** – Crs Hobson, Boglary, Townsend, Williams and Reimers declared a conflict of interest, or a perceived conflict of interest, in this item – see item for details.
- **Item 17.1.1 – *32/10 Investigation Report under Section 501E Local Government Act 1993*** – Crs Hobson, Boglary, Ogilvie, Henry, Townsend, Williams, Bowler, Elliott, Murray, Reimers, Burns and Gary Stevenson, Chief Executive officer declared a conflict of interest, or a perceived conflict of interest, in this item – see item for details.

**• ITEMS MOVED 'EN BLOC'**

The following items were moved 'en bloc' in accordance with the recommendations before Council:

Planning & Policy

- Item 13.1.2 - Tourism Strategy for the Redlands 2010-2014
- Item 13.1.3 - SPA & REG 09 – Exemption of Dwelling House & Non-Habitable Building Structure
- Item 13.1.6 - Petition (Division 4) Steps at 36 Orana Esplanade, Victoria Point
- Item 13.1.7 - Petition (Division 1) Safety Concerns on Bainbridge Street, Ormiston
- Item 13.1.10 - Youth Space Partnership
- Item 13.2.1 - Flood Recovery Support Through Sister City Initiatives

Customer Services

- Item 14.1.1 - Monthly Report for Operations and Maintenance Group
- Item 14.1.2 - Monthly Report for Customer and Community Services Group  
January 2011
- Item 14.1.3 - Monthly Report for Project Delivery Group

Corporate Services & Governance

- Item 15.1.1 - February 2011 – Monthly Financial Reports
- Item 15.1.3 - Financial Strategy Review 2010-2011
- Item 15.2.1 - Council Committee Charters and Chairpersons' Roles and Responsibilities
- Item 15.2.2 - Council Meetings Review
- Item 15.2.5 - Review of Corporate Sponsorship Program
- Item 15.2.6 - Corporate Balanced Scorecard Report – February 2011
- Item 15.2.7 - Redland City Council Local Law Making Process
- Item 15.3.1 - RP Data
- Item 15.3.2 - Allconnex Water – Draft Pricing
- Item 15.3.3 - Sale of land to Stocklands (Woolworths Carpark)
- Item 15.3.4 - Redland Bay Centre and Foreshore Master Plan – Implementation Strategy

**COUNCILLOR ABSENCES DURING MEETING**

Cr Henry left the meeting at 6.25pm and returned at 6.28pm during open forum on Item 17.1.1.

Cr Elliott left the meeting at 6.56pm during item 17.3.1 and returned at 6.58pm during item 17.4.1.

Cr Bowler left the meeting at 7.05pm and returned at 7.06pm during item 17.4.2.

Cr Elliott left the meeting at 7.50pm.



**11 DEVELOPMENT AND COMMUNITY STANDARDS COMMITTEE  
1 MARCH 2011****11.1 DEVELOPMENT & COMMUNITY STANDARDS**

[Development & Community Standards Committee Minutes 1/3/2011](#)

Moved by: Cr Townsend  
Seconded by: Cr Elliott

**That the Development & Community Standards Committee Minutes of 1 March 2011 be received and resolutions noted on items resolved under delegated authority.**

**CARRIED**

**ITEMS RESOLVED UNDER DELEGATED AUTHORITY:**

- 11.1.1 CATEGORY 1 – MINOR COMPLYING CODE ASSESSMENT & HOUSEKEEPING**  
*(This matter was resolved under delegated authority at Committee)*
- 11.1.2 CATEGORY 2 – COMPLYING CODE ASSESSMENTS AND MINOR IMPACT ASSESSMENTS**  
*(This matter was resolved under delegated authority at Committee)*
- 11.1.3 CATEGORY 3 – MODERATELY COMPLEX CODE AND IMPACT ASSESSMENTS**  
*(This matter was resolved under delegated authority at Committee)*
- 11.1.4 CURRENT APPEALS LIST AS AT 11 FEBRUARY 2011**  
*(This matter was resolved under delegated authority at Committee)*
- 11.2.1 APPEAL 3566 OF 2009 MULTIPLE DWELLING (13 UNITS) ROSEVALE COURT RETIREMENT VILLAGE**  
*(This matter was resolved under delegated authority at Committee)*

**ITEMS FOR CONSIDERATION:****11.1.5 DEVELOPMENT AND COMMUNITY STANDARDS FEE DISCOUNTS AND WAIVERS**

**Datworks Filename:** GOV - Development and Community Standards Reports for Noting

**Attachments:** [Development and Community Standards Fee Schedule Supporting Information](#)

**Responsible Officer Name:** Toni Averay  
General Manager, Development and Community Standards

**Author Name:** Kerri Lee  
Business Support Officer, Sustainable Assessment

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**EXECUTIVE SUMMARY**

On 25 November 2009, Council approved a number of fee discounts and criteria. This was in response to Internal Audit recommendations to provide improved accountability and transparency in consideration of any discounts.

On 4 October 2010, Policy Document 'Corporate POL-3094' and Guideline Document 'GL-3094-001' were approved. The General Manager, Development and Community Standards and, as of 20 October 2010, the Group Managers of Sustainable Assessment, Building and Plumbing Services, Business and Performance, and Community Standards, have delegated authority to approve requests to reduce the application fee when a strict application of the scheduled fee is unreasonable or inappropriate considering the work required to carry out the assessment of the application, or where an appropriate fee has not been set.

Other discounts include discounts for charities and not for profit organisations, as well as for Smart eDA and accelerated development applications.

All fee waivers and discounts are recorded in the Development and Community Standards Fee Discount Register. It is the responsibility of the relevant Group Manager and the General Manager to ensure registers are maintained.

The full list of approved provisions for fee discounts and waivers is attached.

**PURPOSE**

This report details fee discounts and waivers for Development and Community Standards for the period 31 May 2010 to 31 December 2010.

### Summary of Discounts and Waivers – 31 May 2010 to 31 December 2010

Discounts/Waivers	Discounts Approved	Total Amount of Discount
Discretionary Discounts	38	\$59,515.70
Charities and Not-for-Profit Organisations	10	\$43,333.39
Accelerated DA Applications	6	\$1961.55
Smart eDA Applications	96	\$25,558.80
Resubmission of lapsed applications	0	Nil
<b>Total</b>	<b>150</b>	<b>\$130,369.44</b>

### Refusals

Twelve (12) requests for a reduction in the development application fee were refused as they did not comply with the criteria in the 'Fee Schedule Supporting Information' for Discretionary Discounts.

- 'Scheduled fee considered appropriate';
- 'Lack of justification';
- 'Did not meet criteria for resubmission of lapsed fee';
- 'Further assessment was required to finalise the application by way of a negotiated decision and therefore the request for a fee waiver has been refused'; and
- 'No grounds under any Council policy to support reduction in infrastructure charges/contribution costs'.

### Fees on Application

For the 2009/2010 financial year, Fees on Application applied for a number of applications.

#### *Engineering Assessment*

A fee template was used to calculate a fee on application for operational works (landscape and civil compliance). The approved Fees on Application for the period 31 May, 2010 to 30 June, 2010 are listed below.

Application Type	Number of Applications	Total of Fees Paid
External Works	7	\$2471.90
Internal Works	8	\$6834.40
Inspection Fees	7	\$3147.50
Landscaping Works	2	\$1736.00
Development Works – Request to Change Conditions	1	\$207.00
External Works – Road Opening Permit Fee	1	\$171.00
<b>Total</b>	<b>26</b>	<b>\$14567.80</b>

*Building and Plumbing Services*

The 2009/10 Schedule of Fees and Charges included provisions for the calculation of 'Fees on Application' (FOA) in relation to applications for building certification, as follows:

*In determining the Fee on Application (FOA), the delegated officer will make an informed judgement and estimate of the resources required to carry out the necessary administration and assessments of the particular proposal or service requested. This will include the consideration of such things as:*

- *the number of properties;*
- *the development and associated works applications;*
- *the number and duration of attendances to gather and interpret information, to inspect and to collate records;*
- *the degree of complexity and contention in the material involved, of any decision to be made and of any reports to be written;*
- *the number of Council personnel concerned and time spent travelling; and*
- *the cost of any consultants, experts or professionals that may be required to assist Redland City Council in determining the application.*

*The fee determination is to be based on a fee for service principle.*

Commercial Building received ten (10) Fees on Application for the period 31 May, 2010 to 30 June, 2010, with a total amount of \$16093.15 paid.

Fee on Application is no longer applicable for Building and Plumbing Services or Engineering Assessment. In the current 2010 / 2011 Fees and Charges Schedule, a specified scheduled fee is now identified for each type of application.

**ACTIONS (FROM DEVELOPMENT AND COMMUNITY STANDARDS COMMITTEE – 6 JULY, 2010)**

On 21 April 2010, a recommendation was made to the Audit Committee by the General Manager Development and Community Standards as follows:

*That a review of the Proclaim and Finance One components of the reduced/waived fees and charges for Development and Community*

*Standards be undertaken commencing 1 July 2010 with completion by 30 July 2010.*

This review commenced in July, 2010 and was conducted in liaison with Council's Information Systems Unit. A scoping exercise was undertaken to determine the processes associated with data entry and management of reduced and waived fees and charges in both the Proclaim and Finance One systems. Early research indicated that separate reporting would need to be maintained as the systems do not interact.

A requirement for a separate code system within Proclaim has been identified. This will enable a separate Proclaim report to be run which identifies the specific fees and charges approved for a reduction or waiver. This report can then be checked on a regular basis with information obtained through Finance One reports (which identify the amounts actually paid) to ensure consistency.

The Information Systems officer assigned to this project is currently on extended leave and will return to Council around July 2011. The completion date for the review has been extended to 31 December 2011 pending this officer's return.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Elliott

**That the report be noted.**

**CARRIED**

**11.1.6 AMENDMENTS TO FEES AND CHARGES SCHEDULE 2010/2011**

**Dataworks Filename:** Fees and Charges  
**Responsible Officer Name:** Tricia Bell  
Group Manager Business and Performance  
**Author Name:** Tricia Bell  
Group Manager Business and Performance

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**EXECUTIVE SUMMARY**

Council adopted the 2010/2011 Fees and Charges Schedule at its Special meeting of 25 June 2010. Amendments to the schedule were subsequently adopted on 1 July 2010, 25 August 2010 and 17 November 2010.

A number of minor errors, omissions and clarifications have been identified in the Development and Community Standards Fees and Charges Schedule which need to be corrected. Accordingly, this report seeks approval for the 2010/2011 Fees and Charges Schedule to be amended to reflect these changes. These amendments are detailed below.

There are no new fees proposed as part of this recommendation.

**PURPOSE**

The purpose of this report is to seek Council approval to amend the 2010/2011 Fees and Charges Schedule as detailed below.

**BACKGROUND**

Following Council's adoption of the 2010/2011 Fees and Charges Schedule and subsequent amendments, a number of items have been identified as requiring amendment and/or clarification in the schedule. These are outlined below:

- Page 25 (Combined Applications): Insert two new paragraphs to read: *Where an application involves two or more types of Building Works assessable against the planning scheme, then the fee is to be based on the highest building works application fee plus 75% of the fee for each additional building works proposed as part of the application.*
- *Where a combined application has an impact and code component, fees will be charges at the applicable individual assessment levels.* This amendment is to provide clarification and ensure alignment with current procedures.
- Page 25 (Resubmission of a Lapsed Application): Insert new item to read: *4. The reduced fee is only applicable on first resubmission of a lapsed application.* This will replace: *Note: Council will not accept the resubmission of a lapsed application more than once.* This amendment is to provide clarification.

- Page 25 (Supporting Information): Amendment under Section 6.1 Security Bonds: Uncompleted Works Bond – based on 150%. This should read 120% as per the Redlands Planning Scheme. This is a typographical error only.
- Page 26 (Supporting Information): Amendment to heading of Section 7. This should read *Discretionary Fee Calculations and Discounts* and not *Discretionary Discounts*. This amendment will align the heading with current terminology.
- Page 26 (Supporting Information) amendment to text of Section 7:
  1. Delete first sentence: *The General Manager Development and Community Standards is authorised to approve Requests.*
  2. Reword second sentence to read: *Requests to determine an appropriate fee or reduce the application fee when a strict application of the scheduled fee is considered unreasonable or inappropriate considering the work required to carry out the assessment of the application, or where an appropriate fee has not been set, may be approved upon application.*
  3. Delete: In the second paragraph, the words *for fee reduction* – beginning of sentence now reads *“Requests are required to be made...”*.
  4. These amendments are to provide clarification and to align with the powers delegated to DCS General Manager and Group Managers.
- Page 47 (Engineering Assessment): Tree Planting Contributions (street trees). This fee is no longer calculated by litre bag size as Council now utilises subcontractors to complete this work. The Parks and Conservation Unit have advised the appropriate cost recovery fee should be \$150.00 per tree. The amendments required are:
  1. Delete: Tree Planting Contributions (street trees) 25 litre bag size - \$130.00;
  2. Delete: Tree Planting Contributions (street trees) 100 litre bag size - \$360.00.
  3. Insert: Tree Planting Contributions (street trees) per tree - \$150.00.

## ISSUES

The adoption of the proposed amendments to the 2010/2011 Fees and Charges Schedule will ensure clarity for Council’s customers and reinforce the Department’s commitment to customer service.

## RELATIONSHIP TO CORPORATE PLAN

Implement long term asset management planning that supports innovation and sustainability of service delivery, taking into account the community’s aspirations and capacity to pay for desired service levels.

**FINANCIAL IMPLICATIONS**

Overall, there is a negligible impact on the Department's budget bottom line.

**PLANNING SCHEME IMPLICATIONS**

There are no implications for the Redlands Planning Scheme.

**CONSULTATION**

All areas of the Development and Community Standards Department were consulted, in particular:

- Group Manager Sustainable Assessment;
- Group manager Community Standards; and
- Group Manager Building and Plumbing Services.

**OFFICER'S/COMMITTEE RECOMMENDATION**

That Council resolve that the proposed changes to the 2010/2011 Development and Community Standards Fees and Charges Schedule, as detailed above, be approved and become effective from 23 February 2011.

**ADDENDUM 8 MARCH 2011**

The effective date for the introduction of the amended Development and Community Standards Fees and Charges Schedule should be the 30 March 2011, as this is the date of the General Meeting where this recommendation is to be adopted. An amended Officer's Recommendation is proposed.

**AMENDED OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Elliott

**That Council resolve that the proposed changes to the 2010/2011 Development and Community Standards Fees and Charges Schedule, as detailed above, be approved and become effective from 30 March 2011.**

**CARRIED**



## **12 DEVELOPMENT AND COMMUNITY STANDARDS COMMITTEE 22 MARCH 2011**

### **12.1 DEVELOPMENT & COMMUNITY STANDARDS**

[Development & Community Standards Committee Minutes 22/3/2011](#)

Moved by: Cr Townsend  
Seconded by: Cr Elliott

**That the Development & Community Standards Committee Minutes of 22 March 2011 be received and resolutions noted on items resolved under delegated authority.**

**CARRIED**

### **ACCURACY OF MINUTES**

Moved by: Cr Townsend  
Seconded by: Cr Henry

**That the audio recording of the Development & Community Standards Committee meeting of 22 March 2011 be checked for accuracy in relation to the division called on Item 12.2.3 and that if a correction is necessary that it be noted at the next Development & Community Standards Committee meeting.**

**CARRIED**

### **ITEMS RESOLVED UNDER DELEGATED AUTHORITY:**

#### **12.1.1 CATEGORY 1 – MINOR COMPLYING CODE ASSESSMENT & HOUSEKEEPING**

*(This matter was resolved under delegated authority at Committee)*

#### **12.1.2 CATEGORY 2 – COMPLYING CODE ASSESSMENTS AND MINOR IMPACT ASSESSMENTS**

*(This matter was resolved under delegated authority at Committee)*

#### **12.1.3 CATEGORY 3 – MODERATELY COMPLEX CODE AND IMPACT ASSESSMENTS**

*(This matter was resolved under delegated authority at Committee)*

#### **12.1.4 CURRENT APPEALS LIST AS AT 4 MARCH 2011**

*(This matter was resolved under delegated authority at Committee)*

#### **12.1.5 NEGOTIATED DECISION – MULTIPLE DWELLING X 25 AT 171 ALLENBY ROAD, ALEXANDRA HILLS**

*(This matter was resolved under delegated authority at Committee)*

**12.2.1 CLOSED SESSION – APPEAL 1052 OF 2010 – INTENSIVE AGRICULTURE AT 241-259 BOUNDARY ROAD, THORNLANDS**  
*(This matter was resolved under delegated authority at Committee)*

**12.2.2 CLOSED SESSION – APPEAL 1740 OF 2008 – DWELLING HOUSE AT 7 SAMARINDA DRIVE, POINT LOOKOUT**  
*(This matter was resolved under delegated authority at Committee)*

**12.2.3 CLOSED SESSION – APPEAL 1880 OF 2008 – RESIDENTIAL DEVELOPMENT AND RECONFIGURATION OF 34 LOTS (1A) AND 25 LOTS (1B) AT 332 AND 344 CLEVELAND-REDLAND BAY ROAD, THORNLANDS**  
*(Recommendation A was resolved under delegated authority at Committee and Recommendation B is presented to Council for adoption)*

**ITEM FOR CONSIDERATION:**

**12.2.3 APPEAL 1880 OF 2008 - RESIDENTIAL DEVELOPMENT AND RECONFIGURATION OF 34 LOTS (1A) AND 25 LOTS (1B) – AT 332 AND 344 CLEVELAND-REDLAND BAY ROAD, THORNLANDS**

**Datworks Filename:** SB004758.1A/SB004758.1B/MC007588  
**Responsible Officer Name:** Bruce Macnee  
Group Manager, Sustainable Assessment  
**Author Name:** Dan Zilli  
Service Manager, Design and Coordination

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**EXECUTIVE SUMMARY**

A confidential report from Group Manager, Sustainable Assessment dated 10 March 2011 was discussed in closed session at the Development & Community Standards Committee and is presented to today's General Meeting for adoption of the Committee Recommendation.

**B. COMMITTEE RECOMMENDATION  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Henry

**That Council resolve as follows:**

- 1. To instruct the Chief Executive Officer to negotiate the purchase of a ten (10) metre strip of land located partly on Lot 24 SP185053 at 272-294 Cleveland Redland Bay Road, Thornlands, on Lot 2 RP14813 at 296-304 Cleveland Redland Bay Road, Thornlands and on Lot 3 RP173523 at 310 to 310B Cleveland Redland Bay Road, Thornlands, at fair market value for the purposes of noise attenuation treatments and landscaping;**

2. To instruct the Chief Executive Officer to proceed to resume the lots under the *Acquisition of Land Act 1967*; if negotiations to purchase a ten (10) metre strip as described in Recommendation 1 above are unsuccessful;
3. To delegate authority to the Chief Executive Officer under s.257(1)(b) of the Local Government Act (2009), to negotiate the purchase price and sign the relevant documentation to finalise the contract of sale; and
4. That this report remain confidential pending the final outcome of the Appeal.

**CARRIED**

### 13 PLANNING & POLICY COMMITTEE 2 MARCH 2011

Moved by: Cr Bowler  
Seconded by: Cr Elliott

That the Planning & Policy Committee Minutes of 2 March 2011 be received.

CARRIED

[Planning & Policy Committee Minutes 2/3/2011](#)

#### 13.1 PLANNING AND POLICY

##### 13.1.1 CHINA TRADE AND INVESTMENT OFFICE - ANNUAL REPORT

**Datworks Filename:** ED Trade – Redlands Trade & Investment Office  
**Responsible Officer Name:** Alan Burgess  
Manager Economic Development  
**Author Name:** Alan Burgess  
Manager Economic Development

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#### EXECUTIVE SUMMARY

Council endorsed an international policy in August 2003. It is important from an economic development perspective to generate income from outside of the City. This provides opportunities for job creation and consequent increase in self containment of the workforce. China continues to grow at an unprecedented rate and cashed up Chinese companies are seeking opportunities overseas to invest their funds. These factors provide opportunities for businesses in the Redlands.

Chinese business culture requires the development of a relationship between partners. It is therefore important to have mechanisms which can generate and maintain relationships with China. The Redland City Trade and Investment Office was opened in Guangzhou, Guangdong Province, during October 2006, and a friendship agreement was established in 2007 and Sister City 2009 with Qinhuangdao. These measures have helped to establish a credible and ongoing relationship with China which can be used to promote business, cultural, tourism and educational benefits to the City.

Referrals to the Redland City Trade and Investment Officer (RCTIO) generally come from the Business Grow program. The RCTIO also provides an opportunity to showcase the Redlands as a place to live, work and potentially invest. It also provides a range of services to Redlands businesses seeking to import or export from the Chinese market. The services are generally more personalised than other Australian Government agencies offer and come free of charge.

During 2010 the RCTIO handled over 230 business enquiries. In 10 responses that were received to a survey on the RCTIO, it was revealed that 100% were satisfied with the support provided.

## **PURPOSE**

This report provides an update of the activities of the Redlands Trade and Investment Officer in Guangzhou (China).

## **BACKGROUND**

In August 2003, Council adopted an international policy (Corporate POL-2586 International Policy – Strategic Economic and Community Relationships [Version 2 issued – 16/1/2008]) which included Council's commitment to the following key principles:

- Implement international initiatives that provide long term, tangible benefits to Redland City and to support economic and community development initiatives;
- Create an environment in which Redlands' economic development initiatives, that have an international focus, can be implemented and strengthened, including undertaking partnerships with the private sector;
- Provide opportunities to enhance goodwill and understanding between the people of Redland City and international communities;
- Work with Federal and State Government agencies and at a regional level to release international economic development opportunities and benefits.

The policy was underpinned by the concept that the community's knowledge and understanding of different cultures, communities and economies around the world will play an increasing role in the way Council works and does business. Council's need to expand the City's economic base and provide more self containment of the workforce is reliant upon generating additional income from outside the city. This may be from the local region, other parts of Australia or internationally.

Council's reliance on activities beyond the City's limits is particularly important for local business sectors – tourism, food and beverage processing, amenity horticulture, manufacturing and business. It is also important from a strategic perspective to attract business from outside of the City. This provides further opportunities for job creation and the consequent increase in self containment of the workforce.

2010 has seen the impact of the Global Financial Crisis continue to affect businesses in Redlands, however, China has continued to grow at rate of 9.1%. This continues to represent considerable opportunities for both importers and exporters to China. As Chinese companies grow their visions are expanding and they are looking for opportunities to invest their new found wealth outside of China. This provides opportunities for Redlands' businesses to seek investors or partners.

Council plays an important role in facilitating and encouraging the development of international relationships. This is generally achieved through a combination of economic, cultural and educational programs which are developed through friendship

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or sister City relationships. Council now has a Sister City relationship with Qinhuangdao and a friendship relationship with Yongin (Korea). An important and powerful tool is also the establishing of a presence in a foreign country to promote the home City and act as the interface.

Redland City Council established a Trade and Investment Office in China in October 2006. The office was established in Guangzhou, which was chosen as it is the capital of Guangdong province, one of the three major economic powerhouses of China. In June of 2009 the management of the Trade and Investment Officer was outsourced to Trade Queensland (now Trade and Investment Queensland). These initiatives have opened opportunities for Redland businesses as well as the potential for investment in local projects.

Guangdong province is one of the richest in China, with the highest GDP among all the provinces, 2009 GDP was 3.91 trillion RMB (US\$570 billion; approx. 11% of China Total GDP), growth rate 9.5%. Guangdong targets a 9% growth of GDP in 2010. Bilateral Trade valued at US\$ 611.1 billion, 1/3 of China's Total; Utilized FDI US\$ 19.5 billion, 1/4 of China's Total

## **ISSUES**

### **Trade Queensland Office (Guangzhou) - Redland City Trade and Investment officer**

In June 2009 the Trade and Investment Officer was outsourced to Trade Queensland under a 2 year contract, which is due to expire 1 July 2011. The officer remains available for use by Redland business people wishing to do business in China. The overall aim of the office is to generate employment and economic opportunities through trading with China.

The RCTIO operates in concert with the Redland City Business Grow program and the majority of referrals to the RCTIO come from Business Grow clients.

The Redland City Trade and Investment Officer:

- Provides opportunities to showcase the Redlands in China. This has become even more important from a tourism perspective with China Air commencing direct flights from Guangzhou to Brisbane;
- Confirms Council's commitment to promoting international trade and engagement;
- Provides a range of opportunities to actively promote export and investment initiatives;
- Acts as a Redland's business advocate, throughout China, under the auspices of Trade and Investment Queensland;
- Facilitates commercial arrangements and provides advice on business conditions and practices in China;

- Provides a link for local business people, and Council officers, who are visiting Southern China;
- Provides limited translation services at meetings and for basic documentation;
- Develops and maintains relationships with Chinese business and Government. In particular the ongoing relationship with the Sister City Qinhuangdao.

China represents a significant and growing economic development opportunity for the City. By establishing an office the Council highlights the importance of Southern China to its economic development strategies and to providing tangible ways for local businesses to expand into the market.

### **Activities of the Trade and Investment Officer**

Redland businesses, schools and other relevant organisations have on the ground access to the growing Chinese market.

The officer assists Redland businesses to expand into the south China marketplace, focusing primarily on imports and exports, and joint venture opportunities, education and cultural activities and investment attraction into Australia. The Officer provides businesses with pre market-entry advice, assessment of the market potential for their products or services, distribution and logistics information, trade show participation assistance and partner matching.

The services the officer provides include:

- Core Services - general assistance to Redland businesses on the Chinese market;
- Export assistance – helping Redland businesses export into the Chinese market;
- Import assistance - helping Redland businesses identify products to import from China;
- On the ground support – providing information for Redland businesses visiting Guangzhou and assisting with arrangements;
- Trade show co-ordination – identifying appropriate trade show opportunities and co-ordinating participation by Redland businesses;
- Inward Foreign investment – advising Chinese companies on the Redlands as a premier location for setting up or growing businesses;
- Education partnerships – fostering partnerships among universities, colleges and entrepreneurs;
- Tourism partnerships – identifying opportunities for linkages and distribution of the Redland visitor guide.
- Supporting the ongoing Sister City relationship with Qinhuangdao.

### **Outcomes for the Redland City Trade and Investment Office**

Throughout 2010 the Redlands Trade and Investment Officer has continued to provide good support to Redlands businesses, by handling over 230 business enquiries. The officer has 30 active clients (active clients are those which have used the services in the last 12 months), including 8 new businesses. They have also engaged with over 38 different Chinese Government agencies and businesses.

As part of her employment arrangements with Trade Queensland, the Officer was given the task of promoting and enhancing opportunities in the Green Building industry sector. As part of this role, the officer assisted in the organisation of a Green building trade mission to China in March 2010.

A survey was conducted of 30 Redland companies who have been referred to the Trade and Investment office, 10 responses were received (33%).

- Six (6) responses were received from companies which have either established a trading relationship or are in the process of doing so;
- Four (4) companies are in the process of investigating opportunities in China.

Of the 10 who responded to the survey:

- 100% were satisfied to very satisfied with the service they received from the RCTIO;
- One company reported employing new staff as a result of trading with China.

Comments provided from those surveyed include:

*“It is a great concept and has a massive potential for the industry”.*

*“Julia is amazing couldn't have done it without her”.*

The report from the Officers supervisor at Trade and Investment Queensland (Xu Jun) included:

*“I took over Trade and Investment Queensland (TIQ) Guangzhou office from Murray Davis in Jan 2010, and have been working with Julia Zhang, who is the project officer for Redland City Council in the office, for almost ten months. In the past ten months, I have worked with Julia on a number of projects involving Redland clients and other Queensland firms. She has been able to deliver excellent performance each time. I myself and TIQ Brisbane team have been really impressed by her capabilities and achievements. Clients she has worked with are all very happy and are very satisfied with her services. With her help, they all have achieved successes”.*

*“Julia's continuous successful stories of assisting clients are building on:*

- *her rich experiences in various areas of international business, marketing and customer services,*



- *good personality-colleagues and clients all enjoyed working with her,*
- *excellent understanding of markets, cultural issues and business practices in China and Australia*
- *hard-working attitude*
- *client-focused approach-she will devote herself to help clients”*

*“I strongly believe Julia is a great asset for Redland City, and I honestly think that hiring Julia is the best decision for Redland City Council and Redland firms to succeed in Southern China and China. It is fair to say that without her presence in Guangzhou, many Redland clients would not be able to achieve what they have achieved in China. She has also greatly enhanced Redland City’s profile in Southern China.”*

*“Furthermore, Julia has effectively leveraged platform and network provided by TIQ Guangzhou office, and on top of her excellent services to Redland clients she has made significant contribution to the successes of TIQ Guangzhou office, especially her outstanding contribution to 2010 Green Building Mission and 2010 CIEMEF. In addition, Julia’s case is a fantastic example of the close working relationship between state government and local council.”*

Further opportunities to expand education exchanges between China and Redland schools are being pursued and the RCTIO represents both Trade Queensland and Redland City at education displays and shows. The TIO is also providing assistance to a Chinese tourism company to establish student exchange programs.

The TIO has continued to maintain and develop the relationship with the various Chinese companies and the Economic Development group will continue to seek opportunities for them to invest in the Redlands, should suitable projects become available. They will also be included in opportunities for Chinese companies to establish headquarters operations within Redland City, to market and distribute their products.

The TIO has supported several Redlands businesses to attend the Canton fair and the Shanghai Mining expo to seek products and develop contacts.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority 6 *Supportive and vibrant economy, 6.1 Bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing opportunities for creativity, diversity and entrepreneurial activity.*

## **FINANCIAL IMPLICATIONS**

Retaining the Trade and Investment office will incur an ongoing operational cost of approximately \$50,000 per year. This has been allowed for in the current budget.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not result in possible amendments to the Redlands Planning Scheme.

## **CONSULTATION**

Trade and Investment Queensland were consulted in the development of this report and are very keen to continue the relationship.

## **OPTIONS**

### **PREFERRED**

That Council resolve to:

1. Note the contents of this report; and
2. Renew the contract of the Trade and Investment Officer, Guangzhou, China, for a further 2 years.

### **ALTERNATIVE**

That Council resolve to discontinue the Trade and Investment Officer program when the current contract ends in July 2011.

## **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Boglary  
Seconded by: Cr Henry

**That Council resolve to:**

1. **Note the contents of this report; and**
2. **Renew the contract of the Trade and Investment Officer, in Guangzhou, China, for a further 2 years.**

## **CARRIED**

### 13.1.2 TOURISM STRATEGY FOR THE REDLANDS 2010 - 2014

**Datworks Filename:** ED Planning - Tourism Development Strategy  
**Attachments:** [Strategy for Tourism in Redland City 2010 - 2014](#)  
**Responsible Officer Name:** Alan Burgess  
Manager Economic Development  
**Author Name:** Paula Rathgeber  
Tourism Development Officer

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#### EXECUTIVE SUMMARY

EC3 Global has been engaged to conduct industry consultation and develop a Tourism Strategy 2010-2014.

The development of a Tourism Strategy was delayed whilst the Tourism Advisory Forum considered alternative structures for the delivery of Tourism in the Redlands. In December 2009, Council resolved to not continue with the proposed tourism entity, retaining tourism development under the existing arrangements. Consultation with the industry and two councillor workshops have been undertaken with a draft document presented to industry for feedback in December 2010. Feedback has now been received and included in this document. Council is being asked to adopt this document as the Tourism Strategy for the Redlands 2010 – 2014.

#### PURPOSE

The purpose of this report is to seek Council adoption of the Strategy for Tourism in Redland City for 2010 – 2014.

#### BACKGROUND

Over the past three years Council has undertaken a variety of studies involving various industry groups to consider the structure for the delivery of Tourism in the Redlands. This culminated in December 2009 with a report recommending the establishment of a Council owned entity, controlled by a board of directors. This recommendation was not adopted by Council and the Tourism unit was directed to continue working under the existing arrangements.

Whilst the work on the tourism structure was being undertaken, the development of a strategic plan for tourism was placed on hold. It was anticipated that the proposed new tourism body would undertake this as its first major task. In June 2010, EC3 Global was engaged by Redland City Council to undertake the development of the Tourism Strategy 2010-2014.

#### ISSUES

The objectives of this project were to research, develop, consult and deliver a long term tourism strategy and accompanying strategic marketing plan. The Tourism Strategy and marketing plan will cover the next 4 years, and clearly articulate the

City's vision for tourism and ensure a City wide strategic approach for the development and growth of tourism in Redland City.

The development of the strategy will provide a unified, long term focus and an opportunity to develop strong partnerships between civic leaders, local tourism industry operators, the community and other key industry stakeholders. The strategy will also provide direction on Council's role in the supply of tourism related infrastructure and amenities including accommodation, tourism attractions, tours, product and information services. The tourism strategy will provide a focus and direction, through a range of strategic initiatives, to support and work with the tourism industry to address the challenges ahead and capitalise on opportunities.

The five key priority objectives are (page 17 – 21):

1. Partnerships and industry engagement and development;
2. A clear message and positioning;
3. Investing in economic growth through tourism;
4. A planned approach to growth and conservation;
5. Vibrant communities and tourism events.

From these priority objectives, twelve projects have been identified (page 22).

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority *6 Supportive and vibrant economy, 6.1 Bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing opportunities for creativity, diversity and entrepreneurial activity.*

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with the recommendations of this report.

## **PLANNING SCHEME IMPLICATIONS**

Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not result in possible amendments to the Redlands Planning Scheme.

## **CONSULTATION**

Four workshops were undertaken with industry to develop the tourism vision and strategy, as well as a number of personal interviews with key Tourism stakeholders. Two workshops were held with Councillors before the draft document was endorsed

by Committee in December 2010 for distribution to industry for feedback. The document was distributed to industry for six weeks with feedback received now included in the document.

**OFFICER'S RECOMMENDATION**

That Council resolve to adopt the Tourism Strategy for Redlands 2010 – 2014, as attached.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Elliott

**That Council resolve to adopt the Tourism Strategy for Redlands 2010 – 2014, as amended and attached.**

**CARRIED** (en bloc)

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### 13.1.3 SPA & REG 09-EXEMPTION OF DWELLING HOUSE & NON-HABITABLE BUILDING OR STRUCTURE

**Dataworks Filename:** LUP Sustainable Planning Act (SPA) 2009  
**Attachment:** [Attachment A – Table 2](#)  
**Responsible Officer Name:** Wayne Dawson  
Manager Land Use Planning  
**Author Name:** Michael Beekhuyzen  
Senior Strategic Planner  
Local Area & Strategic Planning

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#### EXECUTIVE SUMMARY

The *Sustainable Planning Act and Regulation 2009* commenced on 18 December 2009 introducing through Schedule 4 of the Regulation an amended approval processes for some types of 'low risk development', specifically dwelling houses, dual occupancy and non-habitable buildings or structures in residential areas. In effect, these uses, where defined criteria are met, are exempt from requiring a material change of use approval under the provisions of a Planning Scheme; with a building works approval only being required.

A key criterion that would exclude a dwelling house from being exempt for a material change of use approval under a planning scheme is where the premises is affected by a planning scheme overlay that is relevant to the assessment of a MCU. Schedule 4 of the Sustainable Planning Regulation (as amended) states the following trigger/s for exempt:

*'Making a material change of use of premises for a class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure under the BCA if—*

*(a) the use is for a residential purpose in a residential zone; and  
(e) either—*

- (i) no overlay, as identified in the planning scheme and relevant to assessment of the material change of use, applies to the premises for the material change of use; or*
- (ii) only an overlay about bush fire hazards applies to the premises and the premises are less than 2000m<sup>2</sup>;*

The Department of Infrastructure and Planning (DIP) have advised through meeting discussions and a published fact sheet that Council is responsible for determining the overlays relevant to assessment. The only exception being for a premises less than 2000m<sup>2</sup> where only the bushfire hazard overlay applies and is relevant to assessment. The Regulation makes a dwelling house exempt under this criterion from assessment against the RPS for a material change of use.

In 2010, an internal working group involving officers from the Land Use Planning Group, Sustainable Assessment and Legal Services was established to work through the Schedule 4 exemptions and determine relevant overlays to the assessment of a dwelling house under the Redlands Planning Scheme (RPS). An overlay that is relevant to the assessment for a material change of use for residential development is one that has specific assessment requirements that apply to a dwelling house or non-habitable building or structure. The working group determined that all overlays of the RPS are relevant to the assessment of a dwelling house with the exception of the Airspace and Aviation Facilities Overlay.

Sustainable Assessment has applied this determination since this time. In response, the development industry has raised a number of concerns with this interpretation. These concerns relate to inconsistent assessment processes for small lot housing on adjoining premises as a result of an overlay, in particular the Acid Sulphate Soils overlay. It should be noted that these inconsistencies result from the introduction of Schedule 4 rather than the interpretation made by the internal working group.

To address these concerns an alternative interpretation of Schedule 4 has been proposed by the development industry. This alternative interpretation is that if the self-assessment provisions of an overlay can be met then the overlay is considered to not be relevant to the assessment of a MCU. Under this interpretation, most small lot housing would no longer require code assessment but would become exempt from an MCU approval and only require a building approval. It would also expand the risk that Schedule 4 poses in terms of providing an incentive for a dwelling house application to not meet the self-assessment criteria of the Planning Scheme so as to be elevated to code assessment and in turn be eligible for the Schedule 4 exemption. This interpretation would also have wider implications. In particular, it would limit Council's options in addressing on-site wastewater concerns on the Southern Moreton Bay Islands.

It is recommended that for the purposes of interpreting Schedule 4 of the Sustainable Planning Regulation, Council resolve to maintain the determination made by the internal working group that all overlays of the planning scheme are relevant (except the Airspace and Aviation Facilities Overlay) to the assessment of a material change of use for a Class 1(a) building (detached house) and Class 10 building or structure.

To address concerns with small lot housing, it is further recommended that an investigation into amending the level of assessment for small lot housing from code to self-assessable subject to design and siting outcomes be undertaken as part of the next round of Planning Scheme amendments.

## **PURPOSE**

To determine through resolution, whether all overlays of the planning scheme are relevant to the assessment of a dwelling house with the exception of the Airspace and Aviation Facilities Overlay.

## BACKGROUND

The Sustainable Planning Regulation 2009 that accompanied the introduction of the Sustainable Planning Act (SPA) on the 18 December 2009 amended the approval process for some types of 'low risk development'; specifically dwelling houses, dual occupancy and non-habitable buildings or structures in residential areas. In effect, these uses (see attachment A), where they met the defined criteria, are exempt from requiring a material change of use approval under the provisions of a Planning Scheme; with a building works approval only being required.

On 26 March, 2010, the *Building and Other Legislation Amendment Regulation (No.1) 2010* was passed in response to concerns expressed by local governments and the community to the original exemption of buildings comprising not more than two (2) attached dwellings (Duplexes or Dual Occupancy) from assessment against the local governments planning scheme. It amended Schedule 4 Table 2 (f) to allow local governments to 'opt in' (through resolution) to apply the exemption under the Regulations to a dual occupancy. (Where not more than 2 attached dwellings). At General Meeting held 30 June 2010 Council resolved not to 'opt in' to apply the exemption.

*The Building and Other Legislation Amendment Regulation (No.1) 2010* also amended Schedule 4 Table 2 (e) that relates to relevant overlays for the following building classifications:

- Class 1(a)(i) – detached houses; and
- Class 10 - non-habitable buildings or structures such as private garage, carport, shed, fence, mast, antenna, retaining or free standing wall, swimming pool or the like.

Key points to note in relation to Schedule 4 Table 2 and the applicability of the exemption are that:

- the use needs to be for a residential purpose in a 'residential zone'. A definition of 'residential zone' in the Regulation is broadly based, covering all land designated in the RPS designated as residential (including Park Residential);
- development that is self-assessable in the RPS is not made exempt by Schedule 4 Table 2. All residential zones of the RPS currently have self-assessment criteria that allow a dwelling house or non-habitable building or structure to not require a material change of use application provided the specified acceptable solutions are met (except the SMI Residential Zone – future amendment & Pt. Lookout Residential Zone);
- the exemption does not apply where an overlay in the RPS applies to the premises and is relevant to the assessment of the material change of use for a dwelling house or non-habitable building or structure;
- the DIP fact sheet states that 'An overlay that is relevant to the assessment of a material change of use for residential development is one that typically constrains the development of the premises for residential purposes. Relevant overlays may exist to protect the historic character of an area or relate to specific assessment



requirements in relation to environmental characteristics, for example slope or flooding;

- the exemption applies where the only overlay that applies is a bushfire hazard overlay and the premises is less than 2000m<sup>2</sup>.

## ISSUES

### SUSTAINABLE PLANNING REGULATION 2009

The State Government has indicated that the Regulation provides measures to streamline the development application process for some types of 'low-risk' development to improve housing affordability and assessment processes. These measures are intended to remove duplication, costs and delays in the development process and allow dwelling houses in residential areas (when unconstrained by overlays) to be regulated through a building works approval only.

An internal working group involving officers from the Land Use Planning Group, Development and Community Standards and Legal Services was established to work through the Schedule 4 exemptions and determine relevant overlays to the assessment of a dwelling house under the Redlands Planning Scheme (RPS). An overlay that is relevant to the assessment for a material change of use for residential development is one that has specific assessment requirements that apply to a dwelling house or non-habitable building or structure. The working group determined that all overlays of the RPS are relevant to the assessment of a dwelling house with the exception of the Airspace and Aviation Facilities Overlay. This determination was made on the following basis:

- all overlays in the RPS (except the Airspace and Aviation Facilities Overlay) have assessment criteria relevant to the assessment of a dwelling house and non-habitable building or structures;
- the Airspace and Aviation Facilities Overlay makes a dwelling house and non-habitable building or structure exempt from assessment under the overlay;
- the RPS already aligns relative risk to levels of assessment making a dwelling house code assessable or impact assessable (requiring a material change of use application) only where an application does not meet self-assessable criteria (acceptable solutions). Impact assessment is only triggered where self-assessment criteria are not met and the application also exceeds specified dwelling design criteria (e.g. building height). As such, upholding code and especially impact assessable requirements of the RPS that only apply to applications with a relatively higher risk of having environmental or amenity impacts should continue to require a material change of use wherever possible.;
- the exemption would remove the potential for a material change of use for a dwelling house to be impact assessable and the need for public notification; and
- the ability to process development applications for a dwelling house efficiently under contemporary assessment systems already introduced by Council and being continuously refined.

Sustainable Assessment has applied the determination of the internal working group, that all overlays of the RPS are relevant to the assessment (except the Airspace and Aviation Facilities Overlay) of a dwelling house and non-habitable building or structure, in addressing enquiries/applications relevant to Schedule 4.

#### REDLANDS PLANNING SCHEME OVERLAY

An assessment of the overlays in the Redlands Planning Scheme demonstrates that all overlays have assessment criteria relevant to a dwelling house or non-habitable building or structure except for Airspace and Aviation Facilities Overlay (See Table 1).

**Table 1**

<b>Redlands Planning Scheme - Overlays</b>	<b>Dwelling House &amp; Non-habitable building or structures</b>
Acid Sulphate Soils Bushfire Hazard Electricity Infrastructure Extractive Resource Flood Prone, Storm Tide and Drainage Constrained Land Habitat Protection Heritage Place and Character Precinct Protection of Poultry Industry Road and Rail Noise Impacts Water Supply Catchments Landslide Hazard South-East Thornlands Structure Plan	Assessment criteria relevant to a dwelling house & non-habitable building or structure included.  Most overlays include acceptable solutions that if met will not elevate a self assessable application for a dwelling house or non-habitable building or structure to code assessment.
Airspace and Aviation Facilities	No assessment criteria relevant to a dwelling house & non-habitable building or structure included.  Dwelling house and non-habitable building or structure exempt from overlay.

#### **Level of Assessment**

The principle that the level of assessment should be aligned to risk relative to the nature/type of development and its locational circumstances (including zoning) is supported in the RPS. The RPS has incorporated this principle by defining varying levels of assessment (self-assessment, code assessment and impact assessment) in the different residential zones (See Table 2) for a dwelling house and non-habitable building or structures dependent on the application meeting acceptable solutions. In this way the RPS aligns risk to assessment levels at present.

In effect, Schedule 4 exemptions undermine this risk management principle of the RPS as the exemptions will only apply to code or impact assessable applications (self-assessable applications cannot be exempt) for a dwelling house or non-habitable building and structures where no relevant overlay applies. These are the type of applications that have been deemed to be a relatively higher risk of having environmental or amenity impacts by the RPS.

In this regard, at present the RPS makes all small lot housing (less than 500m<sup>2</sup>) code assessable development requiring a material change of use application and Council approval. The Schedule 4 exemptions will result in some small lot housing applications being exempt whilst others require code assessment depending on whether a relevant overlay applies. This outcome does not provide a consistent or desirable approach to the assessment of small lot housing across the City. To address this issue, the opportunity to make provision in the RPS for a small lot house to be self-assessable will be reviewed through the Planning Scheme amendment process and presented for Council consideration.

**Table 2**

<b>Redlands Planning Scheme</b>	<b>Dwelling House</b>
<b>Residential Zones</b>	<b>Levels of Assessment</b>
Urban Residential Medium Density Residential Residential Low Density Park Residential	Self-assessable, code assessable and impact assessable.
Point Lookout Residential SMBI Residential	Code assessable and impact assessable. It should also be noted that Council has resolved to provide opportunity for self-assessment within the SMBI Residential zone through a future amendment to the RPS.

#### DEVELOPMENT INDUSTRY CONCERNS

Concerns have been raised by members of the development industry with the determination made that all overlays of the RPS (except the Airspace and Aviation Facilities Overlay) that apply to a premise are relevant for the assessment of a dwelling house and non-habitable building or structure for the purposes of the SPR Schedule 4 exemptions.

Of particular concern is the relevance of the Acid Sulphate Soils Overlay to the assessment for a dwelling within the Urban Residential zone. This concern relates to the application of the State Planning Policy requirements through the Planning Scheme Acid Sulphate Soils overlay applying to all premises in the City below the 20m AHD (Australian Height Datum) elevation. As a result, the overlay may apply to one premises but not apply to a neighbouring premises simply based on slight difference in elevation of the premises. This results in a circumstance where one

premises may be exempt for a material change of use approval (where no relevant overlay applies) whilst the neighbouring premises is not.

It should be noted that this concern would only be relevant to an application involving a dwelling house on a small lot (below 500m<sup>2</sup> or with a frontage of equal or less than 10m) or where the dwelling house housing does not meet the relevant self-assessment criteria (acceptable solutions) of the RPS. These types of applications are recognised in the RPS as being a relatively higher risk application requiring Council approval through a code or impact assessable material change of use application. Providing greater scope for the exemption by determining that additional overlays are not relevant would undermine this principle of the RPS and may also provide an incentive for an application not to meet the self-assessment criteria so as to be elevated to code assessment and in turn be eligible for the exemption.

It should be further acknowledged that Council has implemented and continues to refine its electronic development application lodgement and assessment systems to achieve process efficiencies. Process reform initiatives such as Accelerated Development Assessment (formally RiskSmart) are being undertaken as part of a further advancement in the risk smart business process. Council is significantly involved in this and other Housing Affordability Programme funded initiatives being project lead by Council of Mayors SEQ and the Local Government Association of Queensland.

Sustainable Assessment has recently extended the Accelerated Development Assessment program to include applications for code assessable applications for a dwelling house on a small lot where the self-assessable criteria of all applicable overlays (including Acid Sulphate Soils) applicable are met. The Accelerated Development Assessment also applies for specified overlays that do not have self-assessment criteria where certain qualifications are met. For example, the accelerated process can apply to a lot affected by the Flood Prone, Storm Tide and Drainage Constrained Land Overlay where the development is proposed on land not mapped as subject to inundation. These Council initiatives contribute to streamlining the development application process, an outcome sought by the Schedule 4 exemptions, albeit through a different mechanism. Since the extension of the Accelerated Development assessment on 15 December 2010, to include small lot houses, Council has received 6 small lot applications. Eligible applications have been processed within 5 days.

The development industry has also expressed concern with Council's current assessment regime for small lot houses and the inconsistencies created by the introduction of Schedule 4. Under the RPS all small lot houses are code assessable. Accordingly whether a small lot house is exempt or requires code assessment is wholly dependent upon whether or not a relevant overlay is triggered on the lot. This raises the issue as to what constitutes a 'relevant' overlay. Members of the development industry argue that if the self assessable provisions of an overlay can be satisfied it is not relevant to the assessment of the MCU. Under this scenario most small lot dwelling houses would no longer be code assessable but would become exempt development under the Planning Scheme and simply require lodgement of a building approval.

Such a determination would also have wider implications. In particular, the number of premises on the Southern Moreton Bay Islands that are exempt from the Planning Scheme under Schedule 4 would increase significantly. At present, 1,190 residential premises on the Islands are exempt from the Planning Scheme under Schedule 4. This number would be increased significantly to almost 6,000 residential premises should the Acid Sulphate Soils overlay be determined as not relevant under Schedule 4.

Increasing the number of premises on the Islands that are exempt from the Planning scheme will impact on the options and effectiveness of addressing onsite wastewater concerns on the Islands through the Planning Scheme. This is a significant concern, with a report currently being prepared indicating that many of the catchments on the Islands are exceeding or nearing the sustainable density for traditional on-site wastewater systems. To address this issue, the introduction of temporary planning instrument that requires all new dwellings to install higher performing on-site wastewater system is to be proposed for Council consideration shortly. The temporary planning instrument provides an immediate or interim planning response prior to an amendment of the Planning Scheme to take place which will address this issue. Once the Planning Scheme is amended and planning provisions are in place to manage on-site wastewater systems on the Islands this concern would no longer be relevant.

#### CONCLUDING COMMENTS

At this time it is recommended that Council adopt a precautionary practice in regard to minimising potential impacts resulting from the State's ambiguous exemption provisions that were introduced without adequate consultation and resolve that all overlays contained in the Redlands Planning Scheme (with the exception of the Airspace and Aviation Facilities Overlay) apply to the premises on which they are shown and are relevant to the assessment of any Use or Other Development nominated in the Tables of Assessment for the relevant Overlay.

In addition, to address small lot houses it is recommended Council considers as part of the next round of Scheme amendments, to shift the level of assessment for small lot houses from code to self and review the specific design and siting outcomes it is seeking to achieve. This approach would address potential time and cost implications of having to lodge a code assessable application for a small lot house and ensure Council's desired policy outcomes for small lot housing are delivered consistently across the City.

#### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's 'Wise Planning and Design' outcome 5 – We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

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## **FINANCIAL IMPLICATIONS**

Council charges a fee to assess and administer a code or impact assessable application for a dwelling house or non-habitable building or structure in a residential zone. The fee is set at a level to recover up to the full cost to administer and assess the application. Schedule 4 exemptions will result in a reduction in the number of applications that require Council assessment for development assessment that will be balanced by reduced administration and assessment costs. There will also be consequential implications on staff committed to these types of applications made exempt by Schedule 4 of the Sustainable Planning Regulation

## **PLANNING SCHEME IMPLICATIONS**

The recommendation in this report will not result in amendments to the Redlands Planning Scheme at this time.

## **CONSULTATION**

The matter has been discussed with officers of the Department of Infrastructure and Planning.

The recommendation is consistent with the determination made by the internal working group that included officers from the Land Use Planning Group, Sustainable Assessment and the Legal Services Unit.

The General Manager of Sustainable Assessment has provided support for recommendations in this report.

## **OPTIONS**

### **PREFERRED**

That Council resolve as follows:

1. That for the purposes of interpretation of Schedule 4 of the Sustainable Planning Regulation, all overlays contained in the Redlands Planning Scheme (with the exception of the Airspace and Aviation Facilities Overlay) are relevant to the assessment of a material change of use for a Class 1(a) building (detached house) and Class 10 building or structure; and
2. To investigate amending the level of assessment for a small lot house from code to self assessable, subject to certain design and siting outcomes as part of the next round of Redlands Planning Scheme amendments.

### **ALTERNATIVE**

That Council resolve that for the purposes of interpretation of Schedule 4 of the Sustainable Planning Regulation, all overlays are relevant to the assessment of a material change of use for a Class 1(a) building (detached house) and Class 10

building or structure with the exception of the Airspace and Aviation Facilities Overlay and Acid Sulphate Soils Overlay where an application meets the self-assessment (acceptable solutions) of the Acid Sulphate Soils Overlay.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Elliott

**That Council resolve as follows:**

- 1. That for the purposes of interpretation of Schedule 4 of the Sustainable Planning Regulation, all overlays contained in the Redlands Planning Scheme (with the exception of the Airspace and Aviation Facilities Overlay) are relevant to the assessment of a material change of use for a Class 1(a) building (detached house) and Class 10 building or structure; and**
- 2. To investigate amending the level of assessment for a small lot house from code to self assessable subject to certain design and siting outcomes as part of the next round of Redlands Planning Scheme amendments.**

**CARRIED** (en bloc)

### 13.1.4 SMBI EFFLUENT TREATMENT

**Dataworks Filename:** LUP SMBI - General

**Attachments:** [Attach 1 - Temp Local Planning Instrument No 1](#)  
[Attach 2 - Extract of Statutory Guideline 02/09](#)  
[Attach 3 - Sustainability Study into the On-Site Wastewater Systems on SMBI](#)

**Responsible Officer Name:** Wayne Dawson  
Manager Land Use Planning

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Senior Strategic Planner

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### EXECUTIVE SUMMARY

To reduce potential risks to public health and to protect the sensitive environmental values of the Southern Moreton Bay Islands (SMBIs) and surrounding Moreton Bay Marine Park from adverse impacts associated with on-site wastewater treatment systems, a Temporary Local Planning Instrument (TLPI) in accordance with the *Sustainable Planning Act 2009* (SPA) is proposed. A TLPI is a statutory instrument made under the SPA that affects the operation of the Planning Scheme for up to one year.

The TLPI is proposed to affect the operation of the Planning Scheme by requiring all new dwellings to install an advanced secondary wastewater treatment system as a minimum. An advanced secondary treatment system provides an improved level of wastewater treatment over the existing primary and secondary on-site wastewater systems that are currently used on the Islands to treat domestic wastewater. Accordingly, when operated and maintained correctly these higher performing on-site wastewater systems can in turn reduce potential risks to public health and the environment.

Previous studies have indicated that once development exceeds a density of four dwellings/ hectare in a catchment, an increased risk to public health and the environment arises. Once a catchment exceeds this density of development, alternative measures (such as higher performing on-site wastewater treatment systems) should be considered to reduce risks to public health and the environment where a reticulated network is not planned or contemplated for many years. An analysis of the current dwelling density by catchment shows that many catchments on the Islands exceed this density.

A TLPI is proposed as an interim precautionary measure to immediately address the increased potential risks to public health and the environment associated with on-site wastewater systems recognising that many catchments on the Islands exceed density thresholds. The TLPI provides a temporary response allowing time to consider the results of recent surface water quality monitoring on the Islands and potentially future groundwater testing to gain a better understanding of the risks and impacts associated with existing on-site wastewater systems. This information will

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then provide a basis for a more informed response to the management of the risks of on-site wastewater that are expected to confirm the need to require higher performing on-site wastewater systems on the Islands. To implement an increase in the performance for on-site wastewater systems it is likely that a combination of either a local law or Planning Scheme Policy in conjunction with other amendments to the Planning Scheme will be needed. To consider recent water quality monitoring and adopt a response through either a local law or planning scheme policy and make other amendments to the Planning Scheme will require some time. There may also be opportunity to require higher performing on-site wastewater systems through the building codes of Queensland. Both approaches need to be discussed further with the Department of Infrastructure and Planning (DIP) whilst the TLPI is in place.

In accordance with the SPA, Council may seek to make a TLPI if it advances the purpose of the SPA and the Minister is satisfied that a number of specified criteria are met. These include risk of serious environmental harm, the delay in the amending the planning scheme would increase the risk, state interests are not adversely affected and the TLPI reflects the standard planning scheme provisions.

The proposed SMBI TLPI advances the purpose of the SPA to seek to achieve ecological sustainability by ensuring decision making processes:

- takes account of short and long-term environmental effects of development at local, regional, State and wider levels, including, for example, the effects of development on climate change; and
- applies the precautionary principle (the precautionary principle is the principle that lack of full scientific certainty should not be used as a reason for postponing a measure to prevent degradation of the environment if there are threats of serious or irreversible environmental damage)

## **PURPOSE**

The purpose of this report is to seek Council endorsement to submit a proposed Temporary Local Planning Instrument to the Minister for Infrastructure and Planning that would require all new dwellings or existing dwellings undergoing significant alteration (domestic additions) on the SMBIs to install an advanced secondary on-site wastewater systems or above.

## **BACKGROUND**

The Southern Moreton Bay Islands Planning and Land Use Strategy identified that the management of domestic wastewater is critical to the long-term sustainability of the Islands and the southern part of the Moreton Bay Marine Park. The Islands are currently not provided with a reticulated wastewater network. Wastewater is treated and disposed of on-site with most dwellings relying on primary treatments systems (septic and sullage tank with adsorption trenches). Increasingly, new dwellings are installing secondary treatment systems (household treatment plants). This shift is considered to be largely the result of landowners seeking to reduce the trenching requirements required/bedroom to support the construction of an increased number

of bedrooms. At present, there are approximately 3,000 primary treatment systems and 700 secondary treatment systems on the Islands.

The on-going use of primary wastewater treatment systems on the typical Island allotment size of 500-700m<sup>2</sup> is unsustainable. Alternative on-site systems are likely to be similarly unsustainable in the long-term. A reticulated wastewater network has been recommended as the long-term solution to the management of wastewater on the Islands.

Recent discussions with Allconnex Water have indicated that a reticulated network for the Islands is not currently included in forward wastewater infrastructure planning and would not be economically feasible at present. The most recent cost estimate to provide the reticulated network identified in the Sewerage Option Study is in excess of \$250 million. In addition, the necessary approvals to discharge from the two treatment plants sites identified in the Planning Scheme (Macleay and Russell Islands) into the Marine Park would be difficult to justify at this time. The two sites identified for treatment plants also have significant environmental constraints that need to be further investigated.

Allconnex Water have however indicated that an assessment of the feasibility of the reticulated network identified for the Islands by the Sewerage Options Study will be undertaken that focuses on economic viability of the infrastructure project and the likelihood of receiving the necessary approvals for two discharge points into the Marine Park. From these discussions, the provision of a reticulated network on the Islands is a long-term proposition at best.

In the meantime, potential risks to public health from surface water and groundwater contamination and environmental risks to the Islands sensitive freshwater wetlands and the surrounding Moreton Bay Marine Park are increasing as development continues on the Islands. To reduce risks to public health and the environment from on-site wastewater systems prior to a reticulated network being an economically viable alternative higher performing on-site systems will be required as an interim measure to reduce potential risks to public health and the sensitive Islands and bay environments.

The most recent investigation into wastewater (Supplementary Planning Study and Sewerage Options Study 2002) indicates that once development exceeds a density of four dwellings/hectare or one dwelling/2,500m<sup>2</sup> within any given catchment (natural water catchment) there is an increased risk to public health and the environment associated with primary on-site wastewater treatment systems. Once a catchment reaches or exceeds this density of development alternative measures (such as higher performing on-site wastewater treatment systems) should be considered to reduce risks to public health and the environment prior to a reticulated network being economically feasible.

An analysis of the current dwelling density by catchment shows that many catchments on the Islands exceed this density, supporting requiring higher performing on-site wastewater systems.

The impact of wastewater systems on public health risk and water quality (both surface and ground waters) within Island catchments that exceed the benchmark dwelling density has not been scientifically demonstrated at this time. The Department of Environment and Natural Resource Management have monitoring stations in the Marine Park in the vicinity of the Islands. This monitoring is however unable to provide a direct relationship with water quality and on-site wastewater management on the Islands.

Monitoring of surface water quality on the Islands has recently commenced with ground water quality testing also under consideration. The results of surface water quality will be available shortly and will provide a better scientific understanding of the impact of wastewater on surface water quality (stormwater run-off). This information can then be considered in determining an informed response to on-site wastewater management on the Islands.

In accordance with the precautionary principle, this lack of full scientific certainty into the impacts of on-site wastewater management on the Islands should not be used as a reason for postponing measures to prevent degradation of the environment if there are threats of serious or irreversible environmental damage. Preliminary feedback on current testing indicated that groundwater quality was being compromised and detrimental environmental effects were being experienced.

## **ISSUES**

### **Temporary Local Planning Instrument**

A Temporary Local Planning Instrument is a statutory instrument that assists in advancing the purpose of the *Sustainable Planning Act 2009* by protecting a planning scheme area (Redland City) from adverse impacts. The TLPI is proposed to affect the operation of the Planning Scheme to reduce potential risks to public health and the sensitive environments of the Islands and surrounding Marine Park from adverse impacts associated with on-site wastewater treatment and disposal. The TLPI would reduce risk by requiring all new dwellings to install advanced secondary wastewater treatment systems as a minimum.

An advanced secondary treatment system provides an improved level of wastewater treatment over the existing primary and secondary on-site wastewater systems that are currently used on the Islands to treat domestic wastewater.

These higher performing on-site wastewater systems can in turn reduce potential risks to public health and the environment provided residents maintain and operate these systems correctly.

A TLPI affects the operation of the Planning Scheme for up to one year (opportunity to extend if necessary) and requires approval of the Minister for Infrastructure and Planning in accordance with the following process:

Stage 1 Proposal	Step 1:	Council proposes to prepare a temporary local planning instrument (20 business days)
	Step 2	Minister considers the proposal. Notifies Council of agreement, with or without conditions. (20 business days)
Stage 2 Adoption	Step 3	Council decides whether to adopt. (10 business days)
	Step 4	Public notification of immediate effect of TLPI. (5 business days)
Statutory Guideline 02/09 Making or amending a local planning instrument.		

This report and the attached TLPI represent step 1 above if adopted. To assist the Minister in considering the proposed TLPI Council should also provide sufficient and relevant information to demonstrate how the TLPI complies with the relevant provision of the SPA (Section 105).

Section 105 of the SPA provides Council with a head of power to make a TLPI only if the Minister is satisfied that:

1. there is a significant risk of serious environmental harm, or serious adverse cultural, economic or social conditions happening in the planning scheme area (Redland City); and
2. the delay involved in using the process stated in Statutory Guideline 02/09 Making or amending a local planning instrument to amend the planning scheme would increase the risk; and
3. State interests would not be adversely affected by the proposed temporary local planning instrument; and
4. The proposed temporary local planning instrument appropriately reflects the standard planning scheme provisions.

It should be noted that all of the above requirements must be satisfied to support the proposed TLPI. The following sections of this report address the contribution the TLPI makes to advance the purpose of the SPA followed by an explanation on each of the above requirements.

Existing examples of TLPIs demonstrate the flexibility of the planning instrument with it being applied to affect infrastructure charges and contributions in the Gold Coast City and affecting land use definitions in the Sunshine Coast Region.

For further details on making a Temporary Local Planning Instrument refer to Attachment 1 taken from the Statutory Guideline 02/09 Making or amending a local planning instrument prepared by the Department of Infrastructure and Planning.

### **Advancing the purpose of the Sustainable Planning Act 2009**

The TLPI advances the purpose of the SPA to seek to achieve ecological sustainability by ensuring decision making processes:

- takes account of short and long-term environmental effects of development at local and regional levels by requiring higher performing on-site wastewater management to reduce potential risks to public health and the sensitive natural environments of the Islands and the Moreton Bay Marine Park; and
- applies the precautionary principle (the precautionary principle is the principle that lack of full scientific certainty should not be used as a reason for postponing a measure to prevent degradation of the environment if there are threats of serious or irreversible environmental damage)

It should also be noted that the SPA does not specifically constrain a Planning Scheme from including provisions that regulate on-site wastewater facilities.

### **Criteria 1: Significant risk of serious environmental harm, or serious adverse cultural, economic or social conditions happening in the planning scheme area**

The Island's sensitive ecosystems, the location of the Islands within the Moreton Bay Marine Park and public health concerns have been identified as at risk from on-site wastewater management on the Islands. The Southern Moreton Bay Islands Planning and Land Use Strategy endorsed by both Council and the State Government (albeit in a modified form) identified wastewater management as critical to the Islands long-term sustainability.

The most recent investigation into wastewater management (Sewerage Options Study 2002) indicates that once development exceeds a density of four dwellings/hectare or one dwelling/2,500m<sup>2</sup> within any given catchment (natural water catchment) there is an increased risk to public health and the environment associated with primary on-site wastewater treatment systems.

Once a catchment reaches or exceeds this density of development alternative measures (such as higher performing on-site wastewater treatment systems) should be considered to reduce risks to public health and the environment prior to a reticulated network being economically feasible. An analysis of the current dwelling density by catchment shows that many catchments on the Islands exceed this density supporting a requirement for higher performing on-site wastewater systems.

(Note: For further details of the study undertaken refer to Attachment 2: Sustainability Study into On-Site Wastewater Systems on the SMBIs. This study and the background investigations reviewed by the study will be provided to the Minister in support of the proposed TLPI.)

Recent discussions with Allconnex Water have indicated that a reticulated network for the Islands is not currently included in forward wastewater infrastructure planning and would not be economically viable at present. The most recent cost estimate to provide the reticulated network identified in the Sewerage Option Study is in excess of \$250 million. In addition, the necessary approvals to discharge from the two treatment plants sites identified in the Planning Scheme (Macleay and Russell Islands) into the Marine Park would be difficult to justify at this time. The two sites identified for treatment plants also have significant environmental constraints that need to be further investigated. From these discussions, the provision of a reticulated network on the Islands is a long-term proposition at best.

### **Higher performing on-site wastewater treatment systems**

In the almost ten years since the studies into wastewater management on the Islands were undertaken advances have occurred in on-site wastewater technology that have made high performing systems more affordable and suited for a domestic application.

The Department of Infrastructure and Planning approves on-site wastewater systems that can be installed in Queensland below 21 equivalent persons (Note: wastewater equal or greater than 21 equivalent persons requires a license from the Department of Environment and Resource Management). To install an approved on-site system a resident requires approval from Council under the Plumbing and Drainage Act 2002.

There are different types of on-site sewage facilities approved for use in Queensland. These approved systems are grouped into the following classification based on compliance with performance characteristics:

- Primary quality;
- Secondary quality;
- Advanced secondary; and
- Advanced secondary with nutrient removal.

Table 1 provides a comparison of the performance characteristics of each on-site wastewater systems class currently approved for use in Queensland. This table illustrates the improvements in the quality of wastewater treatment as the systems move from primary quality systems having no performance compliance standard to advanced secondary with nutrient removal having the highest compliance performance standard.

The table shows the level of performance of on-site systems the proposed TLPI requires. For example, advanced secondary treatment improves the quality of the following performance characteristics over secondary systems which offer improved treatment to primary systems:

- Reduced consumption of dissolved oxygen in a day period by bacteria that perform biological degradation of organic matter (BOD5). A reduction in the consumption of dissolved oxygen improves water quality;
- Reduced total suspended solids. Reducing total suspended solids improves water quality;

- Significantly reduced Thermo-tolerant coliform organisms. Indicates a lower risk of waterborne diseases.

Whilst these improvements in wastewater quality can be provided through high performing on-site systems it is not known if these systems represent a long-term solution to treat domestic wastewater on the Islands. The previous investigations that identified a reticulated wastewater network should be revisited to consider these higher performing systems (advanced secondary with and without nutrient removal) as a possible long-term solution to domestic wastewater management.

Table 1: On-site Wastewater system performance comparison						
Treatment Systems	Compliance Characteristics (90% of samples)					
	Biological Oxygen Demand in 5 (BOD5) (g/m <sup>3</sup> )	Total Suspended Solids (g/m <sup>3</sup> )	Thermo Tolerant coliform (organisms per 100 ml)	Total Chlorine Conc (g/m <sup>3</sup> in 4/5 samples)	Nitrogen Conc (mg/l)	Total Phosphorus Conc (mg/l)
<b>Primary Quality</b>	<i>Primary effluent quality does not have an effluent standard to test against and as such no compliance characteristics are listed.</i>					
<b>Secondary Quality</b>	≤ 20	≤ 30	≤ 200	≥ 0.5	<b>No Nutrient Removal</b>	
<b>Advanced Secondary</b>	≤ 10	≤ 10	≤ 10	≥ 0.5		
<b>Advanced Secondary with Nutrient Removal</b>	≤ 10	≤ 10	≤ 10	≥ 0.5	≤ 10	≤ 5

Wastewater on the Islands is managed on-site, with most dwellings relying on primary treatments systems (septic and sullage tank with adsorption trenches). Increasingly, new dwellings are installing secondary treatment systems (household treatment plants). This represents a significant private investment that needs to be a consideration in the review of previous wastewater investigations. Opportunities to assess the satisfactory operation of the primary treatment systems should also be considered.

The cost of the systems to the resident in terms of installation and on-going costs generally increase with higher performing on-site systems along with the level of resident maintenance to ensure satisfactory operation. As assessment of the costs to a resident of installing an advanced secondary on-site wastewater system and land treatment and disposal areas indicates the following:

- Installation cost for a primary system is approximately \$1000.00 the cost for both secondary and advanced secondary at approximately \$5000-\$7000 and for advanced secondary with nutrient removal is significantly higher at \$12,000.
- Land application area (trenching requirements) reduced between primary and secondary treatment. Similar land treatment and disposal area required for secondary and advanced secondary;

In summary, requiring advanced secondary on-site wastewater treatment provides an improvement in wastewater treatment over existing primary and secondary systems currently on the Islands reducing risks to public health and the environment without having a major impact on housing affordability. The land treatment and disposal areas are similar for secondary and advanced secondary systems indicating that any water quality gains made by requiring advanced secondary treatment over secondary treatment will not be off-set by increases in dwelling occupancy on the Islands that would in turn increase the quantity of wastewater. Lastly, previous investigations into a long-term wastewater solution should be revisited to consider the improvements made in on-site wastewater systems.

### **Water Quality Monitoring**

The impact of wastewater systems on public health risk and water quality (both surface and ground waters) within Island catchments that exceed the benchmark dwelling density has not been scientifically demonstrated at this time. The Department of Environment and Resource Management have monitoring stations in the Marine Park in the vicinity of the Islands. This monitoring is however unable to provide a direct relationship with water quality and on-site wastewater management on the Islands.

Monitoring of surface water quality on the Islands has recently commenced with ground water quality testing also under consideration. The results of surface water quality will be available shortly and will provide a better scientific understanding of the impact of wastewater on surface water quality (stormwater run-off). This information can then be considered in developing a more informed response to the management of wastewater on the Islands.

In accordance with the precautionary principle, this lack of full scientific certainty into the impacts of on-site wastewater management on the Islands should not be used as a reason for postponing measures to prevent degradation of the environment if there are threats of serious or irreversible environmental damage.

### **Criteria 2: The delay involved in using the process stated in Statutory Guideline 02/09 Making or amending a local planning instrument to amend the planning scheme would increase the risk**

Before considering whether the delay in amending the planning scheme would increase the risk posed by on-site wastewater management on the Islands it should firstly be considered whether an amendment to the Planning Scheme is necessary and whether any legislative constraints exist.



## **Redlands Planning Scheme**

The assessment provisions of the Redlands Planning Scheme relating to on-site wastewater systems on the Islands require an application for a material change of use application for a dwelling house to be supported by a plumbing approval or information that demonstrates that wastewater can be treated adequately by the on-site wastewater system proposed. As such, the Planning Scheme does not currently have provisions that require a dwelling house install advanced secondary treatment systems or above. An amendment to the Planning Scheme in accordance with the SPA would be required.

It should be noted that Council resolved in 2010 to provide opportunity for a dwelling house that meets a number acceptable solutions (including installing an advanced secondary treatment system) to be self-assessable as part of the next round of amendments to the Planning Scheme. Whilst this amendment to the Planning Scheme will provide an incentive to install an advanced secondary treatment system it does not require dwellings to install such a system.

## ***Plumbing and Drainage Act 2002***

The *Plumbing and Drainage Act (PDA) 2002* and *Standard Plumbing Drainage Regulation 2003* regulate on-site wastewater systems to prevent adverse effects on human health and safety or the environment. The Queensland Plumbing and Drainage Code provides performance solutions to meet the statutory requirements of the PDA.

Council currently regulates the installation of on-site wastewater systems on the Islands in accordance with the statutory requirements of the PDA. This regulatory framework does not support requiring advanced secondary treatments systems on the Islands alone.

Whilst this regulatory framework cannot be changed under a local planning instrument or a local law it does not prevent a local planning instrument or local law dealing with matters outside the scope of the regulation related to plumbing and drainage work or on-site wastewater work.

For instance, a past state government implementation notes regarding on-site wastewater and the role of planning schemes indicated that the Planning Scheme may identify areas where the use of on-site wastewater systems is constrained such as the Islands. Within these areas the higher standards than those in the PDA may be required. These higher standards include specifying a higher standard of wastewater treatment.

Council may formalise the adoption of different standards by the making of a local law, or Planning Scheme Policy under the SPA. Higher standards may relate and refer to mapped areas in the planning scheme.

Through the Council and State senior officers working group, DIP representatives are also currently investigating opportunities to require advanced secondary treatment systems on the Islands through the building codes of Queensland. Should the investigation identify opportunity through the building codes to require higher performing on-site wastewater systems these opportunities may be pursued and replace the temporary instrument when it expires.

In summary, from this assessment, no specific legislative constraints have been identified to requiring higher performing on-site wastewater systems on the Islands through the Planning Scheme. Based on a past state government implementation note regarding on-site wastewater and the role of planning schemes, it is likely that a combination of either a local law or Planning Scheme Policy in conjunction with other amendments to the Planning Scheme will need to be implemented to require higher performing on-site wastewater systems on the Islands. To adopt these necessary local instruments will require some time. There may also be opportunity to achieve this outcome through the building codes of Queensland.

The analysis of the dwelling density within the Islands catchment already shows that many catchments exceed the identified threshold of 4 dwellings/hectare. Many of these catchments have a relatively higher level of infrastructure and amenity that has attracted residential development ahead of catchments that are below 4 dwellings/hectare. These catchments have significant numbers of residential zoned lots that remain vacant and are likely to be developed before catchments below the 4 dwellings/hectare. At the rates of development experienced over the last year an additional 200 dwellings (potentially with primary on-site wastewater systems) could be expected to be added over the next year with much of this development expected to occur in catchments already exceeding 4 dwellings/hectare. Above this threshold the risk to public health and the environment increase.

**Criteria 3: State interests would not be adversely affected by the proposed temporary local planning instrument.**

Under the SPA, state planning instruments express state interests in relation to development assessment planning matters. More than one tool may be used concurrently to address all aspects of a state interest. There are four types of state planning instruments:

- state planning regulatory provision (SPRP);
- regional plan;
- state planning policy (SPP)—these will have a 10 year life, requiring periodic review and
- remaking; and
- standard planning scheme provisions, known as the Queensland Planning Provisions (QPP).

Examples of the above state planning instruments include the SEQ Regional Plan and the Koala SPRP and SPP. The State interests as reflected in the above four

types of state planning instruments would not be adversely affected by the proposed TLPI.

Prior to the introduction of the SPA and the establishment of the DIP, the State had considered operational principles to guide decision making for planning schemes and also outcomes for scheme drafting in deciding the role of planning schemes in regulating on-site wastewater management. Both these principles and outcomes sought to avoid regulatory duplication. They have also addressed the complementary and coordinating role of planning schemes in providing for comprehensive environmental assessment of development and its effects. In accordance with these principles, the role of planning schemes for on-site wastewater management had been confirmed provided Planning Schemes

- avoid duplicating the assessment of on-site sewerage facilities required under the PDA; and
- complement the existing regulation with respect to determining appropriate areas for urban
- growth and assessment criteria for reconfiguring of lots.

Through the 1st State Interest Review of the Redlands Planning Scheme (Version 1), the Department of Local Government, Planning, Sport and Recreation did not support specific provisions in the Planning Scheme to regulate on-site wastewater facilities. This decision had been made on the grounds that the proposed provisions would have resulted in the duplication of assessment already required under the *Plumbing and Drainage Act 2002*.

The proposed TLPI does not duplicate assessment already required under the *Plumbing and Drainage Act 2002*. The TLPI instead compliments the Act by providing a temporary planning instrument to set higher standards than required by the Act in recognition of the risks to public health and the environment posed by the continued use of primary and to a lesser extent secondary waste water treatment systems. Scope to require a higher standard is provided by the PDA.

**Criteria 4: The proposed temporary local planning instrument appropriately reflects the standard planning scheme provisions.**

The TLPI is considered to appropriately reflect the standard planning scheme provisions. The standard planning scheme provisions provides Council with the ability to prepare local planning instruments that respond to local issues within a standardised framework.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority outcome 1 - *A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.*

## FINANCIAL IMPLICATIONS

No significant financial implications arise with proposing a TLPI.

## PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group prepared this report with the outcome of recommendations in this report not requiring any amendments to the Redlands Planning Scheme at this time. Amendments to the RPS will be drafted and pursued within the 12 month life of the TLPI.

## CONSULTATION

In preparing this report Land Use Planning has consulted with relevant units of the Sustainable Assessment and the Environmental Management Groups.

The proposal was presented to SMBI Communities Advisory Committee and was generally supported subject to further feedback.

Land Use Planning has also consulted with the Department of Infrastructure and Planning and Allconnex Water.

## OPTIONS

### PREFERRED

Council resolve to:

1. Prepare Redland City Council Temporary Local Planning Instrument No. 1: Southern Moreton Bay Islands On-Site Wastewater Treatment 2011 (Attachment 1) in accordance with the provisions of the *Sustainable Planning Act 2009*; and
2. Seek approval from the Minister for Infrastructure and Planning to adopt and implement the Temporary Local Planning Instrument.

### ALTERNATIVE

That Council resolve not to prepare a Temporary Local Planning Instrument and to not seek approval from the Minister for Infrastructure and Planning for Redland City Council Temporary Planning Instrument No. 1: Southern Moreton Bay Islands On-Site Wastewater Treatment 2011 pursuant to the *Sustainable Planning Act 2009* (Attachment 1).

## OFFICER'S RECOMMENDATION

That Council resolve to:

1. Prepare a Redland City Council Temporary Local Planning Instrument No. 1: Southern Moreton Bay Islands On-Site Wastewater Treatment 2011

(Attachment 1) in accordance with the provisions of the Sustainable Planning Act 2009; and

2. Seek approval from the Minister for Infrastructure and Planning to adopt and implement the Temporary Local Planning Instrument.

### **COMMITTEE RECOMMENDATION**

That Council resolve to:

1. Prepare a Redland City Council Temporary Local Planning Instrument No. 1: Southern Moreton Bay Islands On-Site Wastewater Treatment 2011 (Attachment 1) (as amended) in accordance with the provisions of the *Sustainable Planning Act 2009*; and
2. Seek approval from the Minister for Infrastructure and Planning to adopt and implement the Temporary Local Planning Instrument.

### **COUNCIL RESOLUTION**

Moved by: Cr Townsend

Seconded by: Cr Bowler

**That this item be deferred to the General Meeting scheduled for 27 April 2011.**

**CARRIED**

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### 13.1.5 SMBI COMMITTEE REPORT 17 FEBRUARY 2011 - ITEMS FOR CONSIDERATION

**Dataworks Filename:** GOV SMBI Advisory Committee  
**Attachment:** [SMBI Communities Advisory Committee meeting minutes 17 February 2011](#)  
**Responsible Officer Name:** Greg Underwood  
General Manager Planning & Policy  
**Author Name:** Mark Conlan  
Principal Advisor - SMBI Strategy

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#### EXECUTIVE SUMMARY

The SMBI Communities Advisory Committee met on Thursday, 17 February 2011 at the Macleay Island Progress Association Hall, Macleay Island. Attached is a copy of the Committee Report from this meeting.

The following reports were considered by the Advisory Committee:

#### 6.1 SMBI integrated Local Transport Plan (SMBI ILTP) Review

This report follows a presentation made to the Advisory Committee by the Infrastructure Planning Group at a workshop held on 14 December 2010. This information was presented by Janet Smith, Advisor Transport and Planning, Infrastructure Planning Group.

Advisory Committee recommendation was –

That the SMBI Communities Advisory Committee:

1. Receive the information provided on the SMBI ILTP Review; and
2. Continue to provide advice to Council regarding the strategies outlined in the Discussion Paper.

#### 6.2 Draft Tourism Strategy for the Redlands 2010-2014

This report follows a presentation made to the Advisory Committee by the Economic Development Group held on 14 December 2010. This information was presented by Paula Rathgeber, Tourism Development Coordinator, Economic Development Group.

Advisory Committee recommendation was –

That the SMBI Communities Advisory Committee:

1. Note the information provided on the draft Tourism Strategy for the Redlands 2010-2014 and
2. Request Council to continue to examine the specific marketing needs and strategies for tourism on the SMBI in terms of developing niche markets for short term and day tourism.

**6.3 SMBI Planning and Land Use Strategy (SMBI PLUS) Review**

This report follows a presentation made to the Advisory Committee by the Land Use Planning Group held on 14 December 2010 and a further workshop undertaken on 25 January 2011. This information was presented by Mark Conlan, Principal Adviser SMBI Strategy Planning Coordinator, Land Use Planning Group.

Advisory Committee recommendation was –

That the SMBI Communities Advisory Committee:

1. Support the proposed SMBI PLUS Review process, and
2. Continue to provide and refine advice to Council on strategic planning issues tied to the Southern Moreton Bay Islands for inclusion within the review process.

**6.4 SMBICAC Meeting Schedule Revision**

This report provides an update on the meeting schedule of the Advisory Committee. It was proposed to delay the meeting scheduled for 19 May to 13 July as there were conflicts with the proposed timelines tied to the SMBI PLUS Review project.

Advisory Committee recommendation was –

That the Advisory Committee support the change to the final meeting date of the Advisory Committee from 19 May to 13 July 2011.

**6.5 Updates and reviews of actions from previous meetings:**

Advisory Committee recommendation was –

That the Advisory Committee review and note the update of actions from previous meetings as presented in the attachments along with the following information:

**ITEMS 2.1.2(b) & 2.4.2(b)**

Moved by: Mr R Harris

Seconded by: Mr R Schmidt

That the Advisory Committee notes the resolutions made at Council's 16 December 2010 Special Meeting.

They welcome the initiative shown by Council in involving the consultants Coffey Commercial and the explorational opportunities for a wider, more comprehensive and vibrant vision for the Weinam Creek area involving public/private partnership.

Members continue to advise Council that they see the provision of appropriate levels of free and paid allocated parking to be essential to the future growth, well being and sustainability of the SMBI.

Members note Council's intention to circulate the GHD alternative routes study to Government and commercial interests and the exploration of efficiency/price savings on existing routes.

They urge that every possible effort is put into this process. Whatever difficulties be in the way of providing more affordable, appropriate and adequate access to and from the SMBI, determined efforts must be made to secure these goals since they not only have the potential to reduce parking pressure at Weinam Creek, but provide the essential underpinning for the whole future sustainability of social and economic progress on the SMBI.

**ITEMS 2.1.2(c), 2.3.2 and 3.3.2**

Moved by: Mr R Harris

Seconded by: Mr L Shipley

Draft Queensland Coastal Plan

Draft Southern Moreton Bay Marine Infrastructure Master Plan

The SMBICAC advises Council that it sees the development of appropriate, adequate and affordable water transport links as critical to the future development of an environmentally, economically and socially sustainable community.

To this end it urges Council again to make every effort to ensure State Bodies confirm that all existing and proposed passenger and vehicle ferry access points be declared "Marine Activity Zones" or that these be recognised as exceptions under the Queensland Coastal Plan (point (a) attachment page 17 of 24) as exceptions to the policy where economic, social or environmental benefits justifies the ecological impact.

**6.6 Macleay Island Car Park Upgrade and Recreational Boat Ramp Relocation**

This report provided to the committee with an update of the progress of the project for their information, as this is a topical issue on Macleay Island. This information was presented by Murray Erbs, Manager Infrastructure Planning Group.

Advisory Committee recommendation was –

That the Advisory Committee note the update provided on the proposed Macleay Island car park upgrade and the proposed creation of a new recreational boat ramp.

**7 Urgent Business**

**7.1 Update on Jock Kennedy Park**

The Principal Advisor SMBI Strategy, Mark Conlan, updated the Committee in relation to the ongoing planning related to the Jock Kennedy Park upgrade on Russell Island.



**7.2 Passenger Ferry Fare Increases**

Statement to Council regarding passenger ferry fare increases.

Moved by: Mr R Harris

Seconded by: Mr L Shipley

Recent announcements regarding passenger ferry fare increases have caused considerable concern for the SMBI residents, visitors and business.

Council has received correspondence from representative bodies on the SMBI including Forum, Macleay Island Progress Association, Russell Island Association and possibly others, indicating likely difficulties arising and the SMBICAC asks that Council lobby the State Government for:

1. Inclusion of passenger travel in the Translink System if this will assist in reducing fares;
2. Seek to obtain public access to the Department of Transport & Main Roads (DTMR) price review process.

SMBICAC also advises that should State or other bodies see demand management, by way of access fee increases, as a tool to limiting population growth on the SMBI, then those bodies must be prepared to accept political responsibility for the continuing decline in:

1. House prices and rental incomes;
2. Employment and training levels;
3. Economic activities on the SMBI; and
4. State and Federal taxation incomes.

which will lead to further damaging financial and social costs in terms of:

1. Welfare dependency;
2. Poor educational outcomes; and
3. Irreparable effects upon the social fabric of the Islands.

The items presented to the Committee were discussed and it is recommended that Council resolve in accordance with the following Officer's Recommendation.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend

Seconded by: Cr Boglary

**That Council resolve to:**

1. **Receive the attached SMBI Communities Advisory Committee Report of 17 February 2011; and**

2. Note that the Chief Executive Officer will deal with any operational or administrative recommendations from this Advisory Committee Report and where necessary, report to an ensuing Planning & Policy Committee meeting with recommendations for consideration by that Committee.

**CARRIED**

A division was called for.

Crs Reimers, Murray, Elliott, Bowler, Williams, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Burns voted in the negative.

The motion was declared by the Mayor as **CARRIED**.

**13.1.6 PETITION (DIVISION 4) STEPS AT 36 ORANA ESPLANADE, VICTORIA POINT**

**Dataworks Filename:** RTT Planning – Marine General  
Lot 30 on RP.801822

**Responsible Officer Name:** Murray Erbs  
Manager Infrastructure Planning

**Author Name:** Rodney Powell  
Senior Advisor Infrastructure Investigations

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**EXECUTIVE SUMMARY**

Redland City Council [RCC] has a plan to install foreshore stairs and a beach access ramp in the vicinity of 38 Orana Esplanade, Victoria Point [37A Orana Esplanade]. The residents have petitioned RCC to reconsider this plan. An investigation has been undertaken and it is recommended that Council reject the petition and continue with the capital works as planned, to install foreshore access stairs in front of 38 Orana Esplanade in 2010/11 financial year and beach access ramp in 2013/14 financial year.

It is further recommended that Council officers consult with local residents and other stakeholders prior to the design and location of the proposed ramp to ensure that the ramp location and design satisfy the community needs.

**PURPOSE**

This report is in response to a petition received by Council at the General Meeting October 2010. The petition requested that the foreshore access stairs at 38 Orana Esplanade be relocated to the front of 36 Orana Esplanade and that a ramp be installed at 38 Orana Esplanade. This report investigates the petitioners' request and provides a recommendation.

**BACKGROUND**

The foreshore access stairs are part of a program of 10 sets of access stairs around Redland City which was first proposed in 2007. Three sets were proposed for Orana Esplanade, Victoria Point to replace the existing stairs at this location. The existing stairs are of unknown origin and there is no record of Council or Environmental Protection Agency [EPA] Section 86 approval.



**Figure 1 - Existing Stairs at 24 Orana Esplanade**

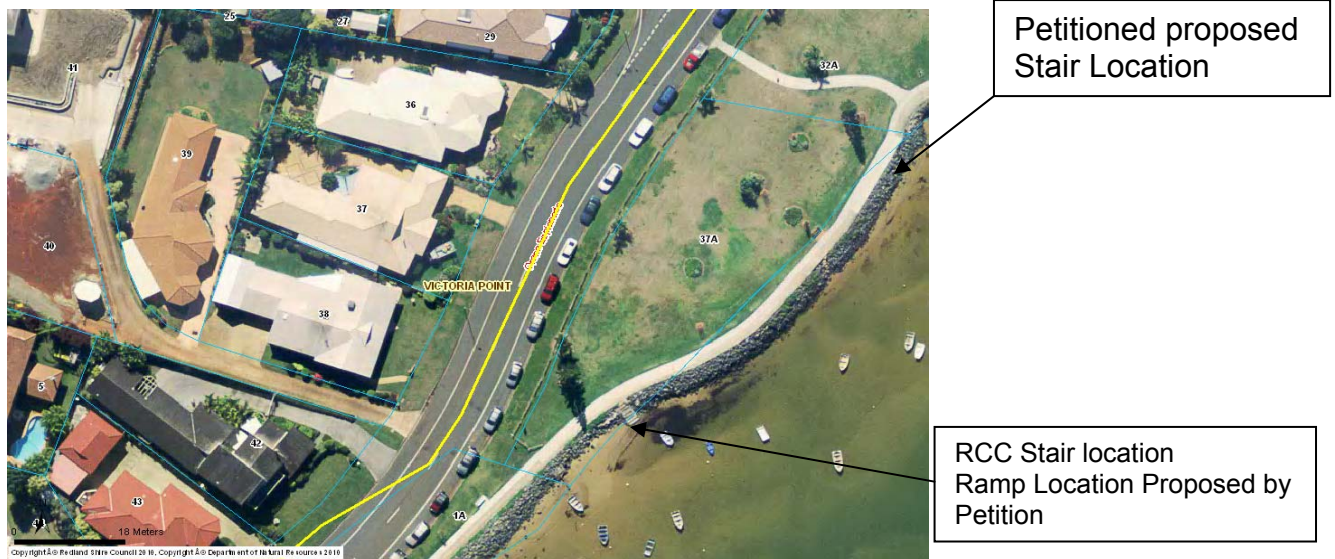
The subject of the petition is a set of stairs to be located in front of 24 Orana Esplanade. One of the petitioners [Mr John Duncan] had previously contacted Council concerning the location of the stairs, asking that they be moved to facilitate access to the tender moorings in the vicinity of 38 Orana Esplanade. This change was made and a revised project scope prepared which included an upgrade to the handrail on the existing steps adjacent to number 24 Orana Esplanade.

A beach access ramp is also planned for this vicinity for 2013/14 financial year.

A commercial operation “Ocean Explorer” has applied for a permit to operate a water craft hire business from this location. Concern was raised by Councillor Debra Henry that the new stairs would not be suitable. Council officers have contacted Mr Day concerning these matters. It has been agreed that the design could be altered so that only one hand rail would be fitted to the stairs to enable better manoeuvring of water craft as they were carried down the access stairs. This change was endorsed by Mr Day and approved by Council’s Risk and Liability Unit.



**Figure 2 - Existing Stairs at 38 Orana Esplanade**



**Figure 3 - Locality Sketch of Proposed Work**

## ISSUES

The beach access stairs to be located at 38 Orana Esplanade are already in design. Delays and extra design fees could be incurred.

The requested relocation is only 60m from current site. (Figure 3)

The location proposed by the petitioners is very near the designed location and it is difficult to justify further delays and extra costs for what is a very minimal position change.

There may be access issues for the commercial operation Ocean Explorer, which has applied for a permit to operate a water craft hire business from this location.

Final comments received from Mr Day are that he is adamant that the ramp be installed before or instead of the stairs.

### Option 1

Construct the stairs in front of 38 Orana Esplanade in the 2010/11 financial year and the beach access ramp to be constructed as planned in 2013/14 financial year.

This will reduce risk exposure by removing the stairs existing at 38 Orana Esplanade which do not comply with Building Code of Australia [BCA] and present a potential slip hazard. The stairs at 24 Orana Esplanade will be upgraded with a new hand rail and will comply with BCA, however they will ultimately be removed or replaced as they are an unapproved structure. This option is funded in the 2010/11 financial year and programmed in the 2013/14 Ten Year Capital Plan.

Option 1 is preferred as it will ultimately deliver what the petitioners require and it will remove existing risks caused by the unapproved stairs. **Estimated cost \$32,000.**

### Option 2

As above, but leave the existing structure at 38 Orana Esplanade in place for watercraft access. There would be some risk in doing this as the existing structure presents a slip/trip hazard.

Option 2 is not preferred as it leaves the existing unapproved stairs in place. However conversations with local residents indicate that they would like these to remain until the proposed ramp is constructed. **Estimated cost \$32,000.**

### Option 3

Proceed as requested by the petitioners, that the foreshore access stairs at 38 Orana Esplanade be relocated to the front of 36 Orana Esplanade and that a ramp be installed at 38 Orana Esplanade. This option would deliver the same functionality as planned already by Council. This option would cost more (see financial implications) and would probably delay the delivery of the first part of the program by one year.

This option is not preferred as it will increase the cost of the project and may delay delivery of the project. **Estimated cost \$125,800.**

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's Strategic Priority 3.4 - Promote enjoyment of the bay by improving access for environmentally sensitive recreation activities, education, economic opportunities and ecotourism.

## **FINANCIAL IMPLICATIONS**

The current budget for the foreshore access stairs is \$32,000.

A change in location will incur additional costs of 37% above the current budget:

1. Contract cancellation fee	\$1,000.00
2. New design fee	\$6,000.00
3. Construction cost escalation	\$4,800.00

Installing a ramp will be out of sequence with the capital plan. The ramp at this site is budgeted for in 2013/14. The budgeted cost for a foreshore ramp is \$82,500.

## **CONSULTATION**

The following stake holders have been consulted:

Councillor Division 4; local resident (and petitioner), John Duncan; Jon Day from Ocean Explorer; Parks and Conservation Manager; Risk Management Coordinator; Design Service Manager Product Delivery Group.

**OPTIONS**

## PREFERRED

That Council resolve as follows:

1. To construct the stairs in front of 38 Orana Esplanade in the 2010/11 financial year;
2. That the beach access ramp be constructed as planned in 2013/14 financial year; and
3. To upgrade the stairs at 24 Orana Esplanade with a new hand rail to comply with Building Code of Australia [BCA].

## ALTERNATIVE

1. As above, but leave the existing structure at 38 Orana Esplanade in place for watercraft access;
2. Proceed as requested by the petitioners to relocate the foreshore Access Stairs at 38 Orana Esplanade to the front of 36 Orana Esplanade and install a ramp at 38 Orana Esplanade.

**OFFICER'S RECOMMENDATION**

That Council resolve as follows:

1. To construct the stairs in front of 38 Orana Esplanade in the 2010/11 financial year;
2. That the beach access ramp be constructed as planned in 2013/14 financial year; and
3. To upgrade the stairs at 24 Orana Esplanade with a new hand rail to comply with Building Code of Australia [BCA].

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler

Seconded by: Cr Elliott

**That Council resolve as follows:**

- 1. To construct the stairs in front of 38 Orana Esplanade in the 2010/11 financial year;**
- 2. That the beach access ramp be constructed as planned in 2013/14 financial year;**

3. That consultation be undertaken with local residents and other stakeholders prior to the design and location of the proposed ramp to ensure that the ramp location and design satisfy the community needs; and
4. To upgrade the stairs at 24 Orana Esplanade with a new hand rail to comply with Building Code of Australia [BCA].

**CARRIED** (en bloc)



**13.1.7 PETITION (DIVISION 1) - SAFETY CONCERNS ON BAINBRIDGE STREET, ORMISTON**

**Dataworks Filename:** RTT Traffic Calming  
**Attachments:** [Locality Plan](#)  
**Responsible Officer Name:** Murray Erbs  
Manager Infrastructure Planning  
**Author Name:** Wal Lloyd  
Advisor Traffic Investigations

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**EXECUTIVE SUMMARY**

At the General Meeting of 20 October 2010, Council resolved as follows :

*That the petition which reads as follows be received and referred to the appropriate area of Council for consideration and a report back to Council :*

*“We the undersigned, request that Council 1.repair the road on Bainbridge Street at Ormiston; 2. provide/install traffic islands on Bainbridge Street to slow down the continuous speeders up and down our street; 3. provide better street lighting for security and safety issues of residences but also driving visibility. Please improve the conditions and safety issues of our street. We need it not only for our neighbours but the many children as well.”*

This report recommends that no changes should be made to the existing traffic and street lighting infrastructure in Bainbridge Street. However it is recommended that the road be proposed for a surface condition assessment and then considered for resurfacing prioritisation under Council’s road reseal program dependent upon the results of the assessment.

**PURPOSE**

The purpose of this report is to address the petition from local residents regarding their concerns with the condition, safety and effectiveness of road and traffic infrastructure in Bainbridge Street, Ormiston, and respond to Council Resolution of 20 October 2010.

**BACKGROUND**

On 18 October 2010 residents of Bainbridge Street and some adjoining streets submitted a petition requesting Council to repair the road in Bainbridge Street, install traffic islands to slow speeding motorists, and provide better street lighting. The petition was tabled at the General Meeting of 20 October 2010 and Council resolved for the appropriate area of Council to consider the request and report back to Council.

Bainbridge Street is designated as a 'Local Street' in Council's road hierarchy. In accordance with typical Local Street characteristics as defined in the Manual of Uniform Traffic Control Devices (MUTCD), Bainbridge Street has a speed limit of 50 km/h (which is the default speed limit applied on local streets), has a roadway width of less than 10m, and along its length has no centreline markings. Street lighting is provided to the current standards required for a Local Street.

## ISSUES

1. A request to repair the road surface was forwarded to Operations & Maintenance Group, who advised that the road surface requires a reseal, rather than repair.

An internal request has been forwarded to the Roads and Drainage Team (IPG) for Bainbridge Street to have a surface condition assessment carried out and the road then be considered for resurfacing prioritisation under Council's road reseal program dependent upon the results of the assessment.

2. In October 2010, Council undertook a traffic survey in Bainbridge Street to assess vehicle volumes and speeds. The results obtained were compared to the generally accepted limits for a local street, and 50km/h speed zone as defined in the MUTCD.

The results of data collected indicated that the mean (average) speed was 48.80km/h which is below the 50km/h speed zone. The 85th percentile speed was 60.50km/h which is borderline over the generally accepted limit of 59km/h. The average daily volume of traffic (ADT) was 1671 which is well below the maximum of 3000 for a Local Street. This data indicates two of the three traffic characteristics for Bainbridge Street are within the acceptable limits and the third one is borderline.

Given that Bainbridge Street is classified as a Local Street in Council's road hierarchy, the measured speeds and associated data listed above generally satisfy the criteria as set down in the MUTCD, and therefore the data does not support the request for installation of traffic islands to act as traffic management devices.

Both Bainbridge and Dundas Streets are accessed only from Delancey Street. It is therefore expected that the majority of drivers on Bainbridge Street would be local residents of the area as there would be no benefit for drivers seeking to avoid particular intersections on Delancey Street.

Drivers who drive at excessive speed or in an unsafe manner are most deterred through enforcement of the road rules by the Police. Local residents should contact Queensland Police Services and arrange for enforcement.

3. Streetlights along Bainbridge Street are mercury vapour 125 W lights, generally 75 m to 95 m apart. As these produce more light than the standard 50W lights, they are able to be placed further apart than the normal 60 m.

The greatest distance between lights is approximately 118 m. This distance is still within the maximum distance allowed in the lighting standards of the Planning Scheme for Low Density Residential zones. The lighting standard for Low Density Residential zones is based on the standard 50W light.

The above information indicates that street lighting is provided in Bainbridge Street to the current standards required for a Local Street, and does not support a request for provision of better street lighting.

Operations & Maintenance have requested Energex to clean the existing streetlights.

Parks & Conservation has arranged for the street trees to be trimmed where required to improve street lighting. Trimming of some trees is expected to be completed by the end of the week finishing 11 February 2011.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority

The issues raised in this petition fall under Part 5 – Wise Planning and Design – of the Corporate Plan 2010-2015.

Specifically, the preferred option to address the issues raised, seeks to address sections 5.8 (providing a safe and efficient transport network), 5.10 (maintaining quality and liveability of residential areas) and 5.12 (manage existing infrastructure assets).

## **FINANCIAL IMPLICATIONS**

No financial implications.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

The Divisional Councillor for Division 1 has been consulted regarding the recommendation contained in this report and is supportive of the recommendations.

**OPTIONS**

## PREFERRED

That Council resolve that:

1. Bainbridge Street be considered for resurfacing as required under assessment by Roads and Drainage Team and in line with the priorities of the reseal program;
2. No traffic management devices be installed;
3. No additional street lighting be installed and
4. That the principal petitioner be advised in writing of Council's decision in this matter.

## ALTERNATIVE

No change to the existing conditions.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler

Seconded by: Cr Elliott

That Council resolve that:

1. **Bainbridge Street be considered for resurfacing as required under assessment by Roads and Drainage Team and in line with the priorities of the reseal program;**
2. **No traffic management devices be installed;**
3. **No additional street lighting be installed; and**
4. **That the principal petitioner be advised in writing of Council's decision in this matter.**

**CARRIED** (en bloc)

### 13.1.8 RENAMING OF STREET IN CAPALABA (FACCIO LANE, RAYMOND STREET AND LORAINE STREET)

**Dataworks Filename:** RTT Naming - Roads  
**Attachments:** [Attachment A - Locality Plan](#)  
[Attachment B - Historical Plan](#)  
**Responsible Officer Name:** Murray Erbs  
Manager Infrastructure Planning  
**Author Name:** Wal Lloyd  
Advisor Traffic Investigations

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#### EXECUTIVE SUMMARY

At the General Meeting of 26 August 2009, Council resolved as follows:

*“That Council investigate the renaming of a street in Capalaba that currently has three different names in less than 400m; being Faccio Lane, Raymond Street and Loraine Street, Capalaba.”*

This report recommends that the existing street known as Raymond Street be renamed as Loraine Street thereby extending the existing Loraine Street through to Old Cleveland Road.

#### PURPOSE

To respond to the Council resolution requesting an investigation of the renaming of the road at Capalaba that links Dollery Road to Old Cleveland Road and which over its length has the three different names of Faccio Lane, Loraine Street and Raymond Street.

#### BACKGROUND

At the General Meeting of 26 August 2009, Council resolved to investigate the renaming of a length of road at Capalaba which comprises three sections with different names, ie Faccio Lane, Loraine Street and Raymond Street.

In regard to the road information in Council’s Red-E-Map database, the following points are noted :- (Refer Attachment A – aerial photograph of road)

- Currently, Raymond Street starts from Old Cleveland Road and terminates at its intersection with Loraine Street, a distance of approximately 75metres;
- Loraine Street then runs from Raymond Street towards Dollery Road for approx 120metres, and then branches directly south for a further 135metres before culminating at a dead-end;
- Faccio Lane connects between Loraine Street (from where it branches south) and Dollery Road, a distance of 105metres.

Searches of Council records have revealed that there was a time when the Loraine Street road reserve extended eastwards past Raymond Street to a cul-de-sac. This accounts for the short section of road named Raymond Street then existing to connect Loraine Street to Old Cleveland Road. (Refer Attachment B)

## **ISSUES**

### Current Street Naming

#### Raymond Street

Raymond Street is currently shown in Red-E-Map as connecting from Old Cleveland Road through to Loraine Street, terminating in line with the southern property boundary of 125 Old Cleveland Road (Lot 1 RP152925) at the curve. Clearly, with development occurring over time at the eastern end of Loraine Street, the original road reserve configuration of the Raymond Street and Loraine Street intersection has changed so that now Raymond Street has essentially become an extension of Loraine Street through its eastern curve to Old Cleveland Road.

No properties are addressed to Raymond Street in Council ownership records, although some businesses such as Big W Regional Office in Capalaba Central Shopping Complex do promote Raymond Street as an access point within their white/yellow pages listings and also in direction information on websites. The Regional Manager of Big W has advised Council by email of support for the proposal to rename Raymond Street.

#### Faccio Lane

Approximately ten years ago, Faccio Lane was constructed to link Dollery Road to the western end of Loraine Street at the curve where Loraine Street branches south. No properties are addressed to Faccio Lane in Council ownership records.

#### Loraine Street

In regard to Loraine Street between Raymond Street and Faccio Lane, the commercial property known as The Hub, on the south-east corner of the intersection of Rickey and Loraine Streets is addressed as 2 Loraine Street. There are eighteen distinct tenant records within these premises addressed to Loraine Street in Council's property database. The Chairman of The Hub Body Corporate circulated the Committee of the Body Corporate and tenants in relation to this matter. He has advised Council by email that the response was unanimously in favour of supporting any proposal for renaming Raymond Street. Also, number 6 Loraine Street currently fronts the section of Loraine Street between Rickey Street and Faccio Lane.

#### Complaints/requests

In 2009, complaints were received by telephone from the operators of the BoysTown facility in Loraine Street in regard to their clients having difficulty locating their premises.

Other complaints have been received from business operators and residents regarding clients and visitors unable to readily locate Loraine Street from the major roads which run through Capalaba.

The Divisional Councillor advised that she had received complaints from Loraine Street business operators in regard to the existing street names between Old Cleveland Road and Dollery Road, and has indicated her support for the Officer's Recommendation.

The draft Capalaba Centre Master Plan maintains the existing through connectivity of this roadway between Dollery Road and Old Cleveland Road.

#### Street Renaming

Council's Guideline Document GL-3012-003 "Assessment for Renaming of Streets" sets out the criteria for consideration of a street renaming proposal, and details the renaming process.

I refer to the Guideline's provision that states "Partial road closures or where roads are segmented by not being constructed in the first instance". In respect to the roads in question, various developments over an extended period of time has resulted in a continuous through roadway being formed by the combination of three roads (or road 'segments') with three different names.

Therefore, in considering the above provision for renaming a street, it is proposed that suitable warrant exists for renaming at least one of the three sections of separate streets which together form the through link between Dollery Road and Old Cleveland Road as referred to in the Council Resolution.

The renaming of Faccio Lane to Loraine Street would not be supported due to resulting property numbering issues and also the subsequent undesirable T-shape layout for Loraine Street. The renaming of Loraine Street would not be supported due to the properties directly addressed to Loraine Street and lack of support from property owners and tenants. Of the three streets which form the through road, Raymond Street is clearly the most suitable candidate for renaming since there would be no direct impacts on existing properties and would form a continuous street.

It is therefore recommended that the existing road known as Raymond Street be renamed to Loraine Street.

#### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's wise planning and design outcome: 5.12 - Plan, provide and advocate for essential and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved.

#### **FINANCIAL IMPLICATIONS**

The cost implications are minimal and can be absorbed in the existing 2010-11 budget.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

Consultation has been undertaken with Councillor Karen Williams, Councillor for Division 9 , Land Use Planning Group, GIS Technical Officer, Council's Local Historian, 'The Hub' building's Body Corporate Chairman, the Regional Manager Big W, and are supportive of the recommendations.

## **OPTIONS**

### **PREFERRED**

That Council resolve to:

1. Rename Raymond Street to Loraine Street, thereby extending the existing named Loraine Street through to Old Cleveland Road; and
2. Circulate advice of the decision to property owners and tenants within the Loraine Street/Raymond Street/Faccio Lane precinct.

### **ALTERNATIVE**

That Council resolve to:

1. Retain the existing street names of Faccio Lane, Loraine Street and Raymond Street, at Capalaba; and
2. Upgrade street name signage at the four intersections associated with these streets.

## **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Williams

Seconded by: Cr Henry

**That Council resolve to:**

1. **Rename Raymond Street to Loraine Street, thereby extending the existing named Loraine Street through to Old Cleveland Road; and**
2. **Circulate advice of the decision to property owners and tenants within the Loraine Street/Raymond Street/Faccio Lane precinct.**

## **CARRIED**



### 13.1.9 COMMUNITY HALLS AND PRECINCTS POLICY

<b>Datworks Filename:</b>	<b>CS Community Halls and Precincts Policy</b>
<b>Attachments:</b>	<a href="#"><u>POL-3115 - Community Halls and Precincts Policy</u></a> <a href="#"><u>Strategic Development Plan for Community Facilities - Community Halls</u></a>
<b>Responsible Officer Name:</b>	<b>Roberta Bonnin</b> <b>Manager Community and Social Planning</b>
<b>Author Name:</b>	<b>Stephanie Wyeth</b> <b>Senior Advisor Community Development</b>

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#### EXECUTIVE SUMMARY

The Draft Community Halls and Precincts Policy is a key outcome of the *Community Halls Futures Project* which was completed in late 2010. The project was managed by Community and Social Planning with input and support from other policy and operational areas of Council.

Consultants, *99 Consulting*, with architectural firm *Architectus*, completed the technical investigations for the project and developed the accompanying *Strategic Development Plan for Community Facilities: Community Halls*.

Consultation for the project included enquiry-by-design workshops with local residents, hall hirers and community organisations at Wellington Point and Macleay Island; community surveys with current and potential hall users and caretakers; interviews with managers and operators of like-facilities across South East Queensland local governments; individual interviews with Councillors; and Councillor and officer workshops.

The project resulted in two key outcomes:

- Draft Community Halls and Precincts Policy; and
- Draft Strategic Development Plan for Community Facilities: Community Halls Project Report (including detailed five year implementation plan).

The technical investigations and improvement strategies identified through this project have been used to inform the drafting of Council's Asset and Services Management Plan for Buildings (now required under the *Local Government Act 2009*).

The Policy articulates Council's commitment to continuous improvement in the planning, design, management and operation of Council's portfolio of community halls to ensure these assets best meet community need, and operate in accordance with Council's asset management responsibilities.

It also supports the development of multipurpose community precincts as focal points for community interaction and activity across the city.

## **PURPOSE**

The purpose of this report is:

1. To recommend Council adoption of the Community Halls and Precincts Policy;
2. To recommend Council endorsement of the Strategic Development Plan for Community Facilities: Community Halls for planning and budgeting purposes;
3. To recommend Council further investigates the suitability of halls for disaster evacuation/recovery purposes.

## **BACKGROUND**

Council's strategic intent for the development of community halls and precincts is contained in various policy and planning documents including the *Redlands 2030 Community Plan*, *Corporate Plan 2010-2015*, the *Redlands Social Infrastructure Strategy 2009*, *Social Infrastructure - POL 3088* and *Enterprise Asset Management - POL 2528*.

The *Redlands 2030 Community Plan* focuses on community halls and precincts in the Redlands in the following goals:

### *Wise Planning and Design*

#### *Goal 5 "The right social infrastructure"*

*Well-located community facilities distributed across the Redlands respond positively to the community's needs for meeting and social spaces and delivery of services.*

### *Strong and Connected Communities*

#### *Goal 11 "Responsive social infrastructure"*

*Easily accessible facilities, services and networks cater for the needs of a diverse community to participate fully in arts, heritage and culture, sport and recreation, community development and lifelong learning.*

Endorsed by Council on 16 December 2009, the *Redlands Social Infrastructure Strategy 2009* proposes a city-wide approach to the development of community hubs and precincts to address current and future community needs.

The strategy indicates that through targeted action, multi-purpose hubs or precincts will be developed around facilities or groups of facilities (many of them existing community buildings), commercial centres and public spaces to link meeting spaces, programs, service provision, events and informal activities as focal points for community interaction and activity.

*Social Infrastructure POL-3088* states Council's commitment to the sustainable provision of a high quality, well functioning network of social infrastructure to support community health and well-being, and assist in meeting the needs and aspirations of the Redland community. Council shares a responsibility with other spheres of government, business and the community to facilitate access to services, facilities and networks, with provision of these public assets based on sound operational arrangements, funding models and environmentally sustainable design and management principles.

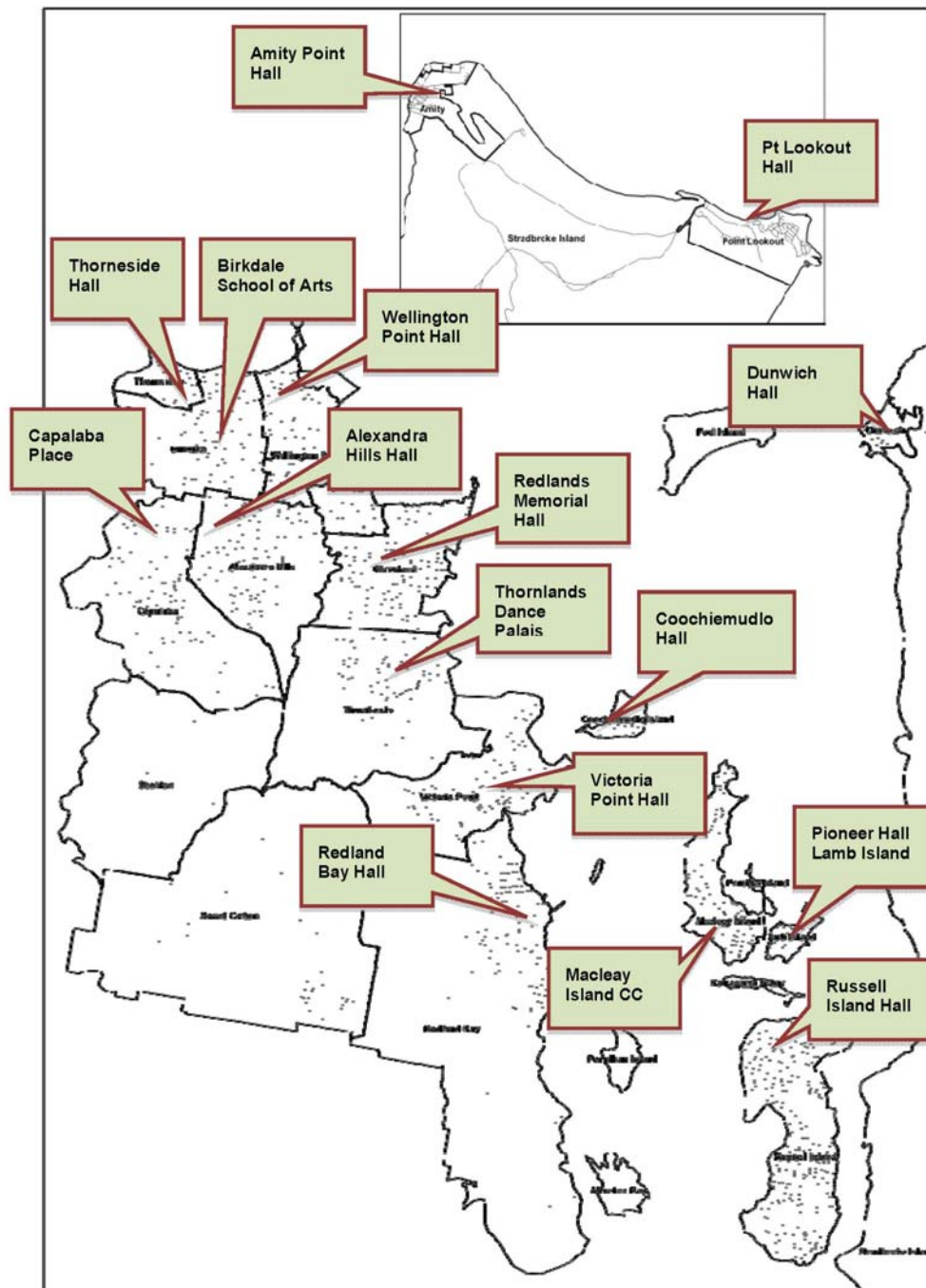
Council's approach to managing assets on behalf of the Redland community to deliver present and future service needs is detailed in *Enterprise Asset Management POL-2528*.

Key commitments include undertaking long-term planning and implementing a lifecycle approach to all asset management decisions to account for the costs and benefits over the asset's life, as well as the current and future community's ability to pay.

## **ISSUES**

The Community Halls and Precincts Policy (Attachment 1) is an outcome of the Community Halls Futures Project which was undertaken between November 2009 and August 2010. The purpose of the project was to create a strategic development plan for the 16 community halls owned and operated by Council (see Map A). The plan will be used to inform planning, investment, and operational strategies for these facilities.

## Map A – Community Halls



Consultants, *99 Consulting* with architectural firm *Architectus* completed the technical investigations and developed the draft *Strategic Development Plan for Community Facilities: Community Halls* (see Attachment 2). An internal Project Steering Group with representation from relevant areas of Council involved in the planning, management and maintenance of the halls provided input at key points.

Technical investigations included:

- audits of each hall including:
  - a. building condition inspections;

- b. safety audits;
  - c. resource efficiency and sustainability assessment;
  - d. emergency management audits;
  - e. local heritage reviews;
  - f. strategic assessments.
- review of the financial position of the halls to identify current and future costs to Council

Service level investigations to determine current and future needs included:

- a community survey, available online and in halls, which attracted 208 responses;
- interviews Councillors and the Mayor;
- reviews relevant Council reports, strategies, and hall usage;
- consultations with key staff Council including hall booking officers;
- interviews with representatives from other south east Queensland local governments;
- interviews with some current and potential hall users;
- two Enquiry by Design workshops (at Wellington Point Hall and the Macleay Island Community Centre) attended by hall users and local community organisations;
- market assessments for alternative or competing facilities in two catchments, and noted new school halls had been established in all catchments.

## **Community Halls**

Community halls are venues, usually with at least one large scale room, owned by government or community organisations that are available for hire or use for public gatherings and activities. They are one of the core elements of social infrastructure provided by local governments throughout Queensland.

Council currently operates 16 community halls, which vary in size and layout, across the mainland and islands for community use. As at March 2009, the halls, excluding Capalaba Place, were valued at \$6,555,634 (written down value) with a reinstatement value of \$11,582,000 (IAMP). These halls 'enable' the development of strong communities by providing a venue for activities that bring people together. Estimated usage would total more than 5000 people each year.

The hall buildings are of various construction types and building age (average age is 48 years), with a number of the buildings listed on the State and Local Heritage Registers. Many halls are well-located within their catchments and are sited in open space areas adjacent to sports fields and other community/recreation uses. A number of the halls have had compliance issues for disability access and asbestos –

asbestos management plans have been implemented and disability compliance issues are being addressed subject to budget.

The current hall usage is dominated by regular users including dance schools, playgroups, church groups, and martial arts classes. Casual usage for one-off events comprises about 13% of overall hall usage. Very little commercial use was recorded, with most users paying subsidised rental rates.

Usage is predominantly in evenings (for classes) and weekends (for church groups and classes), apart from playgroup sessions and seniors' activities. Utilisation of halls over the past year ranged from approximately 5% to 50% based on 91 usable hours per week (8am to 9pm daily). The island average was 12.66 hours per week, while the mainland average was 30.77 hours per week. Usage drops dramatically in December and January, due to the school holidays as most groups provide activities for school children.

The resource efficiency and sustainability of the halls vary greatly across individual sites, and improvements can be made through the implementation of improved energy efficient signage, switching off of appliances, installation of water efficiency devices, and education of hall users. Introduction of recycling programs and cycling parking and storage have been recommended to improve 'green building' outcomes.

Several of the community halls are identified as 'evacuation shelter sites' in *Council's Disaster Management Plan* and accompanying *Standard Operating Procedures for Evacuation Shelter Management and Conduct of Operations*. Further investigations are required to assess how best to optimise each facility's use via targeted modifications or upgrades to ensure they are 'fit for purpose' in a disaster. These investigations would also consider the suitability of their location and the availability of alternative sites (such as new school halls and other non-Council facilities) to service the local catchment in the event of man-made or natural disasters.

### **Financial Issues**

During 2008-2009 total revenue from community halls was \$236,705, with the average revenue per hall of \$14,794 (island average \$5,658 and mainland average \$21,889). Halls revenue is currently limited to fees and charges generated as a 'venue for hire'. Fees charges ranged from \$2.55/hour at some island halls to \$29.50/hour for private users of mainland halls. Operating expenses exceeded revenue for this period, resulting in a cash cost to Council of \$481,127 (excluding Capalaba Place). Most users receive a heavily discounted rate under Council's Fees and Charges as Community Based Profit hirers.

Operating expenses for the community halls include: facility maintenance, administration and booking officers, as well as allocations for mowing, cleaning and electricity. From 2007-2008, a three year program for asbestos removal and related maintenance was undertaken. Building condition audits have identified a range of renewal and maintenance works required ensure these buildings continue to operate safely and ensure these buildings do not deteriorate and continue to meet their useful life.

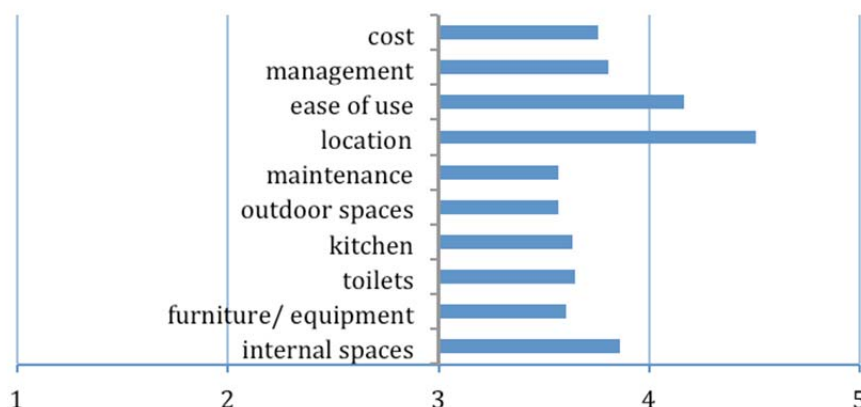
Reviews of 2009-2010 budget and forward forecasts completed by the consultants indicate that the community halls program will continue to be a 'cost centre' for Council. These assessments were made prior to the completion of the draft Asset and Services Management Plans for Buildings, which supported the need for additional investment in renewal and upgrade of these community assets.

### Community satisfaction with community halls

The results of the community survey indicated that, overall, feedback from the community and hall users was relatively positive regarding most aspects of the hall facilities and operation as shown in the table below. All aspects rated above "neutral", while ease of use and location rated above "good". Lowest ratings were for maintenance, outdoor spaces, furniture and equipment, kitchens and toilets.

**Table - Strategic Hall Review Feedback**

Key: 5 = very good; 4 = good; 3 = neutral; 2 = bad; 1 = very bad



Stakeholder interviews conducted during the hall's strategic review found that satisfaction ratings differed across hall sites, with some poorer quality facilities attracting criticism, particularly for maintenance standards.

Further engagement activities with hall users, Councillors and internal stakeholders are planned to occur on an issue and site-by-site basis as the strategic development plan is progressively implemented.

### Challenges for planning and operations

The technical investigations identified and assessed the social, financial, physical and operational dimensions of Council's community halls approach. These investigations identified a number of strengths, issues, risks and opportunities for Council's halls:

#### Strengths

- Many halls are well-located and are highly valued by current users.

- The halls provide relatively low-cost venues suitable for not-for-profit groups and small businesses enterprises. The presence of hall bookings officers is seen as an asset.

#### Opportunities

- A shift to a more entrepreneurial approach in facility management and operations should improve utilisation, revenue and social outcomes, although research suggests that community halls will always require a level of subsidy to operate.

#### Issues

- There is a legacy of significant underspending on maintenance and renewal of these community assets. Utilisation (and revenue) varies across individual sites.
- Many of the halls (even the newer facilities) have flaws that prevent good functioning. Examples include: design that does not allow separate spaces to be used simultaneously, particularly lack of sound-proofing and access to toilets; poor ventilation and environmental design resulting in heat problems, a common source of complaint from users; poor acoustics; limited ITC and hearing loops; and limited linkages with external areas including playgrounds.
- Marketing and promotion is limited, and booking and payment systems difficult for customers to navigate.

#### Risks

- There is non-compliance in the areas of public health and disability access on several sites. A number of locations have report high vandalism risks and poor community safety.
- Overall, there is significant risk of long-term asset deterioration (an associated deterioration in usage) due to inadequate and deferred expenditure on maintenance and renewal activities due to cost constraints.

### Strategic Development Plan

The draft strategic development plan for community halls takes a 20 year planning horizon and sets out a five-prong approach to ensure Council's community halls align with the strategic directions and innovations outlined in *Redlands 2030 Community Plan*, the *Redlands Social Infrastructure Strategy 2009* as well as the legislative asset management requirements. The core components are as follows:

1. **Portfolio strategies** – in 10 years Council will have a smaller portfolio of well-maintained, well-located halls. Some halls will have been adapted or transformed to meet community needs (this may include new halls in growth areas).
2. **Operational (structure) strategies** – in 10 years, the halls “business” will be customer focused and responsive, with empowered local agents making sure each facility is well maintained and creating best value for its community



3. **Business development strategies** – in 10 years, Council will be confident its halls achieve maximum value for money through excellent management and marketing
4. **Community strengthening strategies** – in 10 years, the halls portfolio will be an important component of a suite of tools Council and the communities of the Redlands use to build strong communities.

The fifth section of the plan outlines strategies for each hall in Council's portfolio, taking into account portfolio, operational, business development and community strengthening aspects (a summary is shown below).

**Table – Individual Halls Approaches**

Proposed action	Location
Remove from halls portfolio – no longer operates as Council managed 'hall' (via alternative use, transfer and/or disposal)	Alexandra Hills Community Hall Birkdale School of Arts (heritage building case-study)
Retention "as is" options – facilities continue to operate as a venue for hire for the short-medium term	Capalaba Place - Hall Macleay Island Community Centre (with improvements via precinct planning) Thornlands Dance Palais Thornside Community Hall Redlands Memorial Hall, Cleveland (manage as part of showgrounds portfolio/consider in negotiations for Cleveland Assembly Hall transfer of responsibilities)
Redevelopment/transformation options:	Point Lookout Community Hall (major refurbishment underway with business plan to follow) Russell Island Recreation Hall (short term) Wellington Point Recreation Hall (short-medium term) Victoria Point Community Hall (medium term) Coochiemudlo Island Public Hall Dunwich Public Hall (medium term - via precinct planning, national park development and Minjerriba Knowledge Centre development) Redland Bay Community Hall (long term - as part of cultural precinct development)
Alternative use options (further investigation required)	Amity Point Community Hall (potential use for national park and other community purposes) Pioneer Hall, Lamb Island (via planning for long-term needs for island facilities, heritage

Proposed action	Location
	building case-study - development of an alternative facility may be required).

The proposed approach will require sensitive community engagement with local communities and current hall users. A detailed five year implementation plan has been developed to support delivery of the plan. These implementation strategies have been reviewed and endorsed with relevant Council program and work units.

### Performance Measures

Implementation of the policy and strategic development plan performance will be monitored and reported through the mechanisms adopted as part of Council's Asset and Service Management Plans. These will include agreed technical and community levels of service and priority improvement strategies.

### RELATIONSHIP TO CORPORATE PLAN

The recommendation supports all Corporate Plan outcome areas but is especially linked to Wise Planning and Design, Strong and Connected Communities and Efficient and Effective Organisation:

#### 5. Wise Planning and Design

*Strategy 5.12 - Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved.*

#### 7. Strong and connected communities

*Strategy 7.2 - Provide access to quality services, facilities and information that meet the needs of all age groups and communities, especially disadvantaged and vulnerable people.*

#### 9. An efficient and effective organisation

*Strategy 9.6 - Implement long term asset management planning that supports innovation and sustainability of service delivery, taking into account the community's aspirations and capacity to pay for desired service levels*

### FINANCIAL IMPLICATIONS

There are significant financial implications of this report which will be considered as part of upcoming Council's deliberations on the budget and draft Asset and Service Management Plans.

Immediate priorities include addressing outstanding public health and safety, and disability access compliance matters, as well as hall configurations to support improved use. In the short-term, funding to support more frequent inspection and maintenance programs for community halls is also required.

The rolling program of facility maintenance and halls asset management contained in the 10 year OPEX will be reviewed to give consideration of the priorities in the draft Asset and Services Management Plan for Buildings and the Strategic Development Plan for Community Halls.

The 10 year CAPEX contains a community halls renewal and upgrade program, as well as a limited revenue stream from infrastructure charges which contributes to the land component only of new community facilities. The capital program is also being reviewed to reflect the draft Asset and Services Management Plan for Buildings and the Strategic Development Plan for Community Halls.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this policy and report will be considered as part of the Redlands Planning Scheme Review planned to commence in 2012/13.

### **CONSULTATION**

External consultation was outlined earlier in this report.

Internal stakeholders who participated in the key informant interviews, internal project team, enquiry-by-design workshops and provided feedback on the draft policy and/or the project report include:

- Group Manager, Community and Social Planning;
- Group Manager, Customer and Community Services;
- Group Manager, Corporate Acquisitions, Fleet and Facilities;
- Service Manager Corporate Asset Information (Coordinator)/Asset Accountant;
- Facilities and Services Unit;
- Group Manager, Land Use Planning;
- Community and Social Planning Group;
- Environment Management Group;
- Community Development and Human Services;
- Leisure and Recreation;
- Enterprise Asset Management Steering Committee;
- Executive Leadership Group Briefing (6 December 2010);
- Councillor Workshop (30 September 2010).

The report reflects a broad consensus on strategic directions and core principles across key program areas of Council.

**OPTIONS**

## PREFERRED

That Council resolve to:

1. Adopt the Community Halls and Precincts Policy (POL-3115) as attached;
2. Endorse the Strategic Development Plan for Community Facilities – Community Halls - for planning and budget purposes; and
3. Further investigate the suitability of halls for disaster evacuation/recovery purposes.

## ALTERNATIVE

That consideration of the draft policy and project report be held until after formal consideration of Council's draft Asset and Services Management Plans.

**OFFICER'S RECOMMENDATION**

That Council resolve to:

1. Adopt the Community Halls and Precincts Policy (POL-3115) as attached;
2. Endorse the Strategic Development Plan for Community Facilities - Community Halls - for planning and budget purposes; and
3. Further investigate the suitability of halls for disaster evacuation/recovery purposes.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Henry  
Seconded by: Cr Boglary

That Council resolve to:

1. **Adopt the Community Halls and Precincts Policy (POL-3115) as attached;**
2. **Defer any strategic decision regarding the Birkdale School of Arts Hall pending a further comprehensive investigation and report to Council regarding:**
  - i. **Special features including acoustics sprung floor and area for childcare not available in any new school facility nearby;**
  - ii. **The history of ownership of the car park and whether it was donated;**
  - iii. **The history of community participation in the hall's construction and management;**

- iv. **Current community attitudes and support for potential disposal of this facility;**
- 3. **Endorse the Strategic Development Plan for Community Facilities - Community Halls - for community consultation, planning and budget purposes; and**
- 4. **Further investigate the suitability of halls for disaster evacuation/recovery purposes.**

**CARRIED**

**13.1.10 YOUTH SPACE PARTNERSHIP**

**Dataworks Filename:** CS Capalaba Youth Space  
**Responsible Officer Name:** Roberta Bonnin  
Manager Community & Social Planning  
**Author Name:** Frank Pearce  
Senior Adviser Community Development

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**EXECUTIVE SUMMARY**

Over the last 16 months Council has implemented the Capalaba Youth Space project funded by a grant from the Federal Government's Attorney General Department's Safer Suburbs Plan in accordance with the funding guideline's and Council's submission. The work included leasing a space in Capalaba, establishing a community partnership, fitting out and equipping the space, launching the space and the program and the project acquittal. The space has now been operating for twelve months and is facilitating a range of actions that strengthen and support young people with the aim of reducing youth crime in the Redlands.

**PURPOSE**

The purpose of this report is to update Council of the progress of the Cage Capalaba Youth Space.

**BACKGROUND**

In late December 2008, Council received an invitation from the Federal Government's Attorney General Department to apply for a \$500,000 community safety project in the Federal seat of Bowman. Council's application was successful and in September 2009 Council signed a funding agreement with Attorney General Department's governing the delivery of the project.

**ISSUES**

Completion of this project has included:

- Leasing of Shop 9a, 8 Dollery Road until 30 June 2012;
- Appointment of a temporary project officer to assist with project delivery;
- A comprehensive process to appoint a Community Partner to deliver targeted youth services from the Capalaba Youth Space. The Cage Youth Foundation was engaged as the community partner. A partnership agreement governs the relationship between the Cage and Council;
- Five specific community consultations on proposed youth services and youth space design were undertaken. These included contracting Queensland University of Technology to develop and deliver a youth and community engagement strategy. Outcomes from these consultations were used to design the space and inform the programming;

- Space refit completed as per design with several enhancements in time for official opening of space on 28 June 2010;
- Project equipment as specified by the project partner was purchased;
- Official opening on 28 June 2010. Opening was attended by Federal Minister for Home Affairs, Brendan O'Connor;
- Project acquittal and external audit were completed in September 2010.

As part of the funding guidelines, evaluation was completed by the school of Social Work and Human Services, Queensland University of Technology. The project was evaluated against two objectives:

Objective	Evaluation
Lease and/or fit out of a youth space	<p>At the time of the evaluation the space had been leased and the physical premises for the Youth Space were nearing fit out completion for the official opening on the 28 June. The design of the space and the inclusion of specific features were decided in collaboration with young people who were engaged in a range of creative and information seeking activities.</p> <p>The evaluation recommended a formal articulation of a service model with policies and procedures in place to facilitate effective, transparent and accountable practice. The Cage continues to work with Council's Youth &amp; Community Development Officer to develop these policy and procedures.</p>
Reduce youth crime in the Capalaba region through delivery of youth services	<p>Despite the limitations of conducting an evaluation before the space was fully operational, a range of data was produced as a benchmark for later assessment of the impact of the Youth Space on crime and anti-social behaviour. Work includes:</p> <ul style="list-style-type: none"> <li>▪ discussions with the service network to ensure effective use of the space as a 'soft entry' point for young people who might benefit from a broader array of services.</li> <li>▪ sufficient awareness of the service staff of referral processes and options.</li> </ul>

The Cage Youth Foundation began programming the youth space in February 2009, prior to the fit out being completed. Programming includes:

- Unstructured recreation space for young people to gather: The space is open for drop in Thursday and Friday evenings and Saturdays. Thursday evenings are the busiest evenings with on average 60 young people attending. Local police have commented favourably on the impact of the Space on behaviour in the Capalaba Precinct.

- Skill development opportunities for young people have included:
  - Partnerships with local hairdressers to deliver hair and makeup courses
  - Skate Deck design workshops – working with local aerosol artist, young people participated in a 4 week programme to create personalised skate decks developing skills in design, colour and application
  - Common Threads: partnered with Redland City Council to deliver a grief and loss support project for young people to assist them in dealing with significant number of local youth deaths through accident, suicide and risk taking behaviours
  - Various basic cooking skill opportunities
  - Healthy Choices classes : Tae Kwon Do and cooking classes
- Business / social enterprise projects:
  - The Cage Youth Foundation are continuing their graffiti removal business. They receive referrals from Juvenile Justice for young people to complete court ordered community service hours through the graffiti removal enterprise
  - The Sound recording studio is being developed as a commercial opportunity. Young people have been involved in recording music with the studio as part of the development process. The studio will be used to teach commercial recording skills to young people
- Outreach services: The Cage Youth Foundation conducts weekly school outreach visits; rotating between 4 local high schools providing lunch time activities each Friday. In addition The Cage is involved in running a number of events during the year. These activities serve as opportunities to promote the Cage Capalaba Youth Space
- Partnerships:
  - Open Minds have used the space to pilot a youth programme targeted at young people with mental health issues.
  - Partnered with Redland City Council in the delivery of two Epic Day Out youth events at Redlands Youth Plaza
  - Worked with the Department of Health and Spiritus with World Aids Day

The Youth & Community Development Officer from Customer and Community Services is the key Council contact who works with the Cage Youth Foundation providing mentoring and consultation to support the development of the service.

### **Where to from here?**

The partnership agreement and lease are in place until 30 June 2012. The Cage Youth Foundation will continue to develop their programming as specified in the Business Plan presented with their initial proposal, which includes:

- Recreational activities, both unstructured and semi-structured
- Skill development opportunities, both life and job skills
- Enterprise opportunities, supporting youth initiated projects, events, workshops and enterprises
- Outreach activities, a continuation / expansion of existing youth outreach program



## RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's Strategic Priority 7 *Strong and Connected Communities - Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.*

## FINANCIAL IMPLICATIONS

Community and Social Planning have a budget allocation of \$10,000 per annum to pay for the electricity and public liability insurance for the Cage Capalaba Youth Space.

## PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## CONSULTATION

During the course of the project implementation five specific community consultations on proposed youth services and youth space design were undertaken. Outcomes from these consultations were used to design the space and inform the programming. These consultations included young people, service providers and government agencies. Internal consultations have involved:

- Community & Social Planning;
- Human Services;
- Property Services;
- Project Delivery Group;
- Building Services.

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler  
Seconded by: Cr Elliott

**That Council resolve to note the Youth Space partnership report.**

**CARRIED** (en bloc)

### 13.1.11 REPORT ON THE IMPLEMENTATION OF KOALA POLICY AND STRATEGY 2008

**Datworks Filename:** EM Koala Conservation Management Policy and Strategy

**Responsible Officer Name:** Gary Photinos  
Manager Environmental Management

**Author Name:** Dan Carter  
Principal Advisor Natural Environment

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#### EXECUTIVE SUMMARY

In reviewing the implementation of the Koala Policy and Strategy 2008, for the last two years of the 157 actions in total council has commenced 120, 29 have not yet started and 8 have been completed. In relation to the Policy objective of stopping the decline by 2011 it is currently not possible to say given the results of this year's survey have not been released by the State Government. Koala ambulance data is still showing regular deaths from disease and car strikes throughout the city therefore it is most likely to still see a decline in the population since the 2008 census.

Council has acquired significant parcels of land over the last couple of years in particular the land at McMillan Road which is an important habitat for koalas. Council is also seeking and making opportunities for the creation of offsets on Council land. Presently there is an area of 7.5Ha of Council land that has the potential and in negotiations with third parties to revegetate at no cost to Council. Combine this with the work being undertaken by Council's Operation and Maintenance Unit in which case they are planting approximately 3Ha this year and it looks likely to exceed 5Ha with the planting done by the State at Smith Street.

#### PURPOSE

That Council resolve to note interim report number 2 on the implementation of the Koala Policy and Strategy 2008. To seek approval for the undertaking of a Koala forum on the 10<sup>th</sup> and 11<sup>th</sup> of November 2011 and to set the priority of koala funds to be spent on the planting of koala habitat corridors through the urban environment and support local communities by providing funds for the retrofitting of fences, denning of dogs and creation of habitat on individual properties where land area permits.

#### BACKGROUND

- As part of the community engagement process undertaken for the review of the Koala Policy and Strategy, Council facilitated the Redlands Koala Summit on 2<sup>nd</sup> and 3<sup>rd</sup> of November 2007.
- On the 14 November 2007 Council resolved to receive the Draft Redlands Koala Policy and Strategy 2007 to immediately commence public consultation until 15 December.

- On 30 January 2008 Council resolved to adopt both the Redlands Koala Policy 2008; and adopt the Redlands Implementation Strategy 2008 for planning purposes and refer funding to the 2008-2009 Budget deliberations. The new Policy objectives were:
  - a. To provide a new vision and to meet community expectations to stop the rapid continuing decline of koalas by 2011 and take immediate action to recover the existing population to more than 5,000 koalas in the Koala Coast by 2014.
  - b. To educate the whole community that Redlands habitat and its koalas are special, unique and integral to the environmental, social, cultural, and economic wellbeing of the community.
  - c. To measure, map and recognise in the State Koala Plan the unique North Stradbroke Island.

## **ISSUES**

### **ANNUAL REPORTS ON IMPLEMENTATION**

The Koala Implementation Strategy has a specific task that Council is informed on a regular basis on the progress of the Koala Implementation Strategy and Policy which is subsequently released to the public. The regular report culminates with a specific task to organise another Koala Summit at the end of the reporting period in 2011. The last progress report was presented to Council in 2009. There was no annual report in 2010 due to the release and stakeholder involvement in the State Government's Koala SPP and SPRP.

It should also be noted that a community report back mechanism in the form a Koala Summit has also been identified in the Koala Strategy to be delivered at the end of 2011. Although some preliminary planning has commenced on Koala Summit, Council endorsement will be sought to progress to the full planning phase.

### **2011 REDLANDS KOALA FORUM**

In accordance with Strategy action "7.4.3 Redland City Council to provide koala summit/conference every 4 years." Council has booked the Redlands Performing Arts Centre for two days to conduct the forum.

The 2011 Redlands Koala Forum will build on the achievements that followed the landmark 2007 Redlands Koala Summit in influencing policy and protection for the Redlands urban koala population. The 2011 Redlands Koala Forum will be a vital opportunity for further engagement and discussion with key stakeholders on achievements, impacts and future policy direction for koala conservation measures in the Redlands and the koala coast, and an important vehicle for wider community engagement on koala conservation in the Redlands.

The 2007 Koala Summit was opened by the State Government's Environment Minister Hon Andrew MacNamarra. It would be expected that Council will once again invite the State Government Minister for Sustainability to open and attend the conference should Council support this initiative.

**STATE GOVERNMENT ACTIONS****PREMIER'S KOALA TASKFORCE REPORT**

In September 2008 the State released the following "Addressing threats to koala populations in Southeast Queensland Premiers Koala Taskforce Report". The Mayor was a member of this Taskforce which established 5 recommendations and 38 actions. Key actions were the provision of funds to acquire land in the rural precinct areas of the koala coast, provide opportunities for property owners to get funds through nature refuge agreements to undertake koala habitat restoration and funding for the retrofitting of State roads.

Council officers have been working with Main Roads environment department to assist in the retrofitting of the following roads:

- Finucane Rd (Hilliards Creek);
- Moreton Bay Rd (Coonlwynpin Creek);
- Old Cleveland Rd (Tingalpa Creek); and
- Redland Bay - Beenleigh Road (Erapah Creek).

**KOALA SPP AND SPRP**

In July 2009 the state undertook a Koala Response Strategy this included a recommendation for an amended State Planning Policy. Koala Coast Area was identified specifically with a Koala State Planning Regulatory Provision being applied for the entire area. Key action from this is that future planning scheme and amendments are required to meet the set requirements of this provision.

The SPP states the following "The implementation of the policy and achievement of outcomes sought will be monitored by the State and publicly reported annually. Participation of Local Governments in this monitoring and reporting process is vital to ensure koala conservation outcomes are understood and accurately communicated to the community. Monitoring and reporting will focus on the way in which the planning and development system has progressed towards meeting the outcomes of the policy."

Consultation between the State and Council officers for the region continues to establish exactly what data is required. A key discussion point is how data is collected to identify habitat loss versus habitat gain. This will require the creation of a data system that captures vegetation loss and gain on both public and private land.

**QUEENSLAND STATE GOVERNMENT KOALA CENSUS DATA**

It should be noted that the State Government's population census data will not be released until June this year at the earliest.

**COMMONWEALTH GOVERNMENT ACTIONS****NATIONAL KOALA CONSERVATION AND MANAGEMENT STRATEGY 2009-2014**

In 2009 the Federal Government announced the National Koala Conservation and Management Strategy 2009-2014. Council provided a response on the draft plan as

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well has had conversations with officers of the Department of the Environment and Heritage and the Arts. The submission and conversations with the Department continue to highlight the need to list the koala in the Redlands as “vulnerable” and in most recent times as endangered given the population statistics for the Koala Coast.

#### SENATE INQUIRY INTO THE STATUS, HEALTH AND SUSTAINABILITY OF AUSTRALIA’S KOALA POPULATION

On the 17 November 2010 the senate referred the Inquiry into the status, health and sustainability of Australia’s koala population to the Senate Standing Committee on Environment and Communications for inquiry and report. Council sent a submission to this Inquiry highlighting the current population status of the Koala Coast population and highlighting the Koala Policy and Strategy 2002 and then the Koala Policy and Strategy 2008.

#### 2011 REPORT CARD ON THE IMPLEMENTATION OF THE REDLAND CITY COUNCIL’S KOALA IMPLEMENTATION STRATEGY 2008

The Koala Policy Implementation Strategy 2008 has in total 157 specific actions with each action aligned to the following policy statements:

1. Impacts of urbanisation and its future growth on the koala population:  
The 24 actions were assembled under 7 headings; stop koala habitat loss, limit post development impacts, legislation, biodiversity friendly urban design, identify impacts prior to development, limit impacts during construction of developments and educating legislators.
2. Road and rail koala deaths:  
The 36 actions were assembled into 7 headings; koala kills on local roads, behavioral changes (Local Government roads), local road infrastructure, State roads infrastructure, behavioural change (State roads), koala kills due to trains, new developments.
3. Dog attacks on koalas:  
The 11 actions were assembled into 3 headings, Understanding of dog attacks, reduced risk of dog attacks, koala friendly backyards.
4. Protect, enhance and increase koala habitat:  
The 32 actions were assembled into 7 headings; identify and map existing koala habitat, identify and map opportunities for increasing koala habitat, targeted land purchase, increase habitat through development process, incentives – habitat retention and plantings, extension and education and communication.
5. Increase koala movement in our neighbourhoods and backyards:  
The 16 actions were assembled into 5 headings; identifying existing barriers and remove, prevent new barriers, enhancement of corridor linkages, legislation and education.

## 6. Increase research:

The 10 actions were assembled into 5 headings, understanding population dynamics, koala health, collaborative opportunities and prioritising research, flora research and socio-economic research.

## 7. Create a koala active community:

The 28 actions were assembled into 4 headings; preparing koala active communities, empowering koala active communities, marketing, promotion and tourism and feedback and monitoring.

Of the 157 actions in total Council has commenced 120, 29 have not yet started and 8 have been completed.

PRIORITY ACTIONS FROM IMPLEMENTATION STRATEGY

The Redlands Koala Implementation Strategy 2008 (GL-3069-001) identified 11 priority actions to be carried out.

- 1.1.6 Explore implementation of biodiversity banking and creation of habitat offset mechanisms within the next 12 months.
- Offsets have commenced with plantings to occur at Smith Street Capalaba, Sturgeon Street Park Ormiston and Kidd Street Redland Bay with a total area being 7.5 ha.
- 2.2.3 Undertake study and install permanent speed cameras in key locations throughout the City.

The study has commenced, data is being collected at key koala crossing locations in regards to number and speed of vehicles moving through these areas. Clifford Perske Drive picked up vehicles travelling at greater than 90km/hr this was between 7 pm and 8 pm. Reviewing data on Wellington Street comparing traffic data from November 2008 to data collected in November 2010 the average speed was 81km/hr in 2008 and 72.2km/hr in 2010. 85% of vehicles are driving slower or up to was 81km/hr in 2008 and 79km/hr in 2010 as a result of the Council's driver awareness campaign in this area.

- Although the reduction in the speed is not high the importance of increasing awareness is significant in increasing reaction time. The theory is that driver who subsequently comes across a koala or person crossing the road with improved awareness could reduce stopping distance of 8m at a travel speed of 60km/hr.
- 2.3.1 Continue to implement and accelerate implementation of road treatments as per Action Plan to Reduce Koala Hits in Redland Shire" and assessment of local roads for koala safety".
- In October 2009 a revised "Action Plan to Reduce Koala Hits from Vehicles in the Redland City 2009" was adopted. This report also sought funding for the implementation of these actions through the 10 year capital works program. Integration into the capital works is progressing slowly.

- 3.2.3 Compulsory overnight denning or restraint of all dogs throughout the City. With attention made to community engagement/education of the importance of denning dogs.
- Local Law 2 will be revised in 2012 in which this recommendation will be presented to the Council. Council has through communications undertaken significant education of the community about appropriate dog management through events like Dogs Day Out, advertising as part of the pet section in the Bayside Bulletin. This years Dog Day Out attracted approximately 700 people with the year before attracting over 1000 visitors. 52 visitors on the day were surveyed of which 37 % of respondents learnt something new about dogs and wildlife, 32 % indicated they already secure their dog.
- 3.3.2 Explore and expand opportunities to utilise Canine Control Council, pet shops and veterinarian clinics to help promote dog education.
- This has been done through events such as Dogs Day Out, advertising through the local paper and brochures provided to local vets.
- 4.1.2 Mapping of key koala habitat trees within the urban footprint and protect it through amendments to current RPS.
- Mapping and identification of trees has been undertaken within the urban area it has found that koala habitat trees exist on 7,983 lots which is 15% of all lots within the urban area. We have also done some work on habitat loss in the Redlands. This looks at larger patches and areas and was done through aerial photography analysis; it does not identify individual or small clumps of tree loss or gain.

SUBURB	Average habitat loss for 10 years
ALEXANDRA HILLS	1
BIRKDALE	0
CAPALABA	2
CLEVELAND	2
MOUNT COTTON	8
ORMISTON	0
REDLAND BAY	9
SHELDON	1
THORNESIDE	0
THORNLANDS	7
VICTORIA POINT	6
WELLINGTON POINT	1
<b>TOTAL</b>	<b>38</b>

SUBURB	Total Suburb Area (ha)	2000-2001 (ha)	2001-2002 (ha)	2002-2004 (ha)	2004-2007 (ha)	2007-2009 (ha)	2009-2010 (ha)	Total loss (ha)
ALEXANDRA HILLS	1370.30	10.29	0.00	10.44	2.84	0.00	0.00	23.57
BIRKDALE	1119.90	0.00	2.25	1.71	0.79	0.00	0.00	4.75
CAPALABA	1868.75	0.00	1.98	14.29	0.87	1.71	0.00	18.85
CLEVELAND	1035.05	1.80	1.35	5.40	13.41	3.51	0.00	25.47
MOUNT COTTON	4253.03	6.30	3.96	6.30	39.06	13.05	20.20	88.88
ORMISTON	436.77	0.00	0.00	2.79	0.45	0.18	0.36	3.78
REDLAND BAY	4634.55	9.36	9.37	53.37	19.98	17.10	1.98	111.17
SHELDON	2279.83	7.29	1.34	1.80	7.56	0.54	0.00	18.53
THORNESIDE	248.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
THORNLANDS	2043.99	9.90	11.91	47.97	14.22	4.32	2.43	90.76
VICTORIA POINT WELLINGTON POINT	1310.76	5.40	7.83	37.89	16.02	0.00	0.00	67.15
TOTAL	21447.75	52.11	50.97	184.66	115.83	40.41	26.50	470.51
mean decrease per suburb		8.02	7.84	28.41	17.82	6.22	4.08	

- Habitat changes for the entire Koala Coast area published in the “Report on Koala Coast Koala Surveys 2005-2006” showed a net increase of approx 1250Ha between 1997 and 2005. However during this time there was decline of ~1000ha in urban koala habitat and ~650ha in remnant vegetation.
- 4.2.3 Identify and map existing cleared areas for revegetation (plantings for biobanking, offsets from development).
- This is being undertaken at the moment for the last couple of years work has been done in identifying and creating list of areas suitable. This is now being digitized and maps being produced on planting undertaken in the last year and potential sites for planting.
- 4.2.10 Extend current Vegetation Protection Order across entire City and ensure it is consistent with other local governments.
- Presently Council is investigating methods of including tree protection mechanisms within the Redlands Planning Scheme. Discussions have been held with Gold Coast City Council in regards to the impact and implications for them in integrating their tree protection measures into their Planning Scheme rather than using Local Laws. Work has commenced on the preparation and creation of a Draft Planning Scheme Tree Protection Code for subsequent Council consideration.
- 6.1.3 Continued collaboration with CRL, Universities and EPA to monitor koala populations on NSI.
- Completion of the mapping of the North Stradbroke Island koala population has been completed. Currently working with the University of Queensland for



GPS collaring of koalas around the three townships to look and map their movements through these areas.

- 6.5.1 Support and undertake research into the economic and social values of the Koalas.
- Work has been carried out on the hedonic value of koalas for property prices within the Redlands. This work was undertaken to investigate if koalas or their habitat increased the value of properties. This study identified that there was a value of approximately \$3,100 for sighting or location of koalas but more significantly living close or adjacent to bushland or public open space increased the value of the property in the order of \$29,600.
- 7.4.1 Interim report after first 6 months undertaking actions undertaken of the koala policy.
- It is pleasing to report that all of the priority actions listed have commenced with all being at different stages of development. Reports on the dog control and extension of vegetation protection orders is currently being investigated.

#### HABITAT PLANTINGS

Since 2008 Council has acquired 289Ha of land with the most recent purchase of 61 McMillan Road which was approved for an 11 lot subdivision. It is planned to create a two to three lot subdivision with the habitat being protected through VCA and planning instruments and then dispose of the property to recover costs.

In the financial year of 2009-2010 Council has revegetated an area of 3.4Ha with a total of 8,188 koala food trees planted. This financial year we have 3.3Ha of land planted with 5,072 koala food trees planted. This does not include the Smith Street planting being funded by DERM on Council owned land. This is an area 3.5Ha with 2,250 koala food trees to be planted in the area. This provides a total of 6.8Ha revegetated this year.

Through habitat extension programs there is an area of 2,786Ha in which Council officers have been advising or advised on managing their land. Council extension programs are made up of the following:

- 5 properties under Volunteer Conservation Agreements a area of 70.84Ha;
- 167 properties members of Land for Wildlife making a area of 1097Ha;
- 113 properties in Rural Support making a area of 959.22Ha;
- 51 properties in Koala Conservation Agreement Program making a area of 70.06Ha;
- 623 properties in Your Back Yard Garden Program making an area of 126Ha;
- 49 properties in Waterway Extension Program making an area of 462Ha.

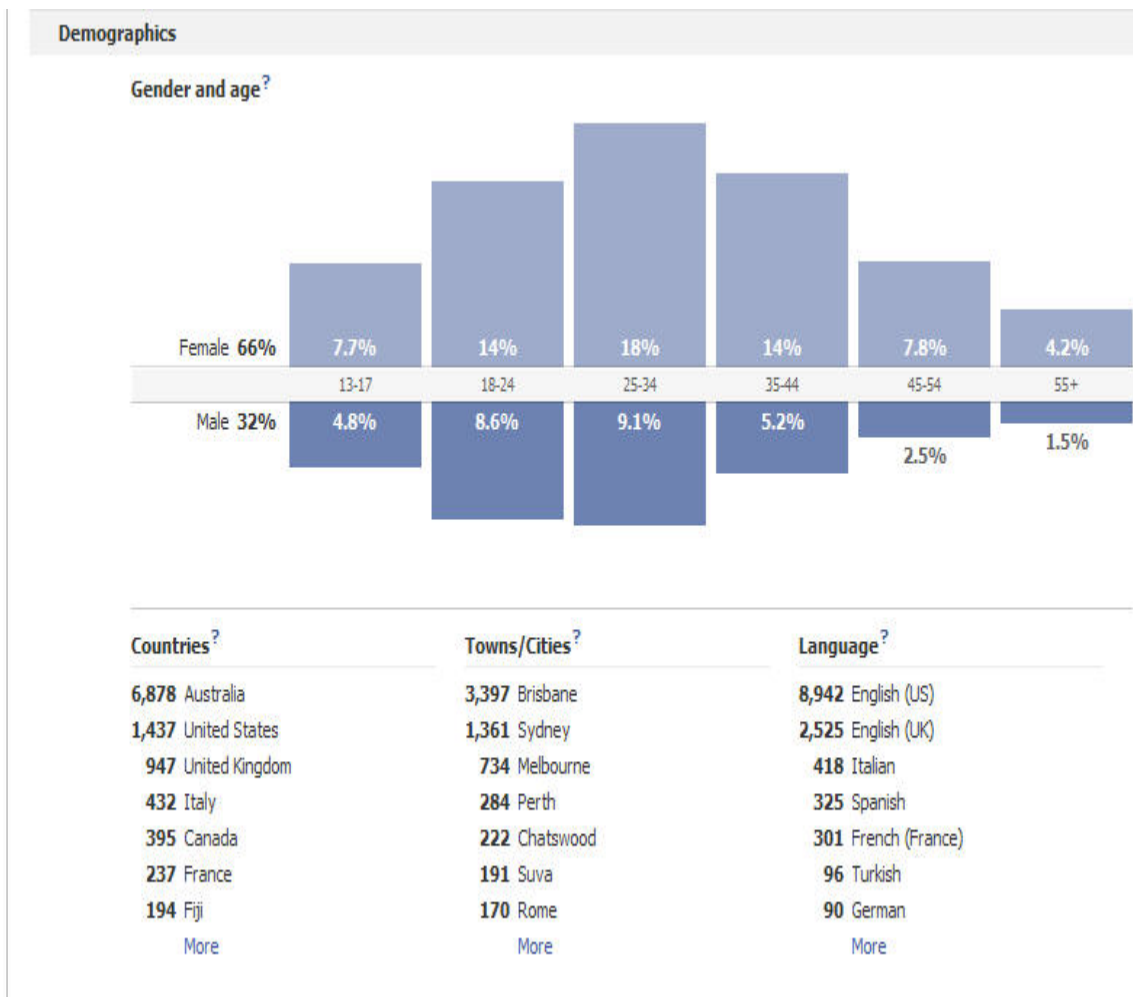
The Koala Conservation Agreement program has an annual payment and an operational payment. With the annual payment contributing to weed management covering a total area of 70Ha, the creation of a single dog den and 500m<sup>2</sup> of revegetation. The optional payment is where further funding is provided on top of the annual payment. For \$34,000 Council has been able to achieve the following:

- Weed control of a further 9,500 m<sup>2</sup>;
- Revegetation of a further 600m<sup>2</sup>;
- Food/Habitat Tree maintenance for 19 trees;
- 300 metres of Fauna Friendly fencing installed.

COMMUNITY EDUCATION

Over the last couple of years Council has continued to put effort into developing and creating broader community education and understanding of the plight of koalas in the City. Council has been innovative in the use of social networking tools to get messages across to local, state, national and international community.

PanDa unfortunately died on the 18<sup>th</sup> of June 2010 which brought responses from his friends. PanDa continues on with the creation of his cartoon character his friends' base has stayed just below the 14,000.



The creation and development of PanDa based videos and children’s puppet displays has gained fantastic feedback from children and parents about the songs. The You Tube videos of Pandamonium art project have been produced and will be released over the next few months. These videos were presented in Canberra at the

Australian Association for Environmental Education Conference In September 2010. Some of the feed back was

- “I can’t get the songs out of my head”;
- “What a professional piece of work”;
- “Looking forward to seeing the next video”;
- “Great to see the use of the arts to deliver education message”.

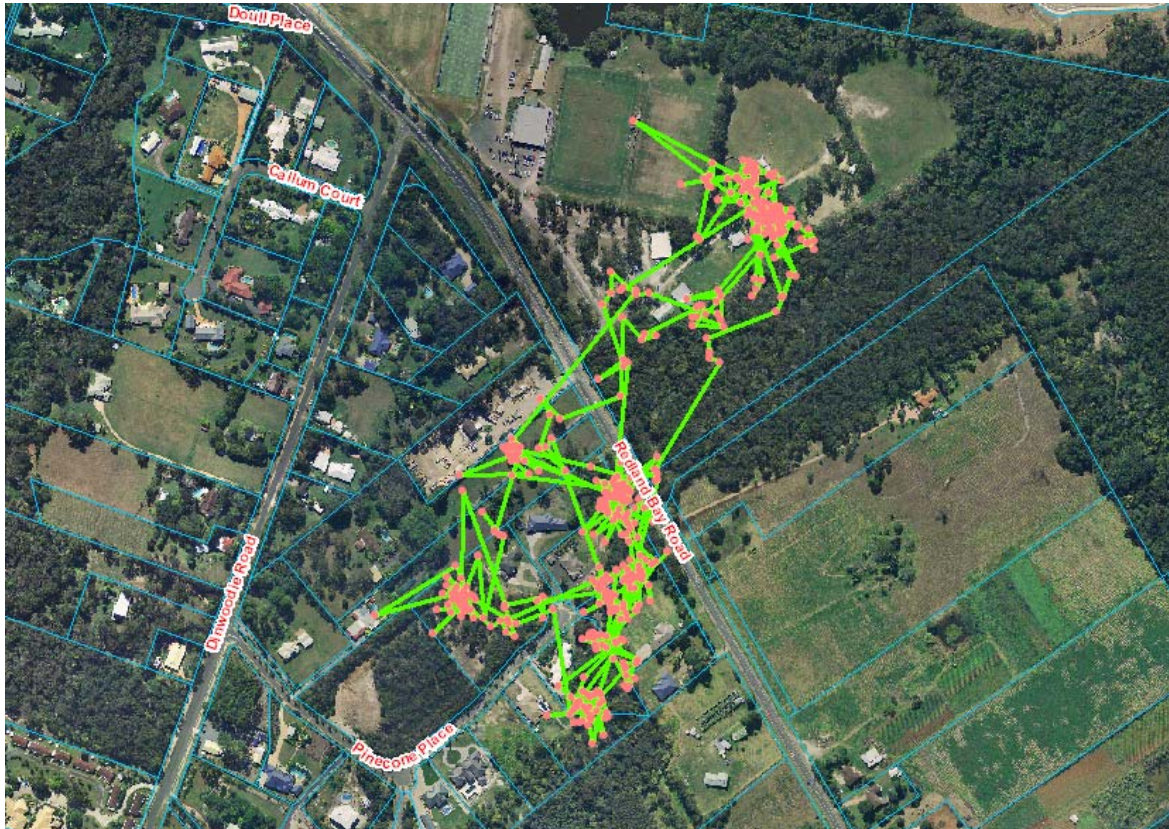
koalacentral.com.au went live on the 15 September 2010 aimed at getting people to learn, act and play. The site is encouraging people to investigate and learn about koalas in the Redlands, to post sightings of koalas they have seen, and to make a promise to undertake activities or tasks that would make life easier for the koalas. The site has been marketed through cinema advertising at the Victoria Point Cineplex.

	1 Dec - 15 Dec	16 Dec - 31 Dec	1 Jan - 15 Jan
Visits to Koala Central	125	141	189
Promises Made	3	3	59
Treemail subscriptions	99 (total)	109 (total)	164 (total)
Koalarama Played	7	22	47
Koala Sightings Mapped	30	23	39
Koala Pictures Uploaded	3	4	0

#### URBAN KOALA MANAGEMENT

Council over the last 12 months has been looking at opportunities to identify and map linkages and corridors between key habitats. This mapping has commenced with the objective to identify key linkages and targets for which Council is to achieve.

It has been shown through recent research using GPS collars that movement is localised with movement being through urban areas to key habitat be that clumps or specific habitat trees.



Map 1 Shows Koala (Debbie) movements over a two month period with GPS Collar. Map 1 shows the number of times Debbie crossed the road and the importance of both patches of habitat and individual trees for its survival. Debbie's collar was on for three months with GPS fixes made every two hours. Map 1 shows data that has been refined to capture points that are within acceptable GPS thresholds (i.e.  $\pm 1m$ ).

### **CONCLUSIONS AND NEXT STEPS**

Overall Council is making significant ground in the implementation of the Koala Implementation Strategy with priority placed on purchase and protection of habitat throughout the City.

Key areas to focus on are the restoration of more habitats and identifying and planting of creek corridors and street trees with both food and habitat trees. The other key point is working with residents that have room to plant habitat or individual trees and improve movement through neighborhoods by assisting residents in making their fences koala friendly and assisting residents to attain better dog control in their backyards.

It will also be important that Council looks at methods to streamline the ability for the collection of data in regards to habitat loss and gains to be able to report to the State on an annual basis.

Council will be in a better position to assess the effectiveness of all these measures when the State Government releases its koala population census data later in the

year. It should be noted that in previous years, the State Government has been very slow to release this data.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's Strategic Priority 1 *Healthy Natural Environment - 1.2 Stop the decline in population of the koala and other species at risk through advocacy, protecting and restoring vital habitat and increasing community engagement and action.*

### **FINANCIAL IMPLICATIONS**

Presently all actions being undertaken for the implementation is being done through the Redland City Council's Environment Charge. Opportunity exists with the charge to reduce expenditure in some areas to focus on the restoration and revegetation of habitat and corridors. This could also occur for increased work on private property within the urban areas.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

### **CONSULTATION**

The information provided in this report has been from the following areas:

- Parks and Conservation;
- Environmental Education;
- Land Use Planning;
- Marketing and Communications;
- Animal Management;
- Infrastructure and Planning.

### **OPTIONS**

PREFERRED

That Council resolve to:

1. Note the report on the Implementation of the Koala Policy and Strategy 2008;
2. Support the undertaking of the Koala Forum on the 10/11 November 2011 and invite the State Minister for Climate Change and Sustainability; and
3. Support the prioritisation, for the next 12 months, on the revegetation and restoration of habitat through corridors within the urban areas and work with local

residents to improve connectivity through financial support for fencing, dog control and replanting where land area is suitable pending budget deliberations.

#### ALTERNATIVE

That Council resolve to:

1. Note the report on the Implementation of the Koala Policy and Strategy 2008,;
2. Not support the undertaking of Koala Conference on the 10/11 November 2011; and
3. Not support the prioritisation for the next 12 months on the revegetation and restoration of habitat through corridors within the urban areas and work with local residents to improve connectivity through financial support for fencing, dog control and replanting where land area is suitable.

#### OFFICER'S RECOMMENDATION

That Council resolve to:

1. Note the report on the Implementation of the Koala Policy and Strategy 2008;
2. Support the undertaking of the Koala Forum on the 10/11 November 2011 and invite the State Minister for Climate Change and Sustainability; and
3. Support the prioritisation, for the next 12 months, on the revegetation and restoration of habitat through corridors within the urban areas and work with local residents to improve connectivity through financial support for fencing, dog control and replanting where land area is suitable, pending budget deliberations.

#### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler  
Seconded by: Cr Henry

That Council resolve to:

1. **Note the report on the Implementation of the Koala Policy and Strategy 2008;**
2. **Support the undertaking of the Koala Forum on the 10/11 November 2011 and invite the State Minister for Climate Change and Sustainability;**
3. **Prior to the forum, Council be provided with a review of the operational and capital expenditure associated with the Koala Policy and Strategy; and**
4. **Support the prioritisation, for the next 12 months, on the revegetation and restoration of habitat through corridors within the urban areas and work with local residents to improve connectivity through financial support for**

fencing, dog control and replanting where land area is suitable, pending budget deliberations; and

5. Write to the Minister for Sustainability seeking a report on:
  - i. Implementation of actions in the Premier's Koala Taskforce Report;
  - ii. The location and nature of expenditure of funding attached to the Premier's Taskforce in Redlands.

**CARRIED**

A division was called for.

Crs Burns, Reimers, Murray, Elliott, Bowler, Williams, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

The motion was declared by the Mayor as **CARRIED** (unanimously)



## **13.2 ITEM DEFERRED AND REFERRED TO COMMITTEE FROM COUNCIL**

### **13.2.1 FLOOD RECOVERY SUPPORT THROUGH SISTER CITY INITIATIVES**

**Dataworks Filename:** CS Disaster Management  
**Responsible Officer Name:** Judy Spokes  
Acting Manager Community & Social Planning  
**Author Name:** Vicki Godfrey  
Project Officer Community & Social Planning

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#### **EXECUTIVE SUMMARY**

**At the General Meeting on 23 February 2011, Council resolved that the motion be deferred and referred to the Planning and Policy Committee on 2 March 2011.**

This report is the result of a Planning and Policy committee resolution on 2 February 2011 that: "Council investigate the concept of a sister city relationship with one of the flood-affected areas in conjunction with the community".

An investigation has been undertaken which focussed on local government disaster-related city to city activities and community sector opportunities. Three options to progress the concept are presented as a result of the investigation which was conducted through desktop analysis of post-flood community support activities and discussions with key stakeholders (council officers, service and community organisations).

Proposals being developed by a coalition of district Rotary clubs have been considered, and are recommended as the basis for development of an effective partnership with Council.

#### **PURPOSE**

To respond to a resolution of Council's Planning & Policy committee on 2 February 2011 to investigate the concept of developing a 'sister' city relationship with one of the flood affected areas in conjunction with the community.

To present options for Council action based on an analysis of local government and community responses to high needs-towns following the immediate crisis period post-floods in Queensland.

#### **BACKGROUND**

Council's Planning and Policy Committee resolved on 2 February 2011 to donate \$10,000 to the Premier's Disaster Relief Appeal, \$5,000 to the Toowoomba Disaster Appeal and \$5,000 to the Lockyer Valley Appeal.



Following representations from the Mayor, the Committee also resolved to investigate the concept of developing a “sister” city relationship with one of the flood affected areas in conjunction with the community.

Officers have consulted external local government officers and community service organisations and conducted a desktop analysis of existing sister city programs / partnership focussing on disaster support. Redland City Council officers have also been consulted. The results of this investigation are set out below.

## **ISSUES**

Investigations into the Sister Cities Australia program identified a range of projects undertaken by towns, cities, ports or State Government agencies which provide assistance to towns or cities in Australia and beyond. These projects support cultural, civic, technical, professional and economic development. Most are designed to promote trade and other benefits to cities which identify with each other in some way. Others are established as compassionate responses to communities facing severe disadvantage or challenges. Council led sister city relationships have, for example, been sustained between Australia and East Timor for several years and have sought to support the nation during its fledging development as a nation.

Generally local government sister city relationships have been developed with a view to building supportive citizen to citizen and Council to Council partnerships over the long term to achieve mutual benefits. Disasters, in the nature of the Queensland floods, have triggered many supportive local government actions in response to immediate post crisis needs. Medium term recovery efforts though have generally not been developed through local government sister-city relationships. Sydney’s Willoughby Council is an exception

### **Willoughby: A Global Friendship Committee**

Willoughby Council has developed a number of sister city relationship within Australia and internationally. Within Australia it formed a sister city relationship 15 years ago with a rural town Bingara (Gwydir Shire) which was suffering from the effects of drought. Initial projects included donation of trees for soil stabilisation and provision of GIS mapping expertise. To formalise the Council’s sister city relationships the Council established a Global Friendship committee five years ago, with an annual budget of \$16,000. This Committee is made up of Willoughby community members, Councillors and Council staff. Through the Committee, the Council established a sister city relationship with the Chinese City of Jinni, which was affected by the 2008 earthquakes. The ‘1000 Cranes Project’ was an initiative of the Willoughby – Jinni relationship and was implemented under the Council’s Humanitarian Policy and supported by its Global Friendship Committee.

### **Adopt a Town**

The local district Rotary Clubs including Capalaba and Cleveland are in the process of planning an “Adopt-a-Town” initiative which aims to provide medium to long term project support to a rural town affected by the Queensland floods. The Clubs have proposed that Council provide a supporting agency role by participating in their

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“Adopt-a-Town” project. While the Clubs’ plans are not yet fully developed, there is scope for Council to enter into a partnership to provide a supporting role in the “Adopt-a-Town” project once it is established by Rotary.

### **Community support agencies**

Through a desktop analysis of key support agency websites, it was difficult to find evidence of projects that supported flood affected communities beyond the initial emergency response phase (food hampers, clean up, emergency accommodation etc). ‘Blazeaid’ is an exception.

Blazeaid was established after the 2009 Black Saturday bush fires in Victoria. It is a community support agency that is applying its successful recovery model (engaging volunteers to rebuild farmland fences) to rural towns in Queensland affected by the recent floods. Blazeaid has formed a coalition of key agencies (Queensland Murray Darling Committee and Australian Volunteers) to support rural communities by engaging volunteers in the clean up of farm properties and or the rebuilding of fences.

### **Options for Council Participation**

1. Council to support the “Adopt-a-Town” initiative as being developed by the Capalaba and Cleveland Rotary Clubs by:
  - inviting the Capalaba and Cleveland Rotary Clubs to apply for support under Council’s sponsorship program (Corporate POL: 3084). The sponsorship program has the capacity to provide cash and or in-kind support through Council branding, promotion and advertising.
  - Supporting the Rotary Clubs’ “Adopt-a-Town” committee once established through the nomination of a Councillor to sit on the committee as an advisor

This option would be a support role for Council.

2. Establish a Friendship Committee based on the Willoughby model in partnership with District Rotary Clubs through the Cleveland and Capalaba Rotary Clubs. This option would be a lead role for Council.
3. Establish a Council Workers Care program as identified in the Organisational Development Plan (ODP - Issue 44) to encourage and facilitate staff wishing to offer their skills and labour to the Blazeaid program being implemented in Queensland for flood affected rural properties. This option would be a lead role for Council.

### **Alignment with Organisational Development Plan objectives**

Two of the three options outlined above are in line with Council’s Organisational Development Plan (ODP) objectives relating to developing clever and caring people in a clever and caring organisation. Option 2 is consistent with Issue 36 of the ODP which proposes to “establish a range of initiatives that encourage optimal Councillor and employee networking with their counterparts and with other Councils and local

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government related organisations". Option 3 is consistent with Issue 44 of the ODP which proposes to: "establish a Council Workers Care program, which could endorse community support activities, targeted charity projects, and support for employees undertaking volunteer community work during ordinary hours".

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

### **FINANCIAL IMPLICATIONS**

No budget allocations have been recommended. Options 2 and 3 in which Council would play a lead, rather than support role, will have resource implications through either staff time or contractor services.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

### **CONSULTATION**

#### **Council stakeholders involved in conversations to date include:**

- Manager Marketing and Communications;
- Manager Customer & Community Services;
- General Manager Governance;
- Manager Community & Social Planning.

#### **External Stakeholders consulted to date include:**

- Mr. Terry Ryan – President (Rotary Club of Capalaba);
- Mr. Colin Sutcliffe – Director (Rotary Club of Capalaba) and Assistant to District Governor;
- Ms. Dee Beleo - Coordinator (Blazeaid);
- Mr. Geoff Penton – CEO (Queensland Murray Darling Committee);
- Mr. Ron Loney – President Elect, Cleveland Rotary;
- Mr Steve Haughty – President Rotary Cleveland;
- Mr Norman Fry – Emergency Management (Toowoomba City Council);
- Ms Tatjan Fromm – Campaign Manager (Clean Up Australia Day);
- Ms Meredith Harrison (Policy & Planning) Willoughby.

**OPTIONS****PREFERRED**

That Council resolve to support the “Adopt-a-Town” concept by inviting local Rotary Clubs to apply for support through Council’s sponsorship program (Corporate POL-3084) and nominate a Councillor to the Rotary Clubs’ project committee once established in an advisory role.

**ALTERNATIVE**

Support the “Adopt-a-Town” concept by inviting local Rotary Clubs to apply for support through Council’s sponsorship program (Corporate POL: 3084)

**OFFICER’S RECOMMENDATION**

That Council resolve to support the “Adopt-a-Town” concept by inviting local Rotary Clubs to apply for support through Council’s sponsorship program (Corporate POL-3084) and nominate a Councillor to the Rotary Clubs’ project committee once established in an advisory role.

**PROPOSED MOTION - General Meeting 23 February 2011**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

That Council not accept the Officer’s Recommendation and resolve to support the “Adopt-a-Town” concept by inviting local Rotary Clubs to apply for support through Council’s sponsorship program (Corporate POL: 3084).

**PROCEDURAL MOTION - General Meeting 23 February 2011**

That the motion be deferred and referred to the Planning & Policy Committee meeting on 2 March 2011.

**PROPOSED AMENDMENT MOTION AT COMMITTEE**

1. That Council resolve to support and participate in the “Adopt-a-Town: concept with the Rotary Clubs of Redlands both through Council’s sponsorship program and opportunities for friendship activities; and
2. That Council nominate a councillor to the Rotary Clubs’ project committee once established.

On being put to the vote this motion was LOST at Committee.

**PROPOSED MOTION 1 AT COMMITTEE**

That Council not accept the Officer’s Recommendation and resolve to support the “Adopt-a-Town” concept by inviting local Rotary Clubs to apply for support through Council’s sponsorship program (Corporate POL-3084).

On being put to the vote this motion was LOST at Committee.

**PROPOSED MOTION 2 AT COMMITTEE**

That Council resolve to support the “Adopt-a-Town” concept by inviting local Rotary Clubs to apply for support through Council’s sponsorship program (Corporate POL-3084) and nominate a Councillor to the Rotary Clubs’ project committee once established in an advisory role.

On being put to the vote this motion was LOST at Committee.

**PROPOSED MOTION 3 AT COMMITTEE**

That Council resolve not to support the “Adopt-a-Town” concept at this time.

On being put to the vote this motion was LOST at Committee.

**COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Elliott

**That Council note the Committee deliberations.**

**CARRIED** (en bloc)

**14 CUSTOMER SERVICES COMMITTEE 23 MARCH 2011**

Moved by: Cr Boglary  
Seconded by: Cr Reimers

That the Customer Services Committee Minutes of 23 March 2011 be received.

CARRIED

[Customer Service Committee Minutes 23/3/2011](#)

**14.1 CUSTOMER SERVICES****14.1.1 MONTHLY REPORT FOR OPERATIONS AND MAINTENANCE GROUP**

**Dataworks Filename:** Gov Reports to Committee - Operations and Maintenance (OPM)  
**Attachment:** [Operations and Maintenance – January - 2011](#)  
**Responsible Officer Name:** Lex Smith  
Manager, Operations and Maintenance  
**Author Name:** Tracy Carrick  
Group Administration Co-Ordinator

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**EXECUTIVE SUMMARY**

The core activities of the Operations and Maintenance Group are contained within this report and cover the period 1 January to 31 January 2011.

- The Roads and Drainage Maintenance Unit;
- Parks and Conservation Unit;
- Environmental Education Unit; and
- Waste Unit

have all contributed to this report.

The Waste Management Unit is a type 2 business unit and this report will provide Council with a monthly update and on a quarterly basis the unit will report its performance against the key performance Indicators in the business performance plan.

**PURPOSE**

To provide information to Council on the activities undertaken by the Operations and Maintenance Group and on a quarterly basis report on the performance of the Waste Business Unit against key performance indicators.

## **BACKGROUND**

The Operations and Maintenance Group undertakes the day to day operational activities of environmental education and environmental extension programs, the maintenance and operation of Council's waste collection and disposal facilities, the maintenance of roads, drains, marine and quarry facilities and the maintenance of Council's parks reserves and assets. This range of activities is undertaken by Council's day labour and contractor workforce.

The group generally operates between the hours of 7am to 4.45 pm weekdays with an on call service for after hours, however the environmental education operates 6 days per week and many evenings, with the waste facilities operating 7 days per week.

## **ISSUES**

### **ROADS AND DRAINAGE UNIT – UNSCHEDULED ACTIVITIES AND SIGNIFICANT EVENTS**

#### **Graffiti**

26 Instance for a cost of \$219.15

#### **Vandalism**

32 Instances at \$3520.00

#### **Illegally Dumped Refuse**

12.48m<sup>3</sup> tonne / Cost to dispose - \$1844.66

#### **Activities Status**

Nil comments – All Activities on target.

### **PARKS AND CONSERVATION UNIT– Unscheduled Activities and Significant Events**

#### **Graffiti**

127 instances of graffiti rectified – Cost to clean \$13,463

#### **Vandalism**

0 instances of vandalism

#### **Illegally Dumped Refuse**

5m<sup>3</sup>. Cost to dispose - \$590

## Activities Status

- Nil comments – All Activities on target.

## ENVIRONMENTAL EDUCATION UNIT– Unscheduled Activities and Significant

### Events

- School holiday activities were interrupted by poor weather throughout January with most outdoor activities being cancelled.

### IndigiScapes

- The café was responsible for feeding the 100+ Council staff sent over the Centenary suburbs for the flood clean up for the first week they were there.
- The Australia Day plant giveaway was held at IndigiScapes. This promotes the use of Australian native plants in gardens and in 2011 738 plants were given away to Redlands residents. Koala food trees were available for free from IndigiScapes year round.
- The walking tracks, playground and parts of the botanic gardens at IndigiScapes were closed for much of January due to damage from torrential rain.

### Wildlife Issues

- The Redlands After-hours Wildlife ambulance was filmed as part of a Channel 10 documentary on koalas to be aired in late 2011.

## WASTE UNIT

### Complaints

4 Complaints 2 Odour and 2 Odour and Dust. As described in last month's report and below, staff and contractors have been concentrating on minimising the odours as much as practically possible. The odour fence is currently being extended and landfilling operations are moving in a southward direction, further away from the most affected residents.

### Site Reports

#### Birkdale Landfill and Transfer Station

A new contractor for the operation commenced on 1 January 2011. The contractor has assisted Council staff in improving operations, cleaning up the site and generally improving the overall site. Both the Contractor and relevant Council staff have put serious efforts into improving the site and should be congratulated for their efforts.

352.5mm of rain fell in the month which did lead to leachate outbreaks and odour generation. Staff and contractors worked to contain the leachate outbreaks and other



efforts, such as using deodoriser in the water cart help to minimise odours as much as possible.

### **Redland Bay Waste Transfer Station**

The new contractor also commenced operations on 1 January 2011. This has seen the average weight of RORO bins increase, which has led to fewer RORO movements than what was previously experienced.

### **Giles Rd Hardfill site**

Operations early in January 2011 were affected by the rain, however, all operations have been continuing as normal.

### **North Stradbroke Island Waste Transfer Stations**

All operations have been continuing as normal.

### **SMBIs and Coochiemudlo Island Waste Transfer Stations**

All operations have been continuing as normal.

### **Closed Landfill Operations**

Due to the significant amounts of rainfall experienced in December 2010 and January 2011, the amounts of leachate needing to be collected and disposed of from Judy Holt Closed Landfill and the Redland Bay Closed Landfill were enormous again for January. At Judy Holt Closed Landfill 1,851,890L of leachate was collected and disposed of in January and 352.5mm of rain fell on the site. For the Redland Bay Closed Landfill, 484,000L was collected and disposed of and the site received 243mm of rain. There is generally a lag between the end of rain and leachate generation and leachate volumes could continue to be high for a number of months yet. This will continue to be monitored.

### **Waste Education Activities**

#### **January 2011**

#### **Highlights of the month**

10 Waste Education Visits were conducted in January reaching over 850 students, teachers and members of the community with key messages about waste minimisation and sustainability.

This month saw an auspicious moment, with the entire Junior School from Faith Lutheran Collage introducing their first recycling service on campus. This new initiative was largely due to the year ones and their teachers who had investigated waste minimisation and waste disposal first hand through an excursion with Redland City Council last year. The students visited both the working landfill at Birkdale and the closed landfill at Judy Holt Park and decided that they wanted to help reduce waste in their school.

Students who participated in the excursion demonstrated to the rest of the school what and how to recycle. The school also implemented a 'Green Team' consisting of

some year six students to help advocate the new system. The school is now in the process of considering implementing a comingled recycling service.

**Locations of visits**

Mary Street Childcare Centre  
Star of the Sea Catholic Child Care Centre  
Cleveland State School (2)  
Coolnwynpin State School (2)  
St Anthony's School (Alexandra Hills)  
Wellington Point State School -Vacation Care (2)  
Faith Lutheran College

**Relationship to Corporate Plan**

The activities undertaken within this report primarily support Council's following outcomes:

Outcome 1: **“Healthy natural environment”** - A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

Outcome 2: **“Green Living”** – Our green living choices will improve our quality of life and our children’s lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.

Outcome 3 **“Embracing the Bay”** – The benefits of the unique ecosystems, visual beauty, spiritual nourishment and coastal lifestyle provided by the islands, beaches, foreshores and water catchments of Moreton Bay will be valued, protected and celebrated.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to Provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.

**FINANCIAL IMPLICATIONS**

The Operation and Maintenance Group is within budget.

**CONSULTATION**

This report was prepared in consultation with Unit Service Mangers and numerous staff within the Operations and Maintenance group.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Boglary  
Seconded by: Cr Reimers

**That Council resolve to note the report.**

**CARRIED** (en bloc)

### 14.1.2 MONTHLY REPORT FOR CUSTOMER AND COMMUNITY SERVICES GROUP JANUARY 2011

**Dataworks Filename:** GOV Reports to Committee - Customer & Community Services (CCS)

**Attachments:** [Customer & Community Services Performance Reporting - January 2011](#)

**Responsible Officer Name:** Greg Jensen  
Manager, Customer & Community Services

**Author Name:** Jodi Marchant  
Group Business Services Coordinator

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#### EXECUTIVE SUMMARY

This report outlines the key monthly activities for the Customer & Community Services Group including:

- Human Services Unit;
- Cultural Services Unit;
- Leisure and Recreation Unit;
- Customer Service Unit;
- Redland Performing Arts Centre

#### PURPOSE

To provide information to the Council on current performance levels and significant issues affecting service delivery.

#### BACKGROUND

The Customer & Community Services (C&CS) Group delivers a wide range of services at multiple locations throughout the City. The Group comprises five Units; these being Human Services, Cultural Services, Leisure and Recreation Services, Customer Service and Redland Performing Arts Centre.

While the group has its predominant focus on community services delivery a number of the services are operational under the Code of Competitive Conduct (Type 3 Businesses) under the Local Government Act. These include the Redland Performing Arts Centre, Straddie Holiday Parks and School Age Care Services.

Each of the teams in the Group reports monthly against a set of performance indicators. Variations from performance expectations are highlighted in the attached annexure. Achievements are also reported on as well as significant future events. Program deliverables and key projects are reported in tables. Each Service Manager summarises the most significant of these each month within the report to the

Customer Services Committee. The annexure is provided for Councillors for reference to more detailed reporting if required.

## ISSUES

### Human Services Unit:

*Refer attachment 1*

- School Age Care;
- Respite;
- Home Assist Secure;
- Community Grants Program;
- Community Development.

### Summary of Activities

- The Redlands Special School has approached the Step Forward Service, a program offered 4 days per week for young people with disability, to commence the transition from school to Step Forward at the beginning of the year. The transition usually takes place after the June holidays. A carer from the school will come with the young person to Step Forward as an additional support. There is a possibility of 6 new clients to take up places when days become available.
- Thru My Lens visual arts workshops were held at the HUT youth space on Russell Island, 20 young people and 8 volunteers participated, with the final product to be showcased during youth week.
- Epic Day Out youth event was held at Redlands Youth Plaza on Australia Day in partnership with The Cage Youth Foundation. Approximately 300 young people attended.
- Red Frogs Youth Support Group was engaged to provide support to young people at Masterhead Drive, Raby Bay and Thompson Beach in Victoria Point on Australia Day. This strategy assisted in managing potentially challenging behaviours of young people.
- Presentation for Home Assist Secure will be conducted at the Respite Service on the staff client free day in February. Respite staff will gain a greater understanding about the Home Assist Secure Service and how it assist clients to stay in their homes longer and to prevent inappropriate early admission to residential care.
- The floods in Brisbane resulted in a decrease of attendance at vacation care the week of the floods and the week following due to parents not being able to get to work in the city. January 2011 averaged 223 children per day, a decrease of 21 children per day from 2010.

### Cultural Services Unit:

*Refer attachment 2*

- Libraries
- Redland Art Gallery

- Museums

### **Summary of Activities**

#### *Libraries:*

- Libraries continue to offer a wide range of programs and activities for all sectors of the community. The Reading on at Redlands (ROAR) summer reading program wound up in January and attracted a record number of registrations over the 2 month period that it was running (4,500).
- In January, Overdrive classes were conducted at all mainland libraries for the public to learn how to download audio and e-books to their own laptops and other mobile devices e.g. MP3 players.

#### *Art Gallery:*

- Children's holiday workshops were held on Macleay Island, hosted by Sara Rumsey. Children explored the vivid and bright colours of their environment through monoprinting and painting, inspired by art from the expressionist movement. 24 children aged between 6-12 years attended the workshops over 3 sessions.
- Local renowned printmaker Carolyn Dodds has been the artist in residence at the Art Space in Capalaba Place. She has conducted printmaking workshops which have been extremely popular. This has been in partnership with the Capalaba Library. All workshops were fully booked to capacity with waiting lists, with a total of 46 participants over 5 sessions.

#### *Museum:*

- A project has been approved by Council to provide a one off top up grant of \$15,000 to the North Stradbroke Island Museum to cover expenses for the rest of this financial year. The museum has been very much in demand since winning one national and one State award.

### **Leisure & Recreation Unit:**

*Refer attachment 3*

- Major Venues (Showgrounds, Aquatic Centre and Russell Island Pool);
- Community Halls;
- Recreation (Lifeguard Services);
- Cemeteries;
- Camping Grounds (Straddie Holiday Parks).

### **Summary of Activities**

- Two Fun in the Parks programs were conducted in January. One program was cancelled due to wet weather. The program was run by Redlands PCYC while a review of programs is being undertaken. Approximately 120 participants attended the 2 programs.
- Emergency work to rectify electrical safety at Redlands Baseball was completed with the club now playing fixtures on home grounds.
- Disaster management plans were activated and plan put in place to activate Councils halls if required as an overflow from the Brisbane floods. This

exercise also identified opportunities for improving Council's response capability and the need for larger centres to be available. Discussions with non-Council venues will be required.

- Life guard service has reported an increase in rescues and preventative measures during this period due to the weather. SLSQ was tasked during the floods to assist Maritime Safety in identifying hazards that would impede boats and swimmers on the foreshore.

**Customer Services Unit:**

*Refer attachment 4*

**Summary of Activities**

- No significant major activities to be reported for this month.

**Redland Performing Arts Centre:**

*Refer attachment 5*

**Summary of Activities**

- Early January at RPAC commenced with the final stages of the annual technical department's cleaning and maintenance of all technical equipment.
- On 10 January 2011 RPAC launched its 2011 Musical Melodies program. This is one of the centre's most popular programs that has been specifically designed for local seniors and pensioners. The 2011 program offers five high quality performances at affordable prices and caters for guests who may have special needs or require assistance when attending events at the centre. Advance ticket sales to date indicate these performances will again prove to be very popular within the community.
  - Wednesday, 2 March at 11am – Peter Cousens in A Life on Earth
  - Saturday, 2 July at 2pm – Barry Crocker's Banjo
  - Wednesday, 31 August at 11am – Tenterfield Saddler starring John Bowles
  - Saturday, 15 October at 2pm – Memories of Bandstand with Little Pattie
  - Saturday, 5 November at 2pm – Annalisa Kerrigan's Celtic Whispers
- The performance of Whoa Tilly's Tea Party scheduled for Friday, 21 January, had to be cancelled due to the performers being affected by the Brisbane floods. RPAC did incur advertising costs of \$1,662 and contractor costs of \$1,714, which were allowed for in the budget and should not have any major impact of RPAC's end of year financial results.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's following outcomes:

'Strong and connected communities' – Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages,

cultures, abilities and needs. Strategies in this outcome supporting are: 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 & 7.9

'Inclusive and ethical governance' – Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals: Strategy 8.5 – Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities.

'An efficient and effective organisation' – Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way.

Strategy 9.1 – Deliver excellent leadership throughout the organisation for the benefit of the community.

### **FINANCIAL IMPLICATIONS**

The Customer & Community Services Group is within budget expectations.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

### **CONSULTATION**

Consultation has occurred with all Customer & Community Service Managers and the General Manager Customer Services.

### **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Boglary  
Seconded by: Cr Reimers

**That Council resolve to note the report and annexure.**

**CARRIED** (en bloc)



### 14.1.3 MONTHLY REPORT FOR PROJECT DELIVERY GROUP

**Datworks Filename:** GOV Reports to Committee – Project Delivery Group

**Attachments:** [Attachment \(1\) PDG Report Jan 2011](#)  
[Attachment \(2a\) PDG Report Jan 2011](#)  
[Attachment \(2b\) PDG Report Jan 2011](#)  
[Attachment \(3\) PDG Report Jan 2011](#)

**Responsible Officer Name:** Bradley Salton  
Group Manager, Project Delivery Group

**Author Name:** Delia Dowthwaite  
Project Administrator

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#### EXECUTIVE SUMMARY

The Project Delivery Group Monthly Report is presented to Council for noting.

#### PURPOSE

The report provides a project status as at 4 March 2011 and an overall financial summary as at 31 January 2011 for projects undertaken by the Project Delivery Group.

#### BACKGROUND

The Project Delivery Group (PDG) is responsible for the delivery of capital and major operational projects. This involves developing detailed designs and costing for each project, coordinating the quotation or tendering process and the project delivery and/or construction of the work program.

#### ISSUES

##### Project Status

PDG has reviewed its program of works in light of the recent weather conditions and the emergency support provided by PDG staff in January and made the necessary program adjustments.

##### Watch List – Possible Concern

The following projects have been placed on the “Watch List” and PDG are monitoring the progress of these projects

- 42320 – Wellington Point Queuing Beach – concern due to permit requirements
- 65019-2 Macleay Island Waste Transfer Station – concern due to recent heavy rains

Listed below are projects that reached practical completion between 31 December and 4 March 2011. Refer Attachment 1 for more detail.

- 45744-4 - Waste Water Disposal – Amity Pt Caravan Pk, NSI
- 45741 – Queens Esplanade, Thorneside - cycleway
- 40148 – Conley Ave, Thornlands – installation of painted LATM
- 40139 – Shade Structure Ern & Alma Dowling Memorial Park, Victoria Point
- 40134 – Ziegenfusz Rd, Thornlands - pathway
- 42290 – Brosnan Dr, Capalaba Stage 2 - pathway
- 40233 – Old Cleveland Rd East, Birkdale – road rehabilitation
- 45635 - Tina Ave Lamb Island – installation of K&C & bitumen sealing
- 40195 – Redlands Baseball Club Emergency – installation of overhead power supply to existing light poles
- 7019-4 - Baythorn Project Due Diligence Report
- 70026 – German Church Rd Due Diligence Report
- 70027 – Smith St Due Diligence Report
- 70029 - McMillan Rd Due Diligence Report
- 70031 - Pear St Due Diligence Report
- 70032 - High St, Russell Island Due Diligence Report
- 70021 – Runnymede Environmental & Asbestos Audit
- 70021-4 - Runnymede Rd Due Diligence Report
- 6 Reseal Projects throughout City

## **RELATIONSHIP TO CORPORATE PLAN**

Outcome 8: **‘Inclusive and Ethical Governance’** – Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents’ participation in local decision-making to achieve the community’s Redlands 2030 vision and goals.

8.5 Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities.

## **FINANCIAL IMPLICATIONS**

No direct financial implications arise from this report.

## **PLANNING SCHEME IMPLICATIONS**

There are no implications for the Planning Scheme arising from this report

## **CONSULTATION**

The Survey Services Manager; Design Services Manager; Project Management Services Manager and Construction Projects Services Manager have been consulted in the preparation of this report and are supportive of the recommendation.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Boglary  
Seconded by: Cr Reimers

**That Council resolve to note the report.**

**CARRIED** (en bloc)

## 14.2 TENDER FOR CONSIDERATION

Cr Townsend declared a Material Personal Interest in this item and left the meeting at 4.48pm.

### 14.2.1 TENDER FOR THE MANAGEMENT OF THE NORTH STRADBROKE ISLAND HOLIDAY PARKS

The tender for the Provision of Lease for the North Stradbroke Island Holiday Parks closed on 6 July 2009 and since that time the commercial Tenderers have been requested on two occasions to extend their tendered offers to 31 March 2011, 21 months after they were first submitted to Council.

#### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie  
Seconded by: Cr Henry

**That Council resolve as follows:**

- 1. That Council note the report;**
- 2. That Council allow the tendered offers to expire on 31 March 2011 and the Tender: 1220-2009-CCS Provision of Lease for the North Stradbroke Island Holiday Parks to lapse; and**
- 3. That this report remains confidential until a final resolution is made in this matter, and any 'commercial in confidence' information in this matter remains confidential.**

#### **CARRIED**

A division was called for.

Crs Burns, Reimers, Murray, Bowler, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Elliott and Williams voted in the negative.

Cr Townsend was not present when this motion was put.

The motion was declared by the Mayor as **CARRIED**.

Cr Townsend returned to the meeting at 4.49pm.

**15 CORPORATE SERVICES & GOVERNANCE COMMITTEE 23 MARCH 2011**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

That the Corporate Services & Governance Committee Minutes of 23 March 2011 be received.

CARRIED

[Corporate Services & Governance Committee Minutes 23/3/2011](#)

**15.1 CORPORATE SERVICES****15.1.1 FEBRUARY 2011 - MONTHLY FINANCIAL REPORTS**

**Dataworks Filename:** FM Monthly Financial Reports to Committee  
**Attachment:** [EOM Report](#)  
**Responsible Officer Name:** Martin Drydale  
General Manager Corporate Services  
**Author Name:** Kevin Lamb  
Service Manager Financial Reporting

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**EXECUTIVE SUMMARY**

Section 152(2) of the *Local Government (Finance Plans & Reporting) Regulation 2010* requires the Chief Executive Officer to present the financial report to a monthly meeting.

The attachments to this report present the February 2011 financial statement of accounts to Council. Millions are displayed by an M, and thousands are displayed by a K. It should be noted that the property plant and equipment transferred to Allconnex remains in Council's balance sheet at 28/2/2011. Accounting treatment/entries will be posted to transfer these balances out when negotiations regarding Council's interest in Allconnex are finalised.

The financial statements demonstrate that five of the seven Financial Stability Ratios Key Financial Performance Indicators exceed targets set in the 2010-2011 budget. These are:

- ability to pay our bills – current ratio;
- ability to repay our debt – debt servicing ratio;
- cash balance;
- cash balances – cash capacity in months; and
- long term financial stability – debt to assets ratio

The following Financial Stability Ratio Key Financial Performance Indicators are outside of Council's target range:

- level of dependence on general rate revenue;
- operating performance.

With respect to the five measures of sustainability adopted as part of the 2010-2011 budget, Council is currently meeting four of the five targets. These are:

- operating surplus ratio;
- net financial liabilities ratio;
- interest cover ratio; and
- asset consumption ratio.

Council's system is currently being structured to measure its' asset sustainability ratio.

Council's end of month operating financial result (Earnings Before Interest, Tax and Depreciation – EBITD) is ahead of revised budget by \$2.7M, primarily influenced by operating expenditure being below budget by \$2.7M. Council's operating surplus after depreciation and interest charges was \$1.2M, a favourable variance of \$2.6M on the revised budget year to date (YTD).

Cash held at the end of February 2011 is \$74.2M, equal to 6.1 months cash capacity against an original target of three to four months.

## **PURPOSE**

The purpose is to present the February 2011 financial report to Council and explain the content and analysis of the report. Section 152(2) of the *Local Government (Finance, Plans & Reporting) Regulation 2010* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government.

## **BACKGROUND**

The Corporate Plan contains a strategic priority to support the organisation's capacity to deliver services to the community by building a skilled, motivated and continually learning workforce, ensuring assets and finances are well managed, corporate knowledge is captured and used to best advantage, and that services are marketed and communicated effectively.

## **ISSUES**

The following elements, shown in the attachments, comprise the End of Month Financial Reports for February 2011:

### **Dashboard and Key Performance Indicators (A)**

- Operating Revenue compared to Budget;

- Operating Expenditure compared to Budget;
- Employee Costs compared to Budget;
- Capital Expenditure compared to Budget; and
- Key Performance Indicators – Actuals compared to Budget and Targets.

### **Operating Statement (B)**

This shows the variance between YTD actual results and YTD budget in dollar terms, percentage and colour indicators. Tolerance levels for the variances differ between operational and capital amounts.

Additionally, a **Cash Flow Statement (C)**; **Statement of Financial Position (D)**; and an **Investment Summary and Graphs (E)** have been included to provide the complete picture of Council's finances.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation in this report primarily supports the following outcomes:

#### **8. Inclusive and ethical governance**

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

### **FINANCIAL IMPLICATIONS**

The overall financial result for the period ending February 2011 remains strong with EBITD of \$22.8M (\$2.7M above budget) with operational expenditure being \$2.7M below budget offset by operating revenue being slightly under budget YTD by \$11K.

#### Operating Revenue

Rates Charges are below budget by \$468K primarily due to General Rates being \$338K below budget. Other Rates & Utility Charges are below budget by \$397K primarily due to refuse collection charges being \$270K below budget.

Pensioner Remissions are \$141K above budget and Fees and Charges are below budget by \$210K with development applications fees \$387K, domestic inspection fees \$144K, and child care benefits \$120K below budget offset by general fees and charges \$367K above budget.

Operating Grants and Subsidies are above budget by \$1.3M. External interest is favourable by \$382K with interest on investments \$250K, interest on rates \$128K other interest \$4K above budget.

Other revenue is below budget by \$181K with Allconnex SLA recovery revenue below budget by \$895K offset by miscellaneous income \$308K, insurance proceeds \$218K and litigation payments \$104K above budget. Additionally, Council is awaiting the revenue reimbursement of establishment costs incurred during the course of establishing Allconnex Water, thus, also contributing to the unfavourable variance in this area. Council has recently been given confirmation by the State Government to invoice for the recovery of these expenses and the March 2011 accounts will show the recognition of this recovery revenue.

#### Operating Expenditure

Operational Employee Costs are above budget by \$42K with Development & Community Standards \$575K under budget and Customer Service \$605K over budget.

Operational Goods and Services are under budget year to date budget by \$2.8M primarily due to underspends in Corporate Services of \$1.0M and in Planning and Policy of \$1.7M.

#### Capital Revenue

Contributions and Donations are \$71K above budget in total with developers cash contributions \$289K above budget offset by other capital contributions \$218K below budget.

#### Capital Expenditure

The Capital Expenditure program is 8.6% or \$2.5M below year to date revised budget with the main areas below budget being Fleet & Facilities \$1.4M and Infrastructure Planning Group \$1.1M.

#### Cash and Investments

The investment of surplus funds for the month returned a weighted average rate of return of 5.52%, which is ahead of the UBS Aust Bank Bill Index of 4.95%. The cumulative position for the year is a favourable return of 5.44% against the UBS Aust Bank Bill Index of 4.96%. These returns are reported on a monthly weighted average return and Council benchmarks the funds against the UBS Australian Bank Bill Index. Interest return is reported on both an annual effective and nominal rate of return. RBA cash rate remains at 4.75% as at the end of February 2011.

#### Overdue Rates

The Rates Overdue Percentage at the end of February is 5.9% and \$5.3M, with 3.2%, or \$2.9M, less than 90 days overdue and \$2.4M, or 2.7%, more than 90 days overdue.

### **CONSULTATION**

Consultation has taken place amongst the Executive Leadership Group.



**OPTIONS**

## PREFERRED

That Council resolve to note the End of Month Financial Reports for February 2011 and explanations as presented in the following attachments:

1. Dashboard and Key Performance Indicators (A);
2. Operating Statement with headline commentary (B);
3. Cash Flow Statement (C);
4. Statement of Financial Position (D); and
5. Investment Summary and Graphs (E).

## ALTERNATIVE

That Council requests additional information.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie

Seconded by: Cr Elliott

**That Council resolve to note the End of Month Financial Reports for February 2011 and explanations as presented in the following attachments:**

- 1. Dashboard and Key Performance Indicators (A);**
- 2. Operating Statement with headline commentary (B);**
- 3. Cash Flow Statement (C);**
- 4. Statement of Financial Position (D) ; and**
- 5. Investment Summary and Graphs (E).**

**CARRIED** (en bloc)

**15.1.2 ALLCONNEX BILLING ARRANGEMENT UPDATE**

**Datworks Filename:** CA Reports - Allconnex Water  
**Attachment:** [Allconnex Request for Billing Extension](#)  
[Allconnex Community Title Scheme Guideline](#)  
**Responsible Officer Name:** Martin Drydale  
General Manager Corporate Services  
**Author Name:** Gavin Holdway  
Group Manager Financial Control

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**EXECUTIVE SUMMARY**

In mid February 2011, Redland City Council (RCC) received a request from Allconnex Water (AW) for an extension under the service level agreement (SLA) for RCC to continue billing for water and wastewater services beyond the 1 July 2011. This request can be accommodated by RCC based on the current SLA arrangements in place between Council and AW.

At this stage and based on the request from AW, it is expected that RCC will continue current billing and supporting arrangements until 30 September 2011, as this timeframe has been identified as the go-live period for AW's new billing system. With this current advice in mind, the RCC 2011/12 quarter two rates run in early October 2011 will be the first bill that excludes water and wastewater charges. The preparation surrounding the separation of water and wastewater charges from the RCC Rate Notice has already commenced and with this extension it will allow both entities to further refine the project and planning around the separation of water and wastewater services from the RCC Rate Notice.

On the 2 March 2011, AW wrote to the CEO of RCC advising of recent changes surrounding the endorsement of a new guideline with respect to billing arrangements for Community Title Schemes (CTS). Within the correspondence received by RCC, AW advised that this updated guideline had been endorsed for implementation on 21 February 2011. This guideline applies to billing arrangements of water supplied by AW to lots within CTS, including the Common Property, in AW's service area. The principles surrounding the billing in this guideline centre on two scenarios, these being;

Post 1 January 2008 where sub-meters are installed, the sub-meters are owned by AW; and the sub-meters are located so they are easy to read and maintain;

Plumbing approval received prior to 1 January 2008; where sub-meters are not installed or are installed but not owned by AW.

Attached to this report are two documents supporting the two items that are outlined in this report.

## **PURPOSE**

The purpose of this report is to present to Council an update in relation to two items recently advised by AW, these are as follows;

- Request for extension by AW for RCC to continue billing for water and wastewater utilities beyond 1<sup>st</sup> July 2011, and
- Guideline - Billing Arrangements for Community Title Schemes.

## **BACKGROUND**

Since the commencement of AW on 1 July 2010, RCC has worked under the SLA arrangements to support AW with the billing of water and wastewater services. RCC have been awaiting advice and/or request in relation to whether or not AW would require support for these services beyond 1 July 2011.

## **ISSUES**

The issues for noting regarding the extension of the billing service level agreement are mainly with respect to Council planning to maintain water and wastewater billing and supporting arrangements until the 30<sup>th</sup> September 2011 on behalf of AW. Additionally, Council need to adjust its project planning with respect to the timing of separation of water and wastewater billing from the RCC Rate Notice along with considering the format and presentation of the RCC Rate Notice once the AW charges are removed.

## **FINANCIAL IMPLICATIONS**

The financial implications surrounding the extension of billing arrangements are mainly centred upon the project based activities to separate the billing of water and wastewater charges from the RCC Rate Notice. As the project planning is only in its initial stages, the cost of this project has not been fully determined, however, all additional costs will be met by AW.

There are no financial implications to RCC with regard to the CTS guideline endorsement by AW.

## **CONSULTATION**

Consultation occurred between AW staff and RCC Officers with regard to the extension of the billing arrangements beyond 1 July 2011. This consultation will continue over the coming months to prepare for the billing separation from 1 October 2011.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve to:**

- 1. Accept and note the extension request by Allconnex Water for Redland City Council to continue billing services to 30 September 2011; and**
- 2. Note the Allconnex Water updated guideline with respect to Community Title Schemes.**

**CARRIED**

A division was called for

Crs Reimers, Murray, Elliott, Bowler, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Burns and Williams voted in the negative.

The motion was declared by the Mayor as **CARRIED**.

### 15.1.3 FINANCIAL STRATEGY REVIEW 2010-2011

**Dataworks Filename:** FM Financial Strategy  
**Responsible Officer Name:** Martin Drydale  
General Manager Corporate Services  
**Author Name:** Deborah Corbett-Hall  
Acting Service Manager Budgeting and  
Forecasting

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#### EXECUTIVE SUMMARY

An annual review of Council's Financial Strategy (the 'Strategy') is carried out prior to the commencement of budget-setting processes for the following financial year.

Councillors, the Executive Leadership Group and key financial, planning and operational staff have all contributed to this annual review which considered the following policy areas:

- Revenue and Pricing;
- Asset and Services Management;
- Expenditure Management;
- Investments Management; and
- Debt Management.

The outcomes of these deliberations informed the financial strategic direction of the Strategy 2011 – 2021 which is to be adopted by Council.

#### PURPOSE

Section 104(1) of the *Local Government (Finance, Plans and Reporting) Regulation 2010 (Qld)* requires a local government to prepare a long-term financial forecast at least annually.

The current version of the Strategy was adopted by Redland City Council on 25 June 2010. The following report outlines the annual review of the Strategy held between October and December 2010. Redland City Council will annually review the Strategy and revise its' long term financial forecasts.

#### BACKGROUND AND ISSUES

The following paragraphs outline the discussions held between October and December 2010, consolidated under the key themes mentioned above.

## **Revenue and pricing**

Council confirmed the assumptions included in the financial model, to continue with LGAQ CPI increases for general rates and pensioner discount scheme and to continue with RCC Blended CPI for general fees and charges.

It was recommended to review the proposal for separate and/or new categories for small, medium and large shopping centres. Research undertaken for the review provided analysis and benchmarking across similar councils including the average valuation in Gold Coast City Council (GCCC) and Logan City Council (LCC) and Brisbane City Council (BCC), together with the relevant rate in the dollar.

It was recommended that consideration of a vacant land category for the mainland be examined and that rate capping be retained on SMBI which should also be considered to be extended to RDE properties (based on 2009/10 rates payable).

It was confirmed that rating categories will be determined based on the 'capacity of the land to generate revenue for the owner'. Categorisation of properties would be undertaken prior to the commencement of modelling in April 2011.

It was recommended that further research and modelling be undertaken in respect of the impact of site valuation when it is introduced for 2011/12 and that further work and community engagement on canal and lake levies be undertaken prior to adoption of those charges before 2011/12.

It was noted that the impact of lower returns from Allconnex Water compared to those experienced under Redland Water would place pressure on the budget for 2011/12 and the following three years in terms of both the returns and participation rights percentage.

Additionally lower returns from grants and subsidies and capital revenues were anticipated which would have an impact on future planned capital spending.

## **Asset and Services Management**

There is a requirement for all Queensland local governments to prepare 'core' Asset and Service Management Plans (ASMPs), and it was recognised that there is an opportunity to combine current ASMP's into like groupings e.g. roads, bike paths etc. It was recommended that ASMPs should drive investment decision making and that there needs to be clear linkage between the outputs from the ASMPs and the inputs to the annual budget development process.

Further work on an Enterprise Asset Management Strategy should also inform future direction in this area.

## **Expenditure Management**

The benefits of moving to strategic procurement involving a centre led procurement model were recommended together with the adoption of Purchasing Policy principles

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around expenditure management, in particular goods and services. It was anticipated that a strategic based approach will generate efficiencies by planning procurement activity more effectively.

It was recommended that a focus on core and non-core service activity and identifying and reducing significant growth trends in goods and services expenditure be undertaken to reduce overall costs.

It was also recommended that the planned capital spending in the first five years of the Strategy should be optimised to meet affordability levels in line with revenue forecasts. Consideration was given to the current and future state of the Asset and Service Management Plans (ASMPs) and how these will generate the 'renewal' and 'upgrade' expenditure requirements. It was recommended that these should be prioritised in capital planning prior to decisions on upgrade, expansion and new capital schemes.

### **Investments**

It was noted the current investment policy allows a broad range of investment opportunities although Council is not utilising the scope of the policy. Council presently has a *passive* investment strategy and consideration needs to be made as to whether Council has an appetite to move towards a more *active* investment strategy that is still capital guaranteed.

It was recommended to move towards a more active investment approach with strict parameters for investments in different term deposits. The current investment policy permits this approach and the Strategy will be revised to reflect this change.

### **Debt Management**

It was noted that the level of borrowings was forecast to increase in line with planned capital expenditure on intergenerational issues however this was within acceptable and affordable levels.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Vision Outcome 9: An efficient and effective organisation.

In particular, the following three outcomes were at the forefront of the Financial Strategy review process:

- 9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council;
- 9.6 Implement long term asset management planning that supports innovation and sustainability of service delivery, taking into account the community's aspirations and capacity to pay for desired service levels.

- 9.7 Develop our procurement practices to increase value for money within an effective governance framework.

## FINANCIAL IMPLICATIONS

This report is a summarised account of the annual review of the Financial Strategy policy areas. Subsequent to this annual review, the Financial Strategy will be revised and adopted by Council using the outputs from this review and provide direction for the construction of the 2011/12 budget.

## PLANNING SCHEME IMPLICATIONS

It is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## CONSULTATION

Elected members, the Executive Leadership Group and key staff across the organisation were consulted in at least seven Financial Strategy workshops that were held between October and December 2010.

Workshop Date	Councillors in attendance	ELG members in attendance	Council Officers in attendance
4 October 2010	8	6	7
19 October 2010	9	5	7
22 October 2010	7	6	8
1 November 2010	9	4	6
9 November 2010	10	4	9
1 December 2010	9	4	6
15 December 2010	11	4	7

## OPTIONS

### PREFERRED

That Council resolve to note that the Review will inform the revision of the Financial Strategy document.

### ALTERNATIVE

That Council request further revisions to the Financial Strategy prior to its adoption.



**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve to note that the Review will inform the revision of the Financial Strategy document.**

**CARRIED** (en bloc)

## 15.2 GOVERNANCE

### 15.2.1 COUNCIL COMMITTEE CHARTERS AND CHAIRPERSONS' ROLES AND RESPONSIBILITIES

<b>Datworks Filename:</b>	<b>L&amp;E Local Law No.5 Meetings</b>
<b>Attachment:</b>	<a href="#"><u>Council Committee Charters Roles and Responsibilities for Council and Committee Meeting Chairpersons</u></a>
<b>Responsible Officer Name:</b>	<b>Nick Clarke General Manager Governance</b>
<b>Author Name:</b>	<b>Trevor Green Senior Advisor Environmental Health</b>

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#### EXECUTIVE SUMMARY

Issue 24 – Council and Committee Operation, of the Redland City Council Organisational Development Plan 2009, presented at the Special Meeting on 10 March 2009 (Item 5.1), proposed that Council conduct a critical review of Council's General Meeting and Committee operations.

Two of the outcomes of the review have been the development of (1) Council Committee Charters and (2) Roles and Responsibilities for Council and Committee Meeting Chairpersons.

#### PURPOSE

The purpose of this report is for Council to adopt:

- Council Committee Charters; and
- Roles and Responsibilities for Council and Committee Meeting Chairpersons.

#### BACKGROUND

At the Special Meeting on 10 March 2009 (Item 5.1), the Chief Executive Officer (CEO) presented the Redland City Council Organisational Development Plan 2009. Issue 24 of the plan proposed that a critical review of Council and Committee operations be undertaken to ensure efficient and effective formal decision-making. The attached Council Committee Charters; and Roles and Responsibilities for Council and Committee Meeting Chairpersons were developed as part of this review.

#### ISSUES

The Roles and Responsibilities for Council and Committee Meeting Chairpersons, explains a Councillor's function when chairing meetings. Under the *Local Government Act 2009* the Mayor is the Chairperson of Council's General Meetings and the Committee Chairpersons are appointed by Council. .

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The Council Committee Charters document provides details of the matters to which each Committee provides advice and recommendations to Council:

- Corporate Services and Governance Committee;
- Development and Community Standards Committee;
- Planning and Policy Committee; and
- Customer Services Committee.

The Roles and Responsibilities document provides details of the role of the Chairperson in terms of:

- Duty of the chair;
- Important attributes of a chair; and
- Promoting debate.

#### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide inclusive and ethical governance by ensuring transparent and accountable democratic processes.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications in relation to adopting the Council Committee Charters; and Roles and Responsibilities for Council and Committee Meeting Chairpersons.

#### **PLANNING SCHEME IMPLICATIONS**

There are no planning scheme implications associated with this report.

#### **CONSULTATION**

Consultation was undertaken with the Executive Leadership Group and the Corporate Meetings and Registers Team.

#### **OPTIONS**

##### **PREFERRED**

That Council resolve to adopt the attached:

1. Council Committee Charters; and
2. Roles and Responsibilities for Council and Committee Meeting Chairpersons.

##### **ALTERNATIVE**

That Council adopts the attached Council Committee Charters; and Roles and Responsibilities for Council and Committee Meeting Chairpersons, subject to change.

**OFFICER'S/ COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve to adopt the attached:**

- 1. Council Committee Charters; and**
- 2. Roles and Responsibilities for Council and Committee Meeting Chairpersons.**

**CARRIED** (en bloc)

## 15.2.2 COUNCIL MEETINGS REVIEW

**Dataworks Filename:** L&E Local Law No. 5 Meetings  
GOV Council Meeting Dates & Information

**Responsible Officer Name:** Nick Clarke  
General Manager Governance

**Author Name:** Nick Clarke  
General Manager Governance

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### EXECUTIVE SUMMARY

The *Local Government (Operations) Regulation 2010* (“the Regulation”) came into effect in July last year. The Regulation deals with many aspects of local government, included in which are provisions relating to committee meetings.

The Regulation specifies that a committee chairperson has the casting vote when a vote is tied. This provision takes precedence over Council’s earlier delegation to the Development & Community Standards Committee in which, for delegated decisions where the vote is tied, that committee chairperson would step aside to allow the Mayor or Deputy Mayor to have a casting vote.

### PURPOSE

The purpose of this report is to inform councillors that a part of a resolution made by Council in February 2010 (based on earlier resolutions in 2005 and 2008), relating to the operation of the Development & Community Standards Committee, no longer has validity due to the provisions in the Regulation. This report also seeks a decision from Council to retain the part of the original resolution that is not affected by the Regulation.

### BACKGROUND

On 14 August 2002, Council adopted new committee structures and delegated development decisions to the Development Assessment Committee with the proviso that tied votes relating to development applications be resolved by referral to a full Council meeting. This delegation was further endorsed at a Council meeting on 23 June 2004.

On 9 November 2005, Council determined that the Mayor would have a casting vote in tied votes at the Development Assessment Committee. This related solely to delegated decisions about development applications and providing instruction to legal counsel for appeal matters. In the Mayor’s absence, a casting vote would be given to the Deputy Mayor. The continuation of this provision appears to have been automatically carried forward at the post-election meeting of 1 April 2008 and the meeting of 24 February 2010, as there was no discussion in the reports about this particular provision.

Council resolved on 24 February 2010, under item 16.1.3 of the agenda, to: appoint councillors to chair those committees until the date of the next local government election; appoint all councillors as members of all the committees; fix the quorum for committee meetings; adopt a schedule of meeting dates; and delegate certain powers to the Development & Community Standards Committee (which replaced the Development Assessment Committee).

In paragraph numbered '5' of that resolution, Council resolved:

5. *To delegate to the Development and Community Standards Committee the power to:*
  - a. *Decide development applications under the Sustainable Planning Act 2009 and the Integrated Planning Act 1997; and*
  - b. *Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the Sustainable Planning Act 2009 and Chapter 4 of the Integrated Planning Act 1997,*  
*subject to the condition that where the Committee Chairperson is required to use his/her casting vote, the Mayor (and Deputy Mayor in his/her absence), preside over the meeting and be permitted to use his/her casting vote as Chairperson to determine the matter.*

The addition of references to the new *Sustainable Planning Act 2009* and the name change to that committee were the only changes made in the resolution of 24 February 2010.

The *Local Government (Operations) Regulation, 2010* commenced on 1 July 2010. The Regulation contains provisions which govern the way in which Council committees must operate. This includes section 67 which states:

**67 Procedure at meetings**

- (1) *Business may be conducted at a meeting of a committee only if a quorum is present.*
- (2) *At a meeting of a committee—*
  - (a) *voting must be open; and*
  - (b) *a question is decided by a majority of the voters of the members present; and*
  - (c) *each member present has a vote on each question to be decided and, if the votes are equal, the member presiding also has a casting vote; and*
  - (d) *if a member present fails to vote, the member is taken to have voted in the negative.*

Section 67(2)(c) provides that the councillor presiding over a committee meeting at the time that a vote is tied, has a casting vote. This effectively over-rides Council's resolution that the chairperson will defer to the Mayor or Deputy Mayor when a tied vote occurs about legal instructions relating to appeals.

The remainder of Council's delegation to the Development & Community Standards Committee remain valid.

## ISSUES

The use of the provision allowing the Mayor or Deputy Mayor to assume the chair at a Development & Community Standards Committee meeting for the purpose of using a casting vote has not occurred since the Regulation came into effect on 1 July 2010. No decisions of that committee are therefore affected by the impact of the Regulation.

The Regulation does not permit Council to require that committee chairperson to vacate their seat and handover to the Mayor or Deputy Mayor. In the event of a tied vote, the committee chairperson has the casting vote.

If the chairperson is not present at a committee meeting, the members present may appoint a councillor to chair that meeting (Section 64(3) of the Regulation).

## RELATIONSHIP TO CORPORATE PLAN

The recommendation is consistent with Outcome 8 – Inclusive and ethical governance.

## FINANCIAL IMPLICATIONS

There are no financial implications.

## CONSULTATION

Ms Toni Averay, General Manager Development & Community Standards and Mr Andrew Ross, Manager Legal Services were consulted and both support the officer's recommendation.

## OPTIONS

### PREFERRED

That Council resolve as follows:

1. To amend the delegation to give the Development & Community Standards Committee the authority to make decisions on behalf of Council to:
  - a. Decide development applications under the *Sustainable Planning Act 2009* and the *Integrated Planning Act 1997*; and
  - b. Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the *Sustainable Planning Act 2009* and Chapter 4 of the *Integrated Planning Act 1997*.

## ALTERNATIVE

That Council resolve to amend the delegation from Council to the Development & Community Standards Committee in another way.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve as follows:**

- 1. To amend the delegation to give the Development & Community Standards Committee the authority to make decisions on behalf of Council to:**
  - a. Decide development applications under the *Sustainable Planning Act 2009* and the *Integrated Planning Act 1997*; and**
  - b. Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the *Sustainable Planning Act 2009* and Chapter 4 of the *Integrated Planning Act 1997*.**

**CARRIED** (en bloc)



### 15.2.3 CONSTITUTIONAL RECOGNITION OF LOCAL GOVERNMENT

**Datworks Filename:** GOV ALGA - Constitutional Recognition  
**Responsible Officer Name:** Nick Clarke  
General Manager, Governance  
**Author Name:** Luke Wallace  
Manager Corporate Planning, Performance and Risk

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#### EXECUTIVE SUMMARY

The Australian Local Government Association (ALGA) has been developing a case for constitutional recognition of local government in recent years. This has involved discussions with political parties and politicians; consultation with constitutional experts, reviews of previous attempts for constitutional recognition etc and it now appears likely that a referendum on the matter will be held in conjunction with the 2013 Federal Election.

ALGA is seeking to galvanise formal support from all local governments across Australia through the passing of a formal resolution by each council. This report provides a brief update on the issue and seeks Council's endorsement of a resolution in support of constitutional recognition for local government.

#### PURPOSE

The purpose of this report is to obtain endorsement for a statement confirming Council's support for the formal recognition of local government in the Constitution of Australia.

#### BACKGROUND

Recognition of local government in the constitution of Australia has been sought, unsuccessfully, on two previous occasions. ALGA convened a special National General Assembly of local government in December 2008, where a declaration supporting local government recognition in the constitution was unanimously supported by all councils present, including Redland City Council.

Since that time, ALGA has devoted considerable resources to further developing the case for constitutional reform. The need for reform was also clearly reinforced by the 2009 decision of the High Court in *Pape v Federal Commissioner of Taxation*. In that case, the High Court set out the limitations of the Australian Government's powers and, in so doing, clearly indicated that the Australian Government does not have the power to fund local government directly.

Whilst the final wording of any question/s to be put to the people of Australia is still to be determined, the two issues that are particularly relevant are the funding of local government and the symbolic recognition of local government in the constitution.

Future revenue is a critical issue for local government throughout Australia. A simple and pragmatic change to the constitution (most likely in Section 96) would allow direct funding to continue and provide local government, through ALGA and state based associations such as the Local Government Association of Queensland (LGAQ), with a legal basis upon which to pursue additional federal funding in the future.

In symbolic terms, the fact that local government is not mentioned anywhere in the constitution is an anomaly that should be addressed. This could be dealt with by a simple change to the preamble of the constitution which would ensure that all three tiers of government in Australia are recognised in our peak legislative instrument.

These are matters that are very relevant to local government and that Redland City Council has expressed support for. It is ALGA's intention that a Constitutional Declaration for Councils will be submitted for signature by council representatives at the conclusion of the 2011 National General Assembly of Local Government on 22 June 2011. ALGA's objective is that all councils will be in a position to sign this declaration at that time and as such they are asking all councils to pass a resolution confirming their support.

In addition, ALGA is recommending that all councils correspond with the Prime Minister, the Leader of the Opposition and their local Federal Member/s of Parliament to advise them of councils' support for recognition and to bring to their attention the resolution passed by each council. This is a vital step as history has proven that constitutional change is almost impossible to achieve without bi-partisan support from both major political parties.

## ISSUES

- ALGA is continuing to develop the case for local government recognition in the Constitution of Australia;
- Indications are that a referendum on the matter is likely to be held in conjunction with the 2013 Federal Election;
- Inclusion in the constitution would provide local government with the opportunity to access more direct funding from federal government, as well as providing formal recognition of local government in Australia's peak legislative instrument;
- Redland City Council expressed support for these matters at a National General Assembly of Local Government in December 2008;
- ALGA is seeking a resolution on the books of all councils in Australia in support of constitutional recognition;
- The resolution will lead to the creation of a Constitutional Declaration for Councils that can be signed by all councils at the next National General Assembly of Local Government on 22 June, 2011;
- ALGA is also recommending that all councils write to the Prime Minister, the Leader of the Opposition and their Local Federal Member/s of Parliament to

advise them of the resolution passed and seek their ongoing support in the lead up to the referendum

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to ensure inclusive and ethical governance by establishing and maintaining effective partnerships with local, regional and national organisations and governments to deliver the visions and goals of the community.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications from this recommendation. Achievement of local government recognition in the Constitution of Australia does have the potential to significantly assist the local government sector through the provision of direct federal funding in the future.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

This report is a direct result of a written request from the President of ALGA. No specific consultation has been undertaken at this stage.

## **OPTIONS**

### **PREFERRED**

That Council resolve as follows:

1. To declare its support for financial recognition of local government in the Australian Constitution so that the Federal Government has the power to fund local government directly and also for inclusion of local government in any new Preamble to the Constitution if one is proposed, and calls on all political parties to support a referendum by 2013 to change the Constitution to achieve this recognition; and
2. To write to the Prime Minister of Australia, the Honourable Julia Gillard MP, the Leader of the Opposition, the Honourable Tony Abbott MP and the Member for Bowman, Dr Andrew Laming MP, to advise of Council's support for constitutional recognition of local government and seek the support of their parties for a referendum in 2013 to achieve this recognition.

### **ALTERNATIVE**

That Council does not support constitutional recognition of local government and writes to the President of ALGA to advise accordingly.

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**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Boglary  
Seconded by: Cr Henry

**That Council resolve to:**

- 1. Declare its support for financial recognition of local government in the Australian Constitution so that the Federal Government has the power to fund local government directly and also for inclusion of local government in any new Preamble to the Constitution if one is proposed, and calls on all political parties to support a referendum by 2013 to change the Constitution to achieve this recognition; and**
- 2. Write to the Prime Minister of Australia, the Honourable Julia Gillard MP, the Leader of the Opposition, the Honourable Tony Abbott MP and the Member for Bowman, Dr Andrew Laming MP, to advise of Council's support for constitutional recognition of local government and seek the support of their parties for a referendum in 2013 to achieve this recognition.**

**CARRIED**

A division was called for.

Crs Burns, Reimers, Elliott, Bowler, Williams, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Murray voted in the negative.

The motion was declared by the Mayor as **CARRIED**.

Cr Hobson declared a conflict of interest in the following item stating she is involved in the Redlands Easter Family Festival, a member of the Cleveland Uniting Church who may be a participant in the festival, and an honorary member of Cleveland Rotary who also may be a participant in the festival.

Cr Boglary declared a conflict of interest in the following item stating she is involved with the Redlands Easter Festival and also a member of the Wellington Point Rotary who may be involved with the festival.

Cr Townsend declared a conflict of interest in the following item stating she is a member of Redland Bay/Victoria Point Lions, who will be catering at the Redlands Bluegrass Convention who are receiving sponsorship as a result of this report.

Cr Williams declared a conflict of interest in the following item stating she has been a volunteer at the Redlands Easter Festival, a member of St Anthony's Catholic Church and a previous member of the Redlands Modern Country Music Club which is on the Bluegrass Convention.

Cr Reimers declared a conflict of interest in the following item stating that she is a member of the Redlands Sunrise Rotary who may have involvement in the Redlands Easter Festival.

The Chair asked that the remaining Councillors decide whether the Councillors had a conflict of interest, or could reasonably be taken to have a conflict of interest, in the matter, that might lead to a decision that is contrary to the public interest. If so the Councillors must leave the chambers while the matter is being discussed and voted on.

On being put to the vote, the Councillors present stated that they believed that Crs Hobson, Boglary, Townsend, Williams and Reimers did not have a conflict of interest in the matter and could remain in the chamber for discussion and decision on this item.

Crs Hobson, Boglary, Townsend, Williams and Reimers remained in the chamber, voting in the affirmative.

#### **15.2.4 SPONSORSHIP APPLICATIONS**

<b>Datworks Filename:</b>	<b>CR Sponsorship - Outgoing</b>
<b>Responsible Officer Name:</b>	<b>Kathy Petrik Manager Marketing &amp; Communications</b>
<b>Author Name:</b>	<b>Kathy Petrik Manager Marketing &amp; Communications</b>

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#### **EXECUTIVE SUMMARY**

Council's Corporate Sponsorship policy was adopted in October 2009, with the policy objective of *"seeking to support and promote a strong and involved community"*

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*through the sponsorship of events, projects, services or other activities in an equitable and accountable way. This policy came into force on 1 January 2010.*

The definition of sponsorship is defined as “*a business transaction in which a sponsor provides a financial contribution or value in kind to support an event, project, service or activity, in return for negotiated commercial and other benefits. It is a business transaction because it involves an exchange that has measurable value to each party in commercial, communication or philanthropic terms*”.

In accordance with the policy and guidelines, all sponsorships over \$5,000 are to be determined by Council. This report provides recommendations from the internal assessment panel about sponsorship of the Redlands Easter Family Festival (\$10,000), the Redlands Bluegrass Convention (\$10,000) and the Straddie Salute Multisport Festival (\$9,800).

## **PURPOSE**

To provide background and recommendations to Council for sponsorship funding for Redlands Easter Family Festival, the Redlands Bluegrass Convention and the Straddie Salute Multisport Festival, in accordance with its policy and guidelines.

## **BACKGROUND**

### **Redlands Easter Family Festival - Sunday 24 April 2011**

This event is scheduled for Sunday 24 April 2011 at the Norm Price Park - Redlands Showgrounds. It has been organised by local churches for 11 years and the organisers state it attracts over 15,000 people. The festival provides a full day program of free rides, food and entertainment for the community.

It has received annual funding from Council in past years of \$10,000, and in 2010 Council awarded the organisers \$13,000. It also enjoys reduced charges for venue rental. This year \$13,000 in sponsorship funding is being sought.

The free community event aligns with the strategic priority of Council relating to “*strong and connected communities*”. The organisers state it “*supports families in providing free entertainment to all ages whilst delivering a positive life message and connection to community support*”.

The applicant indicates local businesses, transportation companies and equipment rental operations benefit from the event.

The benefits being offered to Council in return for sponsorship funding are the provision of a speaker, media exposure, branding opportunities, networking opportunities and a sponsor display.

The internal assessment panel have assessed the value of this sponsorship to Council at \$10,000.

**Redlands Bluegrass Convention – 8-10 July 2011**

This event has been running in the Redlands for 16 years and is organised by the Redlands Modern Country Music Club, a not for profit organisation. It is held at Kindilan Outdoor Education Conference Centre, Redland Bay and operated by club volunteers with assistance from other local groups.

It has steadily grown and brings together up to 500 people from the Redlands, Queensland, Australia and overseas in a musical experience which stimulates learning and enjoyment through performances, workshops and networking opportunities across all ages.

The organisers indicate the Convention has gained an interstate and international reputation and is recognised as “the” Bluegrass event in Australia.

The 2011 Convention program will feature Queensland award winners from Tamworth as well as interstate and international bands to perform and teach. Efforts to promote new and young Australian Bluegrass artists will be made.

Economic benefits to the area come in the form of local venue hire; equipment and supplies are purchased from local businesses. Local service clubs organise and provide catering for all meals and profits are used to fund other Redlands community projects.

Benefits to Council include ownership of an element of the program/event or naming right opportunities; branding opportunities, Mayor to open the event, networking opportunities, distribution of Council materials, sponsor display, media exposure, delegate/attendee

The internal assessment panel recognises the successful development of this event over the years and sees its potential in having even greater development opportunities as a major event in the future. The committee supports the financial sponsorship requested of \$10,000 ex GST.

**The 2011 Straddie Salute Multisport Festival - 8 & 9 October 2011**

This is the fourth year the event has taken place and is scheduled for the weekend of the 8 & 9 October 2011 at Point Lookout, North Stradbroke Island. 427 competitors participated in the event in 2010. It is organised by Weekend Warrior Events, an organisation managing similar events in the Brisbane area.

It targets social fitness enthusiasts, active triathletes and mid to large businesses in the Greater Brisbane Area. This year it has been rebranded as a two day multisport festival and incorporates a broader range of events. The organisers estimate this will result in an increase in competitors to 600 and result in longer visitations. Each competitor brings three other supporters on average.

In 2010 the Straddie Salute – North Stradbroke Island received \$7,750 in Council sponsorship funding and is seeking \$9,800 ex GST for the 2011 extended event.

The funds would be used to assist with traffic management services, police services, local advertising and public notification signage.

The event aligns to Council's strategic priorities of "*strong and connected communities and supportive and vibrant economy*".

The event organisers estimate the expanded 2011 Straddie Salute Multisport Festival will deliver \$667,000 in economic benefits (up from \$360,000 in 2010) to North Stradbroke Island and the greater Redlands area, through spending by staff, support services, competitors, supporters and spectators in accommodation, food, fuel and other goods and services. Many competitors extend their stay on the Island for more than two nights turning their participation into a short holiday to take advantage of the destination. It boosts visitation during a traditionally quiet time of year.

The benefits being offered to Council in return for its sponsorship are: provision of a speaker, distribution of Council promotional material, media exposure, branding opportunities, networking opportunities, sponsor display, delegate/attendee tickets; destination naming rights.

The internal assessment panel supports the financial sponsorship requested of \$9,800 ex GST.

#### **ISSUES**

Redland City Council's Marketing and Communications group will liaise with sponsored organisations to ensure that all benefits agreed to in the sponsorship agreement are delivered satisfactorily.

#### **RELATIONSHIP TO CORPORATE PLAN**

The Redlands Easter Family Festival, the 2011 Straddie Salute Multisport Festival and the Redlands Bluegrass Convention align primarily with Council's strong and connected communities and supportive and vibrant economy strategic priorities.

#### **FINANCIAL IMPLICATIONS**

There is sufficient funding available in the sponsorship budget for 2010-11 to fund all these events.

#### **PLANNING SCHEME IMPLICATIONS**

There are no implications for the Redlands Planning Scheme.

#### **CONSULTATION**

Consultation has taken place with Mayor Melva Hobson; internal assessment committee made up of managers Community and Social Planning, Customer and Community Services, Economic Development, Environmental Management, Marketing and Communications.



**OPTIONS**

1. Accept the assessment panel's recommendations to pay \$10,000 in sponsorship funding to the Redlands Easter Family Festival; \$9,800 the 2011 Straddie Salute Multisport Festival and \$10,000 to the Redlands Bluegrass Festival.
2. Decline approval of one or more sponsorship requests.
3. Vary the amount of sponsorship funding to the Redlands Easter Family Festival, the 2011 Straddie Salute Multisport Festival or the Redlands Bluegrass Festival.

**PREFERRED**

That Council resolve to approve payment in sponsorship funding of:

1. \$10,000 to the Redlands Easter Family Festival ;
2. \$9,800 to the 2011 Straddie Salute Multisport Festival; and
3. \$10,000 to the Redlands Bluegrass Festival.

**ALTERNATIVE**

That Council resolve to amend the amount of sponsorship funding to either the Redlands Easter Family Festival, the 2011 Straddie Salute Multisport Festival or the Redlands Bluegrass Festival

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Henry

**That Council resolve to approve payment in sponsorship funding of:**

- 1. \$10,000 to the Redlands Easter Family Festival ;**
- 2. \$9,800 to the 2011 Straddie Salute Multisport Festival; and**
- 3. \$10,000 to the Redlands Bluegrass Festival.**

**CARRIED**

**15.2.5 REVIEW OF CORPORATE SPONSORSHIP PROGRAM**

**Datworks Filename:** CR Sponsorship - Outgoing  
**Attachments:** [Applications Approved to Dec 2010](#)  
**Responsible Officer Name:** Kathy Petrik  
Manager Marketing & Communications  
**Author Name:** Kathy Petrik  
Manager Marketing & Communications

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**EXECUTIVE SUMMARY**

Council requested that a review of the sponsorship program be completed after a full year's operation with recommendations being made for improvements to the program where appropriate.

Redland City Council has provided sponsorship to local individuals and organisations for many years. In November 2009, Council adopted a policy combining all sponsorship monies into one fund. It assigned the responsibility for administering the program to the Marketing and Communications Group from 1 January 2010.

The aim of the policy is to ensure consistency, equity and value in all undertakings.

Council's annual budget for sponsorship funding is \$140,000, an amount that has remained constant for several years.

The sponsorship program estimates a return in its first year to the community from major sponsored events of about \$850,000 in tangible benefits as assessed by sponsored organisations.

This is made up of visitor spending for accommodation, hospitality, use of local resources, businesses and facilities. While it is more difficult to measure the smaller events or activities sponsored, these also would result in increased local business spending, increased involvement in community life and opportunities for community fundraising.

Recommendations in this report also respond to matters raised in the review of the grants and sponsorship program by Council's internal audit group in its July 2010 report.

These include:

- adoption of twice a year sponsorship application rounds to coincide with Council's grants application rounds, rather than receiving applications at all times throughout the year;
- an increase in the delegated authority levels for the internal sponsorship assessment committee; and
- the transfer of a portion of the administration of the sponsorship program to the grants program office on a pilot basis.

**PURPOSE**

This report provides Council with an assessment of the first year's operation of the sponsorship program in its current format and makes recommendations for improvements.

**BACKGROUND**

Sponsorship is defined as a business transaction in which a sponsor provides a financial contribution or value in kind, to support an event, project, service or activity. In return there is a negotiated commercial benefit. It involves an exchange that has a measurable value to each party in commercial, communication or philanthropic terms. This may include branding exposure in signage, advertising, promotional material and provision of display space.

Council's sponsorship program has contributed at least \$850,000 in value to Council and the community based on applicants' assessments. This is made up of economic benefits to local business and tourism as assessed by major event organisers.

Currently, organisations and individuals apply for sponsorship funds at any time during the year. Applications are considered monthly by the internal assessment committee. Each application is assessed against criteria, including its alignment with the corporate goals and benefits provided to the community.

All applications for funding below \$5,000 are determined by the internal assessment committee made up of representatives from marketing and communications, environmental management, economic development, community and social planning and customer and community services. Individual staff specialists are also consulted as necessary on applications.

For requests of or over \$5,000, the internal assessment committee makes a recommendation to Council, who will decide the outcome. In the first calendar year of operations the internal assessment committee approved 28 applications and made recommendations to Council for another seven applications over \$5,000.

The Marketing and Communications group is responsible for program budgeting, promotion, coordination of application assessments, Council approvals, liaison with applicants, financial management, sponsor agreements, event marketing support and acquittal of sponsorships.

There is a formal sponsorship contract negotiated with recipients to ensure that Council and the community receive the agreed benefits from the arrangements and this is also monitored. Council also provides promotional support to sponsored organisations via its many communications channels to maximise marketing opportunities.

Attached is a listing of all sponsorship cash funding approved and distributed in the first calendar year of operation, including applicant/request details, the amounts and whether it is a recurring request.

## ISSUES

### **Moving to funding 'rounds'**

In July 2010, the sponsorship program was reviewed by Council's Internal Audit group as part of a review of the grants program. Several administrative recommendations made at that time have since been implemented.

A key recommendation made by Internal Audit was to "seek approval from Council to allow the sponsorship program to be open for two rounds per year to coincide with the community grants program and undertake appropriate advertising to notify future applicants of the new process".

The aim is to increase administrative efficiencies by aligning the grants and sponsorships funding rounds to make it simpler for the community to understand the range of funding opportunities available to them from Council.

The annual grants program schedules Round 1 from 27 July to 19 September and Round 2 from 15 February to 26 March. In order to allow for a smooth rollover to this new funding timetable, sufficient time for education and communication with affected groups and individuals should be allowed.

### **Combine administration**

This recommendation would see some of the administrative responsibilities for processing sponsorship applications move from Marketing and Communications to the grants office. The arrangement will shortly be trialled with the aim of improving administrative efficiency. It will reduce the impact of no additional resources being available to administer the sponsorship program in the Marketing and Communications group.

### **Financial delegation levels**

28 sponsorships out of a total of 35 applications received in the first year of operations were under \$5,000. Seven sponsorship applications were between \$5,000 and \$20,000 and referred to Council for determination. Of those, four were \$10,000 or over.

In all but one instance, Council accepted the internal assessment committee's recommendations for applications for \$5,000 and over. Since the requirement to prepare a report to Council and place it on committee agendas for approval can delay sponsorship funding delivery to applicants, it is recommended that the delegation level of the internal assessment committee be increased from \$4,999 to a minimum of \$10,000. This would allow for faster sponsorship decisions in most cases and would ensure that Council only deliberates on the higher valued sponsorship applications. Reports on sponsorship allocations would be provided to Council every six months.

### **Multiple year commitments**

Many sponsorships recur annually or bi-annually. It has been suggested that Council consider multi-year commitments to those organisations consistently providing quality

results for this sponsorship program. This would provide some longer term certainty for the arrangement and also reduce the administration required.

This would, however, be difficult to achieve in view of Council's annual budgetary process and it is not recommended.

#### **RELATIONSHIP TO CORPORATE PLAN**

The sponsorship program supports most corporate plan priorities with Strong and Connected Communities being the major initiative.

#### **FINANCIAL IMPLICATIONS**

Council has provided \$140,000 for the annual sponsorship program in previous years.

#### **PLANNING SCHEME IMPLICATIONS**

There are no planning scheme implications.

#### **CONSULTATION**

Mayor Melva Hobson; Grants Unit; General Manager Governance; Group Manager Community and Social Planning, Group Manager Economic Development, Group Manager Community and Customer Service, Group Manager Environmental Management; Group Manager Business and Performance.

#### **OFFICER'S RECOMMENDATION**

That Council resolve to:

1. Note the report on the first year's operations of Council's sponsorship program;
2. Agree to adopt two funding rounds per year, to coincide with those of the grants program, at a future date that ensures sufficient time is provided to the community to comply and ensure a smooth transition occurs; and
3. Increase the internal assessment committee's financial approval level from \$4,999 to \$10,000 effective immediately.

#### **COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve to:**

- 1. Note the report on the first year's operations of Council's sponsorship program;**

2. Increase the threshold for reporting for Council approval to \$10,001; and
3. Request officers to work with the community groups to encourage them to develop their sponsorship proposals well in advance of their event to enable greater commercial outcomes for Council.

**CARRIED** (en bloc)

**15.2.6 CORPORATE BALANCED SCORECARD REPORT - FEBRUARY 2011**

**Dataworks Filename:** GOV Corporate BSC Monthly Reporting to Committee

**Attachment:** [Balanced Scorecard Report – February 2011](#)

**Responsible Officer Name:** Luke Wallace  
Manager Corporate Planning Performance & Risk

**Author Name:** Jo Jones  
Service Manager, Corporate Planning & Performance

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**EXECUTIVE SUMMARY**

The monthly Corporate Balanced Scorecard report attached provides a high level overview of Council's performance in areas of Council business using the four balanced scorecard perspectives – Financial, Customer, Internal/Business Processes and People & Learning.

This report forms part of Council's performance management framework. The other main report provided to Council and the community is the quarterly Operational Plan report that focuses on performance against each of the programs in the Corporate Plan 2010-2015.

The overall rating for February 2011 is satisfactory with a weighted score of 2.12.

**PURPOSE**

To provide Council with the Corporate Balanced Scorecard report to February 2011.

**BACKGROUND**

The report shows results against each key performance indicator (KPI) for the current month and the previous twelve months. Longer term trends and comparisons incorporating the same month last year are included to provide a better understanding of performance levels.

A summary of the results is provided on page one of the attached report and shows the overall score for Redland City Council, including the rating (the small coloured indicator at the right hand side). An outstanding result is shown as green, above standard and satisfactory is shown as yellow and an unsatisfactory result is shown as red. The overall rating for Council for each perspective is determined by the relative weightings of the performance measures.

Explanation of results is provided by the responsible manager in the commentary each month. Where a significant issue arises from the data that require further explanation, this is provided in the report.

**ISSUES***Internal Audit Actions implemented within agreed timeframes*

Three out of six internal audit recommendations have been completed and the remaining three are seeking a second extension to the original target date.

*Workplace Health & Safety Management Plan actions completed*

Progress with implementation of the Workplace Health and Safety Action Plan is slightly behind target.

*Workers' Compensation Hours Lost*

Three employees were not at work for the month which has resulted in the figure being slightly behind target. Two employees have now returned to work under the suitable duties program. Previous Balanced Scorecard Reports this financial year have incorrectly shown monthly figures rather than a cumulative total within the chart. The chart has now been corrected to show a cumulative total.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's commitment to Inclusive and Ethical Governance. Strategy 8.5 within the Corporate Plan states that Council will be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities. As part of the Organisational Development Plan, Council is currently reviewing its corporate performance management arrangements and the results of this project will be presented to Council during 2010/11.

**FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

**PLANNING SCHEME AMENDMENTS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

**CONSULTATION**

The data in this report was provided by responsible managers and has been compiled by the Corporate Planning, Performance and Risk Group.

**OPTIONS****PREFERRED**

That Council resolve to note the Corporate Balanced Scorecard for February 2011 as attached.



## ALTERNATIVE

That Council resolve to note the Corporate Balanced Scorecard for February 2011 as attached and request additional information.

**OFFICER'S/ COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve to note the Corporate Balanced Scorecard for February 2011, as attached.**

**CARRIED** (en bloc)

**15.2.7 REDLAND CITY COUNCIL LOCAL LAW MAKING PROCESS**

<b>Datworks Filename:</b>	<b>L&amp;E Local Law Making Process</b>
<b>Attachments:</b>	<a href="#"><u>Redland City Council Local Law Making Process</u></a>
<b>Responsible Officer Name:</b>	<b>Luke Wallace</b> <b>Manager Corporate planning Performance and Risk</b>
<b>Author Name:</b>	<b>Trevor Green</b> <b>Senior Advisor Environmental Health</b>

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**EXECUTIVE SUMMARY**

Under *The Local Government Act 2009* (2009 Act):

1. Council can develop its own detailed process for making local laws, as long as the process is consistent with the framework as required by the Act; but
2. If a local law does not comply with the requirements of the legislation, the Minister can revoke the law and/or direct that it be changed.

Under the requirements of the 2009 Act, Council needs to adopt a process for making its local laws, before it can start any new process to make or amend a local law.

King and Company Solicitors, with input from Council's Local Law Planning Unit, have developed a process for Council to make its local laws, which complies with the framework as required by the 2009 Act.

**PURPOSE**

That Council adopt the attached Redland City Council Local Law Making Process, as Council's process for making local laws.

**BACKGROUND**

The *Local Government Act 1993* (1993 Act) included prescriptive provisions on how local governments in Queensland were to make their local laws (local laws and subordinate local laws). In complying with the local law making requirements under the 1993 Act, local governments could implement their laws with confidence that they would withstand any challenge on how the laws were made.

The *Local Government Act 2009* (2009 Act) now includes outcome based provisions on how local governments are to make their local laws (outlines the framework for making a local law). Under the 2009 Act:

1. A local government can develop its own detailed process for making a local law, as long as that process is consistent with the framework, but
2. Should a local law not comply with the legislation, the Minister has a power to revoke it and/or direct that it be changed.

## ISSUES

Under the requirements of the 2009 Act, Council needs to adopt a process for making its local laws. Until a process is adopted, Council is not in a position to make or amend any of its local laws, unless the process commenced under the 1993 Act (started before 1 July 2009).

Council is now in the position that if it makes a local law and the Minister considers that the process used does not comply with the legal requirements, (or is inconsistent with the local government principles of the 2009 Act); the decision to make the law can be revoked. Should this happen, (in particular after implementing the law), there is considerable risk of legal, financial and resourcing issues, plus creditability implications for Council.

Taking this into consideration, the attached Redland City Council Local Law Making Process is put forward for adoption by Council. The process has been developed by King and Company Solicitors with input from Council's Local Law Planning Unit. The process has now been adopted by a number of Councils throughout Queensland.

The process is a combination of the 1993 Act local law making process and the new requirements of the 2009 Act. It has been developed to meet a number of standards and principles including:

1. That it meets the standard as set by the State under the 1993 Act;
2. That it meets the requirements of the 2009 Act and regulations;
3. That it meets the 2009 Act - local government principles ; and
4. That it meets the four key objectives of Council's Organisational Development Plan.

In meeting the standard (following a similar process) as was prescribed by the 1993 Act, Council should have considerable confidence that the process will meet Ministerial evaluation, in that this was the accepted standard previously set by the State. Also, as the process provides a minimum standard for Council in making local laws, it can be expanded, depending on the circumstances. For example, in running the process to move to the State model local law framework, the community engagement phase would be expanded accordingly.

## RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide inclusive and ethical governance by ensuring transparent and accountable democratic processes.

## FINANCIAL IMPLICATIONS

There are no direct financial implications in relation to adopting the Redland City Council Local Law Making Process.

**PLANNING SCHEME IMPLICATIONS**

There are no planning scheme implications associated with this report.

**CONSULTATION**

Consultation has occurred with King and Company Solicitors and the Risk and Liabilities Services Unit.

**OPTIONS****PREFERRED**

That Council resolve to adopt the attached Redland City Council Local Law Making Process, as Council's process for making local laws.

**ALTERNATIVE**

That Council adopts the attached Redland City Council Local Law Making Process, (subject to change), as Council's process for making local laws.

**OFFICER'S/ COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve to adopt the attached Redland City Council Local Law Making Process, as Council's process for making local laws.**

**CARRIED** (en bloc)

### 15.3 CLOSED SESSION

The Committee meeting was closed to the public under section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following items, and following deliberation on these matters, the Committee meeting was again opened to the public.

15.3.1 RP Data

15.3.2 Allconnex Draft Pricing

15.3.3 Sale of Land to Stocklands (Woolworths Carpark)

15.3.4 Redland Bay Centre and Foreshore Master Plan – Implementation Strategy

#### 15.3.1 RP DATA

**Datworks Filename:** R&V Council Resolutions

**Responsible Officer Name:** Martin Drydale  
General Manager Corporate Services

**Author Name:** Noela Barton  
Service Manager Revenue & Cash Management

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### EXECUTIVE SUMMARY

A confidential report from General Manager Corporate Services dated 14 March 2011 was discussed in closed session at the Corporate Services & Governance Committee, with the Committee Recommendation presented at today's General Meeting for consideration.

### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie

Seconded by: Cr Elliott

**That Council resolve as follows:**

1. Under section 184(b) of the *Local Government (Finance, Plans and Reporting) Regulation 2010* that because of the specialised and confidential nature of the services provided by RP Data that it would be disadvantageous to invite quotes or tenders; and
2. To enter into a contract with RP Data for a period of three (3) years, to supply property investor data sets that assist in identifying non-owner occupied properties from owner occupied properties, for an initial expenditure of \$150,000 in the first year with subsequent annual payments of \$50,000 for years 2 and 3 (price excludes GST).

**CARRIED** (en bloc)

**15.3.2 ALLCONNEX WATER - DRAFT PRICING**

**Dataworks Filename:** GOV WRAD – Allconnex Water Pricing  
**Responsible Officer Name:** Martin Drydale  
General Manager Corporate Services  
**Author Name:** Martin Drydale  
General Manager Corporate Services

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**EXECUTIVE SUMMARY**

A confidential report from General Manager Corporate Services dated 15 March 2011 was discussed in closed session at the Corporate Services & Governance Committee, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That this matter be subject to a further report to be tabled at the General Meeting scheduled for 30 March 2011.**

**CARRIED** (en bloc)

**15.3.3 SALE OF LAND TO STOCKLANDS (WOOLWORTHS CARPARK)**

**Dataworks Filename:** L.163335  
**Responsible Officer Name:** Brian Lewis  
Manager Corporate Acquisitions Fleet & Facilities  
**Author Name:** Merv Elliott  
Property Services Manager

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**EXECUTIVE SUMMARY**

A confidential report from Manager Corporate Acquisitions Fleet & Facilities dated 22 March 2011 was discussed in closed session at the Corporate Services & Governance Committee, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve to:**

- 1. Note the content of this report; and**
- 2. Advise Stockland that should the contract of sale not be executed within 90 days hereof, Council will terminate negotiations in respect of the contract.**

**CARRIED** (en bloc)

**15.3.4 REDLAND BAY CENTRE AND FORESHORE MASTER PLAN -  
IMPLEMENTATION STRATEGY**

**Dataworks Filename:** LUP Planning – Redland Bay Centre & Foreshore  
Master Plan

**Attachment:** [Briefing Note – Weinam Creek Car Park Interim  
Upgrade – Option 1A](#)

**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer

**Author Name:** Gary Stevenson  
Chief Executive Officer

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**EXECUTIVE SUMMARY**

A confidential report from Chief Executive Officer dated 17 March 2011 was discussed in closed session at the Corporate Services & Governance Committee, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve as follows:**

- 1. To endorse the proposed project management proposals as set out in the report and refer necessary operational budget adjustments to the next quarterly review;**
- 2. To endorse the proposed Weinam Creek car park interim project and refer capital budget adjustments to the next quarterly review; and**
- 3. That the briefing note no longer be deemed confidential by Committee.**

**CARRIED** (en bloc)



**16 MAYORAL MINUTES**

Nil.

## 17 DIRECT TO COUNCIL REPORTS

### 17.1 GOVERNANCE

Crs Hobson, Boglary, Ogilvie, Henry, Townsend, Williams, Bowler, Elliott, Murray, Reimers and Burns declared a conflict of interest, or a perceived conflict of interest, in the following item as they had been named in the investigation report. As they formed more than half of the members present, all Councillors remained in the room.

Gary Stevenson, Chief Executive Officer declared a conflict of interest, or a perceived conflict of interest in the following item.

#### 17.1.1 32/10 INVESTIGATION REPORT UNDER SECTION 501E LOCAL GOVERNMENT ACT 1993

**Datworks Filename:** GOV - Local Government Act s.501E Reports

**Attachment:** [Investigation Report \(Redacted Copy\)](#)

**Responsible Officer Name:** Nick Clarke  
General Manager Governance

**Author Name:** Nick Clarke  
General Manager Governance

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### EXECUTIVE SUMMARY

On 30 March 2010, Council received the first of 425 written complaints regarding the Redland Bay Centre and Foreshore Master Plan. The complaints were made about all councillors and the Chief Executive Officer (CEO) in relation to decisions made by Council and the impacts that those decisions were alleged to have on the complainants.

The complaints were referred to the LKA Group to conduct an independent investigation, generally in accordance with Council's General Complaints Process and the requirements of the *Local Government Act 1993*. Given the high number of complaints received, the investigators were required to adapt standard processes to ensure that all stakeholders had the opportunity to contribute to the investigation.

The LKA Group has now completed its report which includes its findings and recommendations, based on six allegations that it drew from the written complaints received. The investigator concluded that none of the six allegations could be substantiated, although it did find that Council should have excluded the parking issues at Weinam Creek from the Master Plan. The report also provides recommendations which are summarised below.

Under Council's General Complaints process, the investigator's report is a confidential document and this report deals with a proposed mechanism to remove the restrictions on its release.

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In order to finalise the investigation process, a decision is required either to accept the report's findings, reject them or seek further information. The recommendations below suggest that Council ask for ministerial assistance in finalising the matter due to the possibility that councillors may be perceived to be judging themselves if Council makes a determination on the findings.

## **PURPOSE**

The purpose of this report is to recommend to Council that it resolves to remove the confidential status of the investigation report and refer the investigator's findings and recommendations to the appropriate Minister to determine if those findings and recommendations should be accepted.

## **BACKGROUND**

These complaints arose following Council's adoption of the Redland Bay Centre and Foreshore Master Plan in August 2009. The complainants' issues were stated as being mostly concerned with plans for parking arrangements at Weinam Creek on the mainland.

Of the 425 complaints received, the vast majority were submitted on a proforma that had been developed for that purpose. The proforma had been designed in such a way that it encouraged complainants to provide Council with details of the potential impacts on each complainant, resulting from the adoption of the Master Plan.

The independent investigation was conducted by the LKA Group, a well-respected company that had not previously undertaken work of this nature for Council or for senior Council officers who were involved in this matter.

During the course of the investigation, the Department of Infrastructure and Planning advised the author of its satisfaction with the processes used to appoint an independent investigator and conduct the investigation, following receipt (by the Minister responsible for local government) of a complaint.

The independent investigation provided additional opportunities for complainants to submit further information by means of an on-line questionnaire and, in a small number of instances, by interview. The investigator also interviewed Council staff, inspected Council documents and provided the councillors and CEO with opportunities to respond to the complaints.

The investigation report sorted the allegations into six basic complaints. These are referred to below.

## **ISSUES**

The allegations were:

1. *That the Mayor, all Councillors and the CEO of the Council are responsible for the formulation, production, recommendation, adoption and implementation of the amended Master Plan. That those responsible for the Master Plan have failed to*

*produce a plan that properly accounts for its impacts upon members of the community, including the complainants.*

- 2. That approaches adopted by the Council and its CEO have resulted in unambiguous statements to the effect that the amended Master Plan is to be adopted and will not be further amended to alter the specific outcomes that will impact so severely on complainants' lifestyles.*
- 3. That statements made by the Council and its CEO, as outlined in complaint 2, clearly indicate that future studies, like the proposed Integrated Local Transport Plan Review and the Social and Economic Impact Assessment will affect matters outside those of parking at Weinam Creek, as detailed in the amended Master Plan.*
- 4. The proposed changes to the car parking arrangements contained within the amended Master Plan will severely affect the lifestyle, health, wellbeing and financial situation of the complainants.*
- 5. That the proposed changes to the Weinam Creek parking arrangements and facilities as proposed under the amended Master Plan have caused SMBI property values to steadily decline.*
- 6. That proposed changes to the Weinam Creek parking arrangements and facilities as proposed under the amended Master Plan discriminates against SMBI residents.*

The investigator concluded that there was insufficient evidence to substantiate the allegations. With regard to the second allegation above, the investigator did find that Council could have decided to amend the Master Plan to remove the parking issues, so that the Master Plan could have been adopted while Council ensured that it was fully informed about the parking issues.

The investigator made recommendations about Council:

- a) engaging in consultation with the SMBI community during the Integrated Local Transport Plan (ILTP) and the Social and Economic Impact Assessment (SEIA) processes;
- b) separating the parking issue from the Master Plan;
- c) ensuring that the appropriate skills set is applied to the ILTP and SEIA processes, with particular emphasis on social, transport and economic studies; and
- d) considering a multi-disciplinary task-force approach to the implementation phase.

Under Council's General Complaints Process, the complainants have been informed by letter of the outcome of the complaints. Ordinarily, this would finalise the process of an investigation, unless one or more complainants expressed the wish for the matter to be referred to Council to determine. In this case, there is sufficient community interest in this matter to persuade the author to refer this matter directly to Council without awaiting a request from complainants. This will assist in avoiding unreasonable delay in finalising this matter.

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With regard to Council's handling of the report, it is noted that there may be views regarding the appropriateness of Council making decisions about a large number of complaints made primarily about the decisions and actions of the same councillors. Given previous ministerial and state department interest in the handling of these complaints, councillors may wish to consider the benefits of referring the investigation report to the new Minister with the local government portfolio for determination. If Council agrees to that recommendation, a letter would be sent from the Mayor to the Minister requesting that action.

The investigation report is a confidential document under Council's General Complaints Process. Given the extent of public interest in this matter and the nature of the allegations, a recommendation is made that, once the report has been checked to ensure that it meets privacy requirements, that it be made publicly available. This is in the interests of openness and transparency.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's Outcome 8 - Deep engagement, quality leadership at all levels, transparent and accountable, democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals.

8.5 Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **CONSULTATION**

Consultation was undertaken with senior officers of the Department of Local Government and Planning.

### **OPTIONS**

#### **PREFERRED**

That Council resolve as follows:

1. That the investigation report 32/10, completed by the LKA Group in relation to complaints about the Redland Bay Centre and Foreshore Master Plan:
  - a. has its status as a 'confidential' document removed; and
  - b. is made available to the public after personal information has been removed from it to ensure that Council meets its obligations under privacy legislation; and
2. That the investigation report 32/10, completed by the LKA Group in relation to complaints about the Redland Bay Centre and Foreshore Master Plan, be submitted to the Deputy Premier and Attorney General, Minister for Local

Government and Special Minister of State, the Honourable Paul Lucas MP, for determination of acceptance of the investigator's findings and recommendations.

#### ALTERNATIVES

That Council retain the confidential status of the investigation report. That Council determines acceptance, or otherwise, of the investigator's findings and recommendations without referral to the Minister.

#### OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That the investigation report 32/10, completed by the LKA Group in relation to complaints about the Redland Bay Centre and Foreshore Master Plan:
  - a. has its status as a 'confidential' document removed; and
  - b. is made available to the public after personal information has been removed from it to ensure that Council meets its obligations under privacy legislation; and
2. That the investigation report 32/10, completed by the LKA Group in relation to complaints about the Redland Bay Centre and Foreshore Master Plan, be submitted to the Deputy Premier and Attorney General, Minister for Local Government and Special Minister of State, the Honourable Paul Lucas MP, for determination of acceptance of the investigator's findings and recommendations.

#### COUNCIL RESOLUTION – PART 1

Moved by: Cr Townsend  
Seconded by: Cr Henry

That Council resolve as follows:

1. **That the investigation report 32/10, completed by the LKA Group in relation to complaints about the Redland Bay Centre and Foreshore Master Plan:**
  - a. **has its status as a 'confidential' document removed; and**
  - b. **is made available to the public after personal information has been removed from it to ensure that Council meets its obligations under privacy legislation.**

#### CARRIED

A division was called for.

Crs Burns, Reimers, Murray, Elliott, Bowler, Williams, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

The motion was declared by the Mayor as **CARRIED** (unanimously)

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**MOTION TO MOVE INTO OPEN FORUM AT 5.26PM**

Moved by: Cr Henry  
Seconded by: Cr Boglary

That the meeting move into Open Forum to discuss the investigation report 32/10.

CARRIED

**MOTION TO MOVE OUT OF OPEN FORUM AT 5.47PM**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

That the move out of Open Forum.

CARRIED

**COUNCIL RESOLUTION – PART 2**

Moved by: Cr Burns  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 2. That the investigation report 32/10, completed by the LKA Group in relation to complaints about the Redland Bay Centre and Foreshore Master Plan, be submitted to the Deputy Premier and Attorney General, Minister for Local Government and Special Minister of State, the Honourable Paul Lucas MP, for determination of acceptance of the investigator's findings and recommendations.**

CARRIED

A division was called for.

Crs Burns, Reimers, Murray, Elliott, Bowler, Williams, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

The motion was declared by the Mayor as **CARRIED** (unanimously)

## 17.2 OFFICE OF CEO

### 17.2.1 ALLCONNEX WATER PRICING

**Dataworks Filename:** GOV WRAD – Allconnex Water Pricing

**Attachments:** [Gold Coast City Council Resolutions](#)  
[Brisbane City Council Resolution](#)  
[Draft Policy Statement](#)  
[Allconnex Water Proposed Pricing](#)

**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer

**Author Name:** Gary Stevenson  
Chief Executive Officer

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### EXECUTIVE SUMMARY

Council has been invited to make preliminary comment to Allconnex Water. This report provides background and examines the pricing proposals and a range of related issues. The recommendations identify elements of Allconnex Water's pricing proposals which should be changed. The recommendations also address the impact that State Government has on water pricing.

### PURPOSE

There are a range of issues relating to the price setting for water and this report seeks Council's policy direction on those issues.

### BACKGROUND

Allconnex Water's Board has determined its proposed water and wastewater pricing and a presentation was made by Allconnex Water CEO Kim Wood and Chairman John Dempsey at Council's Corporate Services and Governance Committee meeting on Wednesday 23 March 2011.

The issue of water pricing has been very contentious and media and community reaction (particularly at Gold Coast) has been very critical of Allconnex Water, State Government and Councils.

Gold Coast City Council has been most active in its reaction to this attention and has resolved various decisions over the past few weeks including the more notable resolutions attached to this report.

The concerns are not confined to the Allconnex Water area. Brisbane City Council has also recently determined its position as reflected in the resolution attached.



Allconnex Water has invited its Participating Councils (Gold Coast, Logan and Redland City Councils) to comment on its proposed pricing. An ongoing process of review is then proposed during April and May 2011 before Allconnex Water submits its final pricing proposals to the Queensland Competition Authority in June 2011.

## **ISSUES**

However there are a number of related issues and some important background information that Council should also consider when determining its policy position.

### **1. Statutory Framework**

In considering water pricing issues it is important to acknowledge the statutory framework within which Allconnex Water operates. The debate about dividends for example has its genesis in COAG (Coalition of Australian Governments) decisions that have been in place for many years, commencing in 1995 with the COAG agreements on National Competition Policy. At that time national water resource pricing principles were adopted that defined upper and lower bound pricing and that established firm national commitment to full cost pricing. This commitment was subsequently reflected in each State's relevant legislation.

In December 2000 the Queensland Competition Authority (QCA) published its Statement of Regulatory Water Pricing Principles for the water sector which still apply now.

In 2004 COAG reinforced the national commitment to a set of water pricing principles which again defined upper and lower bound pricing. Further however COAG reached agreement that for Urban Water Supply all States would commit to achieve upper bound pricing by 2008.

The National Water Initiative Agreement is subject to biennial review and in 2007 and 2009 each State confirmed its commitment to this objective.

The 2011 biennial review is currently with the States to report on their reform achievements and to confirm commitment. This will be subject of a report to COAG in mid 2011.

The National Water Initiative (NWI) Pricing Principles continue to drive water pricing across Australia and all Water Authorities are obliged to apply pricing in accordance with the QCA and NWI principles and are subject to QCA regulatory oversight, in accordance with direction set by the State Government on 2 July 2010.

There should be no doubt that Allconnex Water is required to set prices in accordance with a well established National and State regulatory framework.

## 2. Council's Expectations of Allconnex Water

Council has adopted a Participation Agreement which establishes the business objectives that the Participating Council's and Allconnex Water have agreed to as follows:

- (a) to be a best practice water industry leader;
- (b) to operate using the principles of excellence in governance, economy, environment, social responsibility and public health;
- (c) to provide the Water and Wastewater Services required to support the communities (including growth) of the participating local governments;
- (d) to deliver optimal returns on investments to the Participants;
- (e) to provide excellence in customer service;
- (f) to be an employer of choice; and
- (g) to proactively contribute to developments in the water industry.

In addition to this the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 defines the functions of Allconnex Water as follows:

- (a) purchase water from the water grid manager under the 2007 restructuring Act;
- (b) distribute water;
- (c) provide the following services (relevant services) to customers;
  - (i) water services;
  - (ii) wastewater services;
- (d) charge customers for relevant services;
- (e) manage customer enquiries, service requests and complaints;
- (f) anything else likely to complement or enhance a function mentioned in paragraphs (a) to (e).

While not directly applicable to Allconnex Water, it is interesting to observe the requirements of the Local Government (Beneficial Enterprise and Business Activity) Regulation 2010, in relation to corporated business activities. The Regulations require Council to comply with the key principles of corporatisation which are:

- 1 Clarity of objectives
- 2 Management autonomy and authority
- 3 Accountability for performance
- 4 Competitive neutrality

Specifically in relation to the second key principle the Regulations states;

*“The local government gives the entity autonomy and the authority to make commercial decisions for its business activities”.*

Had Allconnex Water been established under the Local Government Act, Councils would have to have stayed at arms length on pricing and other commercial decisions.

In appointing the Allconnex Board it was always made clear that the Board should operate at arms length from Councils and that directive powers by Councils would most likely be sparingly applied.

At its meeting on 16 February Council adopted a position statement in relation to the Allconnex Water pricing decisions which reinforces Council’s understanding that Allconnex Water operates as a statutory authority in a regulatory framework.

While Allconnex Water has invited Participating Councils to comment on its pricing proposals, Allconnex Water has the ultimate statutory authority to fix the charges and unless the three Participating Councils issue a lawful direction (unanimously), Allconnex Water is entitled to deal with the Council’s comments in the manner it deems appropriate.

At its meeting on 14 March 2011 Gold Coast City Council resolved, in part, as follows:

*“That the Chief Executive Officer undertake a review together with the Chief Executive Officers of Redlands and Logan Councils, if possible, of the existing Participation Agreement with a view to achieving greater accountability of the Allconnex Water Board and organisation and an increased capacity of the participating Councils to influence Allconnex Board decisions.”*

The Participation Agreement defines these matters and binds Allconnex Water and its three Participating Councils and was negotiated over a nine month period. It was approved by the Minister and any subsequent amendments are required to be agreed by all parties and approved by the Minister.

At this time it is not clear specifically what Gold Coast City Council proposes to alter, but the Chief Executive Officer will report further as the proposed review progresses.

### **3. Councils' Role in Water Price Setting**

Legal advice has been obtained from various sources regarding the power of Participating Councils to control water pricing. The consistent advice is that while technically it may be possible for Participating Councils to direct the Board, the processes and controls (not, the least of which being QCA's regulatory oversight) leave Participating Councils with little or no meaningful power to do so.

Should Council wish to issue a direction to Allconnex Water, the following steps are required:

1. Each of the three Councils is required to satisfy itself that the direction is necessary and in the public interest.
2. Each of the three Councils is required to ask the Board to advise Councils whether, in the Board's opinion, complying with the direction is consistent with the performance of its functions.
3. Each of the three Councils is required to consider the Board's advice and then resolve formally to issue the direction.
4. The direction must be the same for all three Councils.
5. Each of the three Councils is required to issue the direction, provide a copy to the Minister and publish details in a newspaper circulating in all of the three Councils' areas.

In determining precisely what direction to issue each Council would be required to exercise due diligence to assess and consider the implications of the direction. In relation to price setting, this would entail the necessary financial modelling to ensure that the financial implications for Allconnex Water are properly understood.

It would not be adequate or in fact responsible for a Council to issue formal direction on any matter in an arbitrary manner.

With all of this in mind and with the legal advice it should be patently apparent that any one Council's power to control price setting is severely restricted.

### **4. Financial Returns from Allconnex Water**

As previously reported Allconnex Water is obliged to pay its Participating Councils as follows:

1. Dividends from profit (80%).
2. Interest on loans.
3. Tax equivalents.

Other financial transactions include payment to Councils for services performed under Service Level Agreements (SLAs). Councils fund Community Service Obligations (CSOs) and pay Allconnex Water for water and wastewater services on their properties.

In the past two years the returns from Redland City Council's water business have been approximately \$29m (including dividends, interest on loans and tax equivalents).

As reported to Council's Corporate Services and Governance Committee on 23 March 2011 (and previously) Council is expected to receive significantly lower returns for the next few years.

The following table illustrates the forecast returns likely under Allconnex Water's current pricing proposals for various levels of Participation Rights (equity).

Participation Rights	2011/12 Budget	2011/12 AW Forecast	Variance	2012/13 AW Forecast	2013/14 AW Forecast	2014/15 AW Forecast	2015/16 AW Forecast
14.00%	-	24,900	0	31,400	39,900	41,800	41,300
11.50%	24,479	20,454	(4,025)	25,793	32,775	34,336	33,925
11.00%	24,479	19,564	(4,915)	24,671	31,350	32,843	32,450
10.50%	24,479	18,675	(5,804)	23,550	29,925	31,350	30,975
10.00%	24,479	17,786	(6,693)	22,429	28,500	29,857	29,500

Council awaits the outcomes of the final determination of Participation Rights late in April, however it is likely to be in the order of 10.5%

With this scenario, even with significant water price increases, Council's loss of financial returns from Allconnex Water is very significant.

Obviously should Allconnex Water reduce its price increases further Council's financial position will be further detrimentally affected and Council should carefully consider this implication when determining its position on pricing.

## 5. Council's Use of Financial Returns from Allconnex Water

At its General Meeting on 22 September 2010 Council reaffirmed its policy intention to continue to apply revenue from Allconnex Water to the provision of community facilities and services (eg libraries, parks and roads). At that time Council resolved that a formal policy document be prepared for its consideration.

A draft Policy Statement is attached to this report for Council's consideration.

## 6. QCA's Regulatory Role

State Government issued direction to Queensland Competition Authority (QCA) on 2 July 2010 which in part states:

“... QCA shall:

- (a) *provide timely and transparent information to customers about the costs and other factors underlying the annual increase in water and wastewater prices, including distinguishing the bulk and distribution/retail components to the extent that it is possible given the availability and reliability of relevant information; ...*
- (c) *recognise the Government’s policy that the prices charged by the SEQ Water Grid Manager for bulk water storage, treatment and delivery are to be passed through to customers in full;*
- (d) *consider the availability of information from the entity, their emerging capability to provide information and the transitional work required to integrate and establish the entities;*
- (e) *accept the operational constraints imposed by the SEQ Urban Water Arrangements Reform Workforce Framework 2010;*
- (f) *monitor the revenues of each activity having regard to the maximum allowable revenue over the interim regulatory period, based on the total costs of carrying on the activity including each of the following:*
  - (i) *the operational costs incurred in carrying on the activity;*
  - (ii) *depreciation; and*
  - (iii) *return on capital employed,”*

State Government has made it clear that until 30 June 2013, this role is just a monitoring role hence QCA does not set the price.

In the covering letter to the QCA the Premier and Treasurer jointly state:

*“The Government’s strong preference is for an interim regulatory framework that is light-handed, **given that the new entities are clearly responsible for setting water and wastewater prices.** The Direction has been drafted to reflect this.”*

However from 1 July 2013, QCA will be directed to operate in a deterministic regulatory role ie. QCA will set water prices.

QCA published its draft “SEQ Interim Price Monitoring” report on 9 February 2011 which clearly identified that pricing for Allconnex Water was significantly below the Maximum Allowable Revenue (MAR or otherwise referred to as Upper Bound Pricing).

It should be noted again that the National Water Initiative adopted by COAG requires all urban water entities and regulatory authorities to move water pricing to upper bound pricing levels.

QCA stated:

*“ ... as a whole, Allconnex’s forecast revenue of \$591.7m falls well below the MAR of \$765.2.”*

This shortfall of approximately 27% for Allconnex is quite different to Unity Water which has reported a shortfall of just 5% and Queensland Urban Utilities which actually exceeded MAR by 1.4%.

It is patently clear therefore that Allconnex Water is required to increase its pricing to upper bound levels which in itself necessitates significant price increases (which are further exacerbated by imposed bulk water price increases, cost of establishment and capital investment required to service growth areas).

It is noted that Gold Coast City Council and Brisbane City Council have both resolved to request the State Government to bring forward QCA’s price-setting role to be effective immediately.

While such a move might eliminate uncertainty, futile political debate and community confusion about who sets the price of water it is highly unlikely to result in any reduction to proposed price increases and is highly unlikely to be achievable given the complex task required to establish the State Government’s direction to QCA, the QCA’s preparation and adoption of pricing guidelines and three water authorities’ capacity to present necessary information and of course the QCA’s capacity to process the information and determine the price.

A more realistic objective might be for State Government to direct QCA to commence its deterministic role by 1 July 2012 instead of 1 July 2013. However even this may be difficult for the State Government to achieve.

It should be noted again that the impact of this on price-setting might be that prices will increase to upper bound levels sooner than would otherwise have been.

Observations of QCA’s impact on electricity prices in Queensland bears this out with increases of 11.37%, 9.06%, 11.82% and 13.29% respectively in each of the last four years.

## **7. Water Pricing Proposals**

As reported to the Corporate Services and Governance Committee on 23 March 2011, Allconnex Water has presented its proposed pricing (see attached).

The main changes in pricing policy can be summarised as:

- Partial standardisation of pricing for water access charges and consumption charges for retail and distribution services. This has resulted in the removal of the Inclining Block Tariff (IBT) that has been applied in the Redlands in recent years;
- Bulk water pricing, which reflects the nodal charges for Redland, Gold Coast and Logan;
- Adoption of the highest wastewater access charge of the three areas (Redland);
- A glide path to 100% Maximum Allowable Revenue (MAR) over 4 years.

The result of these pricing principles is that for Redland customers the consumption charge and the bulk water charge represent the main increase in price as follows:

Charge Element	2010/11 Charge	2011/12 Proposed Charge	% increase / (decrease)
Wastewater Access	\$696.00	\$696.00	0%
Water Access	\$240.36	\$197.00	(18%)
Retail/Distribution Charge	\$0.66/kl (based on 1-146kl)	\$1.62/kl	145%
Retail/Distribution Charge	\$1.07/kl (based on 147-292kl)	\$1.62/kl	51%
Retail/Distribution Charge	\$1.48/kl (based on >292kl)	\$1.62/kl	9%
Bulk Water Charge	\$0.93/kl	\$1.20/kl	29%

The amount of total charge and overall percentage increase in water bill which will be experienced by customers will therefore depend on consumption of water. The following Table provides a number of scenarios of consumption for both mainland and SMBI customers (SMBI customers do not pay a wastewater access charge).

#### Mainland

Consumption (kl)	2010/11 Charge	2011/12 Charge	% Increase
100	\$1095.36	\$1175.00	7.3%
150	\$1176.09	\$1316.00	11.9%
200	\$1276.09	\$1457.00	14.2%
250	\$1376.09	\$1598.00	16.1%
300	\$1479.37	\$1739.00	17.6%



**SMBI**

<b>Consumption (kl)</b>	<b>2010/11 Charge</b>	<b>2011/12 Charge</b>	<b>% Increase</b>
100	\$399.39	\$497.00	19.9%
150	\$480.09	\$620.00	29.1%
200	\$580.09	\$761.00	31.2%
250	\$680.09	\$902.00	32.6%
300	\$783.37	\$1043.00	33.1%

For mainland users, the price increase at 200kl represents a \$180.91 per annum increase (\$45.22 per quarter) representing a 14.2% increase.

Due to the fact that SMBI residents do not pay for a wastewater access charge this results in a different profile than that of the mainland resulting in the same dollar increase of \$180.91 at 200kl. However, due to the lower dollar value as a baseline, this results in higher headline increases of 31.2% at this level of consumption compared with the mainland increase of 14.2%.

For non-residential customers, Allconnex Water proposes the following:

<b>Charge Element</b>	<b>2010/11 Charge</b>	<b>2011/12 Proposed Charge</b>	<b>% Increase/(decrease)</b>
Wastewater Access	\$27.84 per unit	\$27.84 per unit	0%
Water Access (20 mm meter)	\$312.96	\$256.12	(18.2%)
Retain/Distribution Consumption Charge	\$1.48/kl	\$1.62/kl	9.5%
Bulk Water Charge	\$0.93/kl	\$1.20/kl	29%

It should be noted that the Inclining Block Tariff (3 tier charge) did not apply previously for non-residential properties.

The following table compares total bills for various levels of water consumption:

<b>Consumption (kl) (for 20 mm meter and are pedestal)</b>	<b>2010/11 Charge</b>	<b>2011/12 Charge</b>	<b>% Increase</b>
150	\$1,370.46	\$1,375.12	0.3%
200	\$1,490.96	\$1,516.12	1.7%
300	\$1,731.96	\$1,798.12	3.8%
500	\$2,213.96	\$2,362.12	6.7%
1000	\$3,436.96	\$3,772.12	9.8%

Clearly this proposal rewards lower water users. However the water access pricing for larger meters is not known so for heavily water dependent non-residential customers the impact is unknown.

Council should seek further information to allow it to properly assess the implications for heavily water dependent non-residential customers.

The proposed pricing for residential properties gives rise to a number of issues for Council's consideration as follows:

**a) Aggregated Glide Path to Maximum Allowable Revenue (MAR)**

As outlined earlier in this report Allconnex Water is obliged by COAG National Water Initiative Agreement to achieve upper bound (MAR) pricing. Allconnex has elected to do so over a four year period (glide path), from 77% (as reported by QCA in February 2011) to 84% in 2011/12, 92% in 2012/13 and 100% in 2013/14 when QCA commences its deterministic (price setting) regulatory role.

This demonstrates Allconnex Water's commitment to compliance with COAG National Water Commission (NWC) and QCA expectations.

To mitigate potential price shocks from this 8% pa aggregated increase Allconnex Water and QCA could be requested to extend the glide path, however according to current regulatory requirements it cannot be extended further than 5 years – hence the impact of extending the glide path for full MAR would not be significant.

Nevertheless Council may wish to consider making such representations to Allconnex Water – noting that it will have a proportional detrimental impact on Council's financial returns from Allconnex Water.

**b) Segregated District Glide Path to MAR**

For just the Redland district, wastewater pricing proposed relates to 82% of MAR and water pricing proposed relates to 99% of MAR.

This is significantly higher than other Councils as indicated in the following table and is also higher than the aggregated glide path.

	<b>Redland</b>	<b>Gold Coast</b>	<b>Logan</b>
Proposed pricing proportion of MAR – water	99%	91%	76%
Proposed pricing proportion of MAR - wastewater	82%	75%	66%

The glide path to MAR for consumers in the Redland district is much quicker than for other districts.

Council should express strong concern about this inequity and request Allconnex Water to adjust the pricing for the Redland district to reach full MAR in four years as is intended for other districts.

It should be noted that this will have a negative impact on financial returns to all Councils.

### c) Price Standardisation

Allconnex Water continued in 2010/11 to charge for water and waste – water consistent with the previous Councils charging structure as follows (for a standard residence):

	<b>Wastewater Access Charge \$</b>	<b>Water Access Charge \$</b>	<b>Water Consumption Charge \$/kl</b>
Redland	696.00	240.36	(0-146) 1.59 (147-292) 2.00 292+ 2.41
Gold Coast	656.40	192.00	2.68
Logan	550.80	240/216/408	2.70

It is understandable that the new authority might wish to standardise prices to some extent and Allconnex Water proposed residential pricing across the three areas is as follows:

	<b>Wastewater Access Charge \$</b>	<b>Water Access Charge \$</b>	<b>Water Consumption Charge \$/kl</b>
Redland	696.00	197.00	2.82
Gold Coast	673.00	197.00	3.61
Logan	605.00	197.00	3.64

It should be noted that consumption charges are different largely due to bulk water costs which vary.

Allconnex Water has standardised two things for residential properties:

- 1 Water access charge is now the same for all areas.
- 2 Water consumption charge is now based on a single tier for all districts rather than the inclining block tariff (3 tiers) previously applied in the Redland District.

The water consumption charges for the three districts have also been brought closer to each other except for the bulk water component. If the bulk water rate is stripped out of the consumption charge the proposed prices are estimated to be as follows:

Redland	\$1.62/kl
Gold Coast	\$1.66/kl
Logan	\$1.53/kl

It is important to acknowledge that Allconnex Water has taken a nodal approach to the consumption charge with the reflection of the different bulk water charges.

The QCA Statement of Regulatory Pricing Principles states;

*“In general, the Authority would be predisposed towards tariff structures that reflect identifiable and substantial differences in costs of supply between consumers, consumer classes, or geographic areas.”*

Any suggestion therefore that Allconnex should move to postage stamp pricing because QCA will do so anyway should be firmly rebutted. Council should lobby for continuation of a nodal pricing approach particularly in relation to bulk water differentials.

The abolition of the inclining block tariff for the Redland District is also a distinct departure from the demand management price signal which was a successful contributor to the reduction of total residential water consumption in the Redlands by nearly 40% from 2004/05 to 2008/09.

Council should question the economic and environmental risks associated with the abandonment of this successful demand management mechanism.

The major impact of the price standardisation is realised when the shift of revenue from the fixed access charge to the variable consumption charge.

#### **d) Shift of Revenue from Fixed to Variable Charges**

The significant reduction in the water access charge is offset deliberately by Allconnex Water, with an increase in the water consumption charge. It has done so to reward low water users.

However the impact of this on Redland's customers is significant. With the consumption charge increasing by 145% for the base tier the increase in the water bill for an average household is very high.

This is most obvious when comparison of total bill excludes wastewater charges (which did not increase). As the Southern Moreton Bay Islands do not enjoy wastewater services the increases for the average household is approximately 30%.

Council should consider whether such an increase is reasonable or whether it might constitute an unacceptable price shock.

**e) Price Shock**

Councillors are acutely aware of community concerns regarding cost of living increases. State Government has also been clear in its statements and in its direction to QCA. However in issuing its direction to QCA it required specifically that the bulk water price increases are to be passed through to customers in full.

Given that bulk water prices for Redland District are set to more than treble (300%) in the next seven years and the increase this year is 29% the starting point for Allconnex Water is an unavoidable significant increase directly related to the bulk water price increase.

Allconnex Water has cited other Water Authorities in NSW and Victoria where price increases have been in the order of 10-16% this year.

As mentioned earlier regulated Queensland electricity price increases over the past four years have been in the range of 9-13%.

Allconnex Water contends therefore that average total bill increases of between 11% and 15% is not an unacceptable price shock.

However, Council should challenge Allconnex Water as the overall impact on SMBI Communities and high water users is much more significant.

**f) Price Capping Proposal by Gold Coast City Council**

Gold Coast City Council resolved on 7 March 2011 that it seek agreement with Logan and Redland City Council to limit any increases of Allconnex Water Charges to no more than 3% for 2011/12.

There has been no formal correspondence or any other document that sets out the justification for and implications of such a proposal.

It should be patently obvious however that a capping of revenue would most likely reduce profitability of Allconnex Water and as such returns to Council would diminish further than currently forecast (particularly dividends and tax equivalents which could be approximately \$5 m).

Council should be prepared to further consider any credible proposal if it has been properly researched.

**g) Benchmarking Against Pre-Reform Forecast Prices**

Mayor Melva Hobson PSM has requested information to be presented comparing the pre-reform pricing scenario (Redland Water) with the pricing now proposed by Allconnex Water.

The major cost drivers generally do not vary between the two scenarios other than the cost of the actual reform which Allconnex Water has had to fund.

Bulk water price increases was then (07/08) and is now the major cost driver to increases in prices. It is noted that during 2010 the State Government reduced forecast bulk water prices to a minor degree from \$1,199MI to \$1,173MI ie 2.2% (in 2010-11 dollars). The benchmarking that follows has not adjusted this input.

In June 2008 Council adopted a price path to full cost pricing which absorbed the bulk water price increase. This resulted in an increase in water pricing.

Actual pricing since then has increased as follows for a 200 kl consumer:

	<b>Total Bill \$</b>	<b>% Increase</b>
2008/09	1,116.36	
2009/10	1,215.10	8.8
2010/11	1,276.09	5.0
2011/12	1,457.00	14.2

The price path that had been adopted by Council in June 2008 would have resulted in increases as follows for a 200 kl consumer:

	<b>Total Bill \$</b>	<b>% Increase</b>
2008/09	1,116.36	
2009/10	1,215.10	8.8
2010/11	1,275.60	5.0
2011/12	1,355.60	6.3

This comparison identifies that generally the same impacts on costs would have resulted in increasing prices though over a two year period the original price path would have been \$101.40 less than actual price proposed by Allconnex Water for 2011/12.

The key difference of course is that the decision year by year would have been in the control of Council.

In late 2010 the LGAQ engaged the AEC Group to report independently on the drivers of water price increases in SEQ. In its report AEC refers to a comparison of Queensland Water Commission (QWC) forecasts prepared in 2008 for each Council's water prices. AEC presents a comparison of these forecasts with the actual pricing outcomes in the forecast period to date (for a 250 kl user).

AEC found that the actual 2010/11 residential bills for Gold Coast, Logan and Redland City Councils were approximately \$100 higher than that which was forecast by QWC in 2008.

Extrapolating this further for Redland District the following comparisons can be made (for a 250 kl user):

	<b>QWC</b>	<b>Actual</b>
2010/11	\$590	\$680
2011/12	\$675	\$902

This analysis indicates that the gap is widening and is more severe than the analysis prepared recently by Council officers.

## **8. State Government's Bulk Water Price Path**

The State Government sets the bulk water price that Allconnex Water must pay to the State Government. The current price path for the bulk water is as follows for Redland, Gold Coast and Logan districts (in 2010/11 dollars);

	<b>Redland \$/kl</b>	<b>Increase %</b>	<b>Gold Coast \$/kl</b>	<b>Logan \$/kl</b>
10/12	0.93		1.69	1.84
11/12	1.17	26	1.91	2.06
12/13	1.40	19	2.12	2.27
13/14	1.62	15	2.32	2.46
14/15	1.82	13	2.51	2.65
15/16	2.02	11	2.68	2.81
16/17	2.20	9	2.81	2.81
17/18	2.81	28	2.81	2.81

Redland City Council and Sunshine Coast Regional Council started the price path at a lower charge which reflected the fact that at the time of transferring the bulk water assets to the State Government, the pre-existing cost of bulk water (NSI bores and Leslie Harrison Dam) was considerably lower for the Redlands than for other Councils.

However Redland district will be subjected to higher increases and will ultimately equal all other districts by 2017/18.

Bulk water prices are in fact set to treble (300%) within the next seven years.

For 2011/12 this means a 29% increase for Redlands consumers for this component of the water consumption charge.

In their direction to the QCA the Premier and Treasurer required QCA "to recognise the Government's policy that the prices changes by the SEQ Water Grid Manager for the bulk water storage treatment and delivery are to be passes through to the consumers in full".

Council should continue to lobby State Government to review the bulk water price path to reduce the impact on consumers of this trebling of bulk water price which must be defined as a price shock.

Gold Coast City Council resolved on 14 March in part as follows;

- “5 *That Council requests that the State Government revises the content of the bulk water component of water charges to exclude the costs associated with the failed infrastructure of the Traveston Dam and the recycled water pipeline and reviews the current amortisation policy and price for bulk water.*”

While the detailed basis for the bulk water price path is not known, it is reasonable to support Gold Coast in its general thought.

Specifically in relation to abandoned projects, it is considered appropriate that these sunk investments should not be part of the bulk water cost base.

In relation to the State Government’s capital funding of the \$7 billion water grid projects, it is understood that debt is being redeemed over 20 years. LGAQ and others have called on State Government to extend the amortisation period.

It should be noted that the \$7 billion invested in the water grid is a significant proportion of the State’s \$50-60 billion total debt, which is forecast to climb to over \$80 billion in the next few years. Deferring repayment of debt would obviously have a major impact on the State’s recovery of its credit rating and return to surplus.

It may therefore not be of great value to lobby State Government to restructure its loans. However, the State Government does have the capacity to change its bulk water price path to extend the time frames and decelerate the price increases.

By extending the bulk water price path by five years the immediate effect on the Redlands would be as follows;

- Reduce bulk water price increase in 2011/12 by almost 10%.
- Reduce proposed bulk water charge by almost 9 cents/kl or about 7%.
- Reduce total water bill for a 200kl user by approximately \$17 pa or over 1%.

This more moderate approach would be a worthy proposal and cumulatively over the next 12 years would contribute reasonably to other price control initiatives.

## **9. Institutional Efficiency**

In March 2008 State Government commissioned an independent review of all its boards, committees and statutory authorities (459 in total). This was conducted by Ms Simone Webbe and Professor Patrick Weller AO.



The Webbe/Weller report was presented to the Premier on 31 March 2009 and contained 210 recommendations of which the State Government supported 177.

103 bodies are being abolished and a further 81 are subject to governance or other changes.

Specifically in relation to SEQ water bodies Webbe/Weller recommended the following;

- Abolition of the Queensland Water Commission.
- Abolition of Water Secure.
- Abolition of SEQ Water Grid Manager.
- Abolition of SEQ Water.
- Abolition of Link Water.

However, the State Government rejected these recommendations stating that it would further consider the QWC in due course and that the other bodies were “critical to Government’s institutional water reforms underpinning security of supply in SEQ”.

In 2010 the State Government reviewed the bulk water price with a small reduction. This partially achieved by its decision to merge SEQ Water and Water Secure which is due to be undertaken in 2011.

However Mayor Melva Hobson PSM has advocated to the Premier that the Webbe/Weller recommendations should be revisited to further reduce the costs of bulk water.

Council should continue to lobby for this particularly in relation to the role of the Queensland Water Commission (QWC) and the SEQ Water Grid Manager.

## **10. Further Water Reform**

Gold Coast City Council resolved on 14 March 2011 as follows in relation to a further reform proposal;

*“That Council advises the State Government and Opposition that it wants immediate legislative reform to enable Allconnex to be disbanded and the water business returned to the ownership and control of Gold Coast City Council”.*

This proposed reversion to the former institutional arrangements has been echoed less formally by other SEQ Mayors.

Given that Redland City Council and its community have endured a number of detrimental impacts of the water reform with little tangible benefit realised to date, this proposition might be attractive in some ways.

Of course there would be a significant cost to Council that would include the sunk cost of a failed reform and the cost of further reform.

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For Allconnex Water it is estimated that this cost could be in the order of \$96 million. Redland Council's share would be approximately \$10 million.

However the cost of such a scenario should not be borne by the Councils, rather the State Government should meet the full cost of such a process.

Should Council be attracted to this proposal it should only advocate conditionally on the firm basis that the costs should be met by State Government.

While it is unlikely that the State Government would actually support such a proposal, there has apparently been some interest shown by the Opposition.

The benefits of this proposal might include;

- Restoration of balance sheet asset values and financial returns.
- Direct control of water entity.

There are also disbenefits likely;

- Waste of public funds associated with failure of water reform
- Inevitable price increases to be determined by Council
- Further disruption/confusion in the community
- Lost opportunity for investment in a secure growing company
- Lost opportunity for capital funding of major projects (eg SMBI sewerage) more readily available with economies of scale of the larger organisation.

Of course it has not been proposed that bulk water assets be returned to Council. To achieve this Council would probably be required to repay State Government the \$82 million it received when the assets were transferred (by way of debt redemption).

Council should carefully consider the implications of this proposal and tread cautiously.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's Vision Outcome 9:

- *9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council.*

## **FINANCIAL IMPLICATIONS**

In addition to the proposed pricing information provided by AW as part of the consultation process, Council has also been provided with a forecast of Participation Returns for the following five years (2011/12 to 2015/16).

As reported earlier the potential loss of further returns from Allconnex Water will have a significant impact on Councils financial position and outlook.

The forecast returns at the most likely scenario will be factored in to revenue projections in the Financial Strategy long term model and will inform the 2011/12 budget setting process. Further information on impacts will be provided at future budget workshops.

### **PLANNING SCHEME IMPLICATIONS**

It is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

### **CONSULTATION**

Initial consultation with Participating Council CEO's, Councillors and relevant Council Senior Officers and Allconnex Water has been undertaken.

This report forms part of the formal consultation process with Allconnex Water on proposed pricing and the Chairman of the Board and CEO of Allconnex Water were in attendance at Corporate Services and Governance meeting.

### **OFFICERS RECOMMENDATION**

That Council resolve as follows that;

1. Council adopts its current position in relation to water pricing as follows;
    - a. Council acknowledges that Allconnex Water was created by State Government Legislation and that Allconnex Water and its Participating Councils are obliged to act in accordance with such legislation.
    - b. State Government Legislation established Allconnex Water with statutory authority to provide water and wastewater services and to fix charges for the services it supplies (ref South East Queensland Water [Distribution and Retail Restructuring] Act 2009 CI 12).
    - c. State Government Legislation establishes that the Queensland Competition Authority has statutory authority to monitor and from 2012/14 to regulate (set maximum) water prices.
    - d. Council acknowledges that the Commonwealth Government with agreement of all States imposed National Competition Policy in 1995 which resulted in State Government Legislation obliging Council owned water business to operate commercially including the recovery of full costs in pricing decisions (including commercial returns on assets). Since that time Councils have been obliged to do so and have used such funds for community services and facilities and to relieve pressure on rates revenue.
    - e. Council acknowledges that the Commonwealth Government with agreement of all States introduced the National Water Initiative in 2004 which obliges water authorities to continue to move to upper bound pricing (ie to cover all costs including commercial returns).
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- f. Council acknowledges various independent reports (most recently Queensland Competition Authority 9 February 2011) that clearly determine that Allconnex Water pricing is well below the upper bound pricing (Maximum Allowable Revenue) and compared to South East Queensland counterparts is pricing well below.
  - g. Council acknowledges that Allconnex Water is required to set pricing in accordance with the regulatory regime and must also take into consideration the interest of its consumers and its Participating Councils.
  - h. Council acknowledges community concern generally in relation to the cost of living, including water costs.
  - i. Council will continue to encourage Allconnex Water to meet its objectives to meet its regulatory and commercial obligations and to strive to achieve an appropriate balance between consumer interest and regulatory obligations, particularly in relation to pricing.
2. Council remains entirely dissatisfied with State Government direction regarding the apportionment of Participation Rights (equity in Allconnex Water) and that as a direct result of this decision Redland City Council and its Community have been significantly financially disadvantaged which is contrary to early assertions that no Council would be worse off.
  3. Council confirms that it expects to receive lower returns from Allconnex Water for several years (compared to pre-reform returns) and that pricing decisions by Allconnex Water will affect the extent of this financial loss.
  4. Council confirms that any loss of revenue from Allconnex Water will have a significant detrimental affect on its ability to fund community services and facilities and to minimise future rates increases.
  5. Council adopts the attached policy relating to its use of financial returns from its commercialised business activities and Allconnex Water to clarify that all funds are used only for provision of community services and facilities such as parks, roads and libraries.
  6. Council acknowledges Gold Coast City Councils proposal for respective CEO's to review the Participation Agreement in relation to accountability of Allconnex Water and Participating Councils ability to control Allconnex Water, and requests the CEO to report back following discussions with his counterparts.
  7. Council acknowledges resolutions of Gold Coast and Brisbane City Councils calling for immediate commencement of Queensland Competition Authority's deterministic (price setting) role and supports the concept however considers a commencement date of 1 July 2012 to be more appropriate.
  8. Specifically in relation to 2011/12 pricing proposals by Allconnex Water, Council submits the following initial response;
-

- a. Council strongly opposes potential future application of “postage stamp” pricing and strongly supports continuation of “nodal” pricing to reflect the State Governments differential application of bulk water price paths and the relative isolation of the Redlands infrastructure network and customer base
  - b. Council strongly asserts that glide paths for segregated district prices relative to Maximum Allowable Revenue (MAR) should be realigned to carry Redlands district prices to reach MAR at the same time as other districts.
  - c. Council opposes elimination of the Inclining Block Tariff Structure for water pricing
  - d. Council strongly asserts that the transition of revenue dependence from fixed (access) to variable (consumption) water charges as proposed is too severe and will impose unacceptable price shocks on some consumers.
  - e. Council proposed instead that the transition of revenue dependencies from fixed to variable water charges be subject to a three year price path for the Redlands district
9. Council acknowledges Gold Coast City Council resolution calling for State Government to revise the bulk water price path and reiterates previous representation of Redland City Council Mayor to the Premier to do so with specific emphasis on the following possible changes;
- a. exclusion of cost recovery for sunk investments into failed infrastructure projects
  - b. extension of the bulk water price path by at least five years
  - c. examination of alternative capital structure for the SEQ water infrastructure projects including re-modelling of longer debt redemption periods and longer asset accounting lives.
10. Council calls on State Government to publish full details of the bulk water pricing including results of modelling for alternative scenarios (listed in recommendation 9 above).
11. Council reiterates previous representatives by Redland City Council Mayor to the Premier to reconsider and implement recommendation of the Webbe/Weller Report (March 2009) specifically regarding institutional reform of the Queensland Water Commission, the South East Queensland Water Grid Manager and other Government owned SEQ entities to achieve further efficiency and reduction of the bulk water costs.
12. Council acknowledges Gold Coast City Council resolution to disband Allconnex Water but at this time does not support the proposition, however
-

strongly asserts that if such further reform were to be imposed by State Government, that the entire costs of the water reform program be met by State Government.

13. Council acknowledges Gold Coast City Council resolution proposing a 3% cap on water pricing for 2011/12 but is unable to support the proposal without proper financial modelling to fully understand the implications.

#### **MOTION TO MOVE INTO OPEN FORUM AT 6.09PM**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

That the meeting adjourn into Open Forum to discuss the Allconnex Water Pricing report.

CARRIED

#### **MOTION TO MOVE OUT OF OPEN FORUM AT 6.37PM**

Moved by: Cr Bowler  
Seconded by: Cr Boglary

That the meeting move out of Open Forum.

CARRIED

#### **COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Bowler

**That Council resolve as follows that;**

1. **Council adopts its current position in relation to water pricing as follows;**
  - a. **Council acknowledges that Allconnex Water was created by State Government Legislation and that Allconnex Water and its Participating Councils are obliged to act in accordance with such legislation.**
  - b. **State Government Legislation established Allconnex Water with statutory authority to provide water and wastewater services and to fix charges for the services it supplies (ref South East Queensland Water [Distribution and Retail Restructuring] Act 2009 Cl 12).**
  - c. **State Government Legislation establishes that the Queensland Competition Authority has statutory authority to monitor and from 2013/14 to regulate (set maximum) water prices.**
  - d. **Council acknowledges that the Commonwealth Government with agreement of all States imposed National Competition Policy in**

- 1995 which resulted in State Government Legislation obliging Council owned water business to operate commercially including the recovery of full costs in pricing decisions (including commercial returns on assets). Since that time Councils have been obliged to do so and have used such funds for community services and facilities and to relieve pressure on rates revenue.
- e. Council acknowledges that the Commonwealth Government with agreement of all States introduced the National Water Initiative in 2004 which obliges water authorities to continue to move to upper bound pricing (ie to cover all costs including commercial returns).
  - f. Council acknowledges various independent reports (most recently Queensland Competition Authority 9 February 2011) that clearly determine that Allconnex Water pricing is well below the upper bound pricing (Maximum Allowable Revenue) and compared to South East Queensland counterparts is pricing well below.
  - g. Council acknowledges that Allconnex Water is required to set pricing in accordance with the regulatory regime and must also take into consideration the interest of its consumers and its Participating Councils.
  - h. Council acknowledges community concern generally in relation to the cost of living, including water costs.
  - i. Council will continue to encourage Allconnex Water to meet its objectives to meet its regulatory and commercial obligations and to strive to achieve an appropriate balance between consumer interest and regulatory obligations, particularly in relation to pricing.
2. Council remains entirely dissatisfied with State Government direction regarding the apportionment of Participation Rights (equity in Allconnex Water) and that as a direct result of this decision Redland City Council and its Community have been significantly financially disadvantaged which is contrary to early assertions that no Council would be worse off.
  3. Council confirms that it expects to receive lower returns from Allconnex Water for several years (compared to pre-reform returns) and that pricing decisions by Allconnex Water will affect the extent of this financial loss.
  4. Council confirms that any loss of revenue from Allconnex Water will have a significant detrimental affect on its ability to fund community services and facilities and to minimise future rates increases.
  5. Council adopts the attached policy relating to its use of financial returns from its commercialised business activities and Allconnex Water to clarify that all funds are used only for provision of community services and facilities such as parks, roads and libraries.

6. Council acknowledges Gold Coast City Councils proposal for respective CEO's to review the Participation Agreement in relation to accountability of Allconnex Water and Participating Councils ability to control Allconnex Water, and requests the CEO to report back following discussions with his counterparts.
7. Council acknowledges resolutions of Gold Coast and Brisbane City Councils calling for immediate commencement of Queensland Competition Authority's deterministic (price setting) role and supports the concept however considers a commencement date of 1 July 2012 to be more appropriate.
8. Specifically in relation to 2011/12 pricing proposals by Allconnex Water, Council submits the following initial response;
  - a. Council strongly opposes potential future application of "postage stamp" pricing and strongly supports continuation of "nodal" pricing to reflect the State Governments differential application of bulk water price paths and the relative isolation of the Redlands infrastructure network and customer base
  - b. Council strongly asserts that glide paths for segregated district prices relative to Maximum Allowable Revenue (MAR) should be realigned to carry Redlands district prices to reach MAR at the same time as other districts.
  - c. Council opposes elimination of the Inclining Block Tariff Structure for water pricing
  - d. Council strongly asserts that the transition of revenue dependence from fixed (access) to variable (consumption) water charges as proposed is too severe and will impose unacceptable price shocks on some consumers.
  - e. Council proposed instead that the transition of revenue dependencies from fixed to variable water charges be subject to a three year price path for the Redlands district
9. Council acknowledges Gold Coast City Council resolution calling for State Government to revise the bulk water price path and reiterates previous representation of Redland City Council Mayor to the Premier to do so with specific emphasis on the following possible changes;
  - a. exclusion of cost recovery for sunk investments into failed infrastructure projects
  - b. extension of the bulk water price path by at least five years



- c. examination of alternative capital structure for the SEQ water infrastructure projects including re-modelling of longer debt redemption periods and longer asset accounting lives.
10. Council calls on State Government to publish full details of the bulk water pricing including results of modelling for alternative scenarios (listed in recommendation 9 above);
  - a. Council also calls on the Opposition to examine the same issues and to publish details of its intentions should it be elected to government.
11. Council reiterates previous representations by Redland City Council Mayor to the Premier and the Opposition Leader to reconsider and implement recommendation of the Webbe/Weller Report (March 2009) specifically regarding institutional reform of the Queensland Water Commission, the South East Queensland Water Grid Manager and other Government owned SEQ entities to achieve further efficiency and reduction of the bulk water costs.
12. While the matter will be constantly reviewed, at this time Council does not support the Gold Coast City Council's resolution to disband Allconnex Water, however, strongly asserts that if such further reform were to be imposed by State Government, that the entire costs of the water reform program be met by State Government.
13. Council acknowledges Gold Coast City Council resolution proposing a 3% cap on water pricing for 2011/12 but is unable to support the proposal without proper financial modelling to fully understand the implications.
14. Council acknowledges that Gold Coast City Council has resolved to engage other Councils regarding the possibility of dismissing the Allconnex Water Board, but Council also notes that the independent annual review of the Board's performance (which is due in July according to the Participation Agreement) will better inform Councils allowing them at that time to consider the merit of any further changes including the option of amending the composition of the Board to add one "community representative" from each Council area to the Board.

**CARRIED** (unanimously)

## 17.3 PLANNING & POLICY

### 17.3.1 PROPOSED MINISTERIAL DESIGNATION - REDLANDS HOSPITAL

**Dataworks Filename:** GOV Government Submissions  
**Responsible Officer Name:** Wayne Dawson  
Manager - Land Use Planning  
**Author Name:** Vanessa Mogg  
Strategic Planner

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#### EXECUTIVE SUMMARY

Council has received correspondence from the State Government advising on a proposed ministerial designation of land for community infrastructure – Redlands Hospital. As part of the consultation process Council has been invited to make a written submission regarding the proposal by Friday 8 April 2011. This report requests Council to delegate authority to the Planning and Policy Committee to be covered on the 6 April 2011 to make resolution on the following:

- Approve a written response from Council to the Department of Public Works about the proposed ministerial designation of land for community infrastructure – Redlands Hospital

#### PURPOSE

The purpose of this report is to seek Council approval to refer the matter to the Planning & Policy Committee meeting on 6 April 2011 and delegate authority to the Committee to deal with it through resolution.

#### BACKGROUND

The current Redlands Hospital was designated as community infrastructure on 9 June 2000. Under the Integrated Planning Act 1997, it was designated as 1h – hospital and associated institutions, further described as “public and private health facilities plus support facilities including non acute accommodation, ancillary commercial and medical services, teaching and researching facilities, carparking, helipad and accommodation for emergency services.”

Correspondence was received on 18 March 2011 from the Department of Public Works advising that Project Services has been engaged, on behalf of Queensland Health, to undertake processes to forward a Ministerial Designation of Land for Community Infrastructure for the Redlands Hospital. The property is proposed to be designated under the Sustainable Planning Act 2009, Chapter 5, for the purposes of Community Infrastructure as:

*Redland Bay Hospital*  
*Lot 29 SL11549, Lot 30 SP106226*

Located at 21-25 Weippin Street, Cleveland designated under the SPA, Chapter 5 for the purpose of Community Infrastructure as:

- 6 educational facilities
- 9 hospitals and associated institutions
- 15 storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure.

Public and private health facilities plus support facilities, including but not limited to non-acute and residential accommodation, ancillary commercial and medical services, education and research facilities, community health services, child care facilities, laundry, engineering and maintenance support services, car parking and transport infrastructure (including a helipad) and accommodation for emergency services.

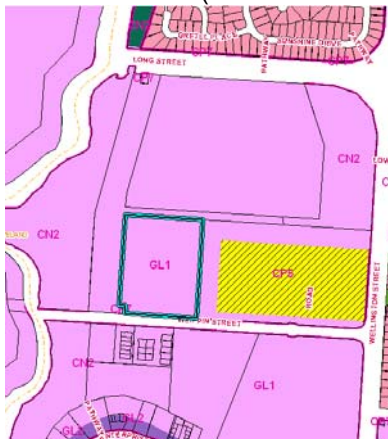
Public Services have prepared an Initial Assessment Report which discusses the subject site, planning provisions, proposed community infrastructure, legislation and policy requirements and environmental assessment and management.

**ISSUES**

The current zoning of Lot 29 on SL 11549 is Community Purpose (sub area 5). The current zoning of Lot 30 on SP106226 is General Industry (sub area 1). A hospital is code assessable in General Industry Sub Area 1 under the Redlands Planning Scheme.

The Initial Assessment Report details the overlays that affect the subject site:

Bushfire Hazard (Medium Bushfire Hazard)



Flood Prone, Storm Tide and Drainage Constrained Land (small flood prone area)

Bushland Habitat (Koala Habitat)



Landslide Hazard (low landslide hazard)



State Koala Policy (urban koala area)



Waterways and Wetlands (natural drainage line)



The site is heavily vegetated and indicated as high value bushland under the State Government Koala Values Mapping. Minimising the extent of any vegetation clearing and ensuring an appropriate offset regime is put in place are critical matters Council will need to address in its written response to the State.

### RELATIONSHIP TO CORPORATE PLAN

The relationship to the corporate plan will be reported to the Planning & Policy Committee on the 6 April 2011.

### FINANCIAL IMPLICATIONS

Any financial implications will be reported to the Planning & Policy Committee on the 6 April 2011.

### PLANNING SCHEME IMPLICATIONS

Any planning scheme implications will be reported to the Planning & Policy Committee on the 6 April 2011.

**CONSULTATION**

Any consultation will be reported to the Planning & Policy Committee on the 6 April 2011.

**OPTIONS****PREFERRED**

That Council resolve to delegate authority under section 257 of the *Local Government Act 2009* to the Planning and Policy Committee on 6 April 2011 to make resolution to approve a written response to the Department of Public Works about the proposed ministerial designation of land for community infrastructure – Redlands Hospital.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

**That Council resolve to delegate authority under section 257(1)(c) of the *Local Government Act 2009* to the Planning and Policy Committee on 6 April 2011 to make resolution to approve a written response to the Department of Public Works about the proposed ministerial designation of land for community infrastructure – Redlands Hospital.**

**CARRIED**

## 17.4 CUSTOMER SERVICES

### 17.4.1 MAIN ROAD, WELLINGTON POINT (CAUSEWAY) RECONSTRUCTION WORKS

**Dataworks Filename:** 46241  
**Responsible Officer Name:** Bradley Salton  
Group Manager, Project Delivery Group  
**Author Name:** Delia Dowthwaite  
Project Administrator

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#### EXECUTIVE SUMMARY

During the storm events of January 2011, there was a landslip on the eastern side of the section of road (known as the causeway) at Main Road, Wellington Point.

The Project Delivery Group is planning to undertake reconstruction works using internal construction crews (Construction Projects Unit – CPU).

Approval is sought to proceed with the reconstruction works at Main Road, Wellington Point (Causeway) in accordance with the design plans and estimate in advance of receiving confirmation or otherwise of the funding request through the Natural Disaster Relief and Recovery Arrangements (NDRRA). Approval is also sought to exempt the supply of materials for these works from any tender process under Section 184(c) of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

#### PURPOSE

The purpose of this report is to gain Council approval to proceed with the construction of the works generally detailed in the design plans and estimate in advance of receiving confirmation or otherwise of the funding request through the Natural Disaster Relief and Recovery Arrangements (NDRRA). Approval is also sought to exempt the supply of materials for these works from any tender process under Section 184(c) of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

#### BACKGROUND

During the storm events of January 2011, there was a landslip on the eastern side of the section of road (known as the causeway) at Main Road, Wellington Point.

#### ISSUES

The landslip has restricted traffic flow on this section of road to a one lane arrangement managed with traffic signals for light vehicles only (less than 4.5 tonne) except for emergency and service vehicles. Any vehicle over the 4.5 tonne limit that

requires access past the landslip area is currently being escorted over the causeway so that the structure can be checked following each crossing.

Since the initial failure various investigation and design works have been undertaken. Coffey Geotechnical have undertaken a full on-site and laboratory investigation and have provided specialised design advice. This advice has been used to formulate a detailed design that has been certified by Coffey's.

Environmental permits and approvals have been investigated by consultants, FRC Environmental. Based on the final design produced (in conjunction with both these expert consultants – Coffey and FRC, and also following discussions with the Department of Transport and Main Roads) we have minimized the permit requirements and produced a final design for the reconstruction of this section of road.

A value assessment will also be undertaken on the final design proposal by an independent party.

The Project Delivery Group is planning to construct these works using internal construction crews (Construction Projects Unit – CPU). This will provide the flexibility to manage the construction, traffic flow and public interest on this project as well as removing the extended timeframes that would be required in calling tenders for these works. As the situation with the reconstruction of the existing road is considered as an emergency, approval is sought under Section 184(c) of the Local Government (Finance, Plans and Reporting) Regulation 2010 to exempt the supply of materials from being purchased under a tender arrangement. The intension is to source materials using quotations so as to obtain best value and to avoid a lengthy tender process.

A funding application is being lodged to cover approximately 75% of these works through the Natural Disaster Relief and Recovery Arrangements (NDRRA), however the construction works will need to be commenced prior to any formal approval of the external funding.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's Outcome 5 - Wise Planning & Design:

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

Strategy 5.8 Plan and advocate to connect the city's communities with improved public transport including a road, ferry, cycling and walking network that provides

safe and efficient movement within the city and the region and supports physical activity; and promote efficient and environmentally responsible private transport.

## **FINANCIAL IMPLICATIONS**

An estimate cost for these works is \$1,600,000.

A funding application is being lodged to cover approximately 75% of these works through the Natural Disaster Relief and Recovery Arrangements (NDRRA); however the construction works will need to be commenced prior to any formal approval of the external funding.

## **CONSULTATION**

Discussion has occurred with the Executive Leadership Group (ELG) and the Chief Executive Officer (CEO).

## **OPTIONS**

### **PREFERRED**

That Council resolve as follows:

1. To approve for the Project Delivery Group to proceed with the construction of the works on the eastern side of the section of road (known as the causeway) at Main Road, Wellington Point in advance of receiving confirmation or otherwise of the funding request through the Natural Disaster Relief and Recovery Arrangements (NDRRA); and
2. That Council, under Section 184(c) of the *Local Government (Finance, Plans and Reporting) Regulation 2010*, exempt, from a tender process, the supply of materials needed to complete the works.

## **OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Boglary  
Seconded by: Cr Reimers

**That Council resolve as follows:**

1. **That Council approve for the Project Delivery Group to proceed with the construction of the works on the eastern side of the section of road (known as the causeway) at Main Road, Wellington Point in advance of receiving confirmation or otherwise of the funding request through the Natural Disaster Relief and Recovery Arrangements (NDRRA); and**
2. **That Council, under Section 184(c) of the *Local Government (Finance, Plans and Reporting) Regulation 2010*, exempt, from a tender process, the supply of materials needed to complete the works.**

**CARRIED**



**17.4.2 REPAIR TO TAZI RD CAUSEWAY - NORTH STRADBROKE ISLAND**

**Dataworks Filename:** RTT Maintenance – Roads North Stradbroke Island (NSI)

**Responsible Officer Name:** Lex Smith  
Manager Operations & Maintenance

**Author Name:** John Frew  
Roads & Drainage Services Manager

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**EXECUTIVE SUMMARY**

Heavy rainfall over Christmas 2010 and particularly in January 2011 caused the western end of Tazi Road, North Stradbroke Island to be overtopped.

A single lane road will be established through the damaged/inundated section of road. This will be done by raising the embankment clear of the current water level with clean graded rock. A gravel carriageway will then be established on top of this embankment. Additional culverts will also be installed in the causeway to improve the capacity to pass water without overtopping.

Approval is sought to proceed with the repair of Tazi Road causeway in advance of receiving confirmation or otherwise of the funding request through the Natural Disaster Relief and Recovery Arrangements (NDRRA).

**PURPOSE**

The purpose of this report is to gain Council approval to proceed with the repair of Tazi Road causeway in advance of receiving confirmation or otherwise of the funding request through the Natural Disaster Relief and Recovery Arrangements (NDRRA).

**BACKGROUND**

Heavy rainfall over Christmas 2010 and particularly in January 2011 caused the western end of Tazi Road, NSI to be overtopped. This section of road, commonly known as “the causeway” runs through a very low lying strip of ground that extends along the back of the sand dunes for much of the length of Main beach. The overtopping caused significant scour of the road and this has been exacerbated by the wash caused by four wheel drive traffic. The amount of rain that caused the inundation and the consistent periods of rain since have meant that water levels have not dropped noticeably and the road is still significantly flooded. Access to Main beach has been severely restricted to all but specialist 4x4 vehicles and pedestrians prepared to wade through knee deep water.

The current depth of inundation is 600mm in many places. While much of this can be attributed to the overall high water levels in the wetland and to the road surface being scoured by the initial overtopping along with the wash of 4x4's, there is a strong suspicion that parts of the road have also settled.

Main beach is an extremely important part of the NSI tourist and recreation scene and as such, access to it via Tazi Road is vital. Without access at this point, beach users are forced to gain access via George Nothling Drive, just south of Point Lookout.

## **ISSUES**

- The Easter holiday period is fast approaching and Operations & Maintenance believe that the road will have to be closed for safety reasons due to the large number of vehicles expected, many of whom will not be experienced at driving through deep water.
- In the event of a full road closure, Council is likely to suffer significant public criticism.
- There is mounting pressure and support from local groups for council to re-establish full access.
- It is understood that this support extends to the local indigenous people.
- The area in which repair works would be undertaken is environmentally sensitive and extreme care will need to be taken.
- Tourism and recreation activities are being affected.

## **BENEFITS**

Repair of the road will re-establish access to Main Beach from Dunwich without the need to travel to Point Lookout.

## **WORKS PROPOSED**

A single lane road will be established through the damaged/inundated section of road. This will be done by raising the embankment clear of the current water level with clean graded rock. A gravel carriageway will then be established on top of this embankment. Additional culverts will also be installed in the causeway to improve the capacity to pass water without overtopping.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's Outcome 5 - Wise Planning & Design:

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

Strategy 5.8 Plan and advocate to connect the city's communities with improved public transport including a road, ferry, cycling and walking network that provides safe and efficient movement within the city and the region and supports physical activity; and promote efficient and environmentally responsible private transport.

**FINANCIAL IMPLICATIONS**

An estimate cost for these works is \$156,000.

A sum of \$150,000 has been included in the request to the Disaster Relief and Recovery Arrangements (NDRRA); however the construction works will need to be commenced prior to any formal approval of the external funding.

**CONSULTATION**

Discussion has occurred with the Executive Leadership Group (ELG) and the Chief Executive Officer (CEO).

**OPTIONS****PREFERRED**

That Council resolve to approve for Operations & Maintenance Group to proceed with the repair of Tazi Road, North Stradbroke Island causeway in advance of receiving confirmation or otherwise of the funding request through the Natural Disaster Relief and Recovery Arrangements (NDRRA).

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve to approve for the Operations & Maintenance Group to proceed with the repair of Tazi Road, North Stradbroke Island causeway in advance of receiving confirmation or otherwise of the funding request through the Natural Disaster Relief and Recovery Arrangements (NDRRA).**

**CARRIED**

**18 NOTICE OF BUSINESS****18.1 NOTICE OF BUSINESS (CR ELLIOTT) – URGENT BUSINESS ITEM 18.2 OF GENERAL MEETING 23.2.2011**

On the 22 March 2011, Cr Elliott submitted a Notice of Business in accordance with Local Law 5 (Meetings) Div.2, s.6(3).

That any reply from Cr Williams, or new information, on General Meeting Item 18.2 of 23 February 2011 – *Statements Attributed to Cr Williams in Bayside Bulletin Article* – be discussed.

**MOTION TO MOVE INTO OPEN FORUM AT 7.18PM**

Moved by: Cr Murray  
Seconded by: Cr Elliott

That the meeting move into Open Forum for 10 minutes to discuss the Notice of Business.

CARRIED

A division was called for.

Crs Murray, Elliott, Bowler, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Burns, Reimers, Williams and Townsend voted in the negative.

The motion was declared by the Mayor as **CARRIED**

The Notice of Business was discussed.

**MOTION TO EXTEND OPEN FORUM AT 7.36PM**

Moved by: Cr Ogilvie  
Seconded by: Cr Bowler

That open forum be extended for 5 minutes.

On being put to the vote the motion was LOST

**MOTION TO MOVE OUT OF OPEN FORUM AT 7.37PM**

Moved by: Cr Bowler  
Seconded by: Cr Murray

That the meeting move out of Open Forum.

CARRIED

**18.2 NOTICE OF BUSINESS (CR ELLIOTT) – SUPPORT FOR COUNCIL'S COMPLIANCE POLICIES**

In accordance with notice given on 22 March 2011, Cr Elliott moved the following the motion:

Moved by: Cr Elliott  
Seconded by: Cr Murray

**That Council support its policies on compliance and show support for Redland City Council's compliance officers in the work they do.**

Cr Murray moved that the motion be put.

The motion to put the motion was put to the vote and CARRIED.

The Mayor put Cr Elliott's motion. On being put to the vote the motion was **CARRIED**.

A division was called for.

Crs Burns, Reimers, Murray, Elliott, Bowler, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Williams voted in the negative.

The motion was declared by the Mayor as **CARRIED**.

## 19 URGENT BUSINESS WITHOUT NOTICE

### 19.1 URGENT BUSINESS – CR HENRY

Moved by: Cr Henry

Seconded by: Cr Bowler

That permission be granted for Cr Henry to bring forward an item of urgent business in relation to an E-Petition against capping of infrastructure charges.

CARRIED

#### 19.1.1 E-PETITION AGAINST CAPPING OF INFRASTRUCTURE CHARGES

##### BACKGROUND

The taskforce convened by the State Government has recently released its recommendations, and momentum is building that may see our residents burdened with paying an unfair portion of the costs for funding infrastructure.

Media to date has only proffered the view of the development industry yet the proposal to cap infrastructure charges has serious implications for the financial sustainability of Councils; and the services and facilities they can provide to residents.

Therefore, consistent with previous resolutions of Council, I propose the following.

##### COUNCIL RESOLUTION

Moved by: Cr Henry

Seconded by: Cr Bowler

**That Redland City Council raise an E-PETITION that clearly states Council's commitment to a fair deal for its ratepayers and its opposition to the State Government setting maximum standard infrastructure charges for any type of development; the capping of residential development to a range between \$20,000 - \$30,000 for 3 years; and deferral of payment of charges until settlement (of lots).**

CARRIED

A division was called for.

Crs Reimers, Murray, Elliott, Bowler, Williams, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Burns by abstaining, voted in the negative.

The motion was declared by the Mayor as **CARRIED**

**19.2 URGENT BUSINESS – CR WILLIAMS**

Moved by: Cr Williams

Seconded by: Cr Burns

That permission be granted for Cr Williams to bring forward an item of urgent business in relation to Council writing to the State re Water Strategy.

On being put to the vote the motion was LOST

A division was called for.

Crs Burns, Reimers, Murray, Williams and Hobson voted in the affirmative.

Crs Elliott, Bowler, Townsend, Henry, Ogilvie and Boglary voted in the negative.

The motion was declared by the Mayor as LOST.

## 20 PRESENTATION

### 20.1 SMBI TRANSPORT PLAN – OPEN HOUSE, RUSSELL ISLAND

Cr Townsend wished to officially thank the Chief Executive Officer, General Managers and Council officers for their exemplary behaviour at the Russell Island Open House.

All officers demonstrated a high level of customer service and they all should be congratulated. Cr Townsend noted that she had received several written and verbal acknowledgments from the community about their performance on the day and council should be extremely proud of them.

The Bay Island community seldom see that level of participation from council officers and the effort of getting those people to the event was a recognition of the desire to get the best possible results out of the day.

## 21 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 7.52pm.

Signature of Chairperson: \_\_\_\_\_

Confirmation date: \_\_\_\_\_