



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 26 August 2015

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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The Mayor is the Chair of the General Meeting. The following Portfolios are included in the General Meeting and Council's nominated spokesperson for that portfolio as follows:

PORTFOLIO	SPOKESPERSON
1. Office of the CEO (including Internal Audit)	Cr Mark Edwards
2. Organisational Services (excluding Internal Audit and Emergency Management)	Mayor Karen Williams
3. City Planning and Assessment	Cr Julie Talty
4. Community & Cultural Services, Environment & Regulation	Cr Lance Hewlett
5. Infrastructure & Operations	Cr Paul Gleeson
6. Emergency Management	Cr Alan Beard

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9.33am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Cr K Williams	Mayor
Cr A Beard	Deputy Mayor & Councillor Division 8
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2 – entered at 9.35am
Cr K Hardman	Councillor Division 3
Cr L Hewlett	Councillor Division 4
Cr M Edwards	Councillor Division 5
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7 – entered at 9.45am
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

EXECUTIVE LEADERSHIP GROUP:

Mr B Lyon	Chief Executive Officer
Mrs L Rusan	Acting General Manager Organisational Services
Mr D Jeanes	Acting General Manager Community & Customer Services
Mr G Soutar	General Manager Infrastructure & Operations
Mrs L Batz	Chief Financial Officer

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Mrs J Parfitt	Corporate Meetings & Registers
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3 DEVOTIONAL SEGMENT

David Elvery, Birkdale Baptist Church and member of the Ministers' Fellowship, led Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 KANI CITY VISIT

I would like to offer a warm Redlands welcome to a visiting group from Kani Technical High School in Japan, who are with us in the Chamber today.

School Deputy Principal Mr Yasuaki Wakao and teacher Ms Azusa Kani and 10 students arrived in Queensland on Sunday and will be leaving us to return to Japan tomorrow. It is the first visit to the Redlands by students from the school and I know they will have had a great time here.

Cleveland District State High School families have hosted the tour group for three nights, with their final night being spent in Brisbane.

During their time here they were welcomed with a special Redlands barbecue, have seen some of our magnificent natural assets and have visited the Gold Coast and Brisbane. I hope you will return home with some wonderful memories of your stay with us.

Kani City and Redland City have a strong relationship, which we hope to strengthen even more later this year when Kani City Mayor Sigeki Tomida and a number of his associates visit the Redlands, in response to an invitation from Council.

The Redlands has featured at the popular Kani Industrial Fair in recent years and will again be represented this year.

Cleveland District State High has also built a strong relationship with the city, thanks to Redlands honorary ambassador Dr Teoh Mizuno and the school principal and staff. Dr Mizuno has also been instrumental in strengthening the civic ties and business links and I thank him for his wonderful work.

Cr Craig Ogilvie and I visited Kani City in September 2013. We had the pleasure of being present when the schools signed a sister school agreement.

In November 2014, 20 Cleveland High students visited Japan for a cultural exchange. The majority of this trip was spent in Kani City, visiting the local area, integrating with students at Kani Tech High School and enjoying time with homestay families and meeting Mayor Tomida.

Principal Paul Bancroft and Mr Wakao earlier this week laid a ceremony plaque in the school's Japanese garden, and the students and teachers participated in a tree planting ceremony, planting a Japanese Maple in the school grounds.

Redland City values our relationship with Kani City, and we look forward to forging even stronger civic, business, cultural and educational ties.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 12 AUGUST 2015

COUNCIL RESOLUTION

Moved by: Cr M Edwards

Seconded by: Cr P Bishop

That the minutes of the General Meeting of Council held 12 August 2015 be confirmed.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

The Chief Executive Officer provided an update on the following matters.

6.1 MAKING OF LOCAL LAWS – KOALA AREA MAPPING

At the General Meeting of 22 April 2015 Council resolved as follows (as part of Item 11.2.2 'Making Local Laws' resolution):

4. To commit to an immediate review of koala area mapping and the requirements for dog owners in koala areas in response to community consultation during the local law making process.

An update on this Item will be provided by the Chief Executive Officer at General Meeting.

6.2 NOTICE OF MOTION (CR EDWARDS) – FOOTPATH NAMING

At the General Meeting of 22 April 2015 Council resolved that this item 'lie on the table'.

This item will be presented to a future General Meeting for consideration.

6.3 FUNDING AGREEMENT FOR FERRY OPERATIONS TO SMBI

At the General Meeting of 12 August 2015 Council resolved 'that this item lie on the table until a Councillor workshop is conducted and further discussions are held with the State'.

This item will be presented to a future General Meeting for consideration.

7 PUBLIC PARTICIPATION

Nil

8 PETITIONS AND PRESENTATIONS

Nil

9 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

10 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

Nil

COUNCILLORS ABSENCES DURING MEETING

Cr Ogilvie entered the meeting at 9.35am during the Devotional segment.

Cr Elliott entered the meeting at 9.45am during the Recognition of Achievement segment.

Cr Ogilvie left the meeting at 9.51am and returned at 9.52am at the conclusion of the Recognition of Achievement segment.

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 JULY 2015 MONTHLY FINANCIAL REPORT**

Objective Reference: A234585
Reports and Attachments (Archives)

Attachment: [Monthly Financial Report July 2015](#)



Authorising/ Responsible Officer:
Linnet Batz
Chief Financial Officer

Report Author: Deborah Corbett-Hall
Service Manager Corporate Finance

PURPOSE

The purpose is to present the July 2015 Monthly Financial Performance Report to Council and explain the content and analysis of the report. Section 204(2) of the *Local Government Regulation 2012* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government on a monthly basis.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences.

The Corporate Financial Reporting Team compiled the attached document following end of month accruals, deferrals, allocation journals and reconciliations.

ISSUES*New format of monthly financial reports*

As per previous years, the Corporate Financial Reporting Team has taken the opportunity of a new financial year to propose a new look and feel format for the monthly financial report.

The intent of the revised document is to

- Improve understanding of the financials in a blend of statements, graphics and supporting commentary;
 - Respond to requests from council's Audit Committee for more non-financial information and comparatives on the Statement of Cash Flows. Of note, project reporting will be included once the Portfolio Management Office is fully resourced and operational;
 - Streamline reporting to reduce duplication and respond to Councillor feedback – removal of previous charts and the glossary for example.
-

The Asset Consumption Ratio has also been removed as the asset key performance indicators are subject to review as part of Council's comprehensive asset project.

Officers are currently liaising with the Queensland Audit Office and other relevant statutory bodies with respect to indicators that would complement the Asset Sustainability Ratio to evidence how the community's assets are being used and replaced.

End of Year Accounts Finalisation

Finance officers are presently finalising the 2014-2015 annual financial statements for the Queensland Audit Office review in September. As per previous years, end of year accounts finalisation involves

- accruals;
- deferrals;
- asset revaluation finalisation;
- capitalisation of work in progress to assets; and
- provision calculations and other updates.

The July monthly financial report includes balance sheet items that will be finalised over the coming weeks: changes to the 2014-2015 closing assets and liabilities will flow through to the opening balances of 2015-2016.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of July 2015:

- Ability to pay our bills – current ratio;
- Ability to repay our debt – debt servicing ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial sustainability – debt to asset ratio;
- Operating surplus ratio;
- Net financial liabilities; and
- Interest cover ratio.

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

- Level of dependence on general rate revenue;
- Operating Performance; and
- Asset sustainability ratio.

The first two ratios above are cyclical with the rating cycle. Rates were levied in July so dependence on this revenue stream increased during the month.

Cash outflows exceeded cash inflows in July as rates are not due until August so the operating performance target was missed in July.

The asset sustainability ratio was not met as at the end of July 2015 and Council continues to monitor its renewal spend and depreciation expense to improve performance against this stretch target.

Council's asset project will consider appropriate measures to evidence utilisation and replacement of assets.

Legislative Requirements

The July 2015 financials are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

July 2015 revenues and expenditures have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes at the end of July 2015.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2015-2020 Corporate Plan:

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

CONSULTATION

Consultation has taken place amongst Council departmental officers, Financial Services Group Officers and the Executive Leadership Team.

OPTIONS

1. Council resolves to note the End of Month Financial Reports for July 2015 and explanations as presented in the attached Monthly Financial Performance Report.
2. Council requests additional information.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Edwards
Seconded by: Cr J Talty

That Council resolves to note the End of Month Financial Reports for July 2015 and explanations as presented in the attached Monthly Financial Performance Report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



Monthly Financial Report

July 2015

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1. EXECUTIVE SUMMARY

The 2015/2016 financial year is off to a good start with an operating surplus ahead of the original budget. As this is only the first month of the year, trends will start to emerge as the first quarter progresses. The opening balances for the current year are still to be finalised and audited. As such, the financial position for the month of July may adjust over the coming months until Council receives Queensland Audit Office certification at the end of October 2015.

Key financial highlights and overview

Key Financial Results	Annual Original Budget \$000	YTD Original Budget \$000	YTD Actual \$000	YTD Variance \$000	YTD Variance %	Status
Operating Surplus/(Deficit)	106	14,780	16,770	1,990	13%	✓
Recurrent Revenue	238,152	33,967	35,769	1,802	5%	✓
Recurrent Expenditure	238,046	19,187	18,999	(188)	-1%	✓
Capital Works Expenditure	78,098	5,028	2,060	(2,968)	-59%	✓
Closing Cash & Cash Equivalents	61,896	135,897	112,003	(23,894)	-18%	✗

Status Legend:

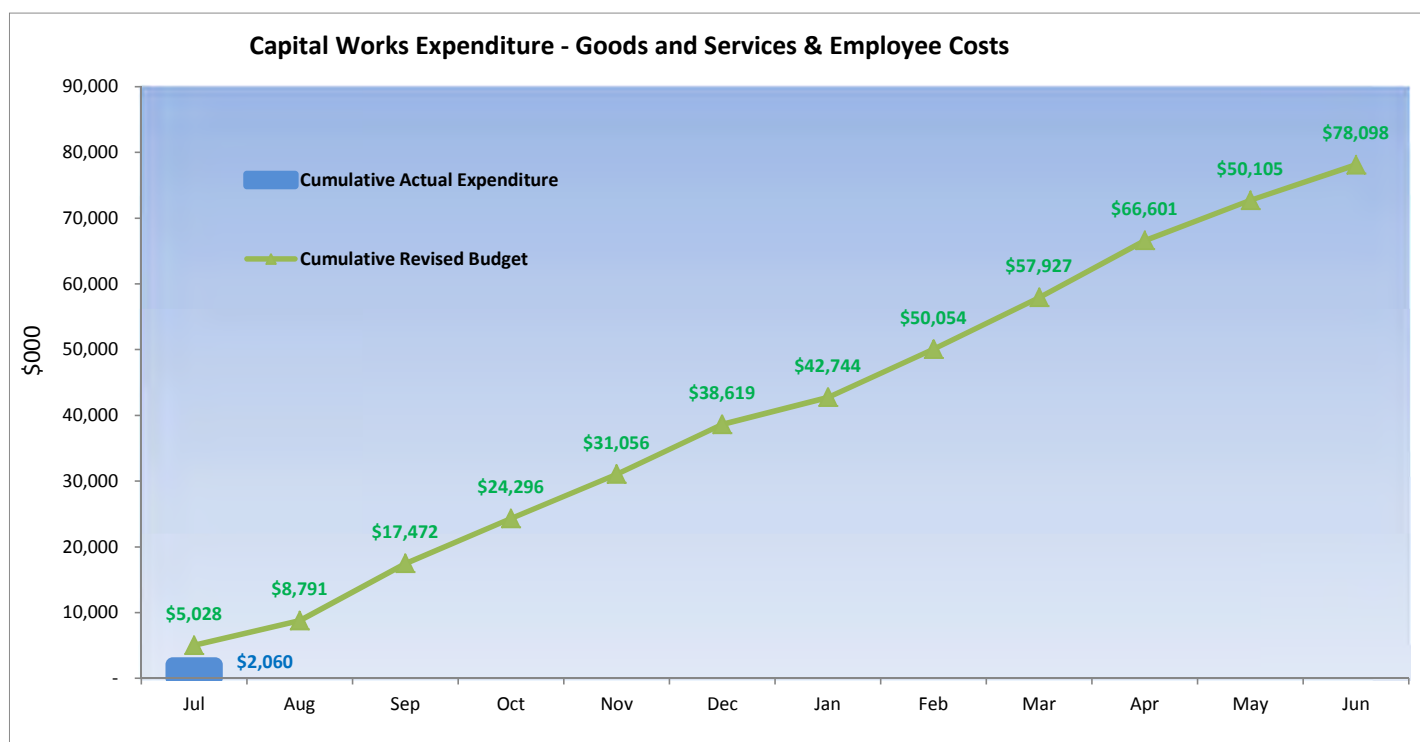
Above budgeted revenue or under budgeted expenditure	✓
Below budgeted revenue or over budgeted expenditure <10%	⚠
Below budgeted revenue or over budgeted expenditure >10%	✗

Note: all amounts are rounded to the nearest thousand dollars.

Council reported an operating surplus for the month of \$16.77M. The Q1 general rates notices were issued in July 2015, however income generated from the general rates levy was partially offset by \$1.21M in credits held during the rates run. Additionally, \$2.58M in grants from the Department of Local Government Infrastructure and Planning were received earlier than anticipated.

Temporary agency staff costs during the month of July 2015 were slightly higher than originally anticipated. Budget phasing of goods and services costs contributed to the favourable variance in this line item, however the bulk water purchase costs were lower than anticipated due to lower water consumption rates as well as the timing of water purchases.

The \$2.97M favourable variance in capital works expenditure is due to a number of projects which have not yet commenced during the 2015/2016 financial year or are still in the early stages of being progressed.



2. KEY PERFORMANCE INDICATORS

Key performance indicators

Financial Stability Ratios and Measures of Sustainability	Target	Original Budget 2015/2016	July 2015	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	0.04%	46.88%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	76.54%	10.59%	✗
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	-2.13%	-191.22%	✓
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	33.58%	52.60%	✗
Ability to Pay Our Bills - Current Ratio	Target between 1.1 & 4.1	2.98	3.73	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.34%	1.85%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$61.896M	\$112.003M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	3.86	5.06	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.24%	2.38%	✓
Operating Performance (%)	Target greater than or equal to 20%	18.08%	-33.25%	✗
Interest Cover Ratio (%)	Target between 0% & 5%	-0.04%	-0.06%	✓

Status Legend

KPI target achieved or exceeded	✓	KPI target not achieved	✗
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3. STATEMENT OF COMPREHENSIVE INCOME

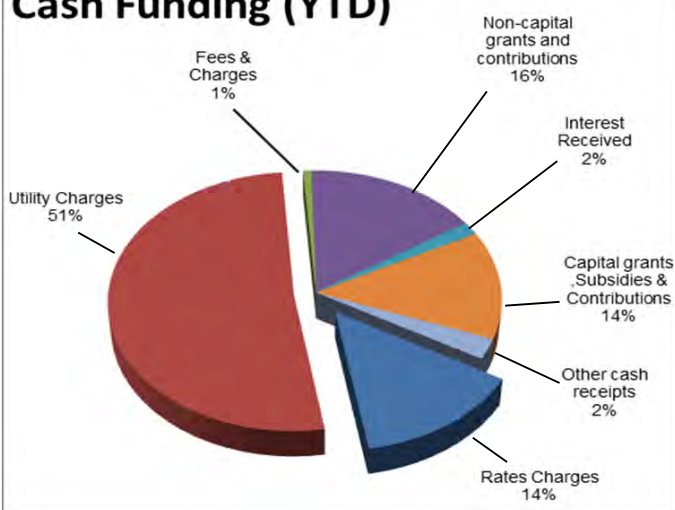
STATEMENT OF COMPREHENSIVE INCOME				
For the period ending 31 July 2015				
	Annual	YTD	YTD	YTD
	Original Budget \$000	Original Budget \$000	Actual \$000	Variance \$000
Recurrent revenue				
Rates, levies and charges	207,421	32,020	30,971	(1,049)
Fees and charges	11,638	691	924	233
Rental income	890	39	92	53
Interest received	3,355	280	310	30
Investment returns	3,234	-	-	-
Sales revenue	3,385	312	336	24
Other income	645	26	51	25
Grants, subsidies and contributions	7,584	599	3,085	2,486
Total recurrent revenue	238,152	33,967	35,769	1,802
Capital revenue				
Grants, subsidies and contributions	13,176	1,260	2,609	1,349
Non-cash contributions	3,079	7	-	(7)
Total capital revenue	16,255	1,267	2,609	1,342
TOTAL INCOME	254,407	35,234	38,378	3,144
Recurrent expenses				
Employee benefits	77,404	7,035	7,609	574
Materials and services	106,010	7,691	6,906	(785)
Finance costs	4,657	296	306	10
Depreciation and amortisation	49,975	4,165	4,178	13
Total recurrent expenses	238,046	19,187	18,999	(188)
Capital expenses				
(Gain)/Loss on disposal of non-current assets	412	162	(8)	(170)
Total capital expenses	412	162	(8)	(170)
TOTAL EXPENSES	238,458	19,349	18,991	(358)
NET RESULT	15,949	15,885	19,387	3,502
Other comprehensive income/(loss)				
Items that will not be reclassified to a net result				
Revaluation of property, plant and equipment	-	-	-	-
TOTAL COMPREHENSIVE INCOME	15,949	15,885	19,387	3,502

4. STATEMENT OF CASH FLOWS

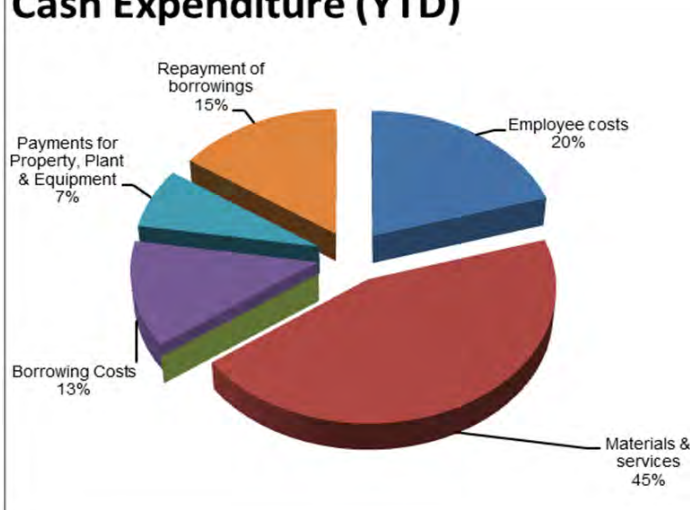
STATEMENT OF CASH FLOWS For the period ending 31 July 2015

	Annual Original Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	223,088	13,131
Payments to suppliers and employees	(189,183)	(17,764)
	33,905	(4,633)
Interest received	3,355	310
Rental income	890	92
Non-capital grants and contributions	7,584	3,085
Borrowing costs	(3,257)	(3,596)
Other cash flows from operating activities	-	(783)
Net cash inflow / (outflow) from operating activities	42,477	(5,525)
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments for property, plant and equipment	(77,998)	(2,060)
Payments for intangible assets	(100)	-
Proceeds from sale of property, plant and equipment	1,716	8
Capital grants, subsidies and contributions	13,176	2,609
Other cash flows from investing activities	3,234	-
Net cash inflow / (outflow) from investing activities	(59,972)	557
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds of borrowings	-	-
Repayment of borrowings	(4,696)	(4,357)
Net cash inflow / (outflow) from financing activities	(4,696)	(4,357)
Net increase / (decrease) in cash held	(22,191)	(9,325)
Cash and cash equivalents at the beginning of the year	84,087	121,327
Cash and cash equivalents at the end of the financial year / period	61,896	112,003

Cash Funding (YTD)



Cash Expenditure (YTD)



Total Cash Funding (Actual YTD)	19,235
Total Cash Funding (Annual Original Budget)	253,043

Total Cash Expenditure (Actual YTD)	28,560
Total Cash Expenditure (Annual Original Budget)	275,234

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 July 2015

	Annual	YTD
	Original Budget \$000	Actual Balance \$000
CURRENT ASSETS		
Cash and cash equivalents	61,896	112,003
Trade and other receivables	26,046	57,486
Inventories	845	781
Non-current assets held for sale	354	9,493
Other current assets	1,154	9,176
Total current assets	90,295	188,939
NON-CURRENT ASSETS		
Investment property	893	893
Property, plant and equipment	2,118,731	2,081,127
Intangible assets	916	3,729
Other financial assets	73	73
Investment in other entities	10,063	1,160
Total non-current assets	2,130,676	2,086,982
TOTAL ASSETS	2,220,971	2,275,921
CURRENT LIABILITIES		
Trade and other payables	15,369	11,937
Borrowings	5,559	4,375
Provisions	8,053	18,298
Other current liabilities	1,282	16,045
Total current liabilities	30,263	50,655
NON-CURRENT LIABILITIES		
Borrowings	44,200	49,704
Provisions	10,769	20,181
Total non-current liabilities	54,969	69,885
TOTAL LIABILITIES	85,232	120,540
NET COMMUNITY ASSETS	2,135,739	2,155,381
COMMUNITY EQUITY		
Asset revaluation surplus	668,685	668,791
Retained surplus	1,415,250	1,405,495
Constrained cash reserves	51,804	81,095
TOTAL COMMUNITY EQUITY	2,135,739	2,155,381



6. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 July 2015

	Annual	YTD	YTD	YTD
	Original Budget \$000	Original Budget \$000	Actual \$000	Variance \$000
Revenue				
Rates charges	82,760	20,690	19,483	(1,207)
Levies and utility charges	128,121	12,072	12,197	125
<i>Less: Pensioner remissions and rebates</i>	(3,460)	(742)	(709)	33
Fees and charges	11,638	691	924	233
Operating grants and subsidies	7,053	582	3,067	2,485
Operating contributions and donations	531	17	18	1
Interest external	3,355	280	310	30
Investment returns	3,234	-	-	-
Other revenue	4,920	377	479	102
Total revenue	238,152	33,967	35,769	1,802
Expenses				
Employee benefits	77,404	7,035	7,609	574
Materials and services	106,542	7,748	6,870	(878)
Finance costs other	1,400	25	20	(5)
Other expenditure	347	17	28	11
Net internal costs	(879)	(74)	7	81
Total expenses	184,814	14,751	14,534	(217)
Earnings before interest, tax and depreciation (EBITD)	53,338	19,216	21,235	2,019
Interest expense	3,257	271	287	16
Depreciation and amortisation	49,975	4,165	4,178	13
OPERATING SURPLUS/(DEFICIT)	106	14,780	16,770	1,990

Levies and utility charges breakup For the period ending 31 July 2015

	Annual	YTD	YTD	YTD
	Original Budget \$000	Original Budget \$000	Actual \$000	Variance \$000
Levies and utility charges				
Refuse charges	20,051	1,671	1,631	(40)
Special charges	3,874	968	983	15
Environment levy	5,830	1,457	1,470	13
Landfill remediation charge	2,677	223	225	2
Wastewater charges	40,114	3,343	3,439	96
Water access charges	17,817	1,485	1,481	(4)
Water consumption charges	37,758	2,925	2,968	43
Total Levies and utility charges	128,121	12,072	12,197	125

7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 July 2015

	Annual	YTD	YTD	YTD
	Original Budget \$000	Original Budget \$000	Actual \$000	Variance \$000
Sources of capital funding				
Capital contributions and donations	6,133	1,260	842	(418)
Capital grants and subsidies	7,043	-	1,767	1,767
Proceeds on disposal of non-current assets	1,716	15	8	(7)
Capital transfers (to)/ from reserves	14,566	(1,248)	(842)	406
Non-cash contributions	3,079	7	-	(7)
New loans	-	-	-	-
Funding from general revenue	53,336	5,392	661	(4,731)
Total sources of capital funding	85,873	5,426	2,436	(2,990)
Application of capital funds				
Contributed assets	3,079	7	-	(7)
Capitalised goods and services	72,366	4,625	1,535	(3,090)
Capitalised employee costs	5,732	403	525	122
Loan redemption	4,696	391	376	(15)
Total application of capital funds	85,873	5,426	2,436	(2,990)
Other budgeted items				
Transfers to constrained operating reserves	(11,131)	(2,391)	(2,622)	(231)
Transfers from constrained operating reserves	10,509	325	204	(121)
WDV of assets disposed	2,128	177	-	(177)

8. REDLAND WATER & REDWASTE STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT For the Period Ending 31 July 2015

	Annual	YTD	YTD	YTD
	Original Budget \$000	Original Budget \$000	Actual \$000	Variance \$000
Total revenue	98,219	7,963	8,166	204
Total expenses	54,542	3,923	3,460	(463)
Earnings before interest, tax and depreciation (EBITD)	43,677	4,039	4,706	667
Interest expense	-	-	-	-
Depreciation	17,081	1,423	1,387	(37)
Operating surplus/(deficit)	26,596	2,616	3,319	704

REDLAND WATER CAPITAL FUNDING STATEMENT For the Period Ending 31 July 2015

	Annual	YTD	YTD	YTD
	Original Budget \$000	Original Budget \$000	Actual \$000	Variance \$000
Capital contributions, donations, grants & subsidies	3,500	262	268	6
Net transfer (to)/from constrained capital reserves	(2,714)	(262)	(268)	(6)
Other	3,000	-	-	-
Funding from utility revenue	17,680	1,299	390	(909)
Total sources of capital funding	21,466	1,299	390	(909)
Contributed assets	3,000	-	-	-
Capitalised expenditure	18,466	1,299	390	(909)
Loan redemption	-	-	-	-
Total applications of capital funds	21,466	1,299	390	(909)

REDWASTE SUMMARY OPERATING STATEMENT For the Period Ending 31 July 2015

	Annual	YTD	YTD	YTD
	Original Budget \$000	Original Budget \$000	Actual \$000	Variance \$000
Total revenue	23,375	1,954	2,051	97
Earnings before interest, tax and depreciation (EBITD)	6,132	380	487	107
Interest expense	42	3	3	-
Depreciation	553	46	43	(3)
Operating surplus/(deficit)	5,537	331	440	110

REDWASTE CAPITAL FUNDING STATEMENT For the Period Ending 31 July 2015

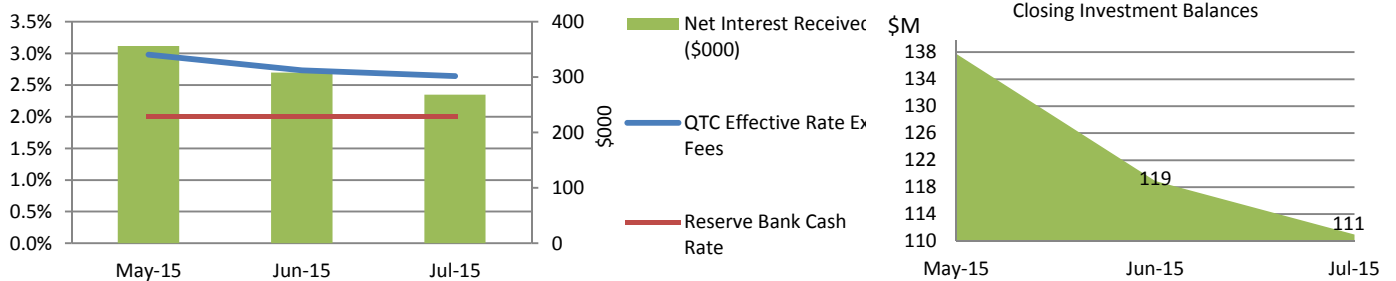
	Annual	YTD	YTD	YTD
	Original Budget \$000	Original Budget \$000	Actual \$000	Variance \$000
Capital contributions, donations, grants & subsidies	-	-	-	-
Net transfer (to)/from constrained capital reserves	-	-	-	-
Other	-	-	-	-
Funding from utility revenue	1,639	463	24	(439)
Total sources of capital funding	1,639	463	24	(439)
Contributed assets	-	-	-	-
Capitalised expenditure	1,570	457	18	(439)
Loan redemption	69	6	6	-
Total applications of capital funds	1,639	463	24	(439)



9. INVESTMENT & BORROWINGS REPORT

For the Period Ending 31 July 2015

INVESTMENT RETURNS



Total Investment at End of Month was \$111.39M

Current Position

All Council investments are currently held in the Capital Guaranteed Cash Fund which is a fund operated by the Queensland Treasury Corporation (QTC).

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

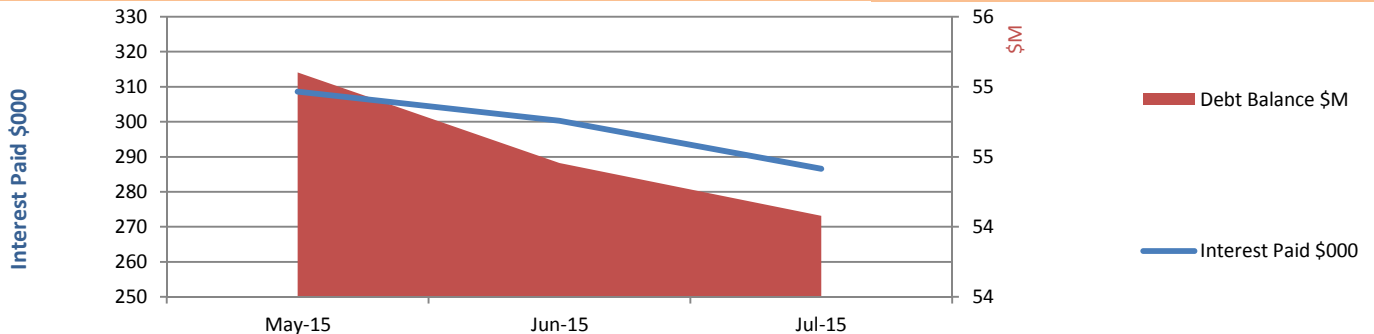
Note: the Reserve Bank reduced the cash rate down to 2% in its May sitting and maintained this position through to its August sitting.

The Tax and Treasury Team's recommendation that Council diversify its investments outside of QTC to maximise returns has received approval from management. The Team has now completed procurement procedures to achieve this outcome and is reviewing term deposit rates in the market to take advantage of any opportunities.

In the meantime the Team ensures Council maximises its interest earnings on a daily basis by depositing surplus funds at QTC for a higher rate than is achieved from the bank transaction account.

Council adopted its revised Investment Policy in April 2015 for the 2015-16 financial year

BORROWING COSTS



Total Borrowings at End of Month was \$54.08M



Current Position

Debt is split into 6, 9 and 12 year pools with repayment made *annually* in advance for 2015-16.

By prepaying the interest annually in 2015-16, it is expected that Council will save in excess of \$50,000 in interest over the financial year.

The movement in interest expense is reflective of the capitalisation of the interest each month along with market movements.

Council adopted its revised Debt Policy in June 2015 for the 2015-16 financial year

10. CONSTRAINED CASH RESERVES

Reserves as at 31 July 2015	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	2,492	0	0	2,492
Red Art Gallery Commissions & Donations Res	2	-	0	2
	2,494	0	0	2,494
Utilities Reserve:				
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	9,900	0	-	9,900
Constrained Works Reserve:				
Tree Planting Reserve	23	4	-	27
Parks Reserve	6,006	133	0	6,139
East Thornlands Road Infra Reserve	674	-	-	674
Community Facility Infrastructure Reserve	979	20	-	999
Retail Water Renewal & Purchase Reserve	7,478	62	0	7,540
Sewerage Renewal & Purchase Reserve	9,500	205	0	9,705
Constrained Works Res-Cap Grants & Contribs	1,410	-	0	1,410
Transport Trunk Infrastructure Reserve	13,565	262	-	13,827
Cycling Trunk Infrastructure Reserve	3,099	103	-	3,202
Stormwater Infrastructure Reserve	3,722	52	-	3,774
Constrained Works Res-Opr Grants & Contribs	1,246	-	(43)	1,203
	47,702	841	(43)	48,500
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	6,878	-	0	6,878
Environment Charge Maintenance Reserve	1,729	1,470	(161)	3,038
	8,607	1,470	(161)	9,916
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	18	0	18
SMBI Translink Reserve	2	240	0	242
	2	258	0	260
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	5,807	666	0	6,473
Aquatic Paradise Canal Reserve	2,836	216	0	3,052
Sovereign Waters Lake Reserve	487	13	0	500
	9,130	895	0	10,025
TOTALS	77,835	3,464	(204)	81,095

Closing Cash & Cash Equivalents	112,003
Reserves as percentage of cash balance	72%

11. GLOSSARY

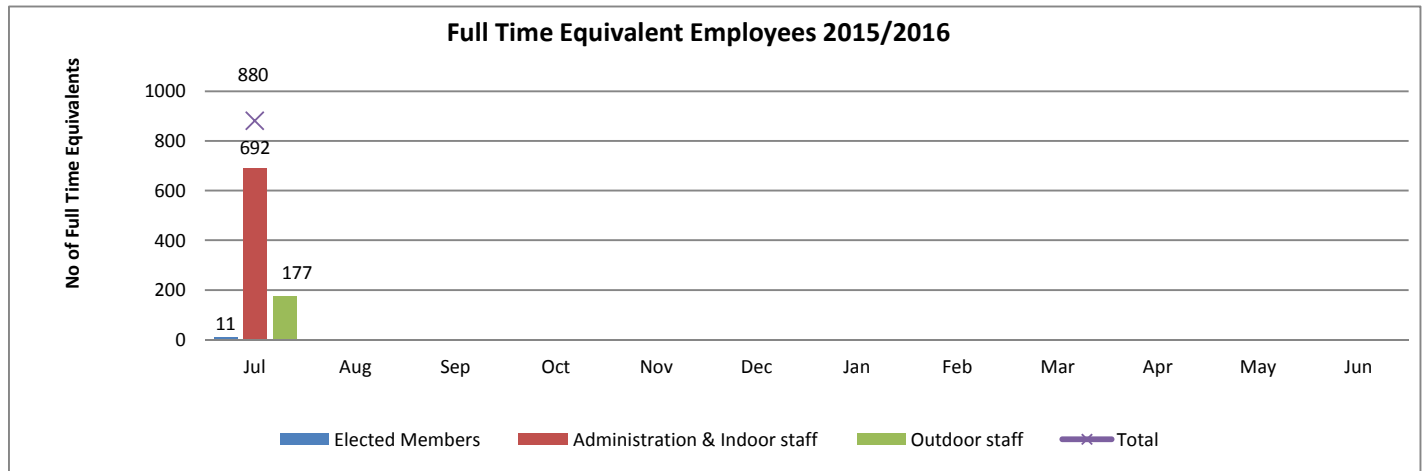
Definition of ratios

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

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

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce reporting



Workforce reporting - July 2015: Headcount	Employee Type						Grand Total
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	
Office of CEO	18	4	81	10	10	2	125
Organisational Services	5	5	103	8	7	5	133
Community and Customer Service	34	5	253	48	25	6	371
Infrastructure and Operations	14	6	296	10	19	0	345
Total	71	20	733	76	61	13	974

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department (excluding agency staff) and does not include a workload weighting. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue rates debtors

Comparison July 2014 to July 2015

Days Overdue	Total					
	Jul-14	% Overdue	Jul-15	% Overdue	\$ Variance	% Variance
<90	\$2,269,780	3.55%	\$1,813,998	2.89%	-\$455,782	-0.66%
90 - 180 days	\$974,100	1.52%	\$953,030	1.52%	-\$21,071	-0.01%
>180 days	\$2,188,593	3.42%	\$2,562,254	4.08%	\$373,660	0.66%
Total	\$5,432,474	8.49%	\$5,329,282	8.49%	-\$103,192	-0.01%

Days Overdue	Mainland					
	Jul-14	% Overdue	Jul-15	% Overdue	\$ Variance	% Variance
<90	\$1,603,898	2.51%	\$1,244,585	1.98%	-\$359,313	-0.53%
90 - 180 days	\$629,586	0.98%	\$601,382	0.96%	-\$28,205	-0.03%
>180 days	\$1,254,187	1.43%	\$1,254,187	2.00%	\$0	0.57%
Total	\$3,487,671	4.92%	\$3,100,154	4.94%	-\$387,517	0.01%


Days Overdue	Nth Stradbroke Is / Coochiemudlo Is / Garden Is					
	Jul-14	% Overdue	Jul-15	% Overdue	\$ Variance	% Variance
<90	\$75,017	0.12%	\$65,075	0.10%	-\$9,942	-0.01%
90 - 180 days	\$21,988	0.03%	\$42,747	0.07%	\$20,760	0.03%
>180 days	\$43,964	0.07%	\$79,198	0.13%	\$35,234	0.06%
Total	\$140,968	0.22%	\$187,020	0.30%	\$46,051	0.08%

Days Overdue	SMBI					
	Jul-14	% Overdue	Jul-15	% Overdue	\$ Variance	% Variance
<90	\$590,865	0.92%	\$504,338	0.80%	-\$86,527	-0.12%
90 - 180 days	\$322,527	0.50%	\$308,901	0.49%	-\$13,625	-0.01%
>180 days	\$1,228,620	1.92%	\$1,228,869	1.96%	\$249	0.04%
Total	\$2,142,011	3.35%	\$2,042,108	3.25%	-\$99,903	-0.10%

11.1.2 REPORT OF THE AUDIT COMMITTEE MEETING

Objective Reference: A241313
Reports and Attachments (Archives)

Attachment: [Audit Committee Minutes – 16 July 2015](#)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer: Siggy Covill
Group Manager Internal Audit

Report Author: Siggy Covill
Group Manager Internal Audit

PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 16 July 2015 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting responsibilities imposed under the *Local Government Act 2009*, the *Financial Accountability Act 2009* and other relevant legislation.

To fulfil this objective and in order to enhance the ability of Councillors to discharge their legal responsibility, it is necessary that a written report is presented to Council as soon as practicable after a meeting of the Audit Committee about the matters reviewed at the meeting and the committee's recommendations about these matters.

ISSUES

Please refer to the attached Minutes of the Audit Committee meeting held on 16 July 2015.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Requirements from the *Local Government Act 2009*, the *Local Government Regulation 2012* and the *Financial Accountability Act 2009* have been taken into account during the preparation of this report.

Risk Management

There are no opportunities or risks for Council resulting from this report.

Financial

There are no financial implications impacting Council as a result of this report.

People

There are no implications on people as a result of this report.

Environmental

There are no environmental implications resulting from this report.

Social

There are no social implications as a result of this report.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan: 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.

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

CONSULTATION

The Audit Committee minutes are presented for confirmation as a true and accurate record of proceedings at its next meeting.

OPTIONS

1. That Council accepts this report, which summarises the issues discussed at the Audit Committee meeting of 16 July 2015;
2. That Council accepts this report and requests additional information; or
3. That Council not accepts this report and requests an alternative method of reporting.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Edwards

Seconded by: Cr A Beard

That Council resolves to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 16 July 2015.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



Redland
CITY COUNCIL

MINUTES

AUDIT COMMITTEE MEETING

Thursday, 16 July 2015

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

Attachment Item 11.1.2

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Attachment Item 11.1.2

1 DECLARATION OF OPENING

The Chairperson declared the meeting open at 10.02 am.

2 RECORD OF ATTENDANCE AND APOLOGIES

Membership:

Cr Mark Edwards	Chairperson
Cr Karen Williams	Mayor
Mr Virendra Dua	External Member
Mr Peter Dowling	External Member

Secretary:

Ms Siggy Covill	Group Manager Internal Audit
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Invitees:

Ms Louise Rusan	Acting Chief Executive Officer and General Manager Community and Customer Services
Mr Gary Soutar	General Manager Infrastructure and Operations
Mr Nick Clarke	General Manager Organisational Services
Ms Linnet Batz	Chief Financial Officer
Mr Andrew Ross	General Counsel
Mr Luke Wallace	Group Manager Corporate Governance
Ms Deborah Corbett-Hall	Service Manager Corporate Finance
Ms Carolyn Jackson	Capital & Asset Accounting Manager
Mr Peter Gould	Service Manager Workplace Health, Safety & Wellbeing
Mr Denis Byram	Queensland Audit Office
Ms Ashley Carle	Bentleys - QAO Audit Representative
Mr Sean Rooney	PwC
Ms Anita Kubler	PwC

Minutes:

Ms Charmaine Shakespeare	PA to General Manager Organisational Services
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Apologies:

Mr Bill Lyon	Chief Executive Officer
Mr Martin Power	Bentleys – QAO Audit Representative

3 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 12 March 2015 were confirmed as correct.

3.1 BUSINESS ARISING FROM PREVIOUS MINUTES

Business arising from the minutes of 12 March 2015 meeting of this committee was presented.

3.1.1 As per Item 3.1.1 (3.1 Business Arising from Previous Minutes) the Committee requested that the General Counsel provide an update to the October Audit Committee on the number of contracts in the contracts register after the Quarter 1 review.

- Refer Item 11.4 for information.

- 3.1.2 As per Item 3.1.3 (3.1 Business Arising from Previous Minutes), the Committee noted that Information Management reviews be increased to two reviews next year instead of one.
- *Included in the Audit Plan 2015/2016 under item 7.2.*
- 3.1.3 As per Item 3.1.8 (3.1 Business Arising from Previous Minutes), the Committee recommended that data mining be considered for procurement operations.
- *Update provided in Item 11.4.*
- 3.1.4 As per Item 4 (Update from the Chief Executive Officer) the Committee requested that future Audit Committee Agendas include a standing item on the progress of the Capital and Operational Advisory Panel and the Redland Investment Corporation.
- *Refer Item 4.2 and Item 4.3.*
- 3.1.5 As per Item 5.1 (End of Month Financial Reports) the Committee requested that (1) a report be brought back to next Committee meeting on how Council's financial position is tracking; (2) project reporting be added to the monthly financial reporting pack; and (3) updates be provided to Committee members on the progress of the Portfolio Management Office Project.
- *(1) Refer Item 5.1.*
 - *(2) General Manager Infrastructure and Operations provided summary report to Committee.*
 - *(3) Briefing note prepared and circulated by Group Manager Corporate Governance.*
- 3.1.6 As per Item 5.3 (Asset Valuations) the Committee requested that (1) the scoping document provided for asset valuations be distributed to Committee members prior to engagement of valuers; and (2) a summary of all asset classes and potential valuation effect on RCC be provided to Committee members at next meeting.
- *(1) Refer to Item 5.3 - Template provided in the draft Guideline Revaluation of Non-Current Assets (GL-3052-001).*
 - *(2) Refer to Item 5.3.*
- 3.1.7 As per Item 8 (Internal Audit Reports) the Committee requested that (1) any key findings from a specific audit should be circulated to other areas of council who perform a similar function; (2) the General Manager Organisational Services will liaise with the Mayor's Office in relation to adding a statement from Councillors supporting a Councillor's Small Grant application regarding 'Conflict of Interest' and 'voting in the community interest'; (3) cash handling controls should be the same across Council; and (4) further data be provided to Committee members at the next Audit Committee in relation to how public liability insurance is monitored and enforced.
- *(1) Internal Audit to ensure that key findings are circulated as appropriate.*
 - *(2) Actioned via email on 13 March 2015.*
 - *(3) Actioned via the Internal Audit Plan of revenue audits.*
 - *(4) Briefing note included.*
- 3.1.8 As per Item 11.6 (Audit Committee Self-Assessment) the Committee recommended that (1) Council considers scheduling an extra Audit Committee meeting or change the scheduled October Committee meeting to meet before the Financial Statements are signed off; (2) Council considers allowing Committee
-

members to meet privately and/or separately with the external auditors after a Committee meeting to discuss any issues; and (3) Council will be invited to re-appoint two councillor members to replace the expired Councillor membership of this committee.

- (1) *October meeting rescheduled to 15 October 2015.*
- (2) *Additional private meeting scheduled with the external auditors after October Committee meeting.*
- (3) *Council re-appointed on 25 March 2015 (i) Mayor Karen Williams and Councillor Mark Edwards to the Committee and (ii) Councillor Edwards as Chair of the Committee.*

COMMITTEE DECISION

- 1. That the Audit Committee notes the receipt and confirmation of the prior minutes and updates as presented;**
- 2. That the Project Management Framework: (i) trial incorporates end customer impact analysis with robust end-to-end testing, and (ii) wording be updated to include process to submit request for additional funds at the time an overspend is first identified; and**
- 3. That Corporate Governance investigates options and costs to council relating to public liability insurance requirements for third party leasing arrangements.**

4 UPDATE FROM THE CHIEF EXECUTIVE OFFICER

4.1 GENERAL COUNCIL MATTERS

The Acting Chief Executive Officer reported to the Audit Committee on general matters.

- Disaster Planning and Operations - The annual major disaster management exercise was held on 27 June 2015 at the QCESA facility, Whyte Island. Congratulations to all involved in this very successful multi-agency exercise.
- Disaster Planning and Operations - A report on the Callide Creek Flood Review has been presented to Council. Learnings from this review are now being applied to a number of emergency response activities, including flood warnings and business continuity planning.
- Budget - Preliminary financial year end figures are still indicating a surplus. Further detail to be given in the Financial Update.
- Certified Agreements – no further updates on Industrial Relations matters at this time.
- Policy Development and Review – The policy reviews continue with a number now being finalised.
- Corporate Plan – The Corporate Plan 2015-2020 has been adopted. Compliments to the team for their excellent work in the preparation of the plan and for the extensive engagement throughout the organisation. The Plan has been communicated to the organisation via a series of roadshow sessions and has been well received.

- Major projects – the City Plan Review is awaiting Ministerial approval from State Government.
- Legislative and legal matters – update as provided to the Committee.

4.2 CAPITAL AND OPERATIONAL ADVISORY PANEL

The Acting Chief Executive Officer updated the Audit Committee on progress of the Capital and Operational Advisory Panel (COAP).

- The COAP was approved by Council in December 2014 and has now met twice. The first meeting was for panel members to meet and question officers on processes and activities while the second meeting focused on the proficiency of business cases and processes. There has been encouraging outcomes from these meetings.

4.3 REDLAND INVESTMENT CORPORATION

The Acting Chief Executive Officer updated the Audit Committee on progress of the Redland Investment Corporation (RIC).

- The RIC was approved in November 2014 and is now established with corporate documentation being finalised. The first land sale transaction has also been completed. There has been a significant input from senior officers leading up to the formation of RIC. Now RIC is established, this involvement has reduced significantly. The Chief Executive Officer and Chief Financial Officer are on the RIC board. The draw on support services and other resources will be identified through the SLA's being developed.

COMMITTEE DECISION

That the Audit Committee notes the updates as presented.

5 COUNCIL FINANCIAL REPORTS

5.1 END OF MONTH FINANCIAL REPORTS

Council's end of month reports for February, March, April and May 2015 were presented to the Audit Committee.

COMMITTEE DECISION

- 1. That the Audit Committee notes the financial reports as presented; and**
- 2. That the Committee would find it useful to have comparative figures incorporated into the statement of cash flows.**

5.2 BUDGET 2015-2016

The Budget 2015-2016 was presented to the Audit Committee for information.

COMMITTEE DECISION

That the Audit Committee notes the budget as presented.

5.3 ASSET VALUATIONS

The Chief Financial Officer and Capital & Asset Accounting Manager presented an update on the asset valuations to the Audit Committee.

COMMITTEE DECISION

- 1. That the Audit Committee notes the update as presented; and**
- 2. That the Chief Financial Officer liaises with Bentleys and the QAO in a timely manner to agree the treatments being applied to certain assets.**

6 QUARTERLY COMPLIANCE SURVEYS

The quarterly compliance surveys for the March 2015 quarter were presented to the Audit Committee. The General Manager Organisational Services and Group Manager Corporate Governance updated the Committee on legislative and policy compliance.

COMMITTEE DECISION

- 1. That the Audit Committee notes the quarterly compliance survey and update as presented; and**
- 2. The Audit Committee requested that a framework be prepared to manage and monitor compliance and to show accountability and controls.**

7 INTERNAL AUDIT PLAN

7.1 AUDIT PLAN STATUS

The status of the Audit Plan 2014/2015 was presented to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the Status of the Audit Plan as presented.

7.2 ANNUAL AUDIT PLAN 2015/2016

The Group Manager Internal Audit presented the Annual Internal Audit Plan 2015/2016 to the Committee for endorsement.

COMMITTEE DECISION

That the Audit Committee endorses the Annual Internal Audit Plan as presented.

8 INTERNAL AUDIT REPORTS

The following reports were presented for Audit Committee consideration:

8.1 OFFICE OF THE CEO

- Payroll – Allowances

8.2 COMMUNITY AND CUSTOMER SERVICES

- Revenue Cycle and Cash Handling – RPAC
- Customer Contact Centre

8.3 INFRASTRUCTURE AND OPERATIONS

- Maintenance of Parks and Conservation

8.4 ORGANISATIONAL SERVICES

- Risk Management Framework
- Fleet Management
- Application Management Lifecycle

COMMITTEE DECISION

That the Audit Committee notes the reports as presented.

9 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION**9.1 INTERNAL AUDIT RECOMMENDATIONS**

The Group Manager Internal Audit presented a progress report on audit recommendations due for implementation and overdue open recommendations to the Committee. The General Manager Organisational Services provided an update on the change of focus in scorecards to a zero target for overdue recommendations.

COMMITTEE DECISION

- 1. That the Audit Committee notes the reports and updates as presented; and**
- 2. That the Audit Committee notes the update to scorecard measures to improve management of recommendations.**

10 UPDATE FROM EXTERNAL AUDITORS

Bentleys presented an update and their Interim Management Letter for the Year Ending 30 June 2015 to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the update and document as presented.

11 OTHER BUSINESS**11.1 FRAUD AND CORRUPTION PREVENTION**

The Group Manager Internal Audit presented an update on the implementation of the Fraud and Corruption Prevention Framework to the Committee.

OFFICER'S RECOMMENDATION

That the Audit Committee notes the update as presented.

11.2 CHANGES TO STRATEGIC AND OPERATIONAL RISKS

The Group Manager Corporate Governance updated the Committee on the revised corporate risk management arrangements.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.3 COMPLAINTS MANAGEMENT

The General Counsel and General Manager Organisational Services provided updates on administrative action complaints and Councillor complaints for the quarter.

COMMITTEE DECISION

That the Audit Committee notes the updates as presented.

11.4 PROCUREMENT UPDATE

General Counsel provided an update on the status of the contracts and procurement review currently in progress.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.5 WORKPLACE HEALTH AND SAFETY

The Service Manager Workplace Health, Safety & Wellbeing presented an update to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.6 EXTERNAL QUALITY ASSESSMENT


PwC presented the report on the outcome of the external quality assessment completed on the Internal Audit function.

COMMITTEE DECISION

That the Audit Committee notes the report as presented.

The meeting closed at 12.45 pm.

11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)**ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.2.1 2015 LGAQ ANNUAL CONFERENCE AND REDLAND CITY COUNCIL MOTIONS**

Objective Reference:	A245275 Reports and Attachments (Archive)
Attachment:	<u>Attachment 1 – Motion Prescriptive vs Performance Based Planning</u> <u>Attachment 2 – Motion Community Residence Code</u>
Authorising Officer:	 Nick Clarke General Manager Organisational Services
Responsible Officer:	Luke Wallace Group Manager Corporate Governance
Report Author:	Tracey Cooke Corporate Governance and Policy Advisor (Acting)

PURPOSE

The purpose of this report is to;

1. Advise Council of the 2015 Local Government Association of Queensland (LGAQ) Annual Conference to be held in Toowoomba;
2. Recommend attendance by the Mayor and one other Councillor delegate;
3. Allocate Council's voting rights for the conference; and
4. Endorse the motions that Council intends to put at the 2015 LGAQ Annual Conference.

BACKGROUND

The LGAQ 119th Conference is to be held in Toowoomba from 19-21 October 2015. It is the principal conference in Queensland relating to local government. The conference brings together delegates from all tiers of government, external stakeholders and the media to consider the challenges facing local government and their communities.

The conference theme for this year is 'Taking Control of our Destiny'. A broad array of speakers will be presenting at the conference on a range of topics, including the rising cost of energy and the impacts of the 3D printing revolution.

The LGAQ Annual Conference is included in the Councillors' list of mandatory training for attendance by at least one Councillor (Expenses Reimbursement and Provision of Facilities for Councillors Guideline GL-3076-001).

ISSUES

As a full member of the LGAQ, Council can send two official delegates to the LGAQ Annual Conference as well as other attendees.

Council is entitled to vote on any motions put forward by members. Council has six votes at the LGAQ Annual Conference, which can be wholly exercised by one delegate or may be split in any proportion Council determines between two delegates.

Council may bring forward for discussion any subject pertaining to matters of common concern to members (local governments). Councillors have put forward two motions as follows:

1. Prescriptive versus performance based planning; and
2. Queensland Planning Provisions 'Community residence code'.

For details relating to the proposed motions, please refer to *Attachment 1* and *Attachment 2* respectively.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements associated with this report.

Risk Management

Non-attendance by Council at the conference results in a lost opportunity for Redland City Council to voice its views in matters being considered (voted on) at the conference.

Financial

This recommendation does not require any change to the current year's budget as funds have already been allocated. There are no conference fees for Council's official delegates, as the cost of attendance for two representatives is included in Council's annual membership to the LGAQ.

People

Council's representation at the LGAQ Annual Conference provides the opportunity for Councillors to keep abreast of contemporary and emerging issues in local government and associate with leaders in this field and other elected representatives from across Queensland.

Environmental

There are no environmental issues associated with this report.

Social

Attendance at the LGAQ Annual Conference supports Councillors to provide the highest level of leadership to the organisation and the Redland's community.

Alignment with Council's Policy and Plans

The recommendation primarily supports Council's Corporate Plan 2015-2020 Outcome 8 Inclusive and ethical governance.

CONSULTATION

Consultation has been undertaken with all Councillors, the Executive Leadership Team and senior officers in Council's City Planning and Assessment Group.

OPTIONS

1. That Council resolves that:
 - a. Council be represented by the Mayor and one other Councillor delegate at the 2015 LGAQ Annual Conference; and
 - b. Council's voting rights at the conference are split equally between the two official delegates.

OR

2. Council be represented by the Mayor as official delegate to the 2015 LGAQ Annual Conference with full voting rights.

OR

3. Council is not represented at the 2015 LGAQ Annual Conference.

AND

4. The attached motions be endorsed for submission to the 2015 LGAQ Annual Conference.

OFFICER'S RECOMMENDATION

Council resolves that:

1. Council be represented by the Mayor and one other Councillor delegate at the 2015 LGAQ Annual Conference;
2. Council's voting rights at the conference are split equally between the two official delegates; and
3. The attached motions be endorsed for submission to the 2015 LGAQ Annual Conference.

COUNCIL RESOLUTION

Moved by: Cr A Beard

Seconded by: Cr W Boglary

Council resolves that:

- 1. Council be represented by the Mayor and Cr Boglary at the 2015 LGAQ Annual Conference;**
- 2. Council's voting rights at the conference are split equally between the two official delegates; and**
- 3. The attached motions, as amended, be endorsed for submission to the 2015 LGAQ Annual Conference.**

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Submitting Council/ Organisation	Redland City Council
Number and Title of Motion	# -
Motion	<p>That the Local Government Association of Queensland makes representations to the State Government advocating for a return to a planning framework that:</p> <ul style="list-style-type: none">• Provides certainty of outcomes;• The community understands; and• Allows for the use of prescriptive standards and assessment benchmarks in local government planning schemes where appropriate. <p>AND</p> <p>That the Local Government Association of Queensland makes representations to the State Government to initiate a broad education campaign explaining how a performance based planning system operates.</p> <hr/> <hr/> <p>MOVER: SECONDER:</p>

Purpose

The purpose of this report is to seek Council's approval to table a motion at the next LGAQ annual conference on 19 October 2015. The motion will propose for LGAQ to make representations to the State Government in order to:

1. advocate for a return to a planning framework that:
 - a. provides certainty of outcomes;
 - b. the community understands; and
 - c. allows for the use of prescriptive standards and assessment benchmarks in local government planning schemes where appropriate.
2. initiate a broad education campaign explaining how a performance based planning system operates.

Background

Previous LGAQ Motions

In preparing this motion, Redland City Council has reviewed previous motions on the same topic that have been presented at LGAQ annual conferences between 2009 – 2014. It is noted that the following motions are of relevance;

Motion number 22, put forward by Brisbane City Council at the LGAQ conference in 2011:

NO. 22

BRISBANE CITY COUNCIL

PLANNING – PARTNERSHIP APPROACH BETWEEN STATE AND LOCAL GOVERNMENT

- "That the Local Government Association of Queensland make representations to the State Government to:
- Seek a commitment to a renewed full partnership approach to planning with local government including priority given to regulatory and process reform.
 - Encourage the State Government to work closely with local governments to ensure:
 - The next generation of planning schemes deliver more certainty for local communities and future development;
 - Planning scheme drafting and amendment process and implementation, and structure planning process under the Sustainable Planning Act 2009 must be simplified, particularly with respect to the role of State agencies and the number of State interest checks required;
 - The provision of timely State agency responses and a clear articulation of State interests overseen by each State agency;
 - The increased use of code-based and compliance-based assessments;
 - A focus on carefully maintaining the balance of future urban growth (infill versus greenfield) to confirm the most appropriate approach to long-term sustainable growth of each region, including the consideration of the implications of housing affordability.
 - Ensure commitment for collaborative and continuous improvement to development assessment performance by the State Government, local government and the development industry, including commitment to completing an administrative and policy review and rationalisation of referral agency triggers."

Motion number 21, put forward by Isaac Regional Council at the LGAQ conference in 2013:

NO. 21**ISAAC REGIONAL COUNCIL / CQLGA****PLANNING POWERS – EMPOWERING LOCAL GOVERNMENTS WITH PLANNING CONTROL**

MOVER: Cr A. Baker (Isaac)

SECONDER: Cr D. Appleton (Isaac)

"That the Local Government Association of Queensland calls on the State Government to return planning powers to local governments that indicate the desire to do so, as opposed to the current dictatorial relationship that has compromised the integrity of residential neighbourhoods, and that the Newman Government honour its commitment:

"To empower Queensland communities with the responsibility for planning and development at the local level, through decision making by local governments that are transparent and ultimately accountable to local people."

CARRIED

Mayor's Letter to the Minister of DILGP

- On 26 May 2015, the Mayor of Redland City Council wrote to the Minister of DILGP, the honorable Jackie Trad MP expressing concerns that the current performance based planning scheme was undermining community confidence in the planning system. In the letter, the Mayor expressed her view that the current performance-based planning scheme 'does not give certainty to anyone', 'is perceived as subjective' and that subsequently, 'Councils end up being criticised by the public...[as] there are simply no justifiable grounds for refusal under the current system'.
- A specific piece of case law is referenced in the Mayor's letter, relating to Brisbane City Council's approval of a large residential tower in Kangaroo Point despite the development exceeding the height and plot ratio provided for in the acceptable solutions of the Brisbane City Plan 2000. In *RESIDENTS ASSOCIATION INC & OTHERS V BRISBANE CITY COUNCIL*, the judge upheld the decision and reconfirmed that while acceptable solutions indicate a 'desirable' way to 'ensure' compliance, they are not the only solutions. In addition, the judge made it clear that the alternative solution need not be similar to the acceptable solution.
- The Mayor subsequently requested that:
 - local governments be given greater control over the planning schemes they operate in order to align them more closely with community expectations; and
 - the Queensland Government undertake a broad education campaign to improve the community's understanding and expectations with regard to performance based planning schemes.

Brief History of Performance Based Planning in Queensland

- The *Integrated Planning Act 1997* (IPA) initiated a shift away from the 'prescriptive' zone based planning instruments towards more flexible, performance based instruments.
- The rationale behind the transition was that the existing planning system was too restrictive. Prescriptive controls such as minimum lot sizes, car parks etc. were seen to produce bland and homogenous development that did not necessarily respond positively to site characteristics¹

¹ Schomburg 2015, 'In Search of the Lost Plot, Qld Environmental Law Conference'.

- IPA was generally viewed as 'performance based' due to its redirected focus on development outcomes, managing the effects of development and prohibiting prohibitions²
- The IPA was superseded by the *Sustainable Planning Act 2009* (SPA), which remains in effect.
- The *Sustainable Planning Act 2009* went back somewhat on the IPA reforms and allows for certain prohibitions on development where it is detrimental to the strategic objectives or the impacts cannot be mitigated (e.g. Schedule 1 of SPA). However, the philosophy of performance based planning is imbedded within SPA and the Queensland Planning Provisions (QPP). For example, Planning Scheme Drafting Principle 3 in the QPP states that emphasis should be placed on 'development outcomes sought to be achieved both generally and specifically in the local government area'.
- The Queensland State Government has made a commitment to pursue ongoing planning reform in its Better Planning for Queensland Directions paper. This provides an opportunity for Council to influence the future planning and development framework by advocating for policy reform and an increased emphasis on community education through the LGAQ.

Issues

- Despite being celebrated as a planning system that provides greater flexibility, encourages innovative developments and 'make[s] performance outcomes the chief criteria for decision-making'³, performance based planning has not been immune from criticism by planning practitioners and the general community.
- The majority of criticism directed at performance based planning schemes is due to their:
 - **Size:** As planning schemes drafters have attempted to respond to all possible issues, post IPA planning schemes have become more voluminous;
 - **Complexity:** As decision making has become more reliant on the interpretation of words, planning schemes have become increasingly difficult to understand. The complexity of modern planning schemes is compounded in some instances by poorly drafted performance based codes that are ambiguous and use excessive planning jargon; and
 - **(Lack of) Decision Making Certainty:** Decision making certainty is often reduced when performance standards are subjective or non-quantifiable. The end result is a public loss of faith in a system which the lay-person cannot understand⁴.
- Stakeholders and practitioners have also argued that the post IPA period has been characterized by a transfer of planning power away from Council's to the State Government⁵. The diminishing control of local governments is seen by some to contribute to poor planning outcomes on the ground and is demonstrated by limitations on the form and contents of planning schemes through the QPP, as well as the types of development local governments can prohibit.

² Travis Frew 2011, 'The implementation of performance based planning in Queensland under the *Integrated Planning Act 1997: an evaluation of perceptions and planning schemes*'

³

http://www98.griffith.edu.au/dspace/bitstream/handle/10072/33273/63566_1.pdf;jsessionid=AE D5D64722FCBB27F73220BDC014A914?sequence=1

⁴ Schomburg 2015, 'In Search of the Lost Plot', Qld Environmental Law Conference'

⁵ Beard 2015, 'Application of Planning Laws in Queensland 1970 – 2015'

Relevant Case Law

- In *ALDI Stores (A Limited Partnership) v Redland City Council & Ors [2009] QPEC 27* Council's refusal of an application for an ALDI supermarket at Alexandra Hills on the basis that 'the development and its potential impacts were inconsistent with planning intentions for the site, and the surrounding area' was successfully appealed in the Planning and Environment Court.
- The applicant successfully contended that the Alexandra Hills District Centre is not confined in area to the District Alexandra Hills Zone shown in the scheme map and that subsequently, construction of an ALDI supermarket on the site would not compromise the achievement of the relevant Desired Environmental Outcomes.
- This ruling, which was subsequently appealed by Council and upheld in the Court of Appeal, highlights from a Council perspective the difficulty in establishing planning scheme provisions that:
 - are performance based;
 - clearly articulate outcomes;
 - deliver on community expectations; and
 - are able to be rigorously defended in court.

Analysis

- Since the introduction of the *Integrated Planning Act 1997*, the State Government has facilitated a paradigm shift from prescriptive to performance based planning schemes. This has resulted in a move away from strict regulation based on 'uses' to a planning system where the impacts of development are assessed on their merit and against the strategic objectives identified in local government planning schemes.
- A distinct advantage of performance based planning provisions is that they can provide flexibility to developer's by allowing for multiple or innovative solutions. Conversely, performance standards may provide less certainty where the required standard is not quantifiable and there are numerous ways to achieve the outcome⁶.
- As a general observation, it appears that many members of the general public lack an understanding of the planning process and legislative requirements. A case in point is the decision making rules for development assessment outlined in the QPP. As demonstrated in *RESIDENTS ASSOCIATION INC & OTHERS V BRISBANE CITY COUNCIL*, there is a misconception that probable solutions (e.g. building height) are capable of prohibiting development outright. To clarify, probable solutions demonstrate to developers how the purpose of the code can be achieved but do not prevent them from devising alternative methods to achieve the purpose of the code⁷. This misunderstanding may contribute towards community angst when a development that fails to meet community expectations is approved despite apparent 'conflict' with the Planning Scheme.
- While approval of a development application in these circumstances is often viewed as a failure of local government by the community, Council is unable to deny development approval for an application that is consistent with the planning scheme. Furthermore, SPA provides that an assessment manager may decide a development application in a

⁶ Travis Frew 2011, 'The implementation of performance based planning in Queensland under the *Integrated Planning Act 1997: an evaluation of perceptions and planning schemes*'

⁷ Phillipa England 2011, 'Sustainable Planning in Queensland'

way that conflicts with a relevant instrument (e.g. a Planning Scheme) if there are sufficient grounds for approving the development despite the conflict.

- In summary, the LGAQ forum provides an opportunity for Council to influence the direction of future State Government planning policy and any proposed new planning legislation. On this basis, Council intends to advocate for improved transparency and clarity through:
 - **Clear Performance Standards:** establishing assessment benchmarks that specify the minimum performance standards for compliance.
 - **Scheme Drafting Improvements:** providing increased guidance and training to ensure that planning scheme provisions clearly articulate the outcomes being sought;
 - **Community Education:** It is imperative that community education forms a centerpiece of the planning reform agenda. Community Education is fundamental to improving the general public's understanding of how a performance based planning system operates.

Recommendations

That council endorse the attached motion(s) for submission to the LGAQ conference

Submitting Council/ Organisation	Redland City Council
Number and Title of Motion	# -
Motion	<p>That the Local Government Association of Queensland makes representations to the State Government to review the current provisions for "Community residence" in the Queensland Planning Provisions v.3.1 and include additional requirements to ensure Community residences:</p> <ul style="list-style-type: none">• are located in close proximity to public transport, services and possible employment areas; and• address impacts on existing residential amenity; and• are not established without consultation with the relevant local government to ensure conformity with local government planning policies. <hr/> <hr/> <p>MOVER: SECONDER:</p>

Purpose

The purpose of this report is to seek Council's approval to table a motion at the next LGAQ annual conference on 19 October 2015. The motion will propose for LGAQ to make representations to the State Government in order to review the current provisions for "Community residence" included in the Queensland Planning Provisions v.3.1 to include additional locational requirements.

Background

Previous LGAQ Motions

In preparing this motion, Redland City Council has reviewed previous motions on the same topic that have been presented at LGAQ annual conferences between 2009 – 2014. There are no previous motions relating to this motion.

Mayor's Letter to the Minister of SDIP

- On 7 August and 12 September 2013 respectively, Councillor Boglary and the Mayor of Redland City Council wrote to the Minister for State Development, Infrastructure and Planning, the honorable Jeff Seeney MP requesting further consideration of the Community Resident Code 9.2.1 in the Queensland Planning Provisions draft v.3.0 as part of the State planning review. The prescribed level of assessment for a "Community residence" use is currently mandated in the QPP v3.1 as self-assessable in all residential and rural residential zones. In the letter, the Mayor expressed her concerns that the Community resident code is insufficient to adequately accommodate this activity within all residential and rural residential areas.
- An example of use of the Community residence code is referenced in the Mayor's letter, relating to Redland City Council's implementation of the code on a trial basis leading up to the preparation of its new planning scheme. The trial allowed a Community residence to establish as a self-assessable use in the city. Unfortunately the facility, which houses past offenders reintegrating into the community, led to considerable community anxiety and concerns from the police. As well as issues with the behaviour of the facility's residents, the location of the facility within an established residential area has also raised a number of concerns both from the community and elected representatives.
- The Mayor subsequently requested:
 - additional locational requirements within the mandated code for Community residences to ensure the types of uses are located within close proximity to public transport, services and possible employment areas; and
 - additional criteria to address impacts on existing residential amenity.
- The Minister for State Development, Infrastructure and Planning, the honorable Jeff Seeney MP wrote to Mayor Karen Williams on 25 October 2013 indicating that a review of the statewide code may be included as part of the next version, version 4 of the Queensland Planning Provisions.

Issues

- Concern has been expressed by the public and Redland City Council that the mandatory Community residence provisions need further review and improvement.
- Because of the nature of the use and its social aspects, the introduction of Community residences into established residential areas requires more planning consideration than simple limitations on resident numbers, car-parking and support worker requirements. It is Council's suggestion that the Community residence code be reviewed to address matters such as the social and service needs of the residents, proximity to public transport and employment opportunities and likely impacts on amenity.


Analysis

- Whilst Council remains supportive of the program of reintegrating people back into the community, its experience with the facility indicates that the current provisions, which mandate the level of assessment, and simply rely on managing impacts primarily through controlling resident numbers, are insufficient.
- Council previously wrote to the Minister for State Development, Infrastructure and Planning, the honorable Jeff Seeney MP (12 September 2013) outlining its concerns. Council then received a response letter on 25 October 2013 indicating that the Community residence code 'matter' had been forwarded to the former Department of State Development, Infrastructure and Planning (now the Department of Infrastructure, Local Government and Planning) for consideration as part of draft QPP Version 4.0.
- The draft QPP Version 4.0 document was released for public comment from 8 December 2014 – 16 January 2015. The Department of Infrastructure, Local Government and Planning (DILGP) is now in the process of considering all properly made submissions and will release a submission review report with the approved version of QPP Version 4.0. It is noted that the DILGP has not indicated when this is likely to occur.
- The DILGP has released a full version of the draft QPP version 4.0 document with tracked changes for public view on its website. Unfortunately, Council's suggestions have not resulted in an amendment to the State Community residence code.
- As stated above, the QPP is currently under review. However, the State has not made changes to the code and as such, Council intends to use the LGAQ to continue in its advocacy for reform.

Recommendations

That council endorse the attached motion(s) for submission to the LGAQ conference

11.3 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS**

Objective Reference:	A248203 Reports and Attachments (Archives)
Attachment:	<u>Decisions Made Under Delegated Authority 26.07.2015 to 08.08.2015</u>
Authorising Officer:	 Louise Rusan General Manager Community and Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning and Assessment
Report Author:	Debra Weeks Senior Business Support Officer

PURPOSE

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 27 July, 2011, Council resolved that development assessments be classified into the following four Categories:

Category 1 – Minor Complying Code Assessments and Compliance Assessments and associated administrative matters, including correspondence associated with the routine management of all development applications;

Category 2 – Complying Code Assessments and Compliance Assessments and Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments.

The applications detailed in this report have been assessed under:-

- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.
- Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of

works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.

- Category 3 criteria that are defined as applications of a moderately complex nature, generally mainstream impact assessable applications and code assessable applications of a higher level of complexity. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Both may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the Planning Scheme. Applications seeking approval of a plan of survey are included in this category. Applications can be referred to General Meeting for a decision.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr J Talty
Seconded by: Cr M Edwards

That Council resolves to note this report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Decisions Made Under Delegated Authority 26.07.2015 to 01.08.2015

Applications	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
MCU013529	Dwelling House	Category1	DTS Group Pty Ltd	77 Main Road, Wellington Point QLD 4160	Code Assessment	30/07/2015	Development Permit	1
MCU012453	Dual Occupancy	Category1	Development Solutions Qld Philip Impey Architect	10 Caravel Court, Cleveland QLD 4163	Extension to Relevant Period	28/07/2015	Approved	2
BWP003060	Design & Siting - Setbacks	Category1	Reliable Certification Services	13 Cassandra Street, Cleveland QLD 4163	Concurrence Agency Response	28/07/2015	Approved	2
BWP003009	Shed	Category1	Janette Therese Elliott	13 Tahoe Court, Thornlands QLD 4164	Code Assessment	27/07/2015	Development Permit	3
BWP003071	Design & Siting - Dwelling House	Category1	The Certifier Pty Ltd	53 Benfer Road, Victoria Point QLD 4165	Concurrence Agency Response	31/07/2015	Approved	4
BWP003055	DESGIN & SITING - DWELLING HOUSE	Category1	Bartley Burns Certifiers & Planners	1 Junee Street, Redland Bay QLD 4165	Concurrence Agency Response	28/07/2015	Approved	5
BWP003057	Design & Siting - Garage	Category1	Building Code Approval Group Pty Ltd	93 Wahine Drive, Russell Island QLD 4184	Concurrence Agency Response	27/07/2015	Approved	5

Decisions Made Under Delegated Authority 26.07.2015 to 01.08.2015

BWP003066	Design and Siting - Dwelling House	Category1	Platinum Building Approvals	13 Junee Street, Redland Bay QLD 4165	Concurrence Agency Response	30/07/2015	Approved	5
BWP003059	Design & Siting - Dwelling House & Setbacks	Category1	Platinum Building Approvals	255 German Church Road, Mount Cotton QLD 4165	Concurrence Agency Response	29/07/2015	Approved	6
BWP003061	Design & Siting - Dwelling House	Category1	Professional Certification Group	9 Lacebark Close, Mount Cotton QLD 4165	Concurrence Agency Response	29/07/2015	Approved	6
ROL005946	Standard Format 1 into 4 Lots	Category1	G W Clegg & Company	73-75 Willard Road, Capalaba QLD 4157	Code Assessment	27/07/2015	Development Permit	8
BWP003065	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	54 Spurs Drive, Wellington Point QLD 4160	Concurrence Agency Response	29/07/2015	Approved	8
Category 2								
OPW001836.1	Aged Person & Special Needs Facility	Category2	Bplanned Pty Ltd	174-180 Wellington Street, Ormiston QLD 4160	Compliance Assessment	27/07/2015	Compliance Certificate	1
OPW001777	Apartment Building x 65	Category2	Javica Investments Pty Ltd	209 Shore Street West, Cleveland QLD 4163	Compliance Assessment	27/07/2015	Compliance Certificate	2
MC009164	Combined MCU Reconfiguration - 4 lots into 135 lots	Category2	G W Clegg & Company	1-27 Unwin Road, Redland Bay QLD 4165	Permissible Change	30/07/2015	Development Permit	6

Decisions Made Under Delegated Authority 26.07.2015 to 01.08.2015

MCU013421	Hotel and Tourist Accommodation	Category2	Hill-Mac Pty Ltd	Alexandra Hills Hotel/Motel, 332 Finucane Road, Alexandra Hills QLD 4161	Impact Assessment	30/07/2015	Development Permit	7
OPW001886	Multiple Dwellings x 4	Category2	Antech Constructions Pty Ltd	8 Oaklands Street, Alexandra Hills QLD 4161	Compliance Assessment	30/07/2015	Compliance Certificate	7
MCU013451	Shop -Alterations and additions	Category2	Aldi Stores	35-37 Mount Cotton Road, Capalaba QLD 4157	Code Assessment	30/07/2015	Development Permit	9
MCU013469	Indoor Recreation Facility	Category2	Brizdalise Pty Ltd Trading As Training For Warriors Brisbane Bayside	71 Redland Bay Road, Capalaba QLD 4157	Code Assessment	29/07/2015	Development Permit	9
OPW001883	Multiple Dwelling x 8	Category2	Arcadian Developments Pty Ltd	67 Keith Street, Capalaba QLD 4157	Compliance Assessment	28/07/2015	Compliance Certificate	9
Category 4								
MCU013378	Service station	Category2	Urban Potentials Pty Ltd	4-6 Government Road, Redland Bay QLD 4165	Impact Assessment	31/07/2015	Refused	5

Decisions Made Under Delegate Authority 02.08.2015 to 08.08.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002722	Design & Siting - Shed	Category1	Tanya Michelle Cain Hayden John Featherstonhaugh	31 Kelso Street, Wellington Point QLD 4160	Concurrence Agency Response	4/08/2015	Approved	1
MCU013532	DWELLING	Category1	Building Code Approval Group Pty Ltd	50 Frederick Street, Wellington Point QLD 4160	Code Assessment	6/08/2015	Development Permit	1
BWP003079	Design and Siting - Carport	Category1	The Certifier Pty Ltd	1 Fernbourne Road, Wellington Point QLD 4160	Concurrence Agency Response	6/08/2015	Approved	1
OPW001888	Operational Works - Domestic Driveway Crossover	Category1	Jamis Zaia Shamoon	264 Wellington Street, Ormiston QLD 4160	Code Assessment	5/08/2015	Development Permit	1
MCU013492	Dwelling House	Category1	The Certifier Pty Ltd	27 Piermont Place, Cleveland QLD 4163	Code Assessment	3/08/2015	Development Permit	2
MCU013507	Dwelling House	Category1	Black Watch	9 Princess Street, Cleveland QLD 4163	Code Assessment	5/08/2015	Development Permit	2
MCU013521	Dwelling House	Category1	Black Watch	48 Sentinel Court, Cleveland QLD 4163	Code Assessment	3/08/2015	Development Permit	2
BWP003074	Design & Siting - Domestic Outbuilding	Category1	Colin Jeffrey Tucker	115 Island Street, Cleveland QLD 4163	Concurrence Agency Response	4/08/2015	Approved	2
ROL005941	Standard Format: 1 into 2 Lots	Category1	Castle Glenn Homes Pty Ltd As Trustee	192 Fitzroy Street, Cleveland QLD 4163	Code Assessment	6/08/2015	Development Permit	3

Decisions Made Under Delegate Authority 02.08.2015 to 08.08.2015


BWP003076	Design and Siting - Additions, Bedroom and Carport	Category1	Building Code Approval Group Pty Ltd	36-38 Beach Street, Cleveland QLD 4163	Concurrence Agency Response	4/08/2015	Approved	3
ROL005938	Standard Format -1 into3 Lots	Category1	East Coast Surveys Pty Ltd	186 Main Street, Redland Bay QLD 4165	Code Assessment	7/08/2015	Development Permit	5
MCU013512	Dwelling House	Category1	Bay Island Designs	20 Zephyr Street, Russell Island QLD 4184	Code Assessment	7/08/2015	Development Permit	5
MCU013534	Dwelling and Proposed Garage ADA	Category1	Curlew Homes Pty Ltd	21 Scenic Drive, Russell Island QLD 4184	Code Assessment	5/08/2015	Development Permit	5
BWP003067	Design & Siting - Dwelling House	Category1	Platinum Building Approvals	13 Junee Street, Redland Bay QLD 4165	Concurrence Agency Response	7/08/2015	Approved	5
BWP003075	Design & Siting - Setbacks	Category1	Reliable Certification Services	37 Hamilton Street, Redland Bay QLD 4165	Concurrence Agency Response	5/08/2015	Approved	5
BWP003068	Design & Siting - Dwelling House	Category1	All Star Energy	16 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	5/08/2015	Approved	6
BWP003078	Design & Siting - Dwelling	Category1	Platinum Building Approvals	245 German Church Road, Mount Cotton QLD 4165	Concurrence Agency Response	6/08/2015	Approved	6
BWP003077	Design & Siting - Pool	Category1	Professional Certification Group	33 Ferndown Street, Alexandra Hills QLD 4161	Concurrence Agency Response	6/08/2015	Approved	7
MCU013548	Home Business - ADA	Category1	Philip Noel Jones Jodie Louise Pay	19 Burwood Road, Alexandra Hills QLD	Code Assessment	5/08/2015	Development Permit	7

Decisions Made Under Delegate Authority 02.08.2015 to 08.08.2015

ROL005940	Standard Format 1 into 2	Category1	Castle Glenn Homes Pty Ltd As Trustee	16 Nottinghill Street, Birkdale QLD 4159	Code Assessment	6/08/2015	Development Permit	8
Category 2								
MCU013470	Mixed Use - Apartment Building and Commercial Office	Category2	Australia Wistar Pty Ltd	12-14 Wharf Street, Cleveland QLD 4163	Code Assessment	6/08/2015	Development Permit	2
OPW001862	Pontoon	Category2	Aqua Pontoons Pty Ltd	18 Raby Bay Boulevard, Cleveland QLD 4163	Code Assessment	5/08/2015	Development Permit	2
OPW001863	Pontoon Lot 1	Category2	Aqua Pontoons Pty Ltd	18 Raby Bay Boulevard, Cleveland QLD 4163	Code Assessment	5/08/2015	Development Permit	2
ROL005889	Standard Format : 3 lots (originally lodged as 10 lots)	Category2	G W Clegg & Company	212 Colburn Avenue, Victoria Point QLD 4165	Code Assessment	5/08/2015	Negotiated Decision	4
ROL005934	Standard Format: 2 into 5 Lots	Category2	G W Clegg & Company	5-7 Lawn Terrace, Capalaba QLD 4157	Code Assessment	6/08/2015	Development Permit	8

11.3.2 APPEALS LIST CURRENT AS AT 12 AUGUST 2015

Objective Reference: A248520
Reports and Attachments (Archives)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Adam Webb
Service Manager Planning and Assessment

PURPOSE

The purpose of this report is for Council to note the current appeals.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

- a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: <http://www.courts.qld.gov.au/esearching/party.asp>
- b) Judgements of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link: <http://www.sclqld.org.au/gjudgment/>

2. Department of Infrastructure, Local Government and Planning (DILGP)

The DILGP provides a Database of Appeals (<http://www.dlg.qld.gov.au/resources/tools/planning-and-environment-court-appeals-database.html>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

- A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.
- Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.

ISSUES

1.	File Number:	Appeal 1963 of 2009 (MC010715)
Applicant:		JT George Nominees P/L
Application Details:		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted further amended plans for consideration. The matter has been adjourned to 26 August 2015.

2.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted further amended plans for the consideration of the parties. The matter has been adjourned to 26 August 2015.

3.	File Number:	Appeal 4802 of 2014 (OPW001288)
Applicant:		Birkdale Flowers Pty Ltd
Application Details:		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
Appeal Details:		Amended Originating Application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
Current Status:		Judicial Review of Council's decision is down for mention 17 August 2015.

4.	File Number:	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
Current Status:		Parties attended a without prejudice mediation in April 2015 to discuss the matter.

5.	File Number:	Appeal 795 of 2015 (MCU013316)
Applicant:		James Tovey Wilson
Application Details:		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
Appeal Details:		Submitter appeal against development approval.
Current Status:		Listed for hearing on a preliminary legal point on 18 August 2015.

6.	File Number:	Appeals 1610 of 2015 (MCU011532)
Applicant:		Skyhope Developments
Application Details:		Material Change of Use for Apartment Building (271 Units) 54-58 Mount Cotton Road, Capalaba
Appeal Details:		Applicant appeal against Infrastructure Charges Notice.
Current Status:		Parties attended a without prejudice mediation in May 2015 to discuss the matter.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr J Talty
Seconded by: Cr M Edwards

That Council resolves to note this report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

11.4 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.4.1 NEW LEASE - BAY ISLANDS GOLF CLUB INC**

Objective Reference: A241305
Reports and Attachments (Archives)

Attachment: [Attachment 1 New Lease - Bay Islands Golf Club Inc.](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Lex Smith
Group Manager City Spaces

Report Author: Jillian Jones
Facilities Services Manager

PURPOSE

The Bay Islands Golf Club Inc holds a lease over an area of land at Gordon Road, Macleay Island that includes the Clubhouse. An application has been received from the club for the early surrender of their existing lease and approval for a new 10-year lease as they are now ready to commence a clubhouse extension as previously approved under resolution in June 2010.

BACKGROUND

Council resolved on 30 June 2010:

1. To agree to the extension of the lease boundaries of the Bay Island Golf Club Inc in accordance with Plan A attached; and
2. That the Chief Executive Officer be delegated authority to make, vary and discharge all documents relating to this matter.

Although there is a minor amendment to the lease boundary in the new plan, it is considered to be in line with the original resolution and is able to be dealt with under CEO delegation.

This resolution relates to an increase in tenure term to allow the club greater than the 3 years on the existing lease now it is in a financially viable position to complete the extension.

ISSUES

The club has one item outstanding following their building condition and compliance inspection, and a new lease will not be entered into prior to its completion.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Regulation 2012* s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction. As Bay Islands Golf Club Inc meets the definition of a community organisation, s.236(1)(b)(ii) applies and allows this lease of Council land.

Risk Management

Bay Islands Golf Club Inc's current and proposed new leases require building and public liability insurance to be maintained by the Club.

Facilities Services will conduct inspections to ensure compliance with occupant safety and building condition, and there are clauses under the lease to address any non-compliance to these.

Financial

Council will not incur any expenses with this lease as lease preparation costs and registration in the Titles Office etc are to be paid by the lessee.

People

This recommendation does not have Council staff implications.

Environmental

No environmental issues have been identified.

Social

Granting a new lease to Bay Islands Golf Club Inc will provide continued support to this very active and community focussed group within the Redland area.

Alignment with Council's Policy and Plans

Council policy POL-3071 Leasing of Council Land & Facilities supports leases to not-for-profit community organisations.

The Redland City Council Corporate Plan 2010-2015 is supported by this proposal, particularly:

7. Strong and connected communities

- 7.5 - Increase the physical activity participation of residents and deliver programs and incentives that strengthen opportunities for sport and recreation.

CONSULTATION

The Facilities Services Manager has consulted with:

- Portfolio 5 Chair;
- Divisional Councillor;
- Business & Infrastructure Finance team; and
- Acting Service Manager Sport & Facilities

OPTIONS

1. That Council resolves to:
 - a) Allow the Bay Islands Golf Club Inc to surrender the balance of their current lease and for Council to make, vary or discharge a new 10-year lease over Lease A SP106632 on Lot 2 RP815721 situated at 14A Gordon Road, Macleay Island as shown on the attached site plan on terms and conditions considered satisfactory to the Chief Executive Officer, and subject to the final outstanding building inspection compliance matter being completed;
 - b) Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and
 - c) Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.
2. That Council refuse a new lease to Bay Islands Golf Club Inc.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

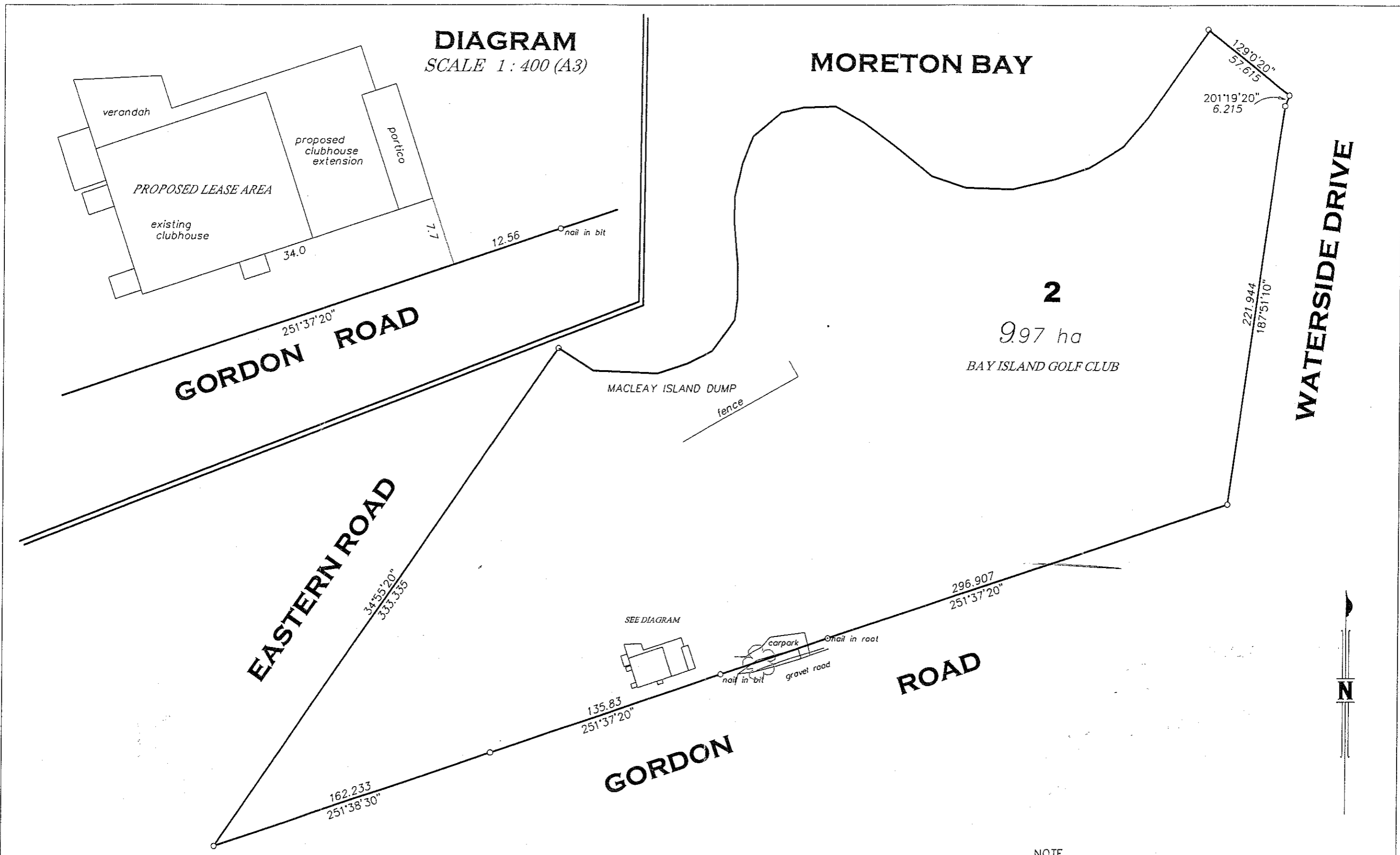
Moved by: Cr P Gleeson
Seconded by: Cr M Edwards

That Council resolves to:

1. Allow the Bay Islands Golf Club Inc to surrender the balance of their current lease and for Council to make, vary or discharge a new 10-year lease over Lease A SP106632 on Lot 2 RP815721 situated at 14A Gordon Road, Macleay Island as shown on the attached site plan on terms and conditions considered satisfactory to the Chief Executive Officer, and subject to the final outstanding building inspection compliance matter being completed;
2. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and
3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



PROJECT
PROPOSED LEASE AREA
Part of Lot 2 on RP 815721.
Gordon Road, Macleay Island.

IAN DAVIS SURVEYS PTY LTD
ABN 61 073 623 364
Licensed & Engineering Surveyors
P O BOX 7280
REDLAND BAY Q 4165
Mob: 0419 675 901
PH (07) 3829 1811
FAX (07) 3829 1822
E: idsurvey@yahoo.com.au

CLIENT *BAY ISLANDS GOLF CLUB INC*

CONTOUR INFORMATION ORIGIN - Survey INTERVAL -
DATUM -

SCALE 1 : 2000 (A3)

NOTE

i) This plan was prepared for the exclusive use of the client and for the purpose shown hereon and is not to be used for any other purpose or by any other person or corporation.
Ian Davis Surveys Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.

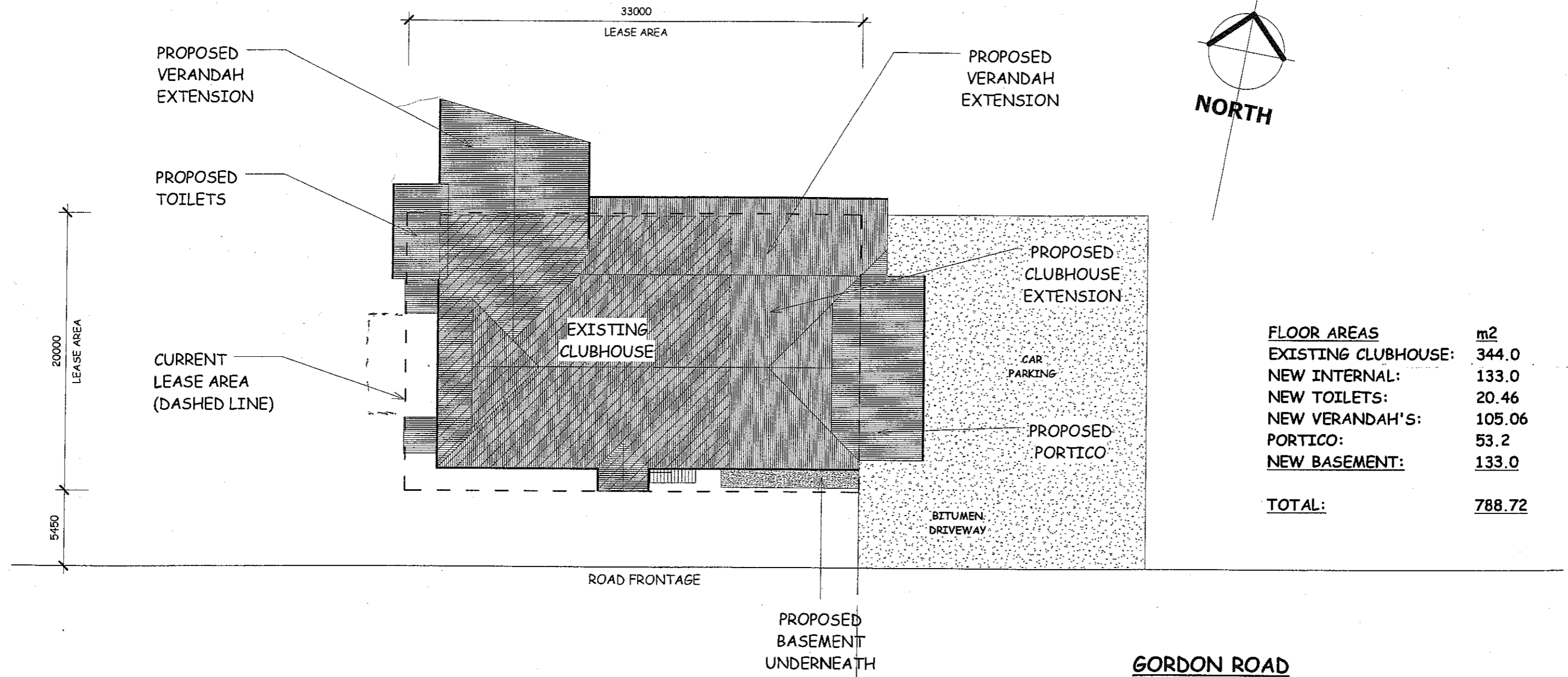
ii) Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
Dial Before You Dig Phone : 1100

iii) The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimension only.

iv) This plan may only be copied in its entirety.

LOCAL AUTHORITY
Redland City Council

PARISH <i>RUSSELL</i>	COUNTY <i>STANLEY</i>
DRAWN <i>Ian Davis</i>	DRAWING <i>1816 - Lease A</i>
DATE <i>2nd October 2009</i>	REF No. <i>1816</i>



FLOOR AREAS	m2
EXISTING CLUBHOUSE:	344.0
NEW INTERNAL:	133.0
NEW TOILETS:	20.46
NEW VERANDAH'S:	105.06
PORTICO:	53.2
NEW BASEMENT:	133.0
TOTAL:	788.72

PLAN OF CURRENT LEASE AREA

1 : 300

PROPERTY DESCRIPTION

LOT 2
 RP 815721
 COUNTY OF STANLEY
 PARISH OF RUSSELL

SITE AREA: 10923 m2

BAY ISLAND DESIGNS

10 COWES ST MACLEAY ISLAND Q 4184
 PH 07 - 3409 5358 FAX 07 - 3409 4058
 EMAIL bayislanddesigns@bigpond.com



QBSA 81007

PROPOSED EXTENSIONS

at
 Gordon St, MACLEAY ISLAND QLD
 for
 Bay Islands Golf Club

DATE	AMENDMENT

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF BAY ISLAND DESIGNS. COPYRIGHT IS RESERVED IN PART OR WHOLE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. CONTRACTOR TO VERIFY DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES.


DATE	3.8.09
DESIGN	M.OSBORN
DRAWN	MWO
SHEET	4 of 12
DWG No.	2009.26

C:\Documents and Settings\Martyn\My Documents\Bay Island Designs\Jobs\Bay Islands Golf Club 2009.26\Macleay Island Golf Club Option 2.rvt

11.4.2 NEW POLICY POL-3004 NAMING OF INFRASTRUCTURE ASSETS

Objective Reference: A244197
Reports and Attachments (Archives)

Attachment: [POL-3004 Naming of Infrastructure Assets](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: Murray Erbs
Group Manager City Infrastructure

Report Author: Wal Lloyd
Adviser Traffic Investigations

PURPOSE

The purpose of this report is for Council to adopt a new policy POL-3004 Naming of Infrastructure Assets, and to repeal existing policies POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials and Tributes.

BACKGROUND

The Minutes from the Council General Meeting of 20 May 2015 show that “the Acting Chief Executive Officer advised that a policy on the naming of infrastructure is being prepared for presentation to a future meeting of Council”. This was in relation to an item from the meeting of 22 April 2015, being “Notice of Motion (Cr Edwards) – Footpath Naming”.

For infrastructure assets which are the responsibility of the Infrastructure & Operations department, there is currently a policy covering the naming and renaming of streets and a separate policy for naming of parks and memorials.

Not all infrastructure assets are explicitly mentioned in the existing policies or in the related guidelines and procedures, thereby creating some confusion about whether certain types of assets are covered or not.

The intent of a new policy titled “Naming of Infrastructure Assets” is to have a single policy explicitly covering the naming and renaming of all infrastructure assets which are the responsibility of the Infrastructure & Operations department. The policy would reference existing separate guidelines and procedures or modified versions of those where necessary, to cover the detailed information for the naming and renaming of the different classes of assets.

Alternatively, completely new guidelines and procedures may need to be developed where no such related documents currently exist.

ISSUES

Authority to name Council infrastructure assets

The *Local Government Act 2009* states that “a local government has control of all roads in its local government area” including being able to name and number roads other than state-controlled roads or private roads, and to approve the naming and numbering of private roads [Part 3, s60]. Definitions for the term “road” are provided in the section below titled “Issues with existing policies, guidelines and procedures”.

The *Place Names Act 1994* supporting guide titled “How places are named” as published by the Department of Natural Resources & Mines (DNRM) explicitly states that the following assets (or “places”) are named by local government: roads, bridges, culverts, carparks, tunnels and other structures that are part of a road, and municipal parks and reserves, sportsfields/grounds, courts, racing tracks, raceways and similar. Other assets could also be named, or approved for naming, by local government dependent upon the use or ownership of the assets, for instance for buildings and similar structures.

Existing Council policies for naming infrastructure assets

Existing Council policies related to naming of infrastructure assets are POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials and Tributes.

Issues with existing policies, guidelines and procedures

As previously stated, not all infrastructure assets are explicitly mentioned in the existing policies or in their related guidelines and procedures, thereby creating some confusion about whether certain assets are covered by the provisions in these documents.

For example, in Policy POL-3012 and its related guidelines and procedures the only assets specifically mentioned are streets whereas many other asset types such as bridges and footpaths are not explicitly mentioned at all. The *Local Government Act 2009* defines a “road”, not a street, and within the definition of a “road”, it includes a bridge, footpath, bicycle path, culvert, ferry, ford, punt, tunnel or viaduct [Part 3, s59]. The *Land Act 1994* states that the term “road” includes “street”, as well as “esplanade, highway, pathway, bridge, causeway, culvert or other works in, on, over or under a road”. Therefore existing council policies, guidelines and procedures need to be amended, or new ones produced, to clearly and correctly define naming and renaming for all the specific classes of infrastructure assets under Redland City Council control.

If the proposed new policy POL-3004 Naming of Infrastructure Assets is adopted, most of the content of the existing Policy POL-3012 that needs to be retained could be incorporated into the related guideline GL-3012-001 Assessment for Street Naming and Renaming which would be renumbered as GL-3004-001 and which needs to be modified anyway to explicitly include for clarity all infrastructure assets not currently mentioned, as discussed above.

The guideline and procedures should also have their titles and content altered to use the word “road” rather than “street” where required to better reflect definitions under the Act.

The existing Policy POL-3068 is a standalone document with no related guideline or procedure. As the content of this policy currently reflects more a guideline document than a policy, all relevant information could be readily incorporated into a guideline and probably also a procedure as well. If the new policy POL-3004 Naming of Infrastructure Assets is adopted, and POL-3068 repealed, then in the interim the POL-3068 document could be rebadged as a guideline referenced from the new policy, until such time as all relevant guidelines and procedures are reviewed or new ones created where determined.

Other existing policies and guidelines which may be related to POL-3012 or POL-3068, or which reference either of these policies, would be reviewed and updated if required.

Default guideline under proposed new policy

It should be noted that the proposed new policy nominates a default guideline for the naming and renaming of any council infrastructure asset that is not explicitly covered in an approved Council guideline or procedure. The default guideline will be the provisions stated in the “naming principles” section of the *Place Names Act 1994* guide titled “How Places are named” as published by DNRM.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* defines the local government principles that underpin the Act, including:

- transparent and effective processes, and decision-making in the public interest; and
- sustainable development and management of assets and infrastructure, and delivery of effective services.

The intent of this report is to adhere to the above principles by adopting the proposed new policy POL-3004 to improve the transparency and effectiveness of Council’s processes and criteria for naming and renaming Council infrastructure assets and thereby assist in the efficient and effective management of those assets and ensure service standards are maintained or improved.

Risk Management

The recommendations in this report are considered to be low risk.

Financial

There are no financial implications arising from this report.

People

The proposed new policy, and its related guidelines and procedures, will have an overall positive impact for people, whether Council staff or community members, wanting either general information or specific details about the naming and renaming of any type of Council infrastructure asset.

Environmental

Environmental impacts associated with this report are considered to be low risk.

Social

Social impacts associated with this report are considered to be low, and are positive in that the proposed policy simplifies the information search process and clarifies to the community the requirements and processes for the naming and renaming of the various classes of infrastructure assets.

Alignment with Council's Policy and Plans

It is considered that the outcome of recommendations in this report will not require amendments to the Redlands Planning Scheme.

The asset naming and renaming processes can support community well-being and assist in managing Council's infrastructure assets to ensure service standards are maintained or improved.

CONSULTATION

The draft policy was presented to the Asset Management Project Co-ordination group for review and comment at the 5 June and 3 July meetings, where it received in-principle support.

OPTIONS

1. That Council resolves to:
 - a) Adopt the draft policy POL-3004 Naming of Infrastructure Assets; and
 - b) Repeal existing policies POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials and Tributes.
2. To retain the existing separate Policies POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials & Tributes.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr P Gleeson
Seconded by: Cr M Edwards

That Council resolves to:

1. Adopt the draft policy POL-3004 Naming of Infrastructure Assets; and
2. Repeal existing policies POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials and Tributes.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Naming of Infrastructure Assets

[Version Information](#)

Head of Power

The *Local Government Act 2009* and the *Place Names Act 1994* supporting guide “How Places are Named” published by the Queensland Department of Natural Resources & Mines (DNRM) allocate authority or responsibility to a local government for the naming of local government infrastructure assets within its jurisdiction, including roads, bridges, car parks, footpaths, municipal parks and reserves, and sports grounds, structures and facilities.

Policy Objective

The objective of this policy is to provide a framework for the efficient and effective management of Redland City Council’s asset naming processes for all infrastructure assets under Council control.

Policy Statement

Council is committed to:

1. ensuring through approved guidelines and procedures that proposed names for Council infrastructure assets are appropriate and relevant, and that proposals from the community are considered in the context of historical, geographical or cultural association and/or significance of a person’s or organisation’s past contribution to the community;
2. adopting as a default naming guide, that where an asset is not explicitly covered by an approved Council naming guideline, that its naming be in accordance with the provisions of the “Naming Principles” section of the *Place Names Act 1994* supporting guide “How Places are Named” published by DNRM;
3. ensuring that all Council infrastructure asset names are recorded in the corresponding asset registers and place name databases.

Version Information

Version number	Date	Key Changes
1	August 2015	New Policy

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CMR Team use only

Department:
Group:
Approved by:
Date of Approval:

Effective date:
Version:
Review date:
Page: 1 of 1

11.4.3 REQUEST FOR CONTRACT TO BE AWARDED UNDER DELEGATED AUTHORITY BY CEO - SUPPLY OF ELECTRICITY TO LARGE SITES

Objective Reference: A243393
Reports and Attachments (Archives)

Authorising/Responsible Officer:



Gary Soutar
General Manager Infrastructure &
Operations

Report Author:

Shelley Thompson
PA to General Manager Infrastructure &
Operations

PURPOSE

Currently Council has 3 electricity supply arrangements in place for:

1. Streetlights
2. Small metered sites
3. Large metered sites

Local Buy Pty Ltd has established a register of prequalified suppliers that incorporates all of the above arrangements as a joint agreement with other Councils to maximise a more cost effective solution to energy expenditure and rebate opportunities.

The purpose of this report is to request the contract for large site electricity be awarded under the delegated authority of the CEO to the successful tenderer following a closed tender process under Local Buy contract number BUS-237-0313.

BACKGROUND

The current joint tender for retail electricity for large sites expires on 31 December 2015.

Local Buy Pty Ltd is undertaking a new closed tender process for large sites (consuming 100 megawatts or more per annum) to secure competitive rates in the current market.

ISSUES

The validity period and acceptance of electricity proposals is 5 days to secure the pricing offered at the close of tender due to the nature of the electricity market in Queensland.

STRATEGIC IMPLICATIONS**Legislative Requirements**

This procurement process is in line with Council's corporate procurement policy, which is governed by the *Local Government Regulations 2012*.

Risk Management

Local Buy Pty Ltd has undertaken the procurement process on behalf of Council. Local Buy Pty Ltd is a wholly owned entity of the Local Government Association of Queensland (LGAQ) which provides procurement services to local governments across Queensland in compliance with the *Local Government Act 2009*.

By Council using this arrangement, Council is mitigating any risk elements from the procurement process from an audit and probity prospective as Local Buy Pty Ltd must comply with the same rules and regulations as Council.

Financial

Based on Council's latest inventory and the network rates over the previous 12 months, it is anticipated the annual spend for large sites will be \$2.18 million, including GST. The consumption rate for the previous 12 months was 12.7 gigawatt hours.

The joint arrangement for large electricity gives Council a more cost-effective solution to its energy expenditure by increasing its potential rebate costs.

People

There is no impact.

Environmental

There is no impact.

Social

There is no impact.

Alignment with Council's Policy and Plans

This report is in line with Council's procurement policy by ensuring value for money and complies with the relevant procurement legislation under the *Local Government Regulations 2012*.

The recommendation primarily supports Council's strategic priority to provide essential services.

CONSULTATION

- Council's Senior Procurement Officer has consulted with the Category Manager – Energy, Local Buy Pty Ltd
- Business & Infrastructure Finance team

OPTIONS

1. To delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009* to:
 - a. accept a tender from and enter into a contract with the successful tenderer for the retail supply of electricity for large sites (BUS-237-0313) for the agreed term;
 - b. make, vary and discharge the contract; and
 - c. sign all relevant documentation.

2. That Council resolve not to delegate this authority to the Chief Executive Officer and undertake a separate procurement process which will not incorporate any of the potential rebates gained by entering into a joint arrangement.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr P Gleeson
Seconded by: Cr M Edwards

That Council resolves to delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to:

1. Accept a tender from and enter into a contract with the successful tenderer for the retail supply of electricity for large sites (BUS-237-0313) for the agreed term;
2. Make, vary and discharge the contract; and
3. Sign all relevant documentation.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

12 MAYORAL MINUTE

Nil

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

Nil

14 NOTICES OF MOTION**14.1 NOTICES OF MOTION – CR EDWARDS****14.1.1 CONTINUITY OF FORESHORE PARK**

In accordance with notice given on 6 August 2015, Cr Edwards moved as amended:

COUNCIL RESOLUTION

Moved by: Cr M Edwards

Seconded by: Cr M Elliott

That Council resolves that officers provide a briefing note on options to ensure pedestrian connectivity between the foreshore parks either side of 228-236 School of Arts Road, Redland Bay.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

14.1.2 TEMPORARY PARKING – MEISSNER STREET, REDLAND BAY

In accordance with notice given on 13 August 2015, Cr Edwards moved as amended:

COUNCIL RESOLUTION

Moved by: Cr M Edwards

Seconded by: Cr J Talty

That Council resolves as follows:

- 1. To remove a portion of the fencing panels from 9A Meissner Street, Redland Bay that adjoin the temporary carpark; and**
- 2. That Council complete the earthworks filling in the spoils pond.**

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

14.2 NOTICES OF MOTION – CR BOGLARY**14.2.1 FEES & CHARGES FOR EVENT ORGANISERS**

In accordance with notice given on 13 August 2015, Cr Boglary moved as follows:

COUNCIL RESOLUTION

Moved by: Cr W Boglary

Seconded by: Cr P Gleeson

That Council resolves as follows:

1. To ask the Chief Executive Officer to investigate options to either reduce or eliminate fees and charges for event organisers using Council's parks for events which benefit the greater local community both economically and socially;
2. That a workshop be held with all councillors to discuss those options; and
3. That these options with recommendations be included as part of the Redland City Council's event strategy to be brought back to Council.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

14.2.2 COMMUNITY REFERENCE GROUP

That Council resolves to instruct the Chief Executive Officer to form a Community Reference Group (under the Community Reference Groups Policy POL-3003) to provide community input into issues that impact the development, community and social planning matters for Redland City.

COUNCIL RESOLUTION

Moved by: Cr W Boglary

Seconded by: Cr P Bishop

That this item be withdrawn.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

14.3 NOTICE OF MOTION – CR BISHOP**14.3.1 THIRD PARTY HERITAGE ASSESSMENT ON COMMONWEALTH LAND IN BIRKDALE**

In accordance with notice given on 13 August 2015, Cr Bishop moved as follows:

COUNCIL RESOLUTION

Moved by: Cr P Bishop
Seconded by: Cr W Boglary

That Council resolves to:

1. Commission a peer review of the recent Urbis heritage assessment on the Commonwealth Land located at 362-392 Old Cleveland Road, Birkdale, as part of the context analysis and technical studies that are currently being carried out for the purpose of identifying future land use opportunities and constraints over the site; and
2. Ensure that due diligence relating to all relevant heritage matters are considered during this phase.

LOST 4/7

Crs Boglary, Ogilvie, Hewlett and Bishop voted FOR the motion.

Crs Hardman, Edwards, Elliott, Talty, Beard, Gleeson, and Williams voted AGAINST the motion.

14.4 NOTICE OF MOTION – CR BEARD**14.4.1 BEST PRACTICE FOR COMMUNITY PANELS AS REFERENCE,
ADVISORY AND/OR REVIEW GROUPS**

In accordance with notice given on 13 August 2015, Cr Beard moved as follows:

COUNCIL RESOLUTION

Moved by: Cr A Beard

Seconded by: Cr P Gleeson

That Council resolves to:

1. Ask the Chief Executive Officer to have a report prepared on best practices in local government around the world on the use and application of community panels as reference, advisory and/or review groups;
2. Request that the report provides information on outcomes as reported by local governments which have had experience in this area, including the financial implications;
3. Request that the report also provides guidance to Councillors on any relevant legislative and legal implications of establishing such panels or groups;
4. Request that the report is to be brought back to Council for a workshop in November 2015 for guidance and direction prior to final report being considered by Council; and
5. Approve up to \$10,000 to commission the report, noting that this will be included in the first budget review.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

15 URGENT BUSINESS WITHOUT NOTICE

Nil

16 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 11.03am.

Signature of Chairperson: _____

Confirmation date: _____