



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 25 June 2014
commencing at 9.30am

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. Community & Environmental Health and Wellbeing; Animal Management; Compliance & Regulatory Services	Cr Wendy Boglary
2. Economic Development, Governance, Service Delivery, Regulations and Emergency Management	Mayor Karen Williams supported by the Deputy Mayor Alan Beard
3. Tourism and CBD Activation	Cr Craig Ogilvie
4. Commercial Enterprises (Water, Waste, RPAC, etc)	Cr Kim-Maree Hardman
5. Open Space, Sport and Recreation	Cr Lance Hewlett
6. Corporate Services	Cr Mark Edwards
7. Planning and Development	Cr Julie Talty
8. Infrastructure	Cr Murray Elliott
9. Environment; Waterways and Foreshores	Cr Paul Gleeson
10. Arts, Culture and Innovation	Cr Paul Bishop

1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 4 JUNE 2014

Motion is required to confirm the Minutes of the General Meeting of Council held on 4 June 2014.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 PETITION (DIVISION 2) REQUEST TO RETAIN LINEAR PARK AND CORTES CANAL PARK

At the General Meeting of 21 May 2014 (Item 8.1.1 refers) Council resolved as follows:

1. That the petition be received and referred to the Chief Executive Officer for consideration and a report to the Local Government; and
2. That the principal petitioner be advised in writing.

"Petition requesting Council retain Linear Park as existing park and Cortes Canal Park as park being land identified as emergency access for canal & revetment repairs and maintenance. We do not support any development that is inconsistent with the purpose for which these park areas are dedicated. This parkland is held in trust by Redland City Council to be used for public use and we specifically object to this open space parkland to be used as a Memorial Park."

A report addressing this matter will be presented to a future General Meeting for consideration.

6.2 CLEVELAND AQUATIC CENTRE LEASE

At the General Meeting of 21 May 2014 (Item 16.1.1 refers) Council resolved *"That this item be deferred"*.

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

6.3 REPORT TO COUNCIL TO EXPLORE INCENTIVES SCHEME TO PROMOTE AND FACILITATE TOURIST ACCOMMODATION IN REDLAND CITY

At the General Meeting of 4 June 2014 (Item 12.1 refers) Council resolved:

1. *To explore options for the establishment and implementation of an incentives scheme to promote and facilitate tourist accommodation development within the city; and*
2. *That a report is brought to Council providing options for the establishment and implementation of such a package by the General Manager of Community & Customer Services.*

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

7 PUBLIC PARTICIPATION

In accordance with s.42 Redland City Council Meetings – Standing Orders:

1. Council may by resolution set aside a maximum of 15 minutes to permit members of the public to address the local government on matters of public interest relating to local government. The time given to each member of the public for their address will not exceed 5 minutes and the maximum number of speakers will be decided by the Chairperson.
 2. A member of the public wishing to attend and address a meeting may either:
 - (a) make a [Written Application](#) to address the meeting, which must be received by the Chief Executive Officer, no later than 4.30pm two days before the meeting; or
 - (b) make a request to the Chairperson at the commencement of the public participation period, when invited to do so by the Chairperson.
 3. The right of any member of the public to address the local government is at the absolute discretion of Council. Priority will be given to persons who have made a written application to speak at a meeting, in accordance with Council's Meetings Standing Orders.
 4. If any address or comment made by a member of the public addressing a meeting is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease their address.
 5. Any person addressing a meeting will -
 - (a) unless they are incapacitated or it is otherwise unreasonable for them to do so, stand; and
 - (b) speak with decorum; and
 - (c) frame any remarks in respectful and courteous language.
 6. If a person is considered by the local government, Mayor or Chairperson to be unsuitably dressed, the person may be directed to immediately withdraw from the meeting. Failure to comply with a direction may be considered an act of disorder.
-

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

Councillors are reminded of their responsibilities in relation to a Councillor's material personal interest and conflict of interest at a meeting (for full details see sections 172 and 173 of the *Local Government Act 2009*). In summary:

If a Councillor has a material personal interest in a matter before the meeting:

The Councillor must—

- *inform the meeting of the Councillor's material personal interest in the matter; and*
- *leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.*

The following information must be recorded in the minutes of the meeting, and on the local government's website—

- *the name of the Councillor who has the material personal interest, or possible material personal interest, in a matter;*
- *the nature of the material personal interest, or possible material personal interest, as described by the Councillor.*

A Councillor has a **material personal interest** in the matter if any of the following persons stands to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of the consideration of the matter at the meeting—

- (a) the Councillor;
- (b) a spouse of the Councillor;
- (c) a parent, child or sibling of the Councillor;
- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

If a Councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:

The Councillor must—

- *deal with the real conflict of interest or perceived conflict of interest in a transparent and accountable way.*
- *Inform the meeting of—*
 - (a) *the Councillor's personal interests in the matter; and*
 - (b) *if the Councillor participates in the meeting in relation to the matter, how the Councillor intends to deal with the real or perceived conflict of interest.*

The following must be recorded in the minutes of the meeting, and on the local government's website—

- (a) *the name of the Councillor who has the real or perceived conflict of interest;*
- (b) *the nature of the personal interest, as described by the Councillor;*
- (c) *how the Councillor dealt with the real or perceived conflict of interest;*
- (d) *if the Councillor voted on the matter—how the Councillor voted on the matter;*
- (e) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*

A conflict of interest is a conflict between—

- (a) *a Councillor's personal interests (including personal interests arising from the Councillor's relationships, for example); and*
- (b) *the public interest;*

that might lead to a decision that is contrary to the public interest.

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 1 (CR WENDY BOGLARY)****COMMUNITY & ENVIRONMENTAL HEALTH & WELLBEING; ANIMAL
MANAGEMENT; COMPLIANCE & REGULATORY SERVICES****11.1.1 FEES AND CHARGES AMENDMENT HEALTH AND ENVIRONMENT****Datworks Filename: GOV Corporate Register Fees and Charges****Authorising Officer:****Louise Rusan
General Manager Community & Customer
Services****Responsible Officer:****Gary Photinos
Group Manager Environment & Regulation****Author:****Jen Gisler
Service Manager Health & Environment**

PURPOSE

The purpose of this report is to seek Council approval to amend the 2014/2015 Fees and Charges Schedules as detailed.

BACKGROUND

The 2014/2015 Fees and Charges Schedule was adopted on 23 April 2014. Due to an omission a minor amendment is required.

ISSUES

A review of the 2014/2015 Fees and Charges Schedule adopted 23 April 2014 has highlighted an omission which requires an amendment.

The "Application for approval of a food business" fee is required to recover costs incurred in the design assessment and final inspection stages of food business applications. Before issuing a Food Business Licence, Redland City Council officers must ensure that each business' premises and operation complies fully with the *Food Act 2006* and the Food Standards Code.

Previously this fee was split into three separate fees based on the floor area size of the premises. To streamline this process and provide a single illustrative fee to business operators, activity-based costing was undertaken. The activity-based costing provided a final fee of \$515.00 for the application for approval of a food business regardless of the size of the premises.

The 2013/2014 fees can be seen below:

Application for New Food Business Approval (includes risk assessment)					
Application for the approval of a food business:					
Floor area small (0 - 100m ²)	per application	332.20		332.20	○
Floor area medium (101 - 300m ²)	per application	361.85		361.85	○
Floor area large (greater than 301m ²)	per application	397.80		397.80	○

Proposed Amendment to the Fees and Charges Schedule by inserting the following:

Application fee for the assessment of new food business premises design to ensure compliance with state legislation.					
Application for approval of a food business	Per application	\$515.00		\$515.00	R

STRATEGIC IMPLICATIONS

Legislative Requirements

Prior to the establishment of new food premises, designs are required to be assessed by Council against State Government Acts and Regulations to ensure compliance. Queensland's food regulatory framework is in place to ensure food safety issues are addressed by all food businesses.

Risk Management

Risk assessment plays an important role in the operations of food businesses. Risks assessments must include the design of the premises as well as food safety, food quality, personal health and safety, adverse environmental effects, and biosecurity.

Financial

There would be a shortfall to the Health and Environment Unit's budget of approximately \$15 500 (total of 30 predicted applications for the 14/15 financial year) without the addition of the fee to the schedule.

People

Food safety is an important issue for the community. Consumers trust that the food they purchase will be safe.

Environmental

Environmental health is defined in the National Environmental Health Strategy as those aspects of human health determined by physical, chemical, biological and social factors in the environment and encompasses the assessment and control of those factors. Environmental Health is targeted towards preventing disease and creating health-supportive environments.

Social

There are significant social implications associated where food safety is not maintained.

Alignment with Council's Policy and Plans

Corporate Revenue Policy: POL-1837

External Fees and Charges: GL-1837-002

Current fees and charges align with the above.

CONSULTATION

The Environmental Health Team Leader and Customer Service Unit has been consulted on this matter and support the recommendation of this report.

OPTIONS

1. That Council resolve to adopt the amendment to the 2014/2015 Fees and Charges Schedule by including the “approval of a food business fee” of \$515.00 for applications for the assessment of new food business premises designs to ensure compliance with state legislation.
2. That Council resolve to not adopt the amendment to the 2014/2015 Fees and Charges Schedule.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the amendment to the 2014/2015 Fees and Charges Schedule by including the “approval of a food business fee” of \$515.00 for applications for the assessment of new food business premises designs to ensure compliance with state legislation.

11.2 PORTFOLIO 6 (CR MARK EDWARDS)**CORPORATE SERVICES****11.2.1 MAY 2014 MONTHLY FINANCIAL REPORTS TO COMMITTEE****Dataworks Filename:** FM Monthly Financial Reports**Attachment:** [Monthly Financial Report May 2014](#)**Responsible/Authorising Officer:****Bill Lyon**
Chief Executive Officer**Author:** **Deborah Corbett-Hall**
Acting Chief Financial Officer**PURPOSE**

The purpose is to present the May 2014 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 best to changes in community requirements, market forces or other outside influences.

ISSUES

Council completed its third and final quarter budget review following the close of financials at the end of March 2014. The third quarter budget review was adopted by Council on 4 June 2014 and applied to the May accounts. Subsequently, variances in the attached report will not be addressed through any further budget review but have been taken into consideration with respect to the development of Council's 2014/15 annual budget.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of May 2014:

- Level of dependence on general rate revenue;
- Ability to pay our bills – current ratio;
- Ability to repay our debt – debt servicing ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial sustainability – debt to asset ratio;

- Operating performance;
- Operating surplus ratio;
- Net financial liabilities;
- Interest cover ratio; and
- Asset consumption ratio.

The asset sustainability ratio was not achieved as at the end of May 2014. This is a stretch target and Council reviewed its ten year capital program as part of the 2014/15 annual budget development process to ensure renewal expenditure continues to be prioritised. Council also adopted a Capital Works Prioritisation Policy on 21 May 2014 with the following as its first principle within the policy statements: *Council will maintain its existing infrastructure, adopting a primary strategy of 'renewing' its existing assets ahead of other 'upgrade' and/or 'new' works.*

Of additional note, Council adopted a revised Investment Policy and also a Constrained Cash Reserves Policy on 23 April 2014 for the 2014-15 financial year. As part of the 2014/15 budget development process, Council has also reviewed its Revenue and Debt Policies. The Revenue Policy was adopted at the General Meeting on 4 June 2014 and the Debt Policy is scheduled for adoption at the Special Budget Meeting for 2014/15 as per previous years.

Legislative Requirements

The May 2014 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

May 2014 revenues and expenditures have been noted by the Executive Leadership Group and relevant officers who can provide further clarification and advise around actual to budget variances. During the third and final quarter budget review Council has considered any necessary budget movements over the remaining two months of the 2013-14 financial year.

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 May 2014, the penultimate month of the 2013/14 financial year.

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 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.

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

CONSULTATION

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

OPTIONS

1. That Council resolves to note the End of Month Financial Reports for May 2014 and explanations as presented in the attached Monthly Financial Performance Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the End of Month Financial Reports for May 2014 and explanations as presented in the attached Monthly Financial Performance Report.

**11.2.2 REVIEW OF CONCEALED LEAKS POLICY - CORPORATE POLICY
POL-2592**

Dataworks Filename: WS Water Charge Remissions for Concealed Leaks

Attachment: [POL-2592 Concealed Leaks Policy](#)

Authorising Officer:



Bill Lyon
Chief Executive Officer

Responsible Officer: Deborah Corbett-Hall
Acting Chief Financial Officer

Author: Noela Barton
Service Manager Revenue and Collections
Management

PURPOSE

This report presents to Council a review of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks* and requests Council adopt the recommended changes to the policy.

BACKGROUND

28 Nov 2012 – Effective date of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*.

ISSUES

The policy is not due for review until 30 November 2015, however the policy has been reviewed for three reasons:

1. The current *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks* does not comply with the *Water and Sewerage Services Code for Small Customers in South East Queensland* (the Code). The Code specifies the minimum content that a Concealed Leaks Policy must contain.
2. Overdue audit item number 201320 requires the eligibility criteria to be consistent across the relevant policy, guideline and application form for concealed leaks.
3. Customers found the policy confusing to read and understand.

The policy has been reworded to improve readability. The other amendments to the policy are:

1. Policy name change from Water Charge Remission for Concealed Leaks to Concealed Leak Policy to comply with the name of the policy given in the Code.
 2. Change to Head of Power to specify the section in the Code that requires Council as a water service provider to have a Concealed Leaks Policy.
-

3. Inclusion of definitions for a small customer and a small business customer.

Under the current *POL-2592 Water Charge Remission for Concealed Leaks* policy any business or industrial customer is entitled to apply for a remission for a concealed leak as there is no qualification around eligibility. This is in contrast to the four other SE Qld water service providers who only provide a leak remission to those covered by the Code.

A review is currently underway on the Code and in recent discussions with other water service providers and representatives from the Department of Energy & Water it was considered whether the Code should be extended to cover business customers and there was no support in the room to do so. One of the reasons is that business customers are able to claim rates and charges as a taxation deduction.

By qualifying eligibility and restricting access to *POL-2592 Water Charge Remission for Concealed Leaks* to small customers and small business customers it will bring Redland City Council (Council) in line with other water service providers in SE Qld. It does not prevent business and industrial customers from support for concealed water leaks through Council's Corporate Policy *POL-3114 Exceptional Circumstance Waiver Policy*.

4. Updated definition of a concealed leak including exclusions for what is not a concealed leak.
5. Inclusion of information to assist small customers to physically identify concealed leaks to comply with section 9(b) of the Code.
6. Extension of the time period in which a customer may apply for a concealed leak to accommodate for customers who do not become aware they have a concealed leak until the rate notice is sent.
7. Clarification of how the 'average water consumption' is calculated.
8. Transparency for the customer to be told if the average water consumption is calculated by another method.
9. Removal of reference to the General Manager Redland Water & RedWaste.

Guideline GL-2592-001 *Water Charge Remissions for Concealed Leaks* will be made obsolete as it contains the same information as the policy, which makes it redundant.

The Application form for a concealed water leak remission will be updated to reflect the changes in this policy upon adoption.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 9 of the Water and Sewerage Services Code for Small Customers in South East Queensland requires a water service provider to have a concealed leaks policy for small customers.

Risk Management

The policy has been redrafted in consultation with the Water Billing and Metering team who administer *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*, and with reference to the Concealed Leak Policies for Urban Utilities, Unity Water, Gold Coast City Council and Logan City Council.

Financial

It is not anticipated that the changes to the policy presented to Council in this report will increase the amount of concealed leak remissions.

People

A nil impact is expected because the purpose of this report is to present to Council a review of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*

Environmental

A nil impact is expected because the purpose of this report is to present to Council a review of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*

Social

A nil impact is expected because the purpose of this report is to present to Council a review of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*

Alignment with Council's Policy and Plans

8.8.1 Develop a more transparent approach to the provision of rating information to the community.

CONSULTATION

- Water Billing and Metering team
- Acting Chief Financial Officer

OPTIONS

1. That Council resolves to note the review of Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks; and adopts the updated Corporate Policy POL-2592 Concealed Leaks Policy.
2. That Council resolves to not adopt the Officer's Recommendation.

OFFICER'S RECOMMENDATION

Council resolves to:

1. **Note the review of Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks; and**
2. **Adopt the updated Corporate Policy POL-2592 Concealed Leaks Policy.**

11.3 PORTFOLIO 7 (CR JULIE TALTY)**PLANNING & DEVELOPMENT****11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1,2 & 3 DEVELOPMENT APPLICATIONS**

Datworks Filename: Reports to Council - Portfolio 7 Planning and Development

Attachment: [Decisions Made Under Delegated Authority 18/05 2014 to 07/06/2014](#)

Authorising Officer: 

Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Author: Debra Weeks
Group 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 Development and Community Standards Committee for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.3.2 APPEALS LIST CURRENT AS AT 10 JUNE 2014

Datworks Filename: Reports to Council - Portfolio 7 Planning & Development

Authorising Officer: 

Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Author: Chris Vize
Service Manager Planning 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/qjudgment/>

2. Department of State Development, Infrastructure and Planning (SDIP)

The DSDIP provides a Database of Appeals (<http://services.dip.qld.gov.au/appeals/>) 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 amended plans to all parties. Council and co-respondents are considering the amended plans.
Hearing Date:		Listed for review 30 July 2014.

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:		Preliminary point application was struck out by the Court and therefore the appeal process will continue. Orders made on 6 June 2014 require appellant to notify plans and other information that will be relied upon in the appeal by 20 June 2014.
Hearing Date:		Listed for review 30 July 2014.

3.	File Number:	Appeal 4521 of 2013 (MCU012995)
Applicant:		D Polzi and ML Polzi
Application Details:		Material Change of Use for a Landscape Supply Depot
Appeal Details:		Submitter appeal against development permit approval.
Current Status:		Mediation held 10 April 2014. A confidential report was presented to the 21 May 2014 General Meeting that outlines options for resolving the appeal. Negotiations with the parties are continuing.

4.	File Number:	Appeal 4564 of 2013 (ROL005669)
Applicant:		Ausbuild Projects Pty Ltd
Application Details:		Reconfiguration of Lots (6 into 259) and Material Change of Use (Dwelling Houses)
Appeal Details:		Applicant appeal against refusal.
Current Status:		Adjourned for two months. Amended review date set for 4 July 2014.

5.	File Number:	Appeal 1760 of 2014 (ROL005698)
Applicant:		Ausbuild Pty Ltd
Application Details:		Reconfiguration of Lots (8 lots) and Material Change of Use (Dwelling Houses)
Appeal Details:		Applicant appeal against refusal.
Current Status:		Notice of appeal filed 13 May 2014.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.3.3 MINOR AMENDMENT PACKAGE- 01 2014

Datworks Filename: Reports to Council - Portfolio 7 Planning and Development

Attachment: [Minor Amendment Package 01 - 2014](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Author:

Dean Butcher
Strategic Planner – City Planning & Assessment

PURPOSE

The purpose of this report is to seek Council's approval to:

1. Adopt the recommendations contained in Attachment 1: **Minor Amendment Package 01/2014**; as minor amendments to the Redlands Planning Scheme in accordance with the *Sustainable Planning Act 2009* and *Statutory Guideline 01/14: Making and Amending Local Planning Instruments*.
2. Set a commencement date for the Minor Amendment Package to become effective on 4 July 2014.
3. Amend Council's Fees and Charges schedule to accommodate the minor amendments to the Redlands Planning Scheme.

BACKGROUND

The Redlands Planning Scheme (RPS) commenced and took effect from 30 March 2006. Since the last minor amendment (Minor Amendment Package 01/2013) took effect on 28 October 2013 as RPS Version 6, a number of matters have been identified as an amendment priority to improve the effectiveness of the RPS as a planning instrument.

ISSUES

The amendments contained in the Minor Amendment Package 01/2014, have been prepared in accordance with *Statutory Guideline 01/14: Making and Amending Local Planning Instruments* section 2.3.2. For details of each specific amendment being proposed by Minor Amendment Package 01/2014 please refer to Attachment 1.

In accordance with the Guideline, Council is required to advise the Deputy Premier, Minister for State Development, Infrastructure and Planning (DSDIP) when minor amendments are adopted to the RPS identifying the rationale for the amendments being determined by Council to be of a minor nature.

All amendments proposed in the Minor Amendment Package 01/2014 have been reviewed and are considered to be of a minor nature. Should the Minor Amendment Package 01/2014 be adopted by Council, correspondence will be sent to the Deputy Premier advising of Council's adoption of the amendments and the rationale for it being minor in nature.

It should be noted that Major Amendment Package 01/2013 is currently on public consultation until 13 June 2014. A further report addressing all properly made submissions received during the public notification period will be presented to Council for consideration following the close of the public exhibition period and review of submissions. It is expected that this report will be presented in July.

As part of the Council report on the major amendment package, an additional minor amendment package will be proposed that addresses mapping amendments that are minor in nature. These minor mapping amendments were intended to be included as part of Minor Amendment Package 01/2014 but due to issues associated with ensuring all Council mapping and property based information management systems are updated to reflect the mapping changes these amendments have been required to be deferred to a later date.

In addition, the proposed minor amendments require two changes to Council's current fees and charges schedule (as shown in the below table) to remove reference to outdoor dining and on-site raising and relocation of dwelling houses as these forms of development are proposed by the amendment package to no longer be regulated by the RPS (see Attachment 1 for further details).

Description	Change	Reference
Commercial Uses – Category 1 Outdoor dining	Delete fee and description	Page 45 of fee schedule
Residential – Category 2 Building Works – onsite raising and relocation	Delete description	Page 44 of fee schedule

STRATEGIC IMPLICATIONS

Legislative Requirements

The proposed amendments have been prepared pursuant to the *Sustainable Planning Act 2009* and *Statutory Guideline 01/14: Making and Amending Local Planning Instruments*.

Risk Management

The risk of not making the proposed amendments to the Planning Scheme is that Council policy to simplify planning provisions, provide greater clarity, remove redundant or cumbersome planning processes and remove low risk activities from planning control will not be implemented.

Financial

The public notice required in the Government Gazette and local newspaper for the proposed amendments to the Planning Scheme will be funded as part of the operating budget of the City Planning and Assessment Group.

The Minor Amendment will require the removal of outdoor dining uses and on-site raising and relocation other development in Council's current fees and charges schedule as these forms of development will no longer be regulated through the RPS. The financial impact will be negligible as these forms of development do not make up a significant number of development applications.

People

The staff resourcing requirements to make the proposed amendments to the Planning Scheme will be primarily drawn from the Strategic Planning Unit within the City Planning and Assessment Group and the Information Management Unit within the Information Management Group.

Environmental

The proposed amendments involve changes to the self-assessment provisions of the Habitat Protection overlay to remove onerous requirements and reduce the minimum separation distance between uses and other development and bushland habitat identified in the overlay. These changes are proposed as these self-assessment provisions unnecessarily elevate applications to code assessment.

Social

Elements of the proposed amendments will simplify planning provisions, remove redundant or cumbersome planning processes and remove low risk activities from planning control reducing red tape and costs to the community.

Alignment with Council's Policy and Plans

The proposed amendments align with the Wise Planning and Design goals contained in the *Redlands 2030 Community Plan* and with Council's policy to reduce process and improve efficiencies in the Redlands Planning Scheme.

CONSULTATION

The proposed amendments have been developed through consultation within the City Planning & Assessment Group, Environment & Regulation Group, City Infrastructure Group and Project Delivery Group.

OPTIONS

1. That Council resolves to:

1. Adopt the recommendations contained in Attachment 1: Minor Amendment Package 01/2014;

2. Proceed to amend the Redlands Planning Scheme in line with the recommendations contained in Attachment 1: Minor Amendment Package 01/2014 pursuant to the *Sustainable Planning Act 2009*;
 3. Set a commencement date for the Minor Amendment Package to become effective on 4 July 2014;
 4. Adopt the amendments to the Fees and Charges schedule to reflect the minor amendments to the Redlands Planning Scheme.
2. That Council resolve to not proceed with all, or part, of the amendment packages at this time and/or to not adopt the amendments to the Fees and Charges schedule.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Adopt the recommendations contained in Attachment 1: Minor Amendment Package 01/2014;**
- 2. Proceed to amend the Redlands Planning Scheme in line with the recommendations contained in Attachment 1: Minor Amendment Package 01/2014 pursuant to the *Sustainable Planning Act 2009*;**
- 3. Set a commencement date for the Minor Amendment Package to become effective on 4 July 2014; and**
- 4. Adopt the amendments to the Fees and Charges schedule to reflect the minor amendments to the Redlands Planning Scheme.**

11.3.4 CP&A AMENDMENTS TO FEES & CHARGES SCHEDULE 2014-2015**Dataworks Filename:** FM Fees & Charges 2014-2015**Authorising Officer:****Louise Rusan
General Manager Community & Customer
Services****Responsible Officer:****David Jeanes
Group Manager City Planning & Assessment****Author:****Michelle Knips
Business Process and Performance Officer****PURPOSE**

The purpose of this report is to seek Council approval to amend the 2014-2015 Fees and Charges Schedule as detailed.

BACKGROUND

The 2014-2015 Fees & Charges Schedule was approved by Council on the 23 April 2014 but is yet to be adopted. Amendments to the approved fee/charge descriptions and the insertion of a new fee/charge is required.

ISSUES

Changes to 2014-2015 Fees and Charges Schedule: To add a new fee for Approved Commercial "As Constructed" Plumbing Plan. Decrease the base and final charge amount for the Domestic Conveyance Property Search. Increase the base and final charge amounts for six (6) Concurrence Assessment Referral Fees and amend the description of the Approved "As Constructed" House Drainage or Sewer Main Plan and Commercial and Industrial Building Records Search.

PROPERTY SEARCHES & COPY OF PLANS

Note: Amendments detailed in red text below

Change Required	<u>Existing Fee/Charge Description</u>	<u>New Fee/Charge Description</u>	Base & Final Charge (\$)
New fee	Not Applicable – this is a new fee/charge	Approved Commercial "As Constructed" Plumbing Plan – includes details of hydraulics design	\$45.00 plus photocopy fee
Amend base and final charge only	Domestic Conveyance Property Search – includes details of property, valuation, rates and water plus domestic building and plumbing report	Not Applicable – No amendment required on fee/charge description	\$308.95 \$313.45

Change Required	Existing Fee/Charge Description	New Fee/Charge Description	Base & Final Charge (\$)
Amend fee description only	Approved "As Constructed" House drainage or sewer main plan – includes 1 x A4 sheet indicating house drainage or sewer main details for specific property	Approved Domestic "As Constructed" Plumbing Plan – includes 1 x A4 sheet indicating house drainage details for specific property	Not applicable – no amendment required
Amend fee description only	Commercial & Industrial Building Records – includes details of approval and inspection results for building and plumbing applications plus copies of relevant certificates.	Commercial Building & Plumbing Records – includes details of approval and inspection results for building and plumbing applications plus copies of relevant certificates.	Not applicable – no amendment required

BUILDING SERVICES

Note: Amendments detailed in red text below

Change Required	Existing Fee/Charge Description	New Fee/Charge Description	Final Charge (\$)
Amend final charge only	Amenity & Aesthetics (Class 10, shipping containers and railway carriages)	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Amenity & Aesthetics (removal dwelling within city)	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Removal &/or Rebuilding (removal dwelling)	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Fire Safety in budget accommodation	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Building used for residential purposes	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Preliminary building approval under Waterfront Structure Policy	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00

STRATEGIC IMPLICATIONS

Legislative Requirements

There is no legislative requirement.

Risk Management

No risk identified.

Financial

Due to the proposed fees and charges amendments, some changes will have an impact on the City Planning & Assessment Group 2014-2015 fees and charges predicted revenue, as outlined below:

Fee/Charge Description	Existing 14/15 Estimated Revenue (\$)	New 14/15 Estimated Revenue (\$)	Variance (\$)
Approved Commercial "As Constructed" Plumbing Plan – includes details of hydraulics design	Not applicable – this is a new fee	\$1,235.00	+\$1,235.00
Removal &/or Rebuilding (removal dwelling)	\$5,070.00	\$5,100.00	+\$30.00
Building used for residential purposes	\$507.00	\$510.00	+\$3.00

People

No impact identified.

Environmental

There is no known impact to the environment.

Social

No impact identified.

Alignment with Council's Policy and Plans

N/A

CONSULTATION

The Group Manager City Planning and Assessment has been consulted on this matter and supports the recommendation of this report.

OPTIONS

1. That Council resolve to approve the amendments to the 2014-2015 Fees and Charges Schedule.
2. That Council resolve to not approve the amendments to the 2014-2015 Fees and Charges Schedule.

OFFICER'S RECOMMENDATION

That Council resolves to approve the amendments to the 2014-2015 Fees and Charges Schedule effective immediately.

11.3.5 REDLAND CITY COUNCIL DRAFT ECONOMIC DEVELOPMENT STRATEGY 2014 - 2041

Dataworks Filename: Reports to Council - Portfolio 7 Planning and Development

Attachments: [Draft ED Strategy](#)
[Economic Development Committee Charter](#)
[Economic Development](#)
[Q Business Survey Report](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Author:

Douglas Hunt
Principal Adviser Economic Development

PURPOSE

The purpose of this report is to seek the noting by Council of the Redland City draft economic development strategy in order to commence community engagement. The report outlines the key points from the draft strategy which is designed to guide the economic growth of the city to 2041. It is proposed that the draft strategy incorporates a round of community engagement in order to seek feedback and input from the community. Any feedback from the engagement process will be considered on its merit with the strategy amended accordingly should it be necessary. The draft strategy will then come back to Council for final endorsement.

BACKGROUND

The scope for this project was defined through a project scope management plan that identified the need to review the existing economic development strategy 2008-2012 and develop a new strategy for the city. The current economic development strategy was reviewed in 2010 by Pacific Southwest Strategy Group, the group that developed the strategy for Council in 2008. The review found that overall the delivery of the economic development strategy policies and programs were not being fully achieved based on an evaluation of the strategy projects and their outcomes.

A separate review by SiS Consulting of the Strategy conducted at the commencement of 2014 also found that the current economic development strategy 2008-2012 was not meeting its strategic objectives and was not adequately measuring the delivery of these. In addition, the review by SiS Consulting recommended that the Tourism Strategy, which is currently a separate strategy, be incorporated into a new economic development strategy. Upon this finding, SiS Consulting was also contracted to assist with the development of new economic development strategy for the city and reviewed a number of key documents in relation to the city's economic growth. The documents reviewed by the consultant included:

1. The current Economic Development Strategy 2008 – 2012 and Tourism Strategy for the Redlands 2010 – 2014.
2. Other Council documents including the Rural Futures Strategy and the Centres and Employment Review 2013 as baseline documents for the new Economic development strategy.
3. The University of Queensland 'Growing Business in Redlands Survey 2014 and the implications and opportunities for the city see Attachment 4.

The development of a new economic development strategy for the city is occurring in conjunction with the announcement of two Priority Development Area Projects at Toondah Harbour and Weinam Creek which will provide the city with two major investment attraction areas. Also, in February of 2013, Council established the Cleveland CBD incentives package. These projects will be a major investment and development focus for the city over the coming years and will require significant resources to ensure that their development potential is realised.

ISSUES

The key deliverable for this report is an economic development strategy for Redland City that covers a timeframe of 2014-2041 to align with the South East Queensland Regional Plan. Once this draft is noted by Council, it will go out for consultation and comment by the wider community. Once the community consultation period is completed, the strategy will then go to Council for endorsement and acceptance as the Redland City Economic Development Strategy 2014-2041.

The draft strategy is based around a number of key themes. The key themes are as follows:

1. Council's economic direction and role.
2. Key growth objectives.
3. GRP.
4. Key industry sectors – employment.
5. Key industry sectors – value add.
6. Key Industry sectors – future growth.
7. Strategic frameworks.
8. Strategic engagement.
9. Activity framework.
10. Economic Development Committee.
11. The role of RCC & the Business Community.
12. Resourcing and Investment.
13. Review process.

Each of the themes are reviewed briefly below and covered in more detail in the draft economic development strategy attachment.

1. Council's economic direction and role:

Redland City Council aims to leverage the unique characteristics of our city in order to build our economic capacity and deliver prosperity for our city and its residents.

We take great pride in the qualities that make our city an attractive place to live and we want to enhance our city's economic capacity by also making it an attractive place to do business.

Our focus is the development of key industry sectors that can deliver economic growth and enhance the liveability of our city through increased employment opportunities, training and skills development for our city's workforce, infrastructure development, investment attraction and an overall increase in the city's economic capacity.

The recommended draft economic direction statement is that:

'Redland City will be a destination of choice for business through an "open for business" culture that encourages innovation, creativity and the development of employment generating enterprises creating opportunity and prosperity for the city and its residents.

Redland City Council's role is to enhance the economic development of the City by facilitating the attraction, retention and development of businesses in our key sectors, leveraging our competitive advantages including lifestyle and geographic location.'

2. Key growth objectives:

This draft strategy charts a course, based on four key objectives, which will form the basis of action plans that support growth in these areas. Key measurement and reporting around these key objectives will ensure that activities are aligned, tracked and measured against the key growth objectives. The four key objectives are:

1. Population growth of 1.2% annualised average growth (annualised average between 2003 and 2013 was 1.8%).
2. Self-containment employment target of 60%.
3. GRP growth (averaging 3% p.a.).
4. Tourism growth to 2% of the Redland City economy.

3. GRP:

Redland City economy's Gross Regional Product (GRP) was \$4,392m in 2012, up from \$4,352m in 2011, or 1.6%. The overall trend has been reduced growth from previous years and comparative to the Queensland economy as a whole which grew by 3.1% during the same period (NIEIR, 2013). This lower GRP growth has correlations with the city's lower population growth, as the majority of the city's key industry sectors are population (or demand) driven and lower population growth translates into lower GRP growth for the city.

Key indicators include imports and exports from the city, where exports include all sales of goods and services to non-resident households, businesses and organisations outside the city's boundaries and imports includes the sale of goods and services from industries to resident households, businesses and other organisations in the city.

Mirroring state and national trends, Redland City has a deficit of imports over exports. Statistics show that manufacturing was the largest exporting sector in the city accounting for 44% of the city's exports. It was also the largest importer with nearly 34% of all imports into the city. Below is a highlight of some of the key economic indicators for the city:

1. Total GRP in Redland City for 2012 - \$4,392 m.
2. Average annualised GRP growth of 3.5% from 2001-2012.
3. Total Exports (2011/12) - \$1,190.1m – largest export industry manufacturing (44% of all exports).
4. Total Imports (2001/12) - \$4,354.8m – largest import industry manufacturing (34% of all imports).

4. Key industry sectors – employment:

The largest employer in Redland City by sector is Healthcare and Social Assistance, closely followed by Retail, which combined employ nearly 29% of the city's workforce. The next largest employer is Construction (11.7%), followed by Education and Training, employing 9.8% of the city's workforce (ABS, 2011).

Combined, these four sectors employ half of the city's workforce, with all but Retail experiencing employment growth since 2006. The strongest growth occurred in the Healthcare and Social Assistance sector, with employment rising by nearly 5% of the city's workforce since 2006 (NIEIR, 2013).

Employment growth was more subdued across other sectors of the local economy, with declining employment experienced across a number of sectors (other than retail), including Wholesale Trade, Agriculture, Forestry and Fishing, Public Administration and Safety. Overall however, the city's total employment to 2011 grew by nearly 5000 from 2006 figures (NIEIR, 2013).

5. Key industry sectors – value add:

The measurement of the city's GRP is most accurately quantified through value-add, rather than total output by industry. Value-add provides an indicator of how productive an industry is, as it factors input expenditure into the final output figure, highlighting those industries that may have high input costs and hence are not as productive. The key to the city's future GRP growth is to attract more value-add industry sectors and to generate increased productivity from the city's current key industry sectors. The key reason for this is that lower projected population growth for the city to 2041 will translate into lower long-run GRP growth unless the city is able to focus on attracting high value-add export oriented industries.

The Redland City economy is dominated by 9 key industry sectors that account for 75% of the city's total output and GRP, providing the city with a moderately diverse economy within Southeast Queensland. These nine sectors in turn, however, are dominated by four sectors that are generating almost half of the city's economic output and value-add and with the exception of manufacturing are population serving and driven by population growth. The nine sectors in order of GRP contribution are:

1. Construction.
2. Retail.

3. Manufacturing.
4. Healthcare and Social Assistance.
5. Wholesale Trade.
6. Education and Training.
7. Professional, Scientific and Technical Services.
8. Financial and Insurance Services.
9. Transport, Postal and Warehousing.

6. Key Industry sectors – future growth:

Based on current economic output, industry trends, future growth opportunities and council's economic vision, this strategy identifies the following industry sectors as drivers of growth. Separate action plans will be developed for these sectors based around the key objectives of the strategy. The purpose of these action plans is to deliver the strategy at an operational level. The action plans will be developed around the following sectors:

10. Construction.
11. Education and Training.
12. Financial and Insurance Services and Professional services.
13. Healthcare and Social Assistance.
14. Niche Manufacturing.
15. Retail.
16. Tourism.

It is important to note that future growth in population (or demand driven) sectors such as Construction, Education and Training, Healthcare and Social Assistance and Retail will potentially be curtailed by lower projected population growth to 2041. In order to meet average annual GRP growth of 3% to 2041 the city will need to substantially lift export oriented and value-add industries, and/or aim for higher population growth.

7. Strategic framework:

Ensuring the effective implementation of the economic development strategy and associated plans is critical. Previous strategies have not been effective because they lacked the outcome focused approach taken in this draft economic development strategy. This framework is a roadmap for ensuring the delivery of key outcomes in the draft economic development strategy and focuses on outcomes linked to critical pathways that can be tracked and measured, see Attachment 3, Figure 1.

8. Strategic engagement:

The draft strategy states that Redland City Council recognises that the implementation of the economic development strategy will require active engagement with key stakeholders.

The draft strategy also acknowledges that partnerships are an integral part of any successful strategy, because they define the roles and responsibilities of the key stakeholders and require the development of collaborative frameworks to drive actions and activities.

The draft strategy defines partnerships as a relationship between key groups that is characterized by mutual cooperation and responsibility, for the achievement of a specified goal that is increasing the economic capacity of the Redlands.

While there are a number of stakeholders, from an economic development perspective, one of the key partnerships that will need to be developed is with the business community. Any growth in the economic capacity of the Redlands will come from investment in key industry sectors. At the centre of all activity is council's strategic economic direction which links all of the elements of the strategy.

Figure 2 in Attachment 3 is a representation of the draft economic development strategic engagement framework.

9. Activity framework:

The success of the economic development strategy will largely be dependent on the activities that facilitate growth in the identified key industry sectors of the Redland's economy. Each identified key industry sector will require a specific action strategy detailing the initiatives and activities that will be undertaken in order to achieve key growth objectives as well as the level of investment required. The action plans will be used to drive activity, monitor progress and report on outcomes.

Figure 3 in Attachment 3 outlines the framework that will be used to develop each detailed action plan. They will be 'live' plans, meaning that they will be actively monitored and adjusted as changes to the economy and industry sectors are detected and assessed. An action strategy template has been developed and will be populated for each key industry sector, refer Attachment 1 'Draft Economic development strategy, Appendix B'.

10. Economic Development Committee:

It is proposed in that the delivery of a new economic development strategy for the city will be overseen by the establishment of economic development committee who will assist in the development and delivery of the strategy. As such it is possible that the committee may make suggestions to alter the deliverables for this project based on their assessment of the priorities for the city.

It is recognised that the success of the economic development strategy will in part depend on the relationship between Council and the business community. In order to strengthen that relationship and develop a partnership between Council and the business community, it is proposed that Council establishes an Economic Development Advisory Committee made up of representatives from each of the identified key industry sectors in the Redlands, see Attachment 3, Figure 4.

The committee will oversee the implementation of the economic development strategy, including specific actions plans, and provide advice to Council on its progress and any necessary changes in order to enhance the success of the strategy.

The committee will also act as the link between Redland City Council and the key industry sectors identified in the economic development strategy with the aim of developing partnerships that allow for the development of initiatives to drive economic growth. The proposed Committee will not control the economic development budget of Council; this role will remain within Council. The Committee's role is to act in an advisory capacity only.

It is proposed that the Committee's role will be to:

1. Oversee the implementation of the economic development strategy.
2. Assist with the development and implementation of key industry action plans.
3. Review and report on the progress of the economic development strategy and associated action plans and ensure their alignment to the goals and objectives of the strategy.
4. Advise Redland City Council on any necessary adjustments to the economic development strategy based on industry or economic trends, opportunities and or threats.
5. Act as the link between Council and the key industry sectors and ensure open two way communication between the public and private sectors.
6. Actively promote the City as a great place to do business.
7. Partner with Council to attract investment into the City, including lobbying the State and Federal Governments on key initiatives and projects.

11. The role of RCC & the Business Community

The strategic engagement section of the strategy outlines the importance of partnerships to the success of the economic development strategy implementation and the need to work collaboratively with the city's business community in order to provide leadership and direction.

The key objectives outlined in the draft economic development strategy and the action plans associated with them, will require Council and the City's business community to work together to ensure their success. Clearly articulating the roles and responsibilities of each partner will assist in the management of the relationship and enhance the likelihood of success, see Attachment 3, Figure 5.

12. Resourcing and Investment

Strategies required by Council employees to oversee the draft strategy's implementation will need to include, but not be limited to:

1. Attracting Investment.
2. Encourage innovation/Value-add.
3. Skill development.
4. Lifestyle promotion/perception changing.
5. Securing funds/Collaborative partnerships.

13. Review process

The review mechanism for the implementation of the strategy to ensure its success will include the following mechanisms:

1. Reporting and tracking against key objectives.
2. Accountability for document – outline where accountability for outcomes lies both within and outside Council.
3. Operational review of strategy by 2019.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements that affect the outcome of this report.

Risk Management

Identified risks to successful economic development in the City include:

- Failure to work in partnership with the business community, and other levels of government which will inhibit the delivery of the strategy;
- Failure to implement the strategy action plans due to inadequate resourcing;
- Investors continue to bypass Redland City in favour of other areas of Southeast Queensland that offer potentially better return on investment;
- Perception that the focus on Cleveland, Capalaba and Victoria Point is at the expense of other areas in the City; and
- Time required to implement changes to how economic development is undertaken in the city.

Financial

Consultation on the Draft Economic Strategy is included in the current budget.

People

There are potentially implications for the delivery of the economic development strategy from a human resources perspective which will be known more fully after the consultation period.

Environmental

There are no identified significant environmental impacts in relation to the draft economic development strategy.

Social

A strong and vibrant economy allows a community to reinvest its wealth back into the society that helped contribute to that growth. The well-being of people, the environment and the economy are intricately linked. A strong and sustainable economy will be integrated and deliver benefits from across a range of sectors, through all parts of the city and across all demographic boundaries.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan

The recommendation primarily supports Council's strategic priority of delivering a supportive and vibrant economy. In addition, the Redland City draft economic development strategy will also:

- Provide opportunity for business investment and local employment.
- Develop a supportive vibrant economy that delivers business opportunities.
- Promote local jobs.
- Strengthen the tourism industry.

CONSULTATION

Undertaking the development of the Redland City Draft Economic Development Strategy 2014-2041 been undertaken by Principal Adviser Strategic Economic Development and has required input from the following officers:

- Group Manager Community and Cultural Services.
- Group Manager Communications, Engagement and Tourism.
- Service Manager Strengthening Communities.
- Senior Adviser Tourism.
- Economic Development Coordinator.

OPTIONS

1. Note the Draft Economic development strategy 2014-2041 and allow for the commencement of a period of community engagement of three weeks
2. Accept the Draft Economic Development Strategy without community engagement
3. Refuse to note or accept the Draft Economic Development Strategy

OFFICER'S RECOMMENDATION

That Council resolves to note the Redland City Draft Economic Development Strategy 2014-2041 and authorise for the commencement of a period of community engagement of three (3) weeks.

11.4 PORTFOLIO 8 (CR MURRAY ELLIOTT)**INFRASTRUCTURE****11.4.1 DUNWICH FERRY TERMINAL: APPLICATION FOR THE RENEWAL AND SUBSEQUENT AMALGAMATION OF TERM LEASE 0/216885, DESCRIBED AS LOT 1 ON SP143840 AND SPECIAL LEASE 6/52600, DESCRIBED AS LOT 86 ON SL810075, PARISH OF STRADBROKE**

Dataworks Filename: RTT: Lease
Lot 861 on SP265130

Attachments: [Lease areas](#)
[Valuation-Lot 861 Junner Street, Dunwich](#)

Authorising Officer:



Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: Murray Erbs
Group Manager City Infrastructure

Author: Rodney Powell
Senior Adviser Infrastructure Project

PURPOSE

This report is to seek Council's agreement to excise approximately 697.7 square metres (m²) from Lot 86 on SL810075 (Stradbroke Ferries Pty Ltd leasee) and to dedicate this excised area as road - refer attachment 1.

In conjunction with this, enter into a trustee lease arrangement with the leasee of Special Lease 6/52600 (Stradbroke Ferries Pty Ltd) in terms of section 57 of the *Land Act 1994* over that part of lot 150 on SL810075 required for car parking and access - an area of approximately 835.9m² (refer attachment 1).

BACKGROUND

Sea Stradbroke Pty Ltd uses the public barge ramp at Dunwich for vehicular ferry operations. This barge ramp has two-lane access, one for loading and one for disembarking. Stradbroke Ferries Pty Ltd has a lease for their ferry and barge operations directly adjacent to the public barge ramp. Redland City Council (RCC) officers were contacted by the management of Sea Stradbroke and the Sergeant of Queensland Police Service (QPS) on Stradbroke Island, concerning traffic queuing issues related to the Sea Stradbroke operation. The QPS recommendation was to request Stradbroke Ferries to open a locked gate and allow disembarking traffic from the public barge ramp to exit via their lease area. Stradbroke Ferries declined citing public liability issues.

The lease for lot 86 on SL810075 expires in 2014 and the Department of Natural Resources and Mines (DNRM) has written to RCC for comments prior to renewing this lease. RCC officers have requested DNRM to approve the lease renewal subject

to consideration of excising approximately 697.7m² from lot 86 on SL810075 (leased to Stradbroke Ferries Pty Ltd) and dedicate this excised area as road.

The excision of the area and the dedication of the excised area as road will increase the area available to RCC to use for access to the public barge ramp. This extra area will be used to create an additional lane which will provide 2 queuing lanes and one exit lane. This will satisfy the concerns raised by the QPS and alleviate congestion.

ISSUES

Sea Stradbroke and Stradbroke Ferries have now merged therefore the liability issue concerning access to the Stradbroke Ferries is no longer critical.

Given the access is no longer critical Stradbroke Ferries argue that the change is no longer required.

Should another operator wish to use the public barge ramp, it is likely, without the proposed changes that the congested traffic situation would reoccur.

The outer lane of the public barge ramp has been closed due to subsidence and will need to remain closed until rectification works are complete.

STRATEGIC IMPLICATIONS

The widening of the Council reserve area will allow good access to the public barge ramp. Since the merger of Sea Stradbroke and Stradbroke Ferries this is no longer an issue. However should a competitor wish to use this facility in future the planned changes will ensure that the competitor will have sufficient access to carry out efficient operations at the site.

Legislative Requirements

The excised portion (697.7m²) from the current term lease lot 86 on SL810075 is being dedicated as road. In exchange, Council would consider a new trustee lease to Stradbroke Ferries Pty Ltd over an area of 835.9m² of the adjoining Reserve for Local Government (Car Parking and Access) purposes described as lot 150 on SL810075 for car parking and access purposes.

S.227 of the *Local Government Regulation 2012* requires Council to dispose of interests in land, including commercial leases, by auction or tender. However in certain circumstances, s.236 of the *Regulation* allows Council to 'self certify' i.e. resolve that the disposal accords with sound contracting principles and that lease consideration is equal to or greater than market value as determined by an external registered valuer. If the 'self certify' provision does not apply, s.236 allows Council to apply to the Minister for Local Government for an exception from the s.227 auction/tender provisions. At the time of preparing this report, the Department of Local Government confirmed that a s.227 tender process is not required, however they were unable to confirm if Council is able to 'self certify' or if an application to the Minister is required. Either way, Council's solicitors will ensure the proposed trustee lease complies with the *Regulation*.

The officers recommend the exceptions apply considering the relatively small area of land (835.9m²) and its existing infrastructure to serve the adjoining ferry operations

and public areas operated by Council and the current lessee to which there are no other adjoining land owners other than the State.

The amalgamation is in the public interest as being recommended by the local police and regulatory authorities by way of land exchange for road and traffic safety purposes.

S.236(3) of the *Regulation* requires an independent valuer registered under the *Valuers Registration Act 1992* who is not an employee of Council to ensure that the disposal and lease payments will be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land. The lease and amalgamation has been valued an independent property valuer who has valued both lots at equal value of \$420,000 [see Attachment 2].

The officers advise the proposal meets the sound contracting principles as prescribed by s.104(3) of the *Local Government Act 2009* as (a) value for money; and (b) open and effective competition; and (c) the development of competitive local business and industry; and (d) environmental protection; and (e) ethical behaviour and fair dealing.

Risk Management

This proposal will mitigate future risks by preventing traffic congestion in Junner Street.

Financial

Council will be liable for costs of approximately \$660 associated with the valuations of the two lease areas.

People

This project does not cause any impact to staff.

Environmental

There are no environmental issues with this proposal.

Social

This proposal does not have any adverse social consequences.

Alignment with Council's Policy and Plans

This proposal in line with the following outcomes of the corporate plan:

- 3.4 Promote enjoyment of the Bay by improving access for environmentally sensitive recreational activities, education, economic opportunities and ecotourism.
- 5.8 Plan and advocate to connect the city's communities with improved public transport including road, ferry, cycling and walking network that provides safe and efficient movement within the city and the region and supports physical activity; and promote efficient and environmentally responsible private transport.

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

6.6 Promote Redlands as a high priority tourism destination and encourage the development of sustainable nature-based, heritage and eco-tourism.

CONSULTATION

In preparation of this proposal the following people have been consulted: Service Manager Property Services, Senior Advisor Traffic and Transport Infrastructure Planning, General Manager Marine Business Development Transit Systems, Sergeant Peter Twort O.I.C. QPS Stradbroke Is., Doreen Sharpe Lands Officer Land Management Branch DNRM.

OPTIONS

1. That Council resolves to:

1. Agree that the Department of Natural Resources & Mines excise approximately 697.7m² from Lot 86 on SL810075 (Stradbroke Ferries Pty Ltd leasee) and dedicate this excised area as road;
2. Enter into a trustee lease arrangement with the leasee of Special Lease 6/52600 (Stradbroke Ferries Pty Ltd) over Lot 86 of SL810075 in terms of section 57 of the *Land Act 1994* including that part of lot 150 on SL810075 required for car parking and access, an area of approximately 835.9m² (refer to attachment 1) subject to DNRM approval;
3. Agree that the proposed trustee lease complies with the provisions of s.236 of the *Local Government Regulation 2012* and if necessary, apply to the Minister for Local Government for approval of the trustee lease; and
4. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary and discharge any agreement and lease related to this recommendation and to sign all relevant documentation.

2. The available option is to do nothing and allow the lease renewal to take place unchanged.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Agree that the Department of Natural Resources & Mines excise approximately 697.7m² from Lot 86 on SL810075 (Stradbroke Ferries Pty Ltd leasee) and dedicate this excised area as road;**
2. **Enter into a trustee lease arrangement with the leasee of Special Lease 6/52600 (Stradbroke Ferries Pty Ltd) over Lot 86 of SL810075 in terms of section 57 of the *Land Act 1994* including that part of lot 150 on SL810075 required for car parking and access, an area of approximately 835.9m² (refer to attachment 1) subject to DNRM approval;**

3. **Agree that the proposed trustee lease complies with the provisions of s.236 of the *Local Government Regulation 2012* and if necessary, apply to the Minister for Local Government for approval of the trustee lease; and**
4. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary and discharge any agreement and lease related to this recommendation and to sign all relevant documentation.**

11.4.2 ADOPTED INFRASTRUCTURE CHARGES RESOLUTION 2.1

Dataworks Filename: RTT: IPU Developer Contributions

Attachment: Adopted Infrastructure Charges Resolution 2.1

Authorising Officer:
Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: Murray Erbs
Group Manager City Infrastructure

Author: Giles Tyler
Senior Advisor Project Planning

PURPOSE

This report is being finalised.

11.5 PORTFOLIO 9 (CR PAUL GLEESON)**ENVIRONMENT, WATERWAYS AND FORESHORES****11.5.1 ROAD CLOSURE FOR EAST THORNLANDS URBAN WILDLIFE CORRIDOR**

Dataworks Filename: Environmental Acquisitions 2014-2105

Attachment: [Mapping Information for Holden Street and portion of Beach Street Road Closures](#)

Responsible Officer:



Louise Rusan
General Manager Community & Customer Services

Author: **Gary Photinos**
Manager Environment & Regulation Group

PURPOSE

That Council makes application to the State Government under Section 99 of the *Land Act 1994* for a permanent closure of the whole of the unformed Holden Street and a portion of the Beach Street directly opposite Holden Street and directly adjacent to Moreton Bay.

BACKGROUND

The Holden and portion of Beach Streets (directly adjacent to Moreton Bay) where they adjoin the East Thornlands wildlife corridor are unformed and fully vegetated lands which have a conservation zoning under the current Redlands Planning Scheme.

The permanent road closures would formalise the function these lands currently have as they have never had any function for traffic purposes.

ISSUESRoad is not appropriate land tenure

The current land tenure of, "road", is not suitable for the ecological and environment function as the land currently contributes to the existing wildlife corridor. The roads are not required for traffic purposes.

Application to the State to Permanent Close the Road

The process for permanent closing the road is by way of an application to the State Government to have the road closed under the provisions of the Land Act. Once Council's application is received, the state process involves a public consultation process to ensure that no persons are disadvantaged by the road closure. It is unlikely any person would be disadvantaged as there is either state lands or council owned freehold and access to all adjoining freehold lots from Fitzroy Street.

East Thornlands Urban Wildlife Corridor

This wildlife corridor consists of contiguous state and council lands that were originally identified in the 1998 strategic plan and local development control plan and placed into the special protection allocation to ensure that the appropriate environmental and coastal corridors were established. The wildlife corridor is now largely finalised and the road closure will formalise this corridor.

Amalgamation with Existing Reserve for Environmental Purposes

Where road closures are normally undertaken the resultant land needs to be allocated a new tenure. The options would be for Council to acquire the land as freehold or propose that the land simply be amalgamated into the adjoining state government reserve. This is the preferred option as there is no capital expenditure required.

Strategic Implications

The closure of these roads is consistent with the long term strategic planning since 1998 to establish a wildlife corridor in Thornlands.

Legislative Requirements

The permanent road closures will be undertaken by the State Government under the provisions of the Land Act on application from Council.

Under section 99 of the Land Act 1994, Council may make application to permanently close part of the unformed Holden and a portion of Beach Streets Thornlands to the Department of Natural Resources and Mines [DNRM] which will change the tenure of the land to reserve for environmental purposes. As part of the Land Act road closure process, both roads can also be amalgamated with adjoining state reserves.

It should be noted that the process of permanent road closure, tenure change and amalgamation can take several years to be completed.

Risk Management

The application for road closure has no risks associated with it at this stage. Any concerns that may arise from the community will be dealt with through the public consultation phase.

Financial

Council's financial commitment would be restricted to minor administrative application fees and possibly some minor survey costs associated with the amalgamation process. In addition, capital costs would not be incurred as Council would not seek to acquire the land in freehold. There are no additional maintenance costs to Council as the land is and will continue to be managed as part of the existing conservation estate.

Environmental

There are significant environmental benefits by formalising the tenure of this land into a reserve for environmental purposes.

Alignment with Council's Policy and Plans

The application for road closures is consistent with Council's Environment Policy.

CONSULTATION

The City Infrastructure Group has been consulted to confirm that the unformed sections of Holden and Beach Street are not required for infrastructure servicing requirements.

OPTIONS

1. That Council resolves as follows:
 1. To make an application to the State Government, under the provisions of section 99 of the *Land Act 1994* to permanently close Holden and Beach Streets Thornlands; and
 2. That land from these road closures be amalgamated with adjoining State reserves; and
 3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary, discharge and sign all relevant documentation associated with the road closures and amalgamation.
2. That Council resolve to take no further action in relation to the permanent road closures of Holden and Beach Streets Thornlands.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To make an application to the State Government, under the provisions of section 99 of the *Land Act 1994* to permanently close Holden and Beach Streets Thornlands;**
2. **That land from these road closures be amalgamated with adjoining State reserves; and**
3. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary, discharge and sign all relevant documentation associated with the road closures and amalgamation.**

11.6 PORTFOLIO 10 (CR PAUL BISHOP)**ARTS, CULTURE AND INNOVATION****11.6.1 COMMUNITY GRANTS PROGRAM 2013-14 REPORT**

Datworks Filename: G&S Community Grants Program – 2013/14

Attachments: [Round 1 2013-2014 Organisation Support Grants \(Community Grants Program\)](#)
[Round 2 - 2013-2014 Organisation Support Grants \(Community Grants Program\)](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer: Eleanor Noonan
A/Group Manager Community & Cultural Services

Author: Jacqui Jumisic
Community Grants Coordinator

PURPOSE

The purpose of this report is to inform Council of the Community Grants Program for 2013-14 and to seek approval for the funding priorities for the 2014/15 Community Grants Program.

BACKGROUND

The Community Grants Program was established within Council on 1 July 2009 to provide financial assistance to local community organisations and individuals through grants to undertake projects for the benefit of the Redlands community.

On 7 August 2012 Council resolved to make changes to the Corporate Policy *POL-3082 Financial Assistance to the Community Sector* and the associated guideline. As a result, there is a requirement for an annual report to be presented to Council on the Community Grants Program outputs and to establish the funding priorities for the coming year.

There were two funding rounds this year for applications under Organisational Support, Project Support, Conservation Grants and the Regional Arts Development Fund (RADF). The rounds closed on 16 August 2013 and 28 February 2014. There was one funding round for Capital Infrastructure which closed on 16 August 2013.

Applications under the Organisational Support category were assessed by the Community Grants Program Assessment Team. This team consists of representatives from Community Grants, Community Development, IndigiScapes, City Sport and Venues and the Principal Adviser Strong Communities and the

Service Manager Strengthening Communities. The resulting recommendations were approved by the Group Manager, Community and Cultural Services.

Applications under the Project Support, Conservation and Capital Infrastructure Support Grants were assessed by both the Community Grants Program Assessment Team and the Community Grants Panel. This panel consists of Manager Community and Cultural Services, Manager Strengthening Communities and three community representatives from Bayside Adolescent Boarding Inc., Kindilan Outdoor and Education Conference Centre and Redlands Police Citizens Youth Club.

Funding recommendations for RADF were developed by the RADF Committee and approved by the Group Manager Community and Cultural Services.

In 2013/14 a total of 110 applications requesting \$922,515.84 were received under the Community Grants Program, which has a total of \$628,000 available.

The assessment process for Community Grants resulted in the approval of 71 grants totalling \$575,310.77. This includes the categories of Organisational Support, Project Support, Conservation, Capital Infrastructure and the Regional Arts Development Fund. Details of the applications which were approved are in Attachments 1 & 2.

The table below provides a summary of the applications received and approved under each category in 2013/14.

Table 1 – Funding Summary for 2013/14 – Community Grants Program

Grant Type	Number of Applications received	Funds requested	Number of applications funded	Funds provided
Organisational Support round 1	12	\$34,379.80	9	\$25,379.80
Organisational Support round 2	18	\$56,183.50	12	\$34,565.50
Project Support round 1	18	\$145,600.37	9	\$81,439.30
Project Support round 2	18	\$141,124.30	12	\$86,024.30
Conservation round 1	4	\$29,810.50	3	\$27,147.50
Conservation round 2	6	\$59,965.46	4	\$39,965.46
RADF round 1	6	\$43,150.00	4	\$28,000.00
RADF round 2	18	\$225,191.00	8	\$65,678.00
Capital Infrastructure	10	\$187,110.91	10	\$187,110.91
Community Grants Program Total	110	\$922,515.84	71	\$575,310.77

The applications that were unsuccessful either did not meet the eligibility criteria or were not sufficiently detailed. These applications were given feedback and were encouraged to apply in future rounds.

The funding approvals under both Conservation and Capital Infrastructure grants resulted in savings. Conservation funds of \$32,887.04 were not able to be allocated and funds of \$34,144.25 were likewise unspent under the Capital Infrastructure grant category. All applications received under Capital Infrastructure were approved. Under Conservation all applications except two were able to be approved. A total of \$67,031.29 in savings was given up at the Q3 budget review.

Considerable effort has been made in 2013/14 to acquit all grants provided by Council to date. All outstanding acquittals since the commencement of the grants program in 2009 have now been successfully finalised with the exception of 10 organisations which have been deemed ineligible for future funding due non acquittal of previous grants.

A summary of the alignment of Council's Corporate Strategic Priorities with this year's Community Grants applications is provided in the following table:

Strategic Priority	Number of applications which aligned
Healthy Natural Environment	12
Green Living	8
Embracing the Bay	8
Quandamooka Country	4
Wise Planning and Design	13
Supportive Vibrant Economy	20
Strong Connected Communities	50

ISSUES

The current Community Grants Program priorities are as follows:

- Assisting community organisations to provide services.
- Empowering community organisations and building capacity.
- Building community infrastructure.
- Assisting disadvantaged/vulnerable groups.
- Providing cost-efficient initiatives.
- Increasing leverage to gain additional funds from state/federal departments.
- Increasing employment and boosting the local economy.
- Creating identity, a sense of place and celebration.

- Contributing to a sustainable environment.
- Supporting a robust living culture in the Redlands.

The above priorities have been reviewed and it has been determined that these priorities continue to enable the Community Grants Program to meet community need.

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 risk management implications arising from this report.

Financial

Budget allocated from the Community Grants Program.

People

There are no people implications arising from this report.

Environmental

There are no environmental implications arising from this report.

Social

The funding provided through the Community Grants Program provides valuable support to community organisations and groups which deliver services, programs and activities for residents of the Redlands.

Alignment with Council's Policy and Plans

Relationship to the Corporate Plan:

7. Strong and connected communities

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.

7.6 Provide practical programs, support and guidance to the community sector in its delivery of highly valued support services and community projects

CONSULTATION

The following people have been consulted:

- General Manager Community and Customer Services

- Group Manager Community and Cultural Services
- Service Manager Strengthening Communities
- Coordinator Community Development
- Principal Adviser Strong Communities
- Community Cultural Development Officer
- Youth Development Officer
- Seniors Community Development Officer
- Community Safety Officer
- Service Manager Environmental Education
- Senior Sport and Recreation Officer

OPTIONS

1. That Council resolves to note the grants funds approved in 2013/14 and endorse the existing Community Grant Program priorities for use in 2014/15.
2. That Council resolves to make amendments to the existing Community Grant Program priorities.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Note the Community Grant Program funds approved in 2013/14; and**
- 2. Endorse the existing Community Grant Program priorities for use in 2014/15.**

12 MAYORAL MINUTE

In accordance with s.35 *Redland City Council Meetings – Standing Orders*, the Mayor may put to the meeting a written motion called a ‘Mayoral Minute’, on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 *Local Government Regulation 2012*.

14 NOTICES OF MOTION**14.1 NOTICE OF MOTION – CR BOGLARY (DIVISION 1)****14.1.1 REDLAND’S PLANNING SCHEME REVIEW – COMMUNITY INPUT**

On 17 June 2014, in accordance with s.7(3) *Redland City Council Meetings – Standing Orders*, Cr Boglary gave notice that she intends to move as follows:

That Council resolves to:

- 1. Invite members to the Redlands Housing Strategy Stakeholder Group to contribute to the community’s input to the Redlands Planning Scheme Review; and**
- 2. Invite representatives from other relevant groups to contribute their input through the same stakeholder group.**

15 URGENT BUSINESS WITHOUT NOTICE

A Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 CLOSED SESSION**16.1.1 SALE OF LAND FOR RATE ARREARS****Dataworks Filename: FM Sale for Overdue - SO-10****Authorising Officer****Bill Lyon
Chief Executive Officer****Responsible Officer: Deborah Corbett-Hall
Acting Chief Financial Officer****Author: Noela Barton
Service Manager Revenue & Collections
Management**

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

275(1)(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

17 MEETING CLOSURE

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 1 (CR WENDY BOGLARY)****COMMUNITY & ENVIRONMENTAL HEALTH & WELLBEING; ANIMAL
MANAGEMENT; COMPLIANCE & REGULATORY SERVICES****11.1.1 FEES AND CHARGES AMENDMENT HEALTH AND ENVIRONMENT****Datworks Filename: GOV Corporate Register Fees and Charges****Authorising Officer:****Louise Rusan
General Manager Community & Customer
Services****Responsible Officer:****Gary Photinos
Group Manager Environment & Regulation****Author:****Jen Gisler
Service Manager Health & Environment**

PURPOSE

The purpose of this report is to seek Council approval to amend the 2014/2015 Fees and Charges Schedules as detailed.

BACKGROUND

The 2014/2015 Fees and Charges Schedule was adopted on 23 April 2014. Due to an omission a minor amendment is required.

ISSUES

A review of the 2014/2015 Fees and Charges Schedule adopted 23 April 2014 has highlighted an omission which requires an amendment.

The "Application for approval of a food business" fee is required to recover costs incurred in the design assessment and final inspection stages of food business applications. Before issuing a Food Business Licence, Redland City Council officers must ensure that each business' premises and operation complies fully with the *Food Act 2006* and the Food Standards Code.

Previously this fee was split into three separate fees based on the floor area size of the premises. To streamline this process and provide a single illustrative fee to business operators, activity-based costing was undertaken. The activity-based costing provided a final fee of \$515.00 for the application for approval of a food business regardless of the size of the premises.

The 2013/2014 fees can be seen below:

Application for New Food Business Approval (includes risk assessment)					
Application for the approval of a food business:					
Floor area small (0 - 100m ²)	per application	332.20		332.20	○
Floor area medium (101 - 300m ²)	per application	361.85		361.85	○
Floor area large (greater than 301m ²)	per application	397.80		397.80	○

Proposed Amendment to the Fees and Charges Schedule by inserting the following:

Application fee for the assessment of new food business premises design to ensure compliance with state legislation.					
Application for approval of a food business	Per application	\$515.00		\$515.00	R

STRATEGIC IMPLICATIONS

Legislative Requirements

Prior to the establishment of new food premises, designs are required to be assessed by Council against State Government Acts and Regulations to ensure compliance. Queensland's food regulatory framework is in place to ensure food safety issues are addressed by all food businesses.

Risk Management

Risk assessment plays an important role in the operations of food businesses. Risks assessments must include the design of the premises as well as food safety, food quality, personal health and safety, adverse environmental effects, and biosecurity.

Financial

There would be a shortfall to the Health and Environment Unit's budget of approximately \$15 500 (total of 30 predicted applications for the 14/15 financial year) without the addition of the fee to the schedule.

People

Food safety is an important issue for the community. Consumers trust that the food they purchase will be safe.

Environmental

Environmental health is defined in the National Environmental Health Strategy as those aspects of human health determined by physical, chemical, biological and social factors in the environment and encompasses the assessment and control of those factors. Environmental Health is targeted towards preventing disease and creating health-supportive environments.

Social

There are significant social implications associated where food safety is not maintained.

Alignment with Council's Policy and Plans

Corporate Revenue Policy: POL-1837

External Fees and Charges: GL-1837-002

Current fees and charges align with the above.

CONSULTATION

The Environmental Health Team Leader and Customer Service Unit has been consulted on this matter and support the recommendation of this report.

OPTIONS

1. That Council resolve to adopt the amendment to the 2014/2015 Fees and Charges Schedule by including the "approval of a food business fee" of \$515.00 for applications for the assessment of new food business premises designs to ensure compliance with state legislation.
2. That Council resolve to not adopt the amendment to the 2014/2015 Fees and Charges Schedule.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the amendment to the 2014/2015 Fees and Charges Schedule by including the "approval of a food business fee" of \$515.00 for applications for the assessment of new food business premises designs to ensure compliance with state legislation.

11.2 PORTFOLIO 6 (CR MARK EDWARDS)**CORPORATE SERVICES****11.2.1 MAY 2014 MONTHLY FINANCIAL REPORTS TO COMMITTEE****Dataworks Filename:** FM Monthly Financial Reports**Attachment:** [Monthly Financial Report May 2014](#)**Responsible/Authorising Officer:****Bill Lyon**
Chief Executive Officer**Author:** **Deborah Corbett-Hall**
Acting Chief Financial Officer**PURPOSE**

The purpose is to present the May 2014 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 best to changes in community requirements, market forces or other outside influences.

ISSUES

Council completed its third and final quarter budget review following the close of financials at the end of March 2014. The third quarter budget review was adopted by Council on 4 June 2014 and applied to the May accounts. Subsequently, variances in the attached report will not be addressed through any further budget review but have been taken into consideration with respect to the development of Council's 2014/15 annual budget.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of May 2014:

- Level of dependence on general rate revenue;
- Ability to pay our bills – current ratio;
- Ability to repay our debt – debt servicing ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial sustainability – debt to asset ratio;

- Operating performance;
- Operating surplus ratio;
- Net financial liabilities;
- Interest cover ratio; and
- Asset consumption ratio.

The asset sustainability ratio was not achieved as at the end of May 2014. This is a stretch target and Council reviewed its ten year capital program as part of the 2014/15 annual budget development process to ensure renewal expenditure continues to be prioritised. Council also adopted a Capital Works Prioritisation Policy on 21 May 2014 with the following as its first principle within the policy statements: *Council will maintain its existing infrastructure, adopting a primary strategy of 'renewing' its existing assets ahead of other 'upgrade' and/or 'new' works.*

Of additional note, Council adopted a revised Investment Policy and also a Constrained Cash Reserves Policy on 23 April 2014 for the 2014-15 financial year. As part of the 2014/15 budget development process, Council has also reviewed its Revenue and Debt Policies. The Revenue Policy was adopted at the General Meeting on 4 June 2014 and the Debt Policy is scheduled for adoption at the Special Budget Meeting for 2014/15 as per previous years.

Legislative Requirements

The May 2014 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

May 2014 revenues and expenditures have been noted by the Executive Leadership Group and relevant officers who can provide further clarification and advise around actual to budget variances. During the third and final quarter budget review Council has considered any necessary budget movements over the remaining two months of the 2013-14 financial year.

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 May 2014, the penultimate month of the 2013/14 financial year.

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 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.

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

CONSULTATION

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

OPTIONS

1. That Council resolves to note the End of Month Financial Reports for May 2014 and explanations as presented in the attached Monthly Financial Performance Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the End of Month Financial Reports for May 2014 and explanations as presented in the attached Monthly Financial Performance Report.



Redland
CITY COUNCIL

May
2014

*Monthly Financial
Performance Report*

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1. HIGHLIGHTS AND RATIOS

KEY FINANCIAL INFORMATION

Financial Stability Ratios	Target	Revised Budget 2013/14	May-14
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	32.90%	35.51%
Ability to Pay Our Bills - Current Ratio	Target between 1.1 and 4.1	3.54	3.71
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.50%	3.46%
Cash Balance \$M		\$76.150M	\$108.672M
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	4.99	7.24
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.80%	2.80%
Operating Performance (%)	Target greater than or equal to 20%	17.8%	23.43%
Financial Sustainability Ratios	Target	Revised Budget 2013/14	May-14
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	-0.99%	2.91%
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	12.90%	1.66%
Interest Cover Ratio (%)	Target between 0% and 5%	-0.09%	0.03%
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	48.60%	42.59%
Asset Consumption Ratio (%)	Target between 40% and 80%	65.40%	65.32%

KEY FINANCIAL INFORMATION

Operating Income and Expenditure	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000
Operating Revenue	227,770	215,751	211,236
Operating Expenses	177,686	158,368	156,070
EBITD	50,084	57,383	55,166
Operating Surplus/(Deficit)	(2,261)	9,327	6,155

Capex YTD	\$000
Actuals YTD	42,125
Original Budget YTD	48,966
Revised Budget YTD	52,224
YTD Movements	
Actuals V Original Budget	-6,841 -13.97%
Actuals V Revised Budget	-10,099 -19.34%

KEY NON-FINANCIAL INFORMATION

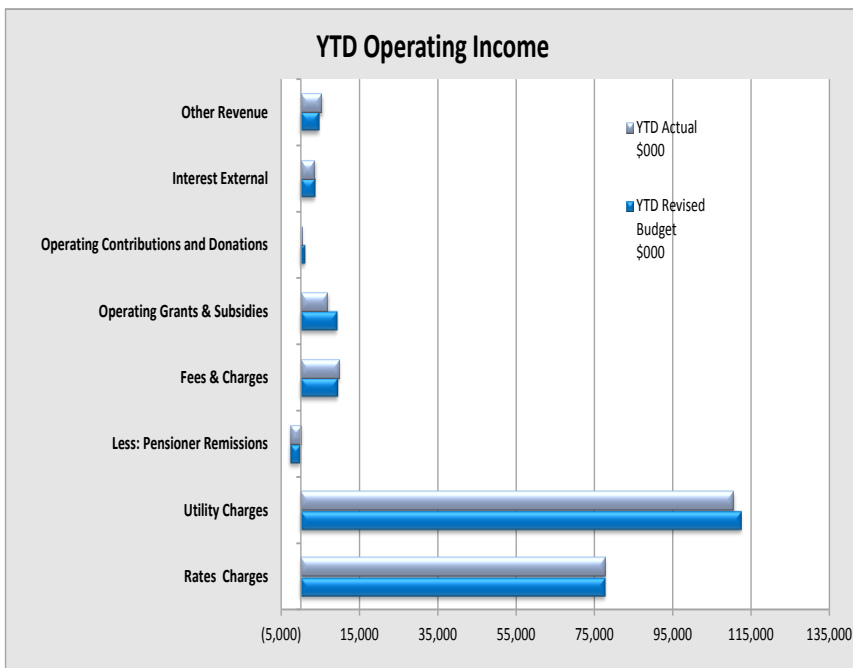
Total Council Full Time Equivalents	Jul-2013	Aug-2013	Sep-2013	Oct-2013	Nov-2013	Dec-2013	Jan-2014	Feb-2014	Mar-2014	April-2014	May-2014
Elected Members	11	11	11	11	11	11	11	11	11	11	11
Administration and indoor staff (LG Officers' Award)	691	685	680	675	676	691	687	682	684	698	699
Outdoor staff (State Awards)	187	187	187	193	195	201	205	203	201	200	200
Total	889	883	878	879	882	903	903	896	896	909	910

Workforce reporting - May 2014: Headcount - Agency	Employee Type							Grand Total
	Casual	Contract of	Perm Full	Perm Part	Temp Full	Temp Part		
Office of CEO	5	4	80	11	15	1	116	
Organisational Services	5	6	102	8	11	1	133	
Community and Customer Service	36	5	254	48	23	2	368	
Infrastructure and Operations	11	6	322	7	22	4	372	
Total	57	21	758	74	71	8	989	

2. SUMMARY OPERATING STATEMENT

SUMMARY OPERATING STATEMENT For the period ending 31 May 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Operating Revenue	221,718	227,770	215,751	211,236	(4,515)
Operating Expenses	170,809	177,686	158,368	156,070	(2,298)
Earnings Before Interest, Tax and Depreciation (EBITD)	50,909	50,084	57,383	55,166	(2,217)
Interest Expense	3,798	3,848	3,531	3,541	10
Depreciation	46,794	48,498	44,525	45,470	945
Operating Surplus/(Deficit)	317	(2,261)	9,327	6,155	(3,172)



Earnings Before Interest, Tax and Depreciation (EBITD)

Council has a year to date EBITD of \$55.17M with a \$2.22M (3.86%) unfavourable variance to the revised budget. This is as a result of operating revenue lower than budget by \$4.52M and operating expenses lower than budget by \$2.3M.

The Q3 revised budget was adopted on 4 June 2014 and the revised budget figures are reflected in this report.

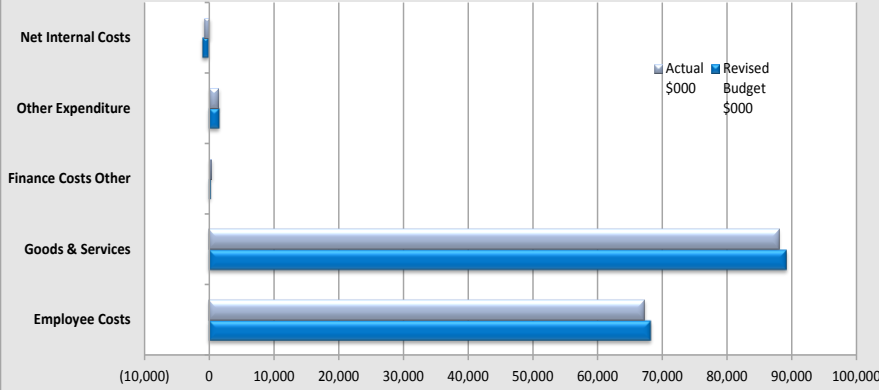
Operating Revenue

The shortage of \$4.51M is largely due Utility Charges lower than budget by \$1.82M and Operating Grants & Subsidies lower than budget by \$2.51M.

Utility Charges Breakup For the period ending 31 May 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Utility Charges					
Refuse Charges	18,453	18,453	16,912	16,578	(335)
Special Charges	3,166	3,166	3,110	3,222	112
Environment Levy	4,273	4,273	4,273	4,300	27
Landfill Remediation Charge	3,839	3,839	3,519	3,638	119
Wastewater Charges	37,466	37,466	34,344	34,355	11
Water Access Charges	17,474	17,509	16,053	15,544	(509)
Water Consumption Charges	34,517	36,886	34,090	32,849	(1,241)
Total Utility Charges Revenue	119,189	121,592	112,301	110,485	(1,816)

YTD Operating Expenditure

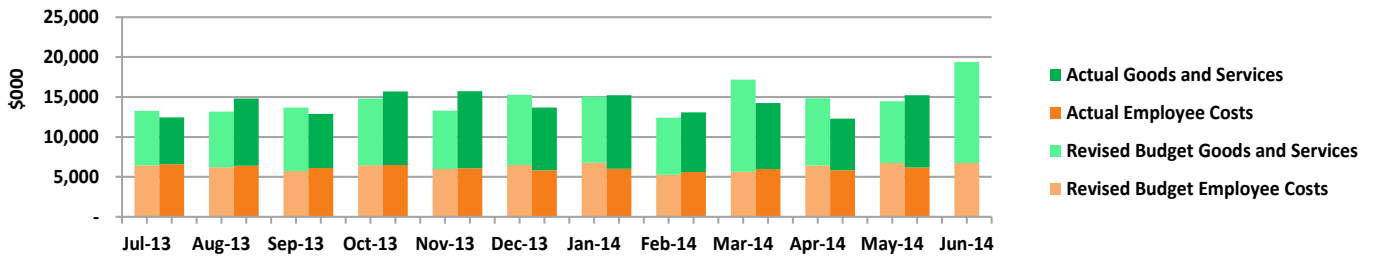


Operating Expenditure

Operating expenditure is under budget by \$2.3M. This 1.45% favourable variance mainly consists of goods and services under budget by \$1.16M and employee costs under budget by \$1.01M.

Total future commitments (where budget is approved) at the end of May 2014 was \$2.44M.

Monthly Operating Expenditure Analysis



REDLAND WATER SUMMARY OPERATING STATEMENT For the Period Ending 31 May 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total Revenue	91,235	94,319	86,713	85,026	(1,688)
Total Expenses	42,425	44,890	41,371	42,523	1,152
Earnings before Interest, Tax and Depreciation (EBITD)	48,810	49,428	45,342	42,503	(2,839)
Interest Expense External	0	0	0	0	0
Interest Internal	21,681	21,681	19,874	19,874	0
Depreciation	16,895	16,344	14,982	15,108	126
Operating Surplus/(Deficit)	10,234	11,404	10,486	7,521	(2,965)

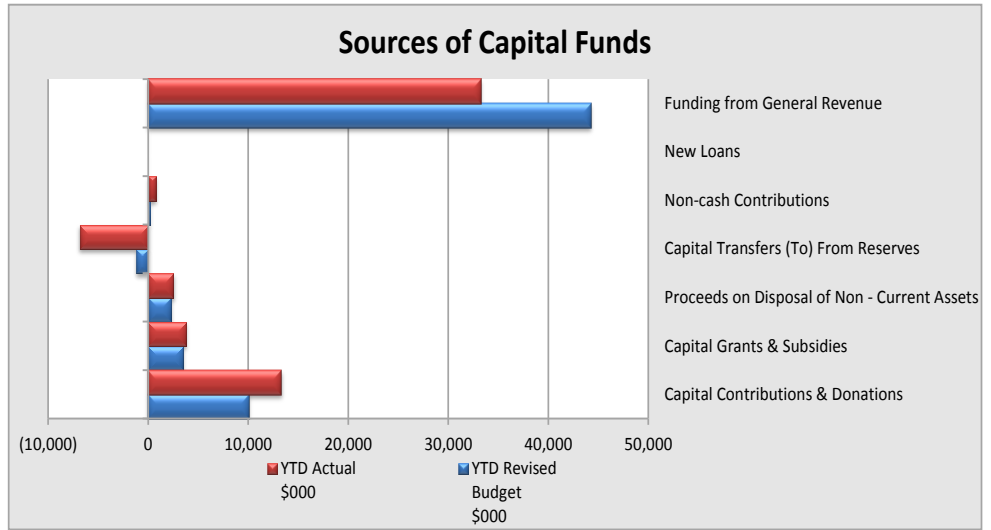
REDWASTE OPERATING STATEMENT For the Period Ending 31 May 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total Revenue	21,707	19,796	18,176	17,916	(260)
Total Expenses	16,719	16,451	15,112	14,876	(236)
Earnings before Interest, Tax and Depreciation (EBITD)	4,988	3,345	3,065	3,041	(24)
Interest Expense External	29	29	27	43	16
Interest Internal	342	342	313	313	0
Depreciation	530	521	477	486	9
Operating Surplus/(Deficit)	4,087	2,454	2,247	2,199	(49)

3. SUMMARY CAPITAL EXPENDITURE AND FUNDING

Sources of Capital Funding

Year to date transfers to reserves show a significant variance mainly due to additional developer cash contributions received, as well as capital grants & subsidies received. These additional funds are transferred to reserves in order to ring-fence the funds.

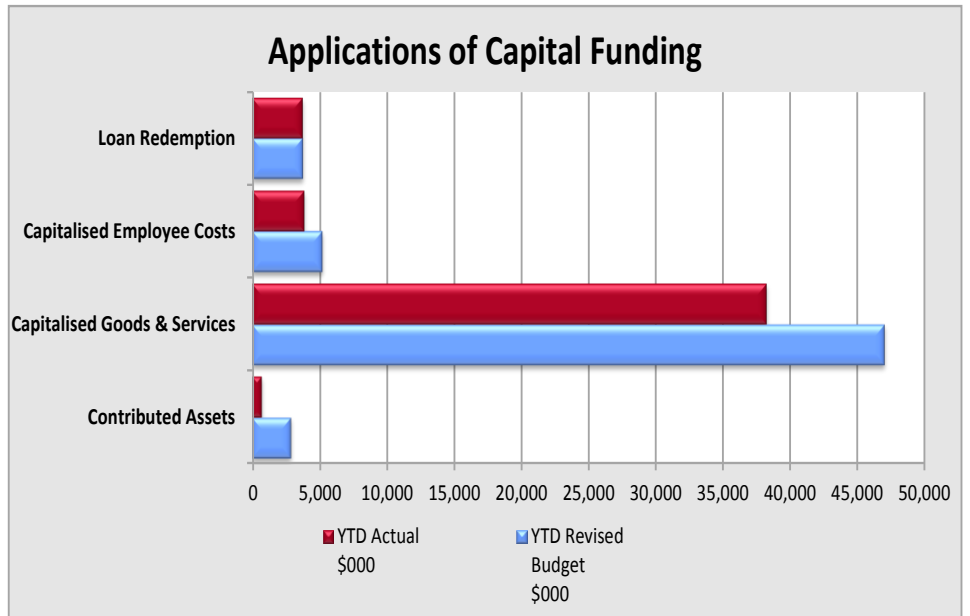


Applications of Capital Funds

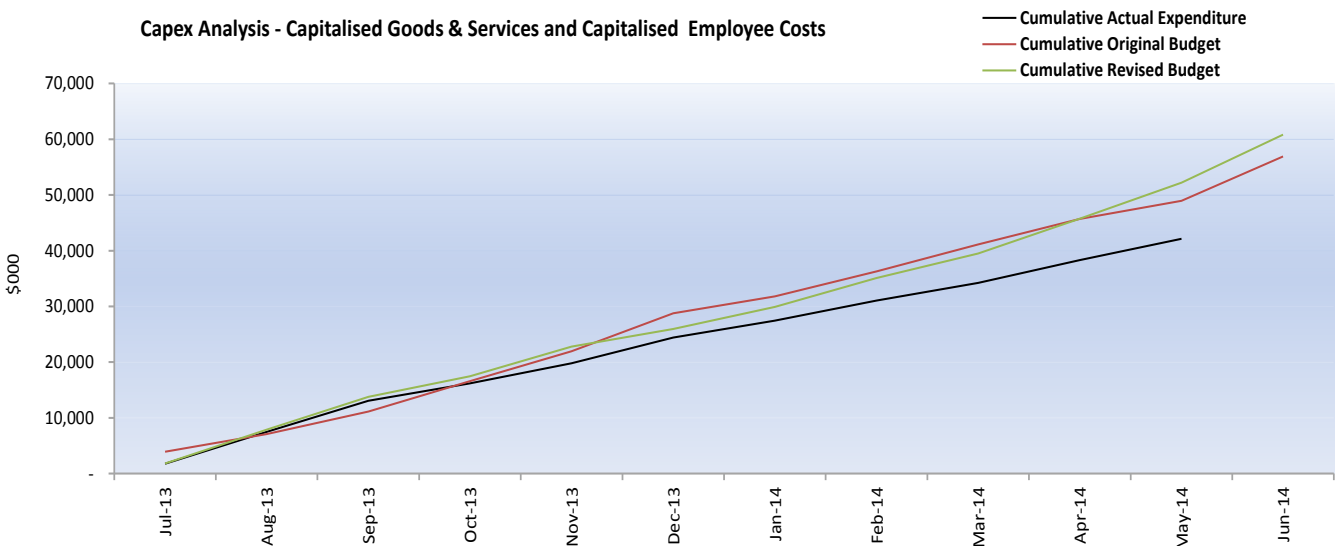
Total capital expenditure is underspent by \$12.28M mainly due to the timing of capital acquisitions and delays in the capital programs.

The budget for Contributed Assets is based purely on estimates and the actual outcome is outside of Council's control. This variance will continue to be monitored on a monthly basis.

Total commitments at the end of May 2014 (where budget is approved) was \$2.55M.



Capex Analysis - Capitalised Goods & Services and Capitalised Employee Costs

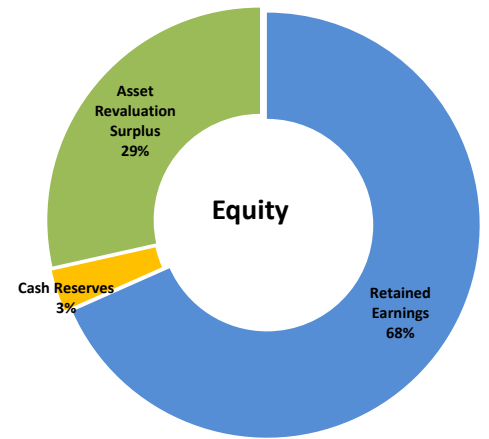


4. SUMMARY STATEMENT OF FINANCIAL POSITION

SUMMARY STATEMENT OF FINANCIAL POSITION

As at 31 May 2014

	Annual		YTD
	Original Budget \$000	Revised Budget \$000	Actual Balance \$000
Total Current Assets	97,027	99,772	134,231
Total Non-Current Assets	1,820,687	2,008,438	1,987,342
TOTAL ASSETS	1,917,714	2,108,210	2,121,573
Total Current Liabilities	38,608	28,214	36,145
Total Non-Current Liabilities	104,623	100,930	101,598
TOTAL LIABILITIES	143,231	129,144	137,743
NET ASSETS	1,774,483	1,979,066	1,983,830
COMMUNITY EQUITY			
Retained Earnings	1,728,791	1,929,485	1,921,534
Cash Reserves	45,692	49,580	62,296
TOTAL COMMUNITY EQUITY	1,774,483	1,979,066	1,983,830

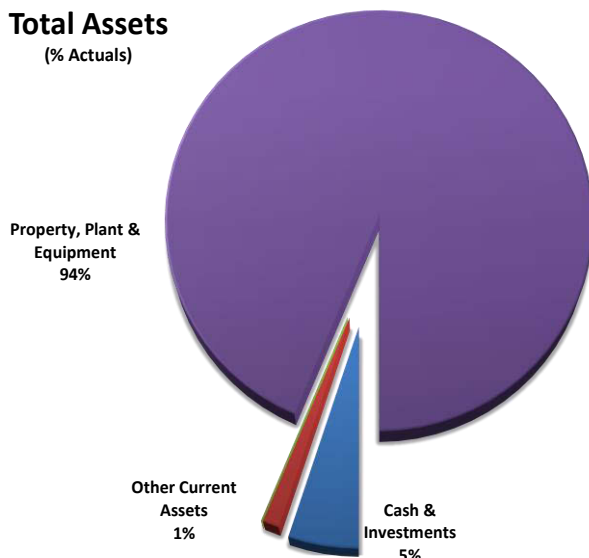


EQUITY	YTD Actual Balance \$000
Retained Earnings	1,356,014
Cash Reserves	62,296
Asset Revaluation Surplus	565,520
TOTAL EQUITY	1,983,830

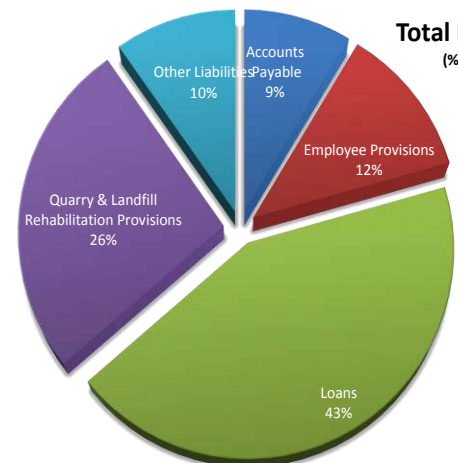
TOTAL ASSETS	YTD Actual Balance \$000
Cash & Investments	108,672
Other Current Assets	25,559
Financial Assets	73
Property, Plant & Equipment	1,987,269
TOTAL ASSETS	2,121,573

TOTAL LIABILITIES	YTD Actual Balance \$000
Accounts Payable	12,038
Employee Provisions	16,480
Loans	59,339
Quarry & Landfill Rehabilitation Provisions	36,284
Other Liabilities	13,602
TOTAL LIABILITIES	137,743

Total Assets
(% Actuals)



Total Liabilities
(% Actuals)



5. SUMMARY STATEMENT OF CASH FLOWS

SUMMARY CASH FLOW STATEMENT For the period ending 31 May 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Actual \$000
Receipts from Customers	212,516	218,722	212,106
Payments to Suppliers & Employees	(173,303)	(179,190)	(161,246)
Interest Received	4,104	4,042	3,476
Borrowing Costs	(3,798)	(3,848)	(3,833)
Net Cash Inflow from Operating Activities	39,519	39,725	50,503
Net Cash Outflow from Investing Activities	(46,336)	(42,052)	(20,301)
Net Cash Outflow from Financing Activities	6,463	(4,118)	(4,125)
Net Increase / (Decrease) in Cash Held	(353)	(6,445)	26,077
Cash at Beginning of Year	80,492	82,595	82,595
Cash at End of Financial Period	80,139	76,150	108,672

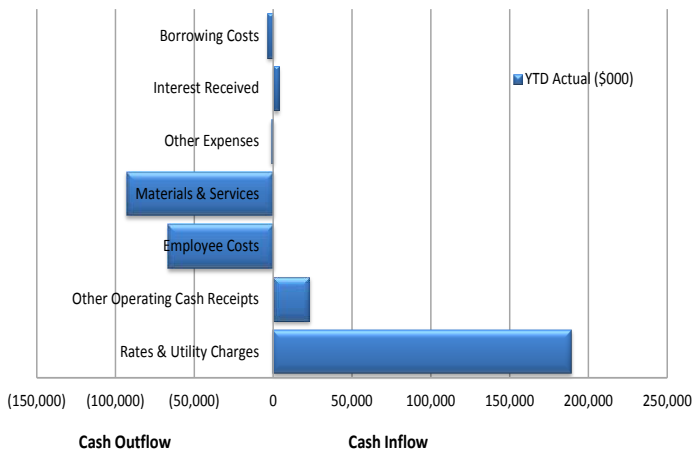
Cash on hand at the end of May 2014 was \$108.67M. It represents cash capacity of 7.24 months.

\$62.3M of the cash balance represents cash reserves.

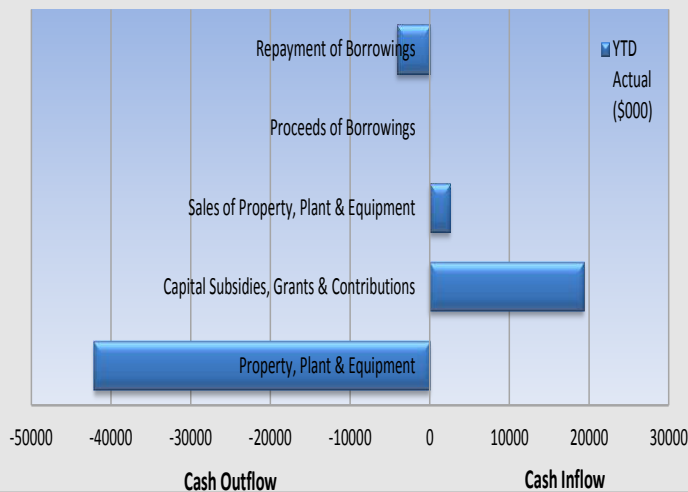
The graph below shows the trending of year to date Receipts from Customers versus Cash Balance at Period End versus Reserve Balances.

The sharp increases in receipts coincide with rate runs in July, October, January and April and rates due dates in August, November, February and May.

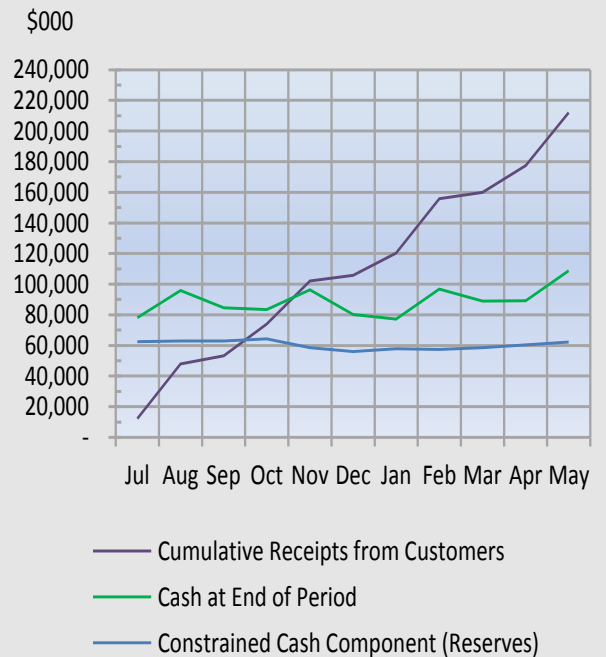
Cash Flow from Operating Activities



Cash Flow from Investing & Financing Activities



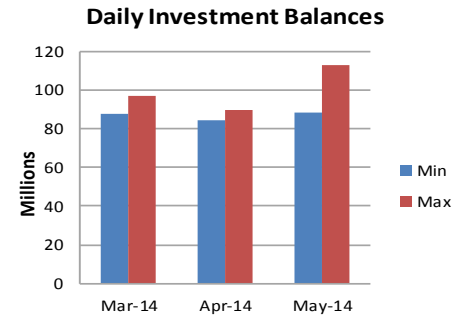
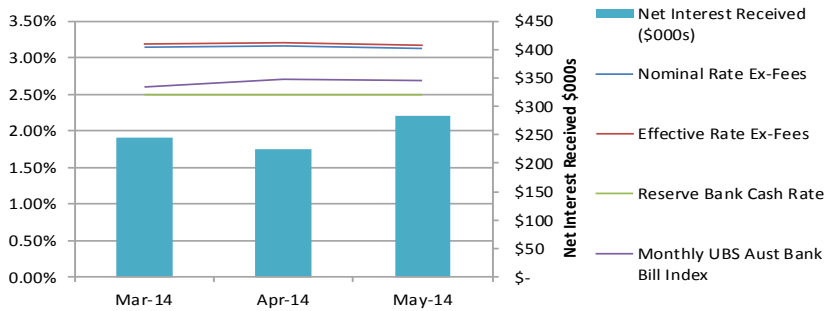
Monthly Cash Movements



6. INVESTMENTS AND BORROWINGS REPORT

Period Ending 31 May 2014

INVESTMENT RETURNS



Total Investment at End of Month was \$108.38M

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.

QTC Cash Fund YTD Return 3.49% Benchmark UBS Aust Bank Bill Index 2.68% Reserve Bank Cash Rate at EOM 2.50%

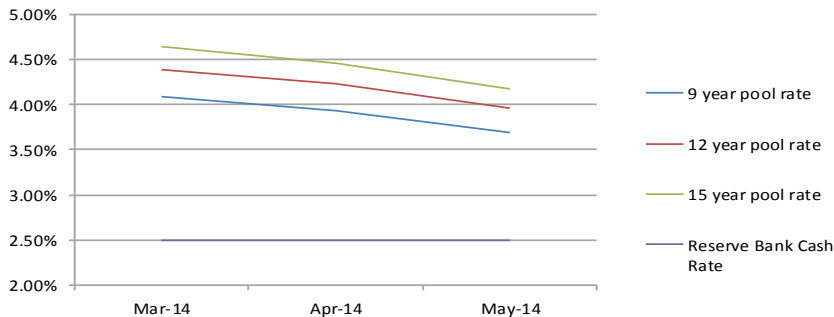
****This is the 47th consecutive month that the QTC Fund has outperformed the benchmark (Jul 10 - May 14)****

Future Strategy

The Tax and Treasury Team has recommended that Council diversify its investments outside of QTC to maximise returns. Currently, the short term deposit rates offered by the larger financial institutions exceed the QTC rate by approximately 20 - 50 basis points - which converts to an extra \$20k - \$50k pa for each \$10M invested. In the meantime the Taxation and Treasury Team ensures Council maximises its interest 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 on 23 April 2014 for the 2014-15 financial year

BORROWING COSTS

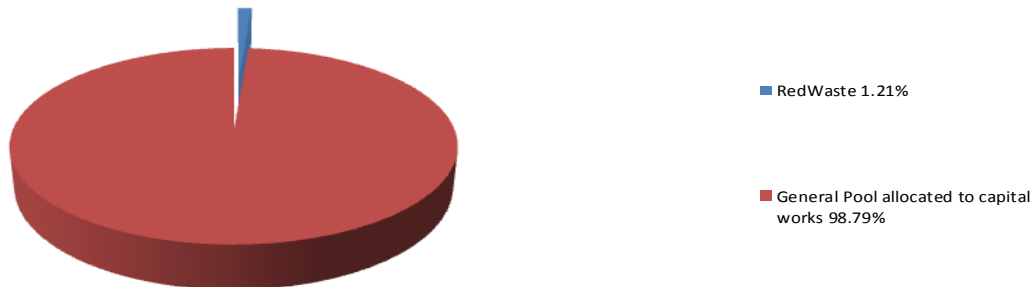


Current Position

Debt is split into 9, 12, and 15 year pools with repayment made *quarterly* in advance. The rates shown are for any new borrowings. The movements in borrowing rates relate to the yield on QTC bonds.

As provided in the revised 3rd quarter budget that was adopted on 4 June 2014, Council is not undertaking any new borrowings this financial year.

Total Borrowings at End of Month was \$59.34M



Future Strategy

Preliminary analysis was conducted in December 2013 by Tax and Treasury and QTC as to whether debt repayment, offsetting the loans or investment of surplus funds (or a blend) would have the best net gain without exposing Council to significant risk as interest rates decrease. Tax and Treasury has reviewed the implications of this analysis and determined that Council is not able to reduce its debt without realising a loss. However, Tax and Treasury is working towards moving Council towards making its debt repayments annually in advance in order to secure savings. This will only be possible once the Debt Policy has been reviewed as part of the 2014-15 budget development process.

Council will adopt its revised Debt Policy at the 2014-15 Special Budget Meeting

7. CASH RESERVES

Reserves as at 31 May 2014	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Cemetery Reserve	399	0	-354	45
State Emergency Service Reserve *	20	0	-20	0
Weinam Creek Reserve	2,335	388	-30	2,693
Road Maintenance Reserve *	155	0	-155	0
Redland Work Cover Reserve	5,147	476	-642	4,981
Contribution Raby Bay Land Sales *	278	0	-278	0
Red Art Gallery Commissions & Donations Res	14	1	0	15
Interest Free Loans Reserve *	487	0	-487	0
Halls Reserve *	2	0	-2	0
Raby Bay Maintenance Reserve ***	336	7	-59	285
Aquatic Paradise Maintenance Reserve ***	936	20	0	957
Sovereign Waters Maintenance Reserve ***	118	3	0	121
SMBI Capital Reserve	3,317	0	-594	2,723
	13,545	895	-2,619	11,820
Cleansing Reserve:				
RedWaste Reserve	2,497	582	-209	2,870
	2,497	582	-209	2,870
Constrained Works Reserve:				
Tree Planting Reserve	50	46	-23	73
Parks Reserve	254	2,461	-535	2,179
SP1 Wellington Pt Rd Infra Reserve	463	0	0	463
Redland Bay Sth Rd Infra Reserve	443	205	0	647
East Thornlands Road Infra Reserve	674	0	0	674
Contributions to Car Parking Reserve	340	0	0	340
Contributions to Street Lighting Reserve *	13	0	-13	0
Quarry Reserve *	358	0	-358	0
Contrib to R/Wks Infrastructure Reserve **	2,030	-2,030	0	0
Community Facility Infrastructure Reserve	148	233	0	381
Retail Water Renewal & Purchase Reserve	4,385	2,352	-1,040	5,698
Sewerage Renewal & Purchase Reserve	5,641	3,330	-1,852	7,118
Constrained Works Res-Cap Grants & Contribs	3,743	0	-1,089	2,654
Transport Trunk Infrastructure Reserve	1,316	5,251	-914	5,653
Cycling Trunk Infrastructure Reserve	407	669	-468	609
Stormwater Infrastructure Reserve	1,072	776	0	1,848
Constrained Works Res-Opr Grants & Contribs	4,005	0	-704	3,301
	25,341	13,293	-6,996	31,638
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	7,036	0	-50	6,986
Environment Charge Maintenance Reserve	1,254	4,300	-3,512	2,042
Landfill Remediation Charge Reserve *	5,738	0	-5,738	0
	14,027	4,300	-9,300	9,028
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	0	54	-46	7
SMBI Translink Reserve	0	923	-690	233
	0	977	-736	240
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	0	0	0	0
Aquatic paradise Canal Reserve	559	611	-7	1,163
Sovereign Waters Lake Reserve	386	54	-55	385
Raby Bay Tidal Works Non CTS Reserve ***	2,882	2,019	-531	4,370
Raby Bay Tidal Works CTS Reserve ***	246	172	-40	379
Raby Bay Marina Reserve ***	210	127	-34	303
Aquatic Paradise Marina Reserve ***	64	35	0	99
	4,347	3,018	-666	6,699
TOTALS	59,757	23,065	-20,526	62,296

* These reserves have been closed during the 2013-14 financial year.

** This reserve has been closed during 2013-14 and funds transferred into the Transport Trunk Infrastructure Reserve.

*** These reserves will be amalgamated into the 3 existing canal & lake reserves during the 2013-14 financial year.

8. OVERDUE RATES DEBTORS

Comparison May 2013 to May 2014

In comparison to May 2013 the overdue rates debt is marginally higher, with the majority of the increase on the Southern Moreton Bay Islands.

With respect to payments received, the value of payments received in May 2014 is 3% less than in the same period for 2013

Mth/Yr	AustPost		Bpay		IVR		Direct Debit		Receipt		Internet		Total	
	Count of Transactions	Sum of Transactions	Count of Transactions	Sum of Transactions	Count of Transactions	Sum of Transactions	Count of Transactions	Sum of Transactions	Count of Transactions	Sum of Transactions	Count of Transactions	Sum of Transactions	Count of Transactions	Sum of Transactions
May-13	5,104	\$3,013,038	30,213	\$17,026,279	6,500	\$4,907,381	2,531	\$758,398	5,110	\$4,476,898	3,418	\$2,649,150	52,876	\$32,831,143
May-14	4,223	\$2,436,552	29,025	\$16,548,681	5,519	\$4,208,028	4,018	\$1,144,161	4,726	\$4,878,183	3,204	\$2,502,233	50,715	\$31,717,838
Variance	-881	-\$576,485	-1,188	-\$477,598	-981	-\$699,353	1,487	\$385,763	-384	\$401,285	-214	-\$146,917	-2,161	-\$1,113,305
% Variance	-17%	-19%	-4%	-3%	-15%	-14%	59%	51%	-8%	9%	-6%	-6%	-4%	-3%

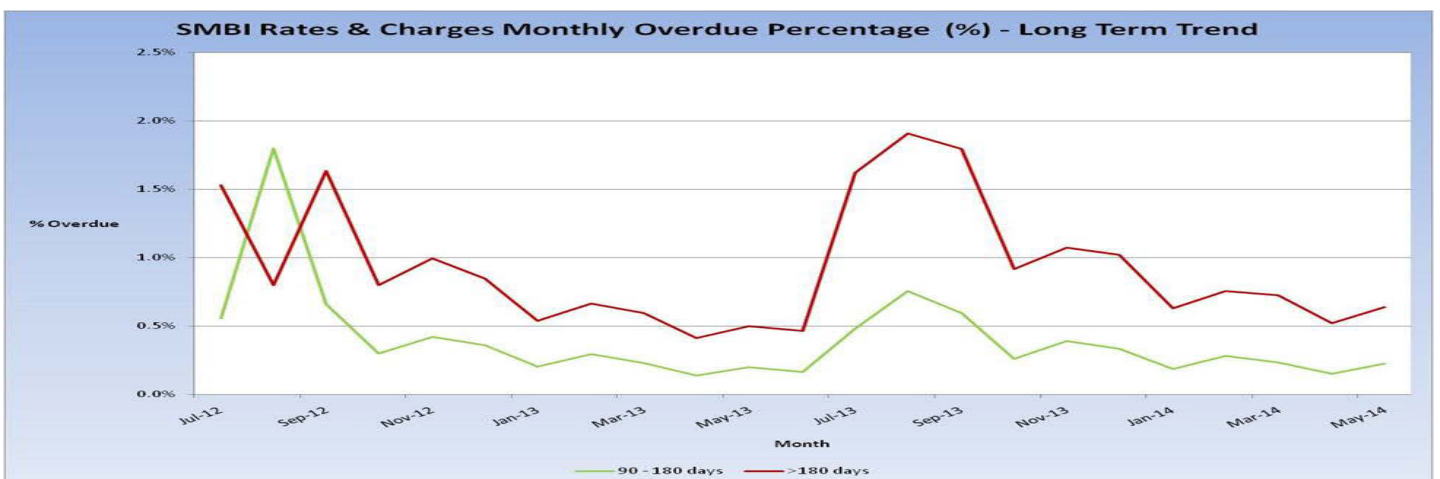
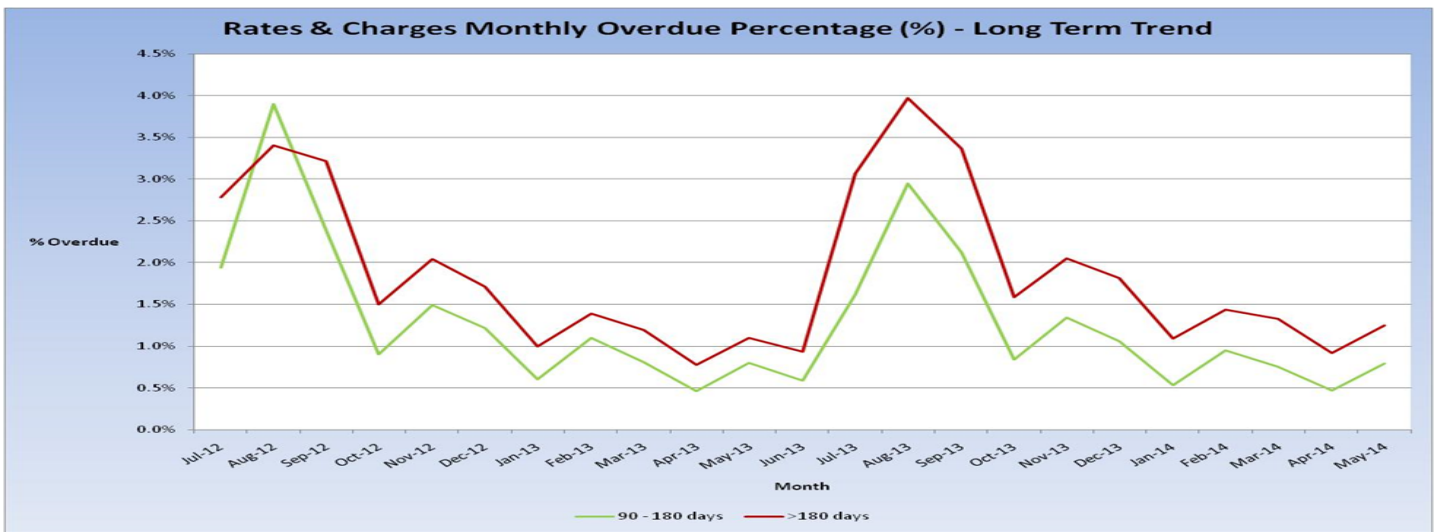
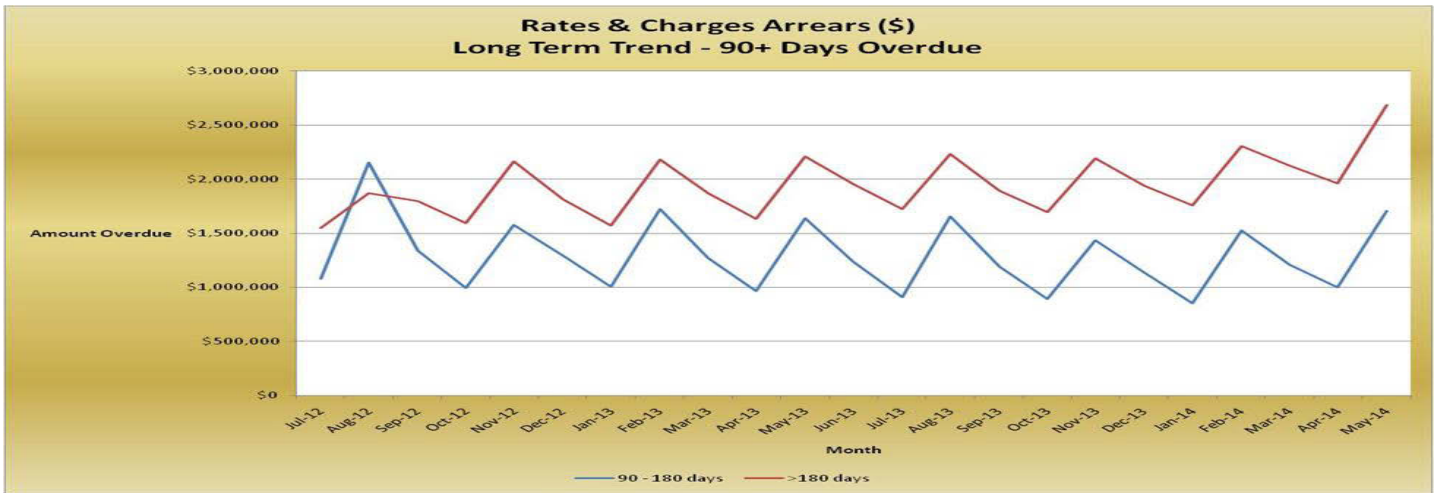
Payment Channel	Count of Transactions	Sum of Transactions	% Count of Transactions	% Sum of Transactions
AustPost	4,223	\$2,436,552	8%	8%
Bpay	29,025	\$16,548,681	57%	52%
IVR	5,519	\$4,208,028	11%	13%
Direct Debit	4,018	\$1,144,161	8%	4%
Receipt	4,726	\$4,878,183	9%	15%
Internet	3,204	\$2,502,233	6%	8%
Total	50,715	\$31,717,838	100%	100%

Overall Trend April 2014 to May 2014

The April rate notice fell due for payment on 6 May, which has resulted in an increase in the overdue percentage up from 2.5% to 4.3%. Overdue rates and charges greater than 180 days continue to be greater on SMBI than the Mainland.

Comparison May 2013 to May 2014													
Total							Mainland						
Days Overdue	May-13	% Overdue	May-14	% Overdue	\$ Variance	% Increase	Days Overdue	May-13	% Overdue	May-14	% Overdue	\$ Variance	% Increase
<90	\$4,440,582	2.12%	\$4,765,087	2.22%	\$324,505	0.10%	<90	\$3,422,774	1.63%	\$3,657,397	1.70%	\$234,623	0.07%
90 - 180 days	\$1,636,156	0.78%	\$1,708,470	0.80%	\$72,314	0.02%	90 - 180 days	\$1,160,612	0.55%	\$1,177,419	0.55%	\$16,807	-0.01%
>180 days	\$2,211,353	1.06%	\$2,683,376	1.25%	\$472,023	0.19%	>180 days	\$1,094,110	0.52%	\$1,260,790	0.59%	\$166,680	0.07%
Total	\$8,288,091	3.96%	\$9,156,932	4.27%	\$868,841	0.31%	Total	\$5,677,496	2.71%	\$6,095,606	2.84%	\$418,110	0.13%
Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	May-13	% Overdue	May-14	% Overdue	\$ Variance	% Increase	Days Overdue	May-13	% Overdue	May-14	% Overdue	\$ Variance	% Increase
<90	\$132,589	0.06%	\$159,411	0.07%	\$26,822	0.01%	<90	\$885,218	0.42%	\$948,279	0.44%	\$63,061	0.02%
90 - 180 days	\$50,071	0.02%	\$45,042	0.02%	-\$5,029	0.00%	90 - 180 days	\$425,474	0.20%	\$486,009	0.23%	\$60,535	0.02%
>180 days	\$60,387	0.03%	\$49,730	0.02%	-\$10,657	-0.01%	>180 days	\$1,056,855	0.50%	\$1,372,855	0.64%	\$316,000	0.14%
Total	\$243,047	0.12%	\$254,183	0.12%	\$11,135	0.00%	Total	\$2,367,547	1.13%	\$2,807,144	1.31%	\$439,597	0.18%
Trend - April 2014 to May 2014													
Total							Mainland						
Days Overdue	Apr-14	% Overdue	May-14	% Overdue	\$ Variance	% Increase	Days Overdue	Apr-14	% Overdue	May-14	% Overdue	\$ Variance	% Increase
<90	\$2,324,316	1.08%	\$4,765,087	2.22%	\$2,440,771	1.14%	<90	\$1,657,697	0.77%	\$3,657,397	1.70%	\$1,999,700	0.93%
90 - 180 days	\$1,001,720	0.47%	\$1,708,470	0.80%	\$706,750	0.33%	90 - 180 days	\$655,361	0.31%	\$1,177,419	0.55%	\$522,058	0.24%
>180 days	\$1,961,962	0.91%	\$2,683,376	1.25%	\$721,413	0.34%	>180 days	\$810,264	0.38%	\$1,260,790	0.59%	\$450,526	0.21%
Total	\$5,287,998	2.46%	\$9,156,932	4.27%	\$3,868,934	1.80%	Total	\$3,123,322	1.46%	\$6,095,606	2.84%	\$2,972,284	1.38%
Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Apr-14	% Overdue	May-14	% Overdue	\$ Variance	% Increase	Days Overdue	Apr-14	% Overdue	May-14	% Overdue	\$ Variance	% Increase
<90	\$64,643	0.03%	\$159,411	0.07%	\$94,768	0.04%	<90	\$601,976	0.28%	\$948,279	0.44%	\$346,304	0.16%
90 - 180 days	\$22,074	0.01%	\$45,042	0.02%	\$22,968	0.01%	90 - 180 days	\$324,285	0.15%	\$486,009	0.23%	\$161,724	0.08%
>180 days	\$31,308	0.01%	\$49,730	0.02%	\$18,422	0.01%	>180 days	\$1,120,390	0.52%	\$1,372,855	0.64%	\$252,465	0.12%
Total	\$118,025	0.06%	\$254,183	0.12%	\$136,158	0.06%	Total	\$2,046,651	0.95%	\$2,807,144	1.31%	\$760,492	0.35%





9. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME For the period ending 31 May 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Recurrent Revenue					
Rates Charges	77,623	77,623	77,623	77,684	61
Levies & Charges	119,189	121,592	112,301	110,485	(1,816)
<i>Less: Pensioner Remissions</i>	(2,670)	(2,670)	(2,670)	(2,676)	(6)
Fees & Charges	9,775	10,344	9,531	9,831	300
Operating Grants & Subsidies	10,016	10,530	9,335	6,824	(2,510)
Operating Contributions and Donations	0	1,139	1,139	371	(769)
Interest External	4,104	4,042	3,731	3,476	(255)
Other Revenue	3,681	5,170	4,761	5,241	480
Total Recurrent Revenue	221,718	227,770	215,751	211,236	(4,515)
Capital revenue					
Grants, Subsidies and Contributions	9,157	15,016	13,530	17,020	3,490
Non-cash Contributions	3,154	3,154	141	721	580
Increase/(Decrease) in Investment Property	0	0	0	0	0
Total Capital Revenue	12,311	18,170	13,671	17,741	4,070
TOTAL REVENUE	234,029	245,940	229,422	228,977	(445)
Recurrent Expenses					
Employee Costs	74,422	74,988	68,241	67,230	(1,010)
Goods & Services	96,076	102,381	89,837	88,512	(1,325)
Finance Costs	4,109	4,164	3,822	3,870	48
Depreciation and Amortisation	46,794	48,498	44,525	45,470	945
Total Recurrent Expenses	221,401	230,031	206,425	205,082	(1,342)
Capital Expenses					
(Gain)/Loss on Disposal of Non-current Assets	(1,120)	(1,917)	(1,960)	1,337	3,297
Total Capital Expenses	(1,120)	(1,917)	(1,960)	1,337	3,297
TOTAL EXPENSES	220,281	228,114	204,465	206,419	1,955
NET RESULT	13,748	17,826	24,957	22,558	(2,400)
Other Comprehensive Income/(Loss)					
Increase/(decrease) in asset revaluation surplus	0	81	81	113	32
TOTAL COMPREHENSIVE INCOME	13,748	17,907	25,038	22,671	(2,368)

10. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 May 2014

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Revenue					
Rates Charges	77,623	77,623	77,623	77,684	61
Utility Charges	119,189	121,592	112,301	110,485	(1,816)
<i>Less: Pensioner Remissions</i>	(2,670)	(2,670)	(2,670)	(2,676)	(6)
Fees & Charges	9,775	10,344	9,531	9,831	300
Operating Grants & Subsidies	10,016	10,530	9,335	6,824	(2,510)
Operating Contributions and Donations	0	1,139	1,139	371	(769)
Interest External	4,104	4,042	3,731	3,476	(255)
Other Revenue	3,681	5,170	4,761	5,242	481
Total Revenue	221,718	227,770	215,751	211,236	(4,515)
Expenses					
Employee Costs	74,422	74,988	68,241	67,230	(1,011)
Goods & Services	96,879	101,828	89,205	88,044	(1,161)
Finance Costs Other	311	316	290	329	38
Other Expenditure	293	1,649	1,631	1,346	(285)
Net Internal Costs	(1,096)	(1,096)	(999)	(878)	121
Total Expenses	170,809	177,686	158,368	156,070	(2,298)
Earnings Before Interest, Tax and Depreciation (EBITD)	50,909	50,084	57,383	55,166	(2,217)
Interest Expense	3,798	3,848	3,531	3,541	10
Depreciation	46,794	48,498	44,525	45,470	945
Operating Surplus/(Deficit)	317	(2,261)	9,327	6,155	(3,172)
Transfers to Constrained Operating Reserves	(13,639)	(10,105)	(8,755)	(9,790)	(1,035)
Transfer from Constrained Operating Reserves	11,128	18,991	15,167	14,121	(1,047)

11. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 May 2014

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Sources of Capital Funding					
Capital Contributions & Donations	4,896	9,990	10,064	13,305	3,241
Capital Grants & Subsidies	4,261	5,026	3,467	3,716	249
Proceeds on Disposal of Non-Current Assets	1,424	2,221	2,237	2,508	271
Capital Transfers (To) From Reserves	3,975	1,291	(1,237)	(6,870)	(5,633)
Non-cash Contributions	3,154	3,154	141	721	580
New Loans	10,581	0	0	0	0
Funding from General Revenue	35,897	46,425	44,218	33,229	(10,989)
Total Sources of Capital Funding	64,188	68,107	58,890	46,609	(12,281)
Applications of Capital Funds					
Contributed Assets	3,154	3,154	2,891	721	(2,170)
Capitalised Goods & Services	48,623	55,069	47,000	38,245	(8,755)
Capitalised Employee Costs	8,294	5,766	5,224	3,880	(1,344)
Loan Redemption	4,118	4,118	3,775	3,763	(12)
Total Applications of Capital Funds	64,188	68,107	58,890	46,609	(12,281)
Other Budgeted Items					
WDV of Assets Disposed	(304)	(304)	(278)	(3,845)	(3,567)
Tax and Dividends	0	0	0	0	(0)
Internal Capital Structure Financing	0	0	0	0	0

12. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION

As at 31 May 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Actual Balance \$000
CURRENT ASSETS			
Cash & Investments	80,139	76,150	108,672
Accounts Receivable	14,832	20,932	22,910
Inventories	991	943	901
Prepaid Expenses	1,035	1,280	1,748
Assets - Held for Sale	29	467	(0)
Total Current Assets	97,027	99,772	134,231
NON-CURRENT ASSETS			
Property, Plant and Equipment	1,820,678	2,008,365	1,987,269
Accounts Receivable	9	0	0
Financial Assets	0	73	73
Total Non-Current Assets	1,820,687	2,008,438	1,987,342
TOTAL ASSETS	1,917,714	2,108,210	2,121,573
CURRENT LIABILITIES			
Accounts Payable	24,209	13,637	11,345
Current Employee Provisions	6,510	6,410	5,445
Current Loans	5,979	4,124	4,124
Current Landfill Rehabilitation Provisions	435	1,143	1,629
Other Liabilities	1,474	2,901	13,602
Total Current Liabilities	38,608	28,214	36,145
NON-CURRENT LIABILITIES			
Non-Current Loans	65,284	54,860	55,215
Non-Current Employee Provisions	9,754	10,722	11,035
Non-Current Landfill Rehabilitation Provisions	28,558	34,655	34,655
Non-Current Trade & Other Payables	1,027	693	693
Total Non-Current Liabilities	104,623	100,930	101,598
TOTAL LIABILITIES	143,231	129,144	137,743
NET ASSETS	1,774,483	1,979,066	1,983,830
COMMUNITY EQUITY			
Retained Earnings	1,728,791	1,929,485	1,921,534
Cash Reserves	45,692	49,580	62,296
TOTAL COMMUNITY EQUITY	1,774,483	1,979,066	1,983,830

13. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS			
For the period ending 31 May 2014			
	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES			
Rates Charges & Utility Charges	194,141	196,545	189,237
Other Operating Cash Flow	18,374	22,177	22,869
Receipts from Customers	212,516	218,722	212,106
Employee costs	(72,412)	(72,859)	(66,672)
Materials & services	(100,287)	(104,365)	(92,899)
Other expenses	(604)	(1,965)	(1,675)
Payments to Suppliers & Employees	(173,303)	(179,190)	(161,246)
Interest Received	4,104	4,042	3,476
Borrowing Costs	(3,798)	(3,848)	(3,833)
Net Cash Inflow from Operating Activities	39,519	39,725	50,503
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments - Property, Plant & Equipment	(56,916)	(60,835)	(42,125)
Proceeds - Capital Subsidies, Grants & Contributions	9,157	16,562	19,316
Proceeds - Sales of Property, Plant & Equipment	1,424	2,221	2,508
Net Cash Outflow from Investing Activities	(46,336)	(42,052)	(20,301)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds of Borrowings	10,581	0	0
Repayment of borrowings	(4,118)	(4,118)	(4,125)
Net Cash Outflow from Financing Activities	6,463	(4,118)	(4,125)
Net Increase / (Decrease) in Cash Held	(353)	(6,445)	26,077
Cash at Beginning of Year	80,492	82,595	82,595
Cash at End of Financial Period	80,139	76,150	108,672

14. GLOSSARY

Definition of Ratios

Level of Dependence on General Rate Revenue: Target less than 37.5%	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Current Ratio: Target between 1.1 and 4.1	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Debt Servicing Ratio: Target less than or equal to 10%	$\frac{\text{Interest Expense + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Cash Balance - \$M:	Cash Held at Period End
Cash Capacity in Months: Target 3 to 4 Months	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
Debt to Asset Ratio: Target less than or equal to 10%	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
Operating Performance: Target greater than or equal to 20%	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
Operating Surplus Ratio*: Target between 0% and 10% (on average over the long-term)	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
Net Financial Liabilities*: Target less than 60% (on average over the long-term)	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
Interest Cover Ratio: Target between 0% and 5%	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$
Asset Sustainability Ratio*: Target greater than 90% (on average over the long-term)	$\frac{\text{Capital Expenditure on Replacement of Assets (Renewals)}}{\text{Depreciation Expenditure}}$
Asset Consumption Ratio: Target between 40% and 80%	$\frac{\text{WDV of Infrastructure Assets}}{\text{Gross Current Replacement Cost of Infrastructure Assets}}$

*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.

**11.2.2 REVIEW OF CONCEALED LEAKS POLICY - CORPORATE POLICY
POL-2592**

Dataworks Filename: WS Water Charge Remissions for Concealed Leaks

Attachment: [POL-2592 Concealed Leaks Policy](#)

Authorising Officer:



Bill Lyon
Chief Executive Officer

Responsible Officer: Deborah Corbett-Hall
Acting Chief Financial Officer

Author: Noela Barton
Service Manager Revenue and Collections
Management

PURPOSE

This report presents to Council a review of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks* and requests Council adopt the recommended changes to the policy.

BACKGROUND

28 Nov 2012 – Effective date of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*.

ISSUES

The policy is not due for review until 30 November 2015, however the policy has been reviewed for three reasons:

1. The current *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks* does not comply with the *Water and Sewerage Services Code for Small Customers in South East Queensland* (the Code). The Code specifies the minimum content that a Concealed Leaks Policy must contain.
2. Overdue audit item number 201320 requires the eligibility criteria to be consistent across the relevant policy, guideline and application form for concealed leaks.
3. Customers found the policy confusing to read and understand.

The policy has been reworded to improve readability. The other amendments to the policy are:

1. Policy name change from Water Charge Remission for Concealed Leaks to Concealed Leak Policy to comply with the name of the policy given in the Code.
 2. Change to Head of Power to specify the section in the Code that requires Council as a water service provider to have a Concealed Leaks Policy.
-

3. Inclusion of definitions for a small customer and a small business customer.

Under the current *POL-2592 Water Charge Remission for Concealed Leaks* policy any business or industrial customer is entitled to apply for a remission for a concealed leak as there is no qualification around eligibility. This is in contrast to the four other SE Qld water service providers who only provide a leak remission to those covered by the Code.

A review is currently underway on the Code and in recent discussions with other water service providers and representatives from the Department of Energy & Water it was considered whether the Code should be extended to cover business customers and there was no support in the room to do so. One of the reasons is that business customers are able to claim rates and charges as a taxation deduction.

By qualifying eligibility and restricting access to *POL-2592 Water Charge Remission for Concealed Leaks* to small customers and small business customers it will bring Redland City Council (Council) in line with other water service providers in SE Qld. It does not prevent business and industrial customers from support for concealed water leaks through Council's Corporate Policy *POL-3114 Exceptional Circumstance Waiver Policy*.

4. Updated definition of a concealed leak including exclusions for what is not a concealed leak.
5. Inclusion of information to assist small customers to physically identify concealed leaks to comply with section 9(b) of the Code.
6. Extension of the time period in which a customer may apply for a concealed leak to accommodate for customers who do not become aware they have a concealed leak until the rate notice is sent.
7. Clarification of how the 'average water consumption' is calculated.
8. Transparency for the customer to be told if the average water consumption is calculated by another method.
9. Removal of reference to the General Manager Redland Water & RedWaste.

Guideline GL-2592-001 *Water Charge Remissions for Concealed Leaks* will be made obsolete as it contains the same information as the policy, which makes it redundant.

The Application form for a concealed water leak remission will be updated to reflect the changes in this policy upon adoption.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 9 of the Water and Sewerage Services Code for Small Customers in South East Queensland requires a water service provider to have a concealed leaks policy for small customers.

Risk Management

The policy has been redrafted in consultation with the Water Billing and Metering team who administer *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*, and with reference to the Concealed Leak Policies for Urban Utilities, Unity Water, Gold Coast City Council and Logan City Council.

Financial

It is not anticipated that the changes to the policy presented to Council in this report will increase the amount of concealed leak remissions.

People

A nil impact is expected because the purpose of this report is to present to Council a review of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*

Environmental

A nil impact is expected because the purpose of this report is to present to Council a review of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*

Social

A nil impact is expected because the purpose of this report is to present to Council a review of *Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks*

Alignment with Council's Policy and Plans

8.8.1 Develop a more transparent approach to the provision of rating information to the community.

CONSULTATION

- Water Billing and Metering team
- Acting Chief Financial Officer

OPTIONS

1. That Council resolves to note the review of Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks; and adopts the updated Corporate Policy POL-2592 Concealed Leaks Policy.
2. That Council resolves to not adopt the Officer's Recommendation.

OFFICER'S RECOMMENDATION

Council resolves to:

1. **Note the review of Corporate Policy POL-2592 Water Charge Remission for Concealed Leaks; and**
2. **Adopt the updated Corporate Policy POL-2592 Concealed Leaks Policy.**

Concealed Leaks Policy

[Version Information](#) (*hyperlink to Version Information and bookmark for link back to top*)

Head of Power

Section 9 of the *Water and Sewerage Service Code for Small Customers in South East Queensland* (the Code) requires a water service provider to have a concealed leaks policy for small customers.

Policy Objective

To provide a remission to small customers on the Distribution and Retail water consumption charge where there is a concealed leak that has secreted from the internal water infrastructure located on a metered property.

Definitions

Small customer - is defined under section 1.2.4.2 of the Code as either:

- a) A residential customer; or
- b) A non-residential customer who uses, or would use, if connected, no more than 100 kilolitres of drinking water and/or reticulated recycled water per annum (i.e. a small business customer as defined under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (DR Act))

Small business customer – is defined under the DR Act as

- a) the customer uses or, if connected to the SEQ service provider's water service or wastewater service, would be likely to use no more than 100kL of drinking water a year; or
- b) the customer is of a type of customer that ordinarily uses no more than 100kL of drinking water a year; or
- c) the customer has given the SEQ service provider notice, and the provider is satisfied, that the customer is likely to use no more than 100kL of drinking water a year.

Concealed leak – where a loss of water has occurred that is hidden from view, either underground, under or within concrete, underneath a building, or within a wall cavity where there are no visible signs of dampness or soaking and where the owner or occupant could not be reasonably expected to know of its existence.

Note: It *does not* include water loss from:

- Leaking taps, toilet cisterns or other water appliances.
- Leaks in water tanks or faulty tank float valves that are plumbed to the potable water supply.
- Property sprinklers or other irrigation systems.
- Leaking or plumbing related faults with hot water systems, which includes solar hot water systems.
- Leaks in swimming pools, spas and other water features and fittings.

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Eligible Pensioner – a person in receipt of Council's pensioner rebate as verified by Council's database.

Policy Statement

Council is responsible for the water infrastructure up to the connection point of a customer's property, which includes the water meter and the pipes that connect the water meter to the main water supply.

Property owners are responsible for the installation, repair, maintenance and replacement of all the pipes, fixtures and fittings, including any mains connected water tanks on their property up to the water meter. If a leak is detected it is the property owner's responsibility to fix it as soon as possible to prevent further water loss.

Property owners are encouraged to:

- Develop a habit of regularly reading their water meter so they familiarise themselves with their own water consumption habits, which may help alert them to unexplained increases in water consumption.
- Turning off the stop valve that controls the flow of water when they go away on holidays and the house is not occupied.
- Checking for suspected concealed water leaks by doing an overnight reading test on the water meter — before going to bed turn off all water appliances and then read the water meter. Read the water meter again first thing in the morning, taking into consideration any water used during the night, if the reading has increased more than expected contact a licensed plumber to inspect for a concealed leak.
- Where a leak is detected having the leak repaired as soon as possible.

Council is committed to:

- 1) Provide a remission on the Distribution and Retail water consumption charge for a concealed water leak.
- 2) Not provide a remission on the State Bulk water consumption charge.
- 3) The owner of the property must not have received a financial adjustment on that property due to a concealed water leak during their ownership within the last three (3) years.
- 4) The maximum period for which the remission is calculated is two (2) reading periods (generally 180 days).
- 5) Application for the remission must be made within four (4) months of the leak repair to qualify for the remission.
- 6) The repair must have been carried out by a licensed plumber or verified by a report from a licensed plumber that the leak was repaired within required plumbing standards.
- 7) The property owner, or their authorised nominee, must complete a *Concealed Water Leak* application form and attach the following information for the application to be assessed:

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Department: Office of CEO
Group: Financial Services
Approved by: General Meeting
Date of Approval:

Effective date:
Version: 3
Review date:
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- i) An invoice or report from a licensed plumber with confirmation the leak was concealed and has been repaired.
 - ii) Two (2) water meter readings two (2) weeks apart showing that water consumption for the property has returned to normal. This may be used for calculation purposes.
- 8) An 80% remission will be applied on the Distribution and Retail water consumption charge of the estimated water loss, excluding eligible pensioners who will receive a 100% remission on the Distribution and Retail water consumption charge of the estimated water loss.
- 9) The remission will be calculated on the difference between the customer's average water consumption for the nominated period and actual water consumption.
- 10) In order to determine the remission amount the average water consumption will be calculated using the two water meter readings provided with the concealed leak application. However, Council reserves the right to use another method appropriate to decide the customer's likely average water usage. Where another method is used to calculate the average water consumption the customer will be advised of the method used.
- 11) The remission will be applied as an adjustment to the customer's property account.
- 12) Circumstances outside of this policy will be considered on a case by case basis and dealt with under Corporate Policy POL-3114 Exceptional Circumstance Waiver Policy.

Version Information (bookmark)

Version number	Date	Key Changes
3	June 2014	<p>The primary change to the policy is it has been reworded to improve readability. Amendments to the policy are:</p> <ol style="list-style-type: none">1) Name change to the Policy to comply with the policy name given in the Code.2) Change to Head of Power.3) Inclusion of definitions for a small customer and a small business customer.4) Updated definition of a concealed leak including exclusions.5) To comply with the section 9(b) of the Code, inclusion of information to assist small customers to physically identify concealed leaks.6) Extension of the time period in which a customer may apply for a concealed leak.7) Clarification of how the average water consumption is calculated.8) Transparency for the customer to be told if the average water consumption is calculated by another method.9) Removal of reference to the General Manager Redland Water & RedWaste.

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Department: Office of CEO
Group: Financial Services
Approved by: General Meeting
Date of Approval:

Effective date:
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11.3 PORTFOLIO 7 (CR JULIE TALTY)**PLANNING & DEVELOPMENT****11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1,2 & 3 DEVELOPMENT APPLICATIONS**

Datworks Filename: Reports to Council - Portfolio 7 Planning and Development

Attachment: [Decisions Made Under Delegated Authority 18/05 2014 to 07/06/2014](#)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer Services

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

Author: **Debra Weeks**
Group 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 Development and Community Standards Committee for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 18.05.2014 to 24.05.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
ROL005742	Rearranging Boundaries - 2 into 2	Category1	Peter CharlesCrane	49 Main Road, Wellington Point QLD 4160	Code Assessment	22/05/2014	Development Permit	1
BWP002343	Design & Siting - Outbuilding	Category1	Bartley Burns Certifiers & Planners	10 Mainroyal Court, Cleveland QLD 4163	Concurrence Agency Response	20/05/2014	Approved	2
ROL005757	Standard Format - 1 into 2 lots	Category1	Javica Pty Ltd	19 Riley Peter Place, Cleveland QLD 4163	Code Assessment	20/05/2014	Development Permit	3
BWP002313	Design & Siting - Domestic Outbuilding	Category1	Ronald BruceHobbs	5 Willett Court, Thornlands QLD 4164	Code Assessment	21/05/2014	Development Permit	3
BWP002321	Design & Siting - Patio	Category1	Brisbane Building Approval Centre	10 Lyndhurst Place, Thornlands QLD 4164	Concurrence Agency Response	21/05/2014	Approved	3
BWP002322	Design & Siting - Dwelling House	Category1	Apex Certification & Consulting	44 Waterville Drive, Thornlands QLD 4164	Concurrence Agency Response	21/05/2014	Approved	3
BWP002209	Building Over/near relevant infrastructure - Dwelling House	Category1	Queensland One Homes (Qld) Pty Ltd	2 Pinevale Court, Victoria Point QLD 4165	Concurrence Agency Response	20/05/2014	Approved	5
BWP002331	Design & Siting - Dwelling	Category1	Queensland One Homes (Qld) Pty Ltd	88 Brookvale Drive, Victoria Point QLD 4165	Concurrence Agency Response	23/05/2014	Approved	5
BWP002346	Design & Siting - Dwelling	Category1	Coral Homes (Qld) Pty Ltd	12 Camlet Place, Mount Cotton QLD 4165	Concurrence Agency Response	22/05/2014	Approved	6

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP002318	Design & Siting - Additions to existing house	Category1	The Certifier Pty Ltd	13 Devonshire Drive, Alexandra Hills QLD 4161	Concurrence Agency Response	20/05/2014	Approved	7
BWP002349	Design & Siting, Additions	Category1	The Certifier Pty Ltd	265 Redland Bay Road, Capalaba QLD 4157	Concurrence Agency Response	21/05/2014	Approved	7
ROL005740	Standard Format: 1 into 3 Lots	Category1	Kim DianMcwaters	8-10 Helen Street, Thorneside QLD 4158	Code Assessment	20/05/2014	Development Permit	10
BWP002292	Design & Siting - Dwelling House	Category1	The Certifier Pty Ltd	3 Mamala Street, Birkdale QLD 4159	Concurrence Agency Response	21/05/2014	Approved	10
MCU013252	Dwelling House - ADA	Category1	Apex Certification & Consulting	7 Seaside Close, Thorneside QLD 4158	Code Assessment	20/05/2014	Development Permit	10
Category 2								
OPW001646	Operational works - ROL 2 into 5 (SmartEDA)	Category2	Wassenburg Consulting	66-68 Sturgeon Street, Ormiston QLD 4160	Code Assessment	22/05/2014	Development Permit	1
MCU013139	Multiple Dwellings - x 4	Category2	C & V Anderson Family Trust	76-78 Queen Street, Cleveland QLD 4163	Code Assessment	22/05/2014	Permissible Change - Development Permit	2
OPW001648	Landscaping Works - Multiple Dwelling x 25 (Smarteda)	Category2	Horizon Property Holdings Pty Ltd	175 Allenby Road, Wellington Point QLD 4160	Code Assessment	21/05/2014	Compliance Certificate	8
MCU013213	Retail Warehouse	Category2	Bartley Burns Certifiers & Planners	194-200 Old Cleveland Road, Capalaba QLD 4157	Code Assessment	22/05/2014	Development Permit	9
Category 3								

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013077	Outdoor Recreation Facility	Category3	Redland City Council City Spaces	Victoria Point State High School, 93-131 Benfer Road, Victoria Point QLD 4165	Impact Assessment	20/05/2014	Permissible Change - Development Permit	4

Decisions Made Under Delegated Authority 25.05.2014 to 31.05.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002338	Building over/near relevant infrastructure - Additions, Gazebo, and Garage.	Category1	The Certifier Pty Ltd	4 Kane Court, Wellington Point QLD 4160	Concurrence Agency Response	29/05/2014	Approved	1
ROL005761	Standard Format 1 into 2	Category1	Hugo RobertBruin Lynette KayBruin	135 Fitzroy Street, Cleveland QLD 4163	Code Assessment	26/05/2014	Development Permit	2
BWP002337	Design and Siting - Addition to existing house (Rumpus)	Category1	The Certifier Pty Ltd	6 Kinsail Court, Cleveland QLD 4163	Concurrence Agency Response	28/05/2014	Approved	2
BWP002340	Design & Siting - Roofed Patio & Deck	Category1	All Star Energy	12 Beaufort Court, Cleveland QLD 4163	Concurrence Agency Response	29/05/2014	Approved	2
ROL005755	1 into 2 Standard Format	Category1	Javica Pty Ltd	38 Riley Peter Place, Cleveland QLD 4163	Code Assessment	26/05/2014	Development Permit	3
ROL005756	1 into 2 Standard Format	Category1	Javica Pty Ltd	40 Riley Peter Place, Cleveland QLD 4163	Code Assessment	26/05/2014	Development Permit	3
BWP001912	Design & Siting - Dwelling House	Category1	Antech Constructions Pty Ltd	9 Wilson Esplanade, Victoria Point QLD 4165	Concurrence Agency Response	30/05/2014	Negotiated Decision - Approved	4
BWP002319	Design & Siting - Gazebo	Category1	Wayne BrucePeters	22 Wattle Street, Victoria Point QLD 4165	Concurrence Agency Response	29/05/2014	Approved	4
BWP002344	Design & Siting - Deck and Carport	Category1	All Star Energy	1 Anita Street, Redland Bay QLD 4165	Concurrence Agency Response	29/05/2014	Approved	4

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP002339	Dwelling House	Category1	Applied Building Approvals	12 Tulip Street, Russell Island QLD 4184	Concurrence Agency Response	28/05/2014	Approved	5
BWP002342	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	72 Lancaster Circuit, Redland Bay QLD 4165	Concurrence Agency Response	28/05/2014	Approved	5
ROL005754	Boundary realignment - 3 into 3 lots	Category1	Sheldon College	Sheldon College, 43-77 Taylor Road, Sheldon QLD 4157	Code Assessment	27/05/2014	Development Permit	6
BWP002334	Design & Siting - Dwelling	Category1	Bartley Burns Certifiers & Planners	19 Bottletree Crescent, Mount Cotton QLD 4165	Concurrence Agency Response	28/05/2014	Approved	6
BWP002359	Domestic dwelling	Category1	Professional Certification Group	10 Alepine Place, Mount Cotton QLD 4165	Concurrence Agency Response	29/05/2014	Approved	6
BWP002329	Design & Siting - Domestic Additions	Category1	Keil Andrew WilliamChadwick	2 Kew Court, Alexandra Hills QLD 4161	Concurrence Agency Response	28/05/2014	Approved	7
BWP002328	Build Over/Near Relevant Infrastructure - Patio	Category1	Professional Certification Group	20 Lemongrove Road, Birkdale QLD 4159	Concurrence Agency Response	28/05/2014	Approved	8
BWP002348	Design & Siting - Dwelling	Category1	Building Code Approval Group Pty Ltd	4 Radunz Place, Birkdale QLD 4159	Concurrence Agency Response	30/05/2014	Approved	8
BWP002336	Design and Siting - Carport	Category1	The Certifier Pty Ltd	5 Marjorie Street, Thorneside QLD 4158	Concurrence Agency Response	28/05/2014	Approved	10

Category 2

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MC012017	Dwelling House	Category2	Felco Pty Ltd	234-236 Shore Street North, Cleveland QLD 4163	Code Assessment	29/05/2014	Extension to Relevant Period - Approved	2
MC012018	Dwelling House	Category2	Colin RichardMellish	232 Shore Street North, Cleveland QLD 4163	Code Assessment	30/05/2014	Extension to Relevant Period - Approved	2
OPW001653	Operational Works - ROL 1 into 2	Category2	Hendriks House Consulting Engineers Pty Ltd	87 Channel Street, Cleveland QLD 4163	Code Assessment	30/05/2014	Development Permit	2
MC011933	Multiple Dwelling x 6	Category2	Philip Impey Architect	24 Boat Street, Victoria Point QLD 4165	Code Assessment	29/05/2014	Permissable Change - Development Permit	4
OPW001593.1A	Operational Works - 1 into 35 Waterline Stage 1A	Category2	Sheehy & Partners Pty Ltd	310A-310B Redland Bay Road, Thornlands QLD 4164	Code Assessment	30/05/2014	Development Permit	4
OPW001614	Operational Work - Excavation and Fill (Smart eDA)	Category2	Consult Planning	51 Cambridge Drive, Alexandra Hills QLD 4161	Code Assessment	30/05/2014	Development Permit	7
OPW001566	Operational Works - Aged Person and Special Needs Housing (Smart eDA)	Category2	HCE Engineers	168 Mount Cotton Road, Capalaba QLD 4157	Compliance Assessment	27/05/2014	Approved	9

Decisions Made under Delegated Authority 01.06.14 to 07.06.14

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002325	Design & Siting - Dwelling House	Category1	The Certifier Pty Ltd	4 Janelle Court, Wellington Point QLD 4160	Concurrence Agency Response	06/06/2014	Approved	1
BWP002353	Design & Siting - Dwelling	Category1	Lindon Homes Pty Ltd	25 Counihan Street, Ormiston QLD 4160	Concurrence Agency Response	04/06/2014	Approved	1
ROL005744	CTS - Standard Format Reconfiguration - 1 into 2	Category1	DuncanMacqueen	7-9 Princess Street, Cleveland QLD 4163	Code Assessment	04/06/2014	Development Permit	2
ROL005765	Standard Format: 1 into 3 Lots	Category1	Anna Danicic And Nadia Bugno As PR Phillip CharlesBugeja	31 Coburg Street East, Cleveland QLD 4163	Code Assessment	05/06/2014	Development Permit	2
ROL005767	Standard Format: 1 into 2 Lots	Category1	Sutgold Pty Ltd	110 Princess Street, Cleveland QLD 4163	Code Assessment	04/06/2014	Development Permit	2
BWP002355	Design and Siting - Combined building over sewer	Category1	Henley Properties (Qld) Pty Ltd	12 Nadine Crescent, Thornlands QLD 4164	Concurrence Agency Response	05/06/2014	Approved	3
MCU013207	Home Business	Category1	Jonathon IanHunkin	49-51 Beveridge Road, Thornlands QLD 4164	Code Assessment	04/06/2014	Development Permit	4
ROL005748	Standard Format - 1 into 2	Category1	Philip Impey Architect	12 Lakefield Drive, Victoria Point QLD 4165	Code Assessment	02/06/2014	Development Permit	4
BWP002367	Design and Siting - Carport and shed	Category1	Building Approvals United	24 Hamilton Parade, Macleay Island QLD 4184	Concurrence Agency Response	05/06/2014	Approved	5

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP002360	Design & Siting - Caravan Port	Category1	The Certifier Pty Ltd	13 Intrepid Drive, Victoria Point QLD 4165	Concurrence Agency Response	05/06/2014	Approved	6
MCU013235	Combined Display Dwelling & Estate Sales Office	Category1	Villa World Developments Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	04/06/2014	Development Permit	7
BWP002308	Design & Siting and BOS - Combined new fence and retaining wall	Category1	Fresh Carpentry And Building Pty Ltd	13 Montgomery Drive, Wellington Point QLD 4160	Concurrence Agency Response	05/06/2014	Approved	8
BWP002354	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	13 Radunz Place, Birkdale QLD 4159	Concurrence Agency Response	05/06/2014	Approved	8
OPW001634	Advertising Device	Category1	Woolworths Limited Attention: Rohan Vora	114 Birkdale Road, Birkdale QLD 4159	Code Assessment	03/06/2014	Development Permit	10
BWP002350	Design & Siting - Domestic Outbuilding	Category1	The Certifier Pty Ltd	44 Whitehall Avenue, Birkdale QLD 4159	Concurrence Agency Response	02/06/2014	Approved	10
BWP002351	Design & Siting - Domestic Additions	Category1	Reliable Certification Services	119 Thorneside Road, Thorneside QLD 4158	Concurrence Agency Response	03/06/2014	Approved	10
Category 2								
OPW001575	Operational Works - MCU - Multiple Dwellings x 3 (Smart eDA)	Category2	Structerre Consulting Engineers	17 Channel Street, Cleveland QLD 4163	Compliance Assessment2	05/06/2014	Approved	2
ROL005735	Standard Format 1 into 2 Lots	Category2	HalynaTkacz	4 Baker Court, Point Lookout QLD 4183	Impact Assessment	02/06/2014	Development Permit	2

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
ROL005722	Standard Format - 1 into 33 lots (Stage 7)	Category2	Villa World Developments Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	05/06/2014	Development Permit	7
ROL005723	Standard Format - 1 into 32 lots (Stage 6)	Category2	Villa World Developments Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	05/06/2014	Development Permit	7
ROL005724	Standard Format - 1 into 32 lots (Stage 5)	Category2	Villa World Developments Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	05/06/2014	Development Permit	7
ROL005725	Standard Format - 1 into 37 lots (Stage 4)	Category2	Villa World Developments Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	04/06/2014	Development Permit	7
MCU012841	Telecommunication Facility	Category2	Telstra Corporation Limited	132 Finucane Road, Alexandra Hills QLD 4161	Impact Assessment	04/06/2014	Development Permit	8
MCU013095	Multiple Dwelling x 3	Category2	The Certifier Pty Ltd	64 Lawn Terrace, Capalaba QLD 4157	Code Assessment	03/06/2014	Development Permit	8
OPW001651	Operational Works - MCU- Multiple Dwellings x 18 (SmartEDA)	Category2	Black Watch Suzanne KateHembrow	44-54 Holland Crescent, Capalaba QLD 4157	Compliance Assesement	05/06/2014	Compliance Certificate	9
OPW001655	Landscaping Works - Multiple dwelling x 18	Category2	Suzanne KateHembrow	44-54 Holland Crescent, Capalaba QLD 4157	Compliance Assesement	03/06/2014	Compliance Certificate	9

11.3.2 APPEALS LIST CURRENT AS AT 10 JUNE 2014

Datworks Filename: Reports to Council - Portfolio 7 Planning & Development

Authorising Officer: 

Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Author: Chris Vize
Service Manager Planning 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/qjudgment/>

2. Department of State Development, Infrastructure and Planning (SDIP)

The DSDIP provides a Database of Appeals (<http://services.dip.qld.gov.au/appeals/>) 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 amended plans to all parties. Council and co-respondents are considering the amended plans.
	Hearing Date:	Listed for review 30 July 2014.

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:	Preliminary point application was struck out by the Court and therefore the appeal process will continue. Orders made on 6 June 2014 require appellant to notify plans and other information that will be relied upon in the appeal by 20 June 2014.
	Hearing Date:	Listed for review 30 July 2014.

3.	File Number:	Appeal 4521 of 2013 (MCU012995)
	Applicant:	D Polzi and ML Polzi
	Application Details:	Material Change of Use for a Landscape Supply Depot
	Appeal Details:	Submitter appeal against development permit approval.
	Current Status:	Mediation held 10 April 2014. A confidential report was presented to the 21 May 2014 General Meeting that outlines options for resolving the appeal. Negotiations with the parties are continuing.

4.	File Number:	Appeal 4564 of 2013 (ROL005669)
Applicant:		Ausbuild Projects Pty Ltd
Application Details:		Reconfiguration of Lots (6 into 259) and Material Change of Use (Dwelling Houses)
Appeal Details:		Applicant appeal against refusal.
Current Status:		Adjourned for two months. Amended review date set for 4 July 2014.

5.	File Number:	Appeal 1760 of 2014 (ROL005698)
Applicant:		Ausbuild Pty Ltd
Application Details:		Reconfiguration of Lots (8 lots) and Material Change of Use (Dwelling Houses)
Appeal Details:		Applicant appeal against refusal.
Current Status:		Notice of appeal filed 13 May 2014.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.3.3 MINOR AMENDMENT PACKAGE- 01 2014

Datworks Filename: Reports to Council - Portfolio 7 Planning and Development

Attachment: [Minor Amendment Package 01 - 2014](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Author:

Dean Butcher
Strategic Planner – City Planning & Assessment

PURPOSE

The purpose of this report is to seek Council's approval to:

1. Adopt the recommendations contained in Attachment 1: **Minor Amendment Package 01/2014**; as minor amendments to the Redlands Planning Scheme in accordance with the *Sustainable Planning Act 2009* and *Statutory Guideline 01/14: Making and Amending Local Planning Instruments*.
2. Set a commencement date for the Minor Amendment Package to become effective on 4 July 2014.
3. Amend Council's Fees and Charges schedule to accommodate the minor amendments to the Redlands Planning Scheme.

BACKGROUND

The Redlands Planning Scheme (RPS) commenced and took effect from 30 March 2006. Since the last minor amendment (Minor Amendment Package 01/2013) took effect on 28 October 2013 as RPS Version 6, a number of matters have been identified as an amendment priority to improve the effectiveness of the RPS as a planning instrument.

ISSUES

The amendments contained in the Minor Amendment Package 01/2014, have been prepared in accordance with *Statutory Guideline 01/14: Making and Amending Local Planning Instruments* section 2.3.2. For details of each specific amendment being proposed by Minor Amendment Package 01/2014 please refer to Attachment 1.

In accordance with the Guideline, Council is required to advise the Deputy Premier, Minister for State Development, Infrastructure and Planning (DSDIP) when minor amendments are adopted to the RPS identifying the rationale for the amendments being determined by Council to be of a minor nature.

All amendments proposed in the Minor Amendment Package 01/2014 have been reviewed and are considered to be of a minor nature. Should the Minor Amendment Package 01/2014 be adopted by Council, correspondence will be sent to the Deputy Premier advising of Council's adoption of the amendments and the rationale for it being minor in nature.

It should be noted that Major Amendment Package 01/2013 is currently on public consultation until 13 June 2014. A further report addressing all properly made submissions received during the public notification period will be presented to Council for consideration following the close of the public exhibition period and review of submissions. It is expected that this report will be presented in July.

As part of the Council report on the major amendment package, an additional minor amendment package will be proposed that addresses mapping amendments that are minor in nature. These minor mapping amendments were intended to be included as part of Minor Amendment Package 01/2014 but due to issues associated with ensuring all Council mapping and property based information management systems are updated to reflect the mapping changes these amendments have been required to be deferred to a later date.

In addition, the proposed minor amendments require two changes to Council's current fees and charges schedule (as shown in the below table) to remove reference to outdoor dining and on-site raising and relocation of dwelling houses as these forms of development are proposed by the amendment package to no longer be regulated by the RPS (see Attachment 1 for further details).

Description	Change	Reference
Commercial Uses – Category 1 Outdoor dining	Delete fee and description	Page 45 of fee schedule
Residential – Category 2 Building Works – onsite raising and relocation	Delete description	Page 44 of fee schedule

STRATEGIC IMPLICATIONS

Legislative Requirements

The proposed amendments have been prepared pursuant to the *Sustainable Planning Act 2009* and *Statutory Guideline 01/14: Making and Amending Local Planning Instruments*.

Risk Management

The risk of not making the proposed amendments to the Planning Scheme is that Council policy to simplify planning provisions, provide greater clarity, remove redundant or cumbersome planning processes and remove low risk activities from planning control will not be implemented.

Financial

The public notice required in the Government Gazette and local newspaper for the proposed amendments to the Planning Scheme will be funded as part of the operating budget of the City Planning and Assessment Group.

The Minor Amendment will require the removal of outdoor dining uses and on-site raising and relocation other development in Council's current fees and charges schedule as these forms of development will no longer be regulated through the RPS. The financial impact will be negligible as these forms of development do not make up a significant number of development applications.

People

The staff resourcing requirements to make the proposed amendments to the Planning Scheme will be primarily drawn from the Strategic Planning Unit within the City Planning and Assessment Group and the Information Management Unit within the Information Management Group.

Environmental

The proposed amendments involve changes to the self-assessment provisions of the Habitat Protection overlay to remove onerous requirements and reduce the minimum separation distance between uses and other development and bushland habitat identified in the overlay. These changes are proposed as these self-assessment provisions unnecessarily elevate applications to code assessment.

Social

Elements of the proposed amendments will simplify planning provisions, remove redundant or cumbersome planning processes and remove low risk activities from planning control reducing red tape and costs to the community.

Alignment with Council's Policy and Plans

The proposed amendments align with the Wise Planning and Design goals contained in the *Redlands 2030 Community Plan* and with Council's policy to reduce process and improve efficiencies in the Redlands Planning Scheme.

CONSULTATION

The proposed amendments have been developed through consultation within the City Planning & Assessment Group, Environment & Regulation Group, City Infrastructure Group and Project Delivery Group.

OPTIONS

1. That Council resolves to:

1. Adopt the recommendations contained in Attachment 1: Minor Amendment Package 01/2014;

2. Proceed to amend the Redlands Planning Scheme in line with the recommendations contained in Attachment 1: Minor Amendment Package 01/2014 pursuant to the *Sustainable Planning Act 2009*;
 3. Set a commencement date for the Minor Amendment Package to become effective on 4 July 2014;
 4. Adopt the amendments to the Fees and Charges schedule to reflect the minor amendments to the Redlands Planning Scheme.
2. That Council resolve to not proceed with all, or part, of the amendment packages at this time and/or to not adopt the amendments to the Fees and Charges schedule.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Adopt the recommendations contained in Attachment 1: Minor Amendment Package 01/2014;**
- 2. Proceed to amend the Redlands Planning Scheme in line with the recommendations contained in Attachment 1: Minor Amendment Package 01/2014 pursuant to the *Sustainable Planning Act 2009*;**
- 3. Set a commencement date for the Minor Amendment Package to become effective on 4 July 2014; and**
- 4. Adopt the amendments to the Fees and Charges schedule to reflect the minor amendments to the Redlands Planning Scheme.**

Redlands Planning Scheme

Minor Amendment 01/2014

June 2014



Minor Amendment Package 01/2014

OUR redlands...OUR future

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Introduction

The following document details the proposed changes to the current version of the Redlands Planning Scheme – Version 6 (RPS V6). These changes are referred to as Minor Amendment Package 01/2014.

Each report deals with a particular section of the scheme that is proposed to be amended. Not all sections of the scheme are proposed to be amended.

In most cases reports and models are combined demonstrating the change being proposed to the scheme. Only enough of the scheme has been reproduced in each case to give context to the proposed change. Not all sections are reproduced in their entirety. If you require further context or wish to examine how the proposed change fits within the entire section where the amendment is proposed to take place, then you will need to refer to a full copy of the Redlands Planning Scheme V6.

Conventions

In this document all proposed changes to the Planning Scheme are **highlighted in yellow**.

Where sections are highlighted in yellow and have a strikethrough line this indicates where text/numbers are proposed to be deleted.

~~Deleted text appears like this.~~

Where sections are highlighted in yellow but do not have a strikethrough line then this indicates where new text/numbers are proposed to be inserted.

Inserted words appear like this.

Where a section or numbered item has been deleted or a new item inserted subsequent sections will need to be renumbered appropriately.

In some instances reference will be made to the mapping attached to the planning scheme. Maps showing amendments to zonings and overlays have been produced separately and form part of this amendment package. You may be directed to refer to these maps within the recommendations of this report.

As there are multiple recommendations for changes to the RPS, almost all report recommendations appear like this:

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

To simplify the process, the recommendations are based on exception. The recommendation is to accept all proposed changes in each section unless Council resolves to specifically amend a proposal.

REPORT/MODEL 04 & 06 Noise Emissions

Amendment 04 & 06 – Noise Emissions

Explanation

In a number of locations throughout the Planning Scheme, applicants lodging a development application are required to demonstrate that the use or other development does not generate noise at the boundary of the lot or premises above certain background noise levels. These noise levels, specified as $L_{Amax,adj,T}$ parameters, currently prescribe noise emission levels that are almost impossible to achieve and as such, are considered redundant in their current form. To rectify this situation, this amendment proposes to replace the existing parameters with a reference to Schedule 1 of the *Environmental Protection (Noise) Policy 2008*.

It is noted that the existing noise parameters primarily exist as probable solutions within a number of zone codes and the home business use code. While probable solutions provide one way of achieving the specific outcome and are not the only solution, it is nevertheless considered necessary to amend the provisions to ensure that they are relevant and enable the specific outcome to be achieved.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendments are proposed to the relevant zone and Home Business Use code/s:

Replace noise emission ($L_{Amax,adj,T}$) parameters with a reference to Schedule 1 of the *Environmental Protection (Noise) Policy 2008* in the Home Business Code and following zone codes:

- Conservation Zone;
- District Centre Zone;
- Emerging Urban Community Zone;
- Environmental Protection Zone;
- Local Centre Zone;
- Low Density Residential Zone;
- Major Centre Zone;
- Medium Density Residential Zone;
- Neighbourhood Centre Zone;
- Park Residential Zone;
- Point Lookout Centre Zone;
- Point Lookout Residential Zone;
- Point Lookout Tourist Zone;
- SMBI Centre Zone;
- SMBI Residential Zone; and
- Urban Residential Zone.

6.15.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S3.4	<i>Amenity -</i>	P3.4	
	(1) Noise generated by the use or		(1) The use does not generate noise,

Assessable Development	
Specific Outcomes	Probable Solutions
<p>other development is compatible with that experienced in a semi-rural bushland environment.</p>	<p>measured as the $L_{Amax,adi,T}$ parameter, at the boundary of the lot or premises, which is greater than—</p> <ul style="list-style-type: none"> a. 5dB(A) above the background noise level between 7am to 10pm; or b. 3dB(A) above the background noise level between 10pm to 7am. <p>Note—</p> <p>The $L_{Amax,adi,T}$ parameter is defined in the <i>Noise Measurement Manual</i> (Environmental Protection Agency, 2000).</p> <p>(1) The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>.</p>

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 04 & 05.15 Development Near Underground Infrastructure

Amendment 04 & 05.15 – Development Near Underground Infrastructure

Explanation

On 2 December 2013, the State Government released Queensland Development Code Mandatory Part 1.4: Building over or near relevant infrastructure. The code applies to building work for a building or structure that contains or is adjacent to relevant infrastructure. In accordance with the *Sustainable Planning Act 2009* (SPA) Section 78A (1):

A local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted under the Building Act.

To reflect the requirements of SPA, this amendment proposes to remove references to the Development Near Underground Infrastructure Code in the tables of assessment for Material Change of Use of Premises. The assessment criteria will be removed for both uses and building work in multiple zone codes, as well as the Kinross Road Structure Plan Overlay. It is noted that the Development Near Underground Infrastructure Code will be retained as assessment criteria for certain operational works and reconfiguration in the tables of assessment throughout the Planning Scheme.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendments are proposed to the relevant zone codes and Kinross Road Structure Plan Overlay:

- Remove the Development Near Underground Infrastructure Code as assessment criteria for all self and code assessable uses and building work in the tables of assessment for all zones and overlays (see example below).

4.1.4 Commercial Industry Zone - Table of Assessment for Material Change of Use of Premises

Commercial Industry Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ^{4.200}	Assessment Criteria
Telecommunications Facility	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3	<ul style="list-style-type: none"> Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code

^{4.199}See Schedule 3 - Dictionary, Division 1 - Uses.

^{4.200}See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

Commercial Industry Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ^{4.200}	Assessment Criteria
	<p><i>Code Assessable</i> If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Commercial Industry Zone Code ■ Telecommunications Facility Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 04 Multiple Zone Codes & 06.11 Dwelling House (Use) Code

Amendment 04 - Multiple Zone Codes & 06.11 Dwelling House Code

Explanation (1)

Currently a number of zones have site coverage and setback requirements for dwelling houses which exceed the provisions of the Queensland Development Code. However, as domestic additions are currently deemed exempt development in a number of zone codes, this form of development can utilise the site coverage and setback requirements of the QDC rather than the alternative provisions referenced in the Planning Scheme. This can result in the construction of a domestic addition as part of a dwelling unit exceeding the site coverage and setback requirements of the zone code. This amendment proposes to remove these inconsistencies.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The amendments are proposed to the following zone codes:

- Point Lookout Residential Zone
- Rural Non-Urban Zone
- Conservation Zone
- Emerging Urban Community Zone
- Environmental Protection Zone
- Investigation Zone
- SMBI Residential
- Urban Residential (sub area UR2)
- Point Lookout Tourist Zone
- Low Density Residential Zone
- Park Residential Zone

1. Insert domestic additions into the Table of Assessment for Other Development in each zone code identified above. An example of the amendment in the Point Lookout Residential Zone is provided below:

4.19.5 Point Lookout Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Point Lookout Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{4.159}	Assessment Criteria
Building Work for -		
Domestic Additions	Self-assessable	Acceptable Solutions A1(1) and (2) in section 6.11.5 of the Dwelling House Code

Point Lookout Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{4.159}	Assessment Criteria

Explanation (2)

This amendment proposes to insert secondary dwellings into the Table of Assessment for Other Development in a number of zone codes. The purpose of the amendment is to ensure that Secondary Dwellings do not exceed the maximum site coverage requirements of the zone codes.

Proposed Amendments

The amendments are proposed to the following zone codes:

- Point Lookout Residential Zone
- Rural Non-Urban Zone
- Conservation Zone
- Emerging Urban Community Zone
- Environmental Protection Zone
- Investigation Zone
- SMBI Residential
- Urban Residential (sub area UR2)
- Point Lookout Tourist Zone
- Low Density Residential Zone
- Park Residential Zone

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

2. Insert Secondary Dwellings into the Table of Assessment for Other Development in each zone code identified above. An example of the amendment in the Point Lookout Residential Zone is provided below:

4.19.5 Point Lookout Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Point Lookout Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{4.159}	Assessment Criteria
Building Work for -		
Secondary Dwellings	<u>Self-assessable</u>	<ul style="list-style-type: none"> ■ Acceptable Solutions A1(1) and (2) in section 6.11.5 of the Dwelling House Code

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 04.11 Low Density Residential Zone

Amendment 04.11 Low Density Residential Zone

Explanation (1)

This amendment proposes to remove impact assessment from the level of assessment for Dwelling House in the Table of Assessment for Material Change of Use of Premises of the Low Density Residential Zone and Conservation Zone. As part of earlier amendment packages Council has removed criteria in the tables of assessment for dwelling houses in a number of zones relating to building height as this matter is addressed by the Queensland Development Code . While the reference to building height has previously been removed from the table of assessment in the Low Density Residential zone the reference stating *otherwise impact assessable* was not removed. The proposed amendment corrects this anomaly.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

Remove impact assessment from the level of assessment for Dwelling House in the Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises:

4.11.4 Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.89}	Level of Assessment ^{4.90}	Assessment Criteria
Dwelling House	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable;</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.11.5 of the Dwelling House Code ■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Low Density Residential Zone Code ■ Dwelling House Code ■ Development Near Underground Infrastructure Code

^{4.89} See Schedule 3 - Dictionary, Division 1 - Uses.

^{4.90} See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.89}	Level of Assessment ^{4.90}	Assessment Criteria
	Otherwise Impact Assessable	<ul style="list-style-type: none"> ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

Amendment 04.14 Medium Density Residential Zone

Explanation (2)

This amendment proposes to remove part of the assessment criteria from the dwelling house use in the Medium Density Residential Zone - Table of Assessment for Material Change of Use of Premises. These provisions relating to building heights and built to boundary walls have previously been removed from the relevant assessment tables for dwelling houses in the other residential zones in the scheme as these matters are addressed through the QDC. Removing these criteria from the Medium Density Residential Zone - Table of Assessment for Material Change of Use of Premises for Dwelling Houses will correct this anomaly. Similarly, the reference to otherwise impact assessable should also be removed from the table of assessment for dwelling houses.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

4.14.4 Medium Density Residential Zone - Table of Assessment for Material Change of Use of Premises

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
Dwelling House	<u>Self-Assessable</u> If - (1) Not in sub-area - (a) MDR1; or (b) MDR2; or (c) MDR3; or (d) MDR5; or	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.11.5 of the Dwelling House Code ■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code

^{4.114} See Schedule 3 - Dictionary, Division 1 - Uses.

^{4.115} See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
	<p>(e) MDR6 (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Dwelling House Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.11.2 of the Dwelling House Code.</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) Not in sub-area - (a) MDR1; or (b) MDR2; or (c) MDR3; or (d) MDR6 (3) The building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less; (4) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 3 metres or less in height; (c) does not have windows or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Medium Density Residential Zone Code ■ Dwelling House Code ■ Development Near Underground Infrastructure Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 04.16 Open Space Zone

Amendment 04.16 Open Space Zone

Explanation

This amendment proposes to clarify the level of assessment for a reconfiguration on premises with a split zoning where part of the land is included in the open space zone. The original drafting intent of the planning scheme was to ensure that an application for reconfiguration would be code assessable in circumstances where the application did not create any additional lots within that part of the site included within the open space zone. If additional lots were proposed within the open space zone, the level of assessment was intended to be elevated to impact assessment. However ambiguity with the current scheme wording has resulted in all reconfiguration applications involving land with a split zoning where part of the land is zoned public open space being impact assessable, regardless of whether or not any additional lots are proposed to be created in the open space zone. The proposed amendment to the relevant table of assessment will address this ambiguity by explicitly recognising that the level of assessment will remain code where all land within the Open Space Zone is contained within one single lot. Only in circumstances where additional lots are proposed in the open space zone will the level of assessment be elevated to impact assessable.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendment is proposed to Part 4, Division 16 – Open Space Zone:

4.16.4 Open Space Zone - Table of Assessment for Material Change of Use of Premises

Open Space Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.131}	Level of Assessment ^{4.132}	Assessment Criteria
Reconfiguration for -		
<p>Creating lots by subdividing another lot by Standard Format Plan^{4.135}</p>	<p><u>Code Assessable</u> If – (1) being undertaken by the local government; or (2) all land within the Open Space Zone is contained within one single lot.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Open Space Zone Code ■ Reconfiguration Code ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 04.21 Rural Non-Urban Zone

Amendment 04.21 – Rural Non-Urban Zone

Explanation

In Table 4.21.8 Specific Outcomes and Probable Solutions applicable to Assessable Development, Probable Solution 2.1 (1)(b)(iii)c. is incorrectly referenced . To correct this error, it is proposed to amend the table to correctly reference the Probable Solution as 2.1 (1)(c).

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

Relabel Probable Solution 2.1 (1)(a)(iii)c. as 2.1 (1)(c). in Table 4.21.8 Specific Outcomes and Probable Solutions applicable to Assessable Development:

4.21.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<i>Built Form and Density -</i>		
S2.1	<p>(1) Uses and other development achieve a built form that is consistent with the rural environment through consideration of -</p> <p>(a) building heights that sit within rather than dominate the landscape setting;</p> <p>(b) setbacks for buildings and structures to -</p> <p>(i) enhance views along the movement network in recognition of a dual role as tourist drives;</p> <p>(ii) assist in ameliorating potentially incompatible uses from existing and future rural activities expected in the zone;</p> <p>(c) all buildings, structures, car parking, hardstand areas, accessways, service facilities, private open space, on-site waste water disposal, storage and associated vegetation clearing are incorporated, while not dominating the landscape;</p> <p>(d) where service industries are not provided in a building as separate tenancies or any</p>	P2.1	<p>(1) Buildings and structures -</p> <p>(a) have an overall height that does not exceed -</p> <p>(i) 8.5 metres above ground level; or</p> <p>(ii) as required to facilitate a productive rural activity;</p> <p>(b) are setback -</p> <p>(i) for a lot or premises less than 2 hectares - a minimum of 10 metres from all boundaries; or</p> <p>(ii) for a lot or premises greater than 2 hectares -</p> <p>a. a minimum of 20 metres from all boundaries; or</p> <p>b. a minimum of 10 metres from all boundaries if screened by planted landscaping; or</p> <p>(iii) in sub-area RN1 - for non-residential buildings or structures associated with small scale home business operations -</p> <p>a. a minimum of 50 metres from the road frontage; or</p> <p>b. a minimum of 30</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>sub-let parts of the premises.</p>	<p>metres and screened from the road frontage by planted landscaping;</p> <p>e. all buildings, structures, car parking, hardstand areas, accessways, service facilities, private open space, on-site waste water disposal, storage and associated vegetation clearing in total does not exceed -</p> <p>(iv) 2.5 percent; or</p> <p>(v) in sub-area RN1 - 10 percent; or</p> <p>(vi) in sub-area RN2 - 20 percent; or</p> <p>(vii) in sub-area RN3 - 10 percent.</p> <p>(c) all buildings, structures, car parking, hardstand areas, accessways, service facilities, private open space, on-site waste water disposal, storage and associated vegetation clearing in total does not exceed -</p> <p>(i) 1,000m² for lots that are 4ha in size or less;</p> <p>(ii) 1,000m² + 2.5 percent of every m² over 4ha for lots that are more than 4ha in size;</p> <p>(iii) in sub-area RN1 - 10 percent; or</p> <p>(iv) in sub-area RN2 - 20 percent; or</p> <p>(v) in sub-area RN3 - 10 percent.</p>

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 04.21 Rural Non-Urban Zone

Amendment 04.24 – Urban Residential Zone

Explanation

This amendment proposes to clarify the code assessment requirements for a reconfiguration on premises within the Urban Residential Zone. The original drafting intent of the planning scheme was to ensure that an application for reconfiguration would be code assessable in circumstances where the application did not create more than 50 lots. If more than 50 lots were proposed within the Urban Residential Zone, the level of assessment was intended to be elevated to impact assessment. However, the current scheme wording has resulted in reconfiguration applications that are located outside sub-area UR3 and with a lot frontage of 10 metres or greater (except for irregular or internal lots) being eligible for code assessment regardless of the number of lots created.

The proposed amendment to the relevant table of assessment will address this anomaly by recognising that the level of assessment will only remain code assessable where the proposal contains 50 or less lots. Where a proposal for reconfiguration exceeds 50 lots, the level of assessment will be elevated to impact assessable.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

4.24.5 Urban Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Urban Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{4.202}	Assessment Criteria
Reconfiguration for -		
<p>Creating lots by subdividing another lot by Standard Format Plan^{4.203}</p>	<p><u>Code Assessable</u> If -</p> <p>(1) Not in sub-area UR3; (2) The proposal contains 50 or less lots; or (3) Lot frontage is 10 metres or greater except for irregular or internal lots.^{4.203A}</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Urban Residential Zone Code ■ Reconfiguration Code ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

^{4.202} See Part 9 - Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

^{4.203} Whether or not having a Community Management Statement.

^{4.203A} Small lots with a frontage of less than 10 metres are Impact Inconsistent. Refer to Table 1 – Inconsistent Uses and Other Development

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 05 - Licensed Surveyor

Amendment 05 – Licensed Surveyor

Explanation

This amendment proposes to replace the term 'licensed surveyor' with the term 'cadastral surveyor' in accordance with the *Surveyors Act 2003*. The term 'licensed surveyor' is no longer used and will be replaced throughout the planning scheme.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendment is proposed to the Flood Prone, Storm Tide and Drainage Constrained Land Overlay:

- Replace all references to the term 'licensed surveyor' with 'cadastral surveyor'.

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 05.03 Bushfire Hazard Overlay

Amendment 05.03 Bushfire Hazard Overlay

Explanation

This amendment proposes to amend a note in the Bushfire Hazard Overlay relating to land designated as bushfire prone areas. The note will reflect the following Council resolution made on 4 August 2010 at the Planning and Policy Committee:

1. That Council under section 12(1) of the Building Regulations 2006 designate areas identified as medium bushfire hazard under the Bushfire Hazard Overlay Code and Map(s) of the Redlands Planning Scheme as a “designated bushfire prone area”.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendment:

Note -

Land identified within the High Bushfire Hazard and Southern Moreton Bay Islands Bushfire Hazard is designated as a bushfire prone area and the medium category bushfire protection provisions of the *Building Code of Australia* apply for the purposes of section 55 of the *Standard Building Regulations 1993*.

Land identified within the Medium and High Bushfire Hazard and Southern Moreton Bay Islands Bushfire Hazard areas have been designated by Council as bushfire prone areas for the purposes of the Building Regulation 2006 (section 12) and the BCA under Council resolution dated 4 August 2010.

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 05.06 Flood Prone, Storm Tide and Drainage Constrained Land Overlay

Amendment 05.05 Flood Prone, Storm Tide and Drainage Constrained Land Overlay

Explanation

This amendment proposes to insert self-assessment criteria for development located within the Southern Moreton Bay Islands (SMBI) Flood Prone and Storm Tide Area as currently no self-assessment criteria exist. This amendment will ensure that there is a consistent approach applied to development located outside the overlay area across the city.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

Insert self assessment criteria for the Southern Moreton Bay Islands (SMBI) Flood Prone and Storm Tide Area within the self assessable development table of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay;

5.6.8 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>Uses and other development including building and operational works:</p> <p>(1) In the Flood Prone Area</p> <p>a) is carried out completely outside of the defined flood event (DFE) area;</p> <div style="background-color: #d3d3d3; padding: 5px;"> <p>Note - i.e outside of the Flood Prone Area depicted on the Flood Prone, Storm Tide and Drainage Constrained Land Overlay.</p> </div> <p>b) for building work, has a finished floor level a minimum of 300mm above the DFE and this is independently confirmed by an RPEQ registered engineer;</p> <p>c) have trafficable access available from a constructed and sealed public road;</p> <p>(2) In the Storm Tide Area</p> <p>a) is carried out completely above 2.4m AHD;</p> <p>b) for building work, has a finished floor level a minimum of 300mm above the storm tide level of 2.4m AHD;</p> <p>c) have trafficable access available from a constructed and sealed public road.</p> <p>(3) In the Southern Moreton Bay Islands (SMBI) Flood Prone and Storm Tide Area</p> <p>a) is carried out completely outside of the SMBI Flood Prone and Storm Tide Area as</p>

	<p>depicted on this overlay map;</p> <p>b) for building work, has a finished floor level a minimum of 300mm above the DFE and this is independently confirmed by an RPEQ registered engineer;</p> <p>c) have vehicular access to a road not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area as depicted on this overlay map;</p> <p>d) for building work, has a finished floor level a minimum of 300mm above the storm tide level of 2.4m AHD;</p>
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Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 05.07 Habitat Protection Overlay

Amendment 05.07 – Habitat Protection Overlay

Explanation (1)

This amendment proposes to make changes to self-assessable solution A4 and delete acceptable solution A5 in the self-assessable development table:

A4: Currently, where a Development Envelope does not exist on the land, uses and other development located on that part of the lot or premises not shown on the overlay map, identified as H1 must still provide a minimum separation distance of 60 metres from land depicted on the overlay map as being within the Bushland Habitat category. This requirement is considered unreasonable and this amendment proposes to reduce the minimum separation distance to 10 metres. Subsequently the level of assessment for any development located a distance of 10 metres or more from land depicted as bushland habitat in this overlay will not be elevated to Code assessable. The amendment also proposes to ensure that the removal of non-juvenile Koala Habitat trees does not increase the level of assessment for development located in H1 areas. The current requirement is considered unreasonable as the development would be located on that part of the lot or premises not shown on the overlay map.

In addition, the amendment proposes to ensure that the removal of native plants or non-juvenile Koala Habitat trees does not increase the level of assessment for development located within an area shown on the overlay map (H2) where the land is included within the Enhancement Area category. This amendment is supported by advice provided by the Environment and Regulation Group that requiring code assessment in the Enhancement Area habitat category has delivered very limited enhancement outcomes. This is because most of the enhancement efforts have been directed into the other two habitat enhancement categories (enhancement corridors and enhancement links) where the environmental outcomes are far more defined and also provide far more benefit for biodiversity and connectivity.

A5: Self-assessment provision A5 currently requires self-assessable development carried out under A3 to ensure that there is a minimum on-site density of one koala habitat tree for every 400m² (or part thereof) of the Koala Habitat area on the site(s). This requirement to replant is considered unreasonable for self-assessable development that has not involved the removal of non-juvenile Koala Habitat trees.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendments are proposed to the Table 5.7.8 Acceptable Solutions applicable to Self-Assessable Development:

1. Modify Acceptable Solution A4 and remove Acceptable Solution A5 as follows:

5.7.8 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A3	Where a Development Envelope does <u>not</u> exist on the land, and where other development being: <ul style="list-style-type: none"> (a) Domestic Outbuildings that comply with Table 1 of the Domestic Outbuilding Code; or (b) Private Tennis Courts; does <u>not</u> involve the removal of non-juvenile Koala Habitat tree; or

A4	<p>Where a Development Envelope does not exist on the land, uses and other development are designed and located to:</p> <p>(a) where in H1 -</p> <p>(i) provide a minimum separation distance of 100 metres from the Marine Habitat shown on the Habitat Protection Overlay Map;</p> <p>(ii) provide a minimum separation distance of 60-10 metres from the Bushland Habitat shown on the Habitat Protection Overlay Map;</p> <p>(iii) not require the removal of non-juvenile Koala Habitat trees; or</p> <p>(b) where in H2 –</p> <p>(i) be located within the Enhancement Areas shown on the Habitat Protection Overlay Map.</p> <p>(ii) not require the removal of native plants or non-juvenile Koala Habitat trees.</p>
A5	<p>Where self-assessable development is carried out under A3 above, enhancement plantings are to be carried out to ensure that there is minimum on-site density of one koala habitat tree for every 400m² (or part thereof) of the Koala Habitat area on the site(s).</p>

Explanation (2)

This amendment proposes to insert a reference to the Redland City Council Vegetation Enhancement Strategy & Policy into the planning scheme. This document will support the *SEQ Ecological Restoration Framework* currently referenced by providing details on native vegetation species that are appropriate for ecological restoration across the Redlands.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendment

The following amendments are proposed to Table 5.7.9 Specific Outcomes and Probable Solutions applicable to Assessable Development:

1. Insert a reference to the Redland City Council Vegetation Enhancement Strategy & Policy

5.7.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development	
Specific Outcomes	Probable Solutions
<p>S1.1 (1) Uses and development protect, enhance and manage environmental values where proposed on that part of the lot or lots in H1 areas by –</p> <p>(h) ensuring that ecological restoration including re-vegetation and landscaping is planned, managed and implemented in accordance with best practice guidelines. should be planned and implemented according to the current version of the <i>SEQ Ecological Restoration Framework</i></p>	

Assessable Development	
Specific Outcomes	Probable Solutions
<p>Note - To assist in achieving Specific Outcome S1.1(1)(h), refer to Redland City Council's Regional Ecosystem Vegetation Enhancement Strategy & Policy and the <i>SEQ Ecological Restoration Framework</i>.</p>	

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 05.10 Road and Rail Noise Impacts Overlay

Amendment 05.10 - Road and Rail Noise Impacts Overlay

Explanation

Part 1:

Currently, the RPS V6 requires dwelling houses and dual occupancies located within the road and rail noise impacts overlay to meet specified design level noise criteria. Changes to the QDC in late 2013 have introduced provisions which require dwelling houses and dual occupancies constructed in designated transport noise corridors (e.g. state controlled roads) to comply with the *Queensland Development Code (QDC) Mandatory Part (MP) 4.4 'Buildings in transport noise corridors'*.

To avoid unnecessary duplication, an amendment is proposed to remove the following uses from the Table of Assessment for Material Change of Use of Premises:

- Bed and Breakfast;
- Caretakers Dwelling;
- Display Dwelling;
- Dual Occupancy;
- Dwelling House;
- Home Business.

It is noted at this time that the RPS V6 Road and Rail Noise Impacts Overlay code also regulates dual occupancies and dwelling houses abutting certain local roads and the rail line. These locations are currently not covered by QDC MP 4.4. A review of other schemes indicates that many other local authorities do not regulate noise attenuation measures for dwelling houses and dual occupancies abutting local roads. Similarly, advice from Council's Environmental Health Unit indicates that the current provisions may be unnecessary for dwelling houses and dual occupancies in light of traffic volumes on Council controlled roads and are also very difficult to assess. Recognising the circumstances, it is considered low risk to remove these uses from the table of assessment.

Through the New Planning Scheme there is an opportunity for further consideration of traffic volumes on local roads to determine whether noise attenuation measures are necessary. This analysis would need to include a review of traffic volumes, traffic speed, road surface types, topography etc. Once completed, Council would be in an informed position to determine if there are parts of the local road network where specific noise provisions are required. If this is the case, Council may choose to designate parts of the local road network as 'transport noise corridors' in accordance with the *Building Act 1975*. This would have the effect of requiring dwelling houses and dual occupancies to comply with the *Queensland Development Code (QDC) Mandatory Part (MP) 4.4 'Buildings in transport noise corridors'*.

Council's Environmental Health Unit has advised that it is difficult to assess noise provisions in relation to dwelling houses and dual occupancies adjacent to rail corridors. Again, a number of other local authority planning schemes do not attempt to regulate this matter. It is understood that the State is currently investigating whether or not it is appropriate to amend the QDC in the future to include rail corridors. Recognising these circumstances, it is considered a low risk to remove the uses identified above from the table of assessment.

Part 2:

The amendment also proposes to make reconfiguration of a lot 'exempt development', where subdividing into a maximum of two lots.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

Part 1:

5.3.1 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Acoustic fencing is not used as a design solution unless it has already been approved under (3) below;</p> <p>(1) Uses and other development are located - (a) on an internal lot that has an accessway greater than 100 metres in length; or (b) on that part of the lot or premises not shown on the overlay map; or</p> <p>(2) Uses and other development are constructed or located in accordance with the recommendations of an approved noise assessment report which covers the site prepared at the Reconfiguration of Lot stage of development; or</p> <p>(3) Uses and other development are constructed or located to meet the Design Level Noise Criteria set out in: (a) Table 1 - Road Design Level Noise Criteria; or (b) Table 2 - Rail Design Level Noise Criteria;</p> <p>(4) Acoustic fencing is not used as a design solution unless it has already been approved in accordance with (2) above.</p>

5.3.2 Road and Rail Noise Impacts Overlay - Table of Assessment for Material Change of Use of Premises

Road and Rail Noise Impacts Overlay -
Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{5.49}	Level of Assessment ^{5.50}	Assessment Criteria
<ul style="list-style-type: none"> ■ Aged Persons and Special Needs Housing ■ Apartment Building ■ Bed and Breakfast ■ Caretakers Dwelling ■ Child Care Centre ■ Community Facility ■ Display Dwelling ■ Dual Occupancy ■ Dwelling House ■ Education Facility ■ Home Business ■ Hospital ■ Institution ■ Mobile Home Park ■ Multiple Dwelling ■ Place of Worship ■ Tourist Accommodation 	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 5.10.8 of the Road and Rail Noise Impacts Overlay Code ■ Road and Rail Noise Impacts Overlay Code
Defined uses not listed in column 1	<u>Exempt</u>	
Uses not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Road and Rail Noise Impacts Overlay Code

^{5.49} See Schedule 3 - Dictionary, Division 1 - Uses for defined uses.

^{5.50} See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

Part 2:

5.10.5 Road and Rail Noise Impacts Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Road and Rail Noise Impacts Overlay - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{5.51}	Assessment Criteria
Reconfiguration for -		
<ul style="list-style-type: none"> ■ Creating lots by subdividing another lot by Standard Format Plan^{5.52} ■ Rearranging the boundaries of a lot by registering a plan of subdivision 	<p><u>Exempt</u> If creating two lots or less.</p> <p><u>Code Assessable</u> If not exempt.</p>	<ul style="list-style-type: none"> ■ Road and Rail Noise Impacts Overlay Code

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

^{5.51} See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

^{5.52} Whether or not having a Community Management Statement.

REPORT/MODEL 06.11 Dwelling House Code

Amendment 06.11 – Dwelling House Code

Explanation (1)

This amendment proposes to remove the stormwater discharge requirements for SMBI Dwellings in the self-assessment table of the Dwelling House Code. The amendment will give owners greater flexibility and potentially reduce costs where viable alternatives to rainwater tanks (as legal points of discharge) are available. This amendment is based on advice provided by the Principal Engineer of City Infrastructure.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendment is proposed to the Dwelling House Code:

6.11.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>SMBI Dwellings</p> <p>(4) In the Southern Moreton Bay Islands Residential Zone –</p> <ul style="list-style-type: none"> (a) the dwelling house does not involve any built to boundary walls; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A6) (b) the dwelling house and on-site sewage facility are located on land not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme; (c) dwelling house design incorporates light-weight design principles – <ul style="list-style-type: none"> (i) does not extend external masonry walls more than 4.5 metres above ground level; (ii) includes the use of sheet materials, such as timber, metal or fibre cement for external cladding; (iii) roofing material is sheet metal, such as corrugated iron; (iv) utilises platform construction techniques with the platform on piers or stumps; (d) dwelling houses – <ul style="list-style-type: none"> (i) for lots equal to or less than 600m² retain or replant five native trees or shrubs; or (ii) for lots greater than 600m² retain or replant ten native trees or shrubs; (e) dwelling houses are – <ul style="list-style-type: none"> (i) to be serviced by an advanced secondary on-site sewage facility approved by Council; (ii) sited and designed in accordance with a site evaluation for an advanced secondary on-site sewage facility approved by Council; (f) stormwater from roofed areas are discharged – <ul style="list-style-type: none"> (i) to fitted rainwater tanks; (ii) to the street for a dwelling house located on the high side of a constructed road with kerb and channel or another legal point of

Self-Assessable Development	
Acceptable Solutions	
	<p style="text-align: center;">discharge:</p> <p>(g) dwelling houses have vehicular access to a road not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme;</p> <p>(h) fencing does not block or interrupt overland flow paths.</p>

Explanation (2)

This amendment proposes to increase the maximum site coverage provisions for development in the Rural Non-Urban Zone of the Dwelling House Code. Currently, the maximum site coverage of 2.5% for all buildings is overly restricting, especially for development located on smaller rural lots. The amendment proposes to introduce a maximum site cover of 1,000m² for sites that are 4ha or less, and a ‘sliding scale’ maximum site coverage for lots over 4ha (1,000m² + 2.5% for every m² over 4ha).

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

Table 1 – Maximum Site Coverage and Minimum Setbacks

Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3

Zone	Maximum Site Coverage		Minimum Setbacks
<ul style="list-style-type: none"> ■ Conservation ■ Emerging Urban Community ■ Environmental Protection ■ Investigation 	1000m ²		<p>(1) For lots that are less than 2 hectares in area, front, side and rear setbacks are 10 metres; or</p> <p>(2) For lots that are 2 hectares or greater in area, front, side and rear setbacks are -</p> <p style="margin-left: 20px;">(a) 20 metres; or</p> <p style="margin-left: 20px;">(b) 10 metres where screened by planted landscape; or</p> <p>(3) Sited wholly within a development envelope area approved by the local government, where applicable.</p>
<ul style="list-style-type: none"> ■ Park Residential 	30 percent		
<ul style="list-style-type: none"> ■ Rural Non-Urban 	2.5 percent		
<ul style="list-style-type: none"> ■ Rural Non-Urban 	Lot size ≤ 4ha 1,000m ²	Lot size > 4ha 1,000m ² + 2.5% of every m ² over 4ha	
<ul style="list-style-type: none"> ■ Low Density Residential 	30 percent		<p>(4) As per requirements of the QDC, or</p> <p>(5) For SMBI residential 3 metres where:</p> <p style="margin-left: 20px;">(a) Maintaining or reinstating native vegetation; or</p>

<ul style="list-style-type: none"> ■ Medium Density Residential ■ Urban Residential - excluding sub-area UR2 ■ SMBI Residential (Lots 600m² or less) 	<p>50 percent</p>	<p>(b) Minimising impact on areas of habitat value; or (c) Accommodating an on site sewerage facility.</p> <p>Note: Refer to the <i>Queensland Development Code</i> or Sited wholly within the development envelope area approved by the local government, where a development envelope exists on the property.</p>
<ul style="list-style-type: none"> ■ Urban Residential - sub-area UR2 ■ SMBI Residential (Lots over 600m²) 	<p>40 percent</p>	
<ul style="list-style-type: none"> ■ All other zones 	<p>Refer to the applicable zone code for site coverage and the <i>Queensland Development Code</i> for setbacks unless stated otherwise.</p>	

Explanation (3)

This amendment proposes to insert additional self assessable and assessable development criteria in the Dwelling House Code to ensure that the unique operational and locational requirements of community residences are considered during the assessment process.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments:

6.11.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
<p>A1.</p>	<p>(7) A Community Residence where the following criteria are achieved:</p> <ul style="list-style-type: none"> (a) The maximum number of residents does not exceed seven; (b) A maximum of one support worker resides on the premises at any time; (c) The maximum number of support workers attending any daytime activity shall not exceed seven people over a 24 hour period; (d) Resident and visitor parking is provided on site for a minimum of two vehicles, with one vehicle space being dedicated for parking for support services; (e) The community residence is located within 500 metres of a centre, community facility or public transport services.

6.11.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S7.	<p><u>Community Residence -</u></p> <p>(1) A community residence is located within easy walking distance of centres, community uses and public transport services.</p>	P7.	No probable solution identified.
S8.	<p>(1) Traffic generated by a community residence is consistent with the expected level of traffic for the area.</p>	P8.	No probable solution identified.
S9.	<p>(1) The siting and design of the use protects residential amenity and maintains the existing residential character of the premises and adjoining properties.</p>	P9.	No probable solution identified.

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 06.15 Home Business

Amendment 06.15 Home Business

Explanation

Currently, a home business that generates wastewater is not eligible for self assessment. Therefore, any person who wants to run a hairdresser or dog washing business is triggered to code assessment.

This amendment proposes a change in wording to the self assessment criteria to enable home businesses that generate waste water to remain self-assessable, reducing unnecessary cost and regulation for applicants. The amendment will however also ensure that contaminants and residues do not enter the sewer, by requiring a trade waste approval to be obtained prior to the use commencing on site. The application will be assessed on rate, quality and volume of trade waste discharge.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendment is proposed to Part 6, Division 15 – Home Business:

6.15.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) The use -</p> <ul style="list-style-type: none"> (a) is contained within the dwelling unit and does not use more than 60m² of gross floor area (GFA); (b) is not located in a domestic outbuilding; (c) is undertaken by permanent residents of the dwelling unit and there are no non-resident employees; (d) generates a maximum of 8 separate client visits per day with no more than 2 client visits at one time and no more than 40 visitations per week; (e) does not require any delivery of goods or materials; (f) does not involve the display of goods or materials related to the use; (g) does not involve hiring out of goods, materials, appliances or vehicles from the site; (h) signage - <ul style="list-style-type: none"> (i) is non-illuminated; (ii) is less than 0.25m² in size; (iii) has a maximum height of 1.5 metres from ground level; (iv) displays only the occupier's name, business name, telephone number, website and email address; (v) is attached to the front fencing or building façade; (i) does not emit vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other environmental emissions; (j) does not generate noise, measured as the $L_{Amax,adj,T}$ parameter, at the boundary of the lot or premises, which is greater than - <ul style="list-style-type: none"> (i) 5 dB(A) above the background noise level between 7am to 10pm; or (ii) 3 dB(A) above the background noise level between 10pm to 7am; (k) does not impose an adverse load on utility infrastructure, compared with the existing dwelling unit; (l) does not generate wastewater; (l) if generating wastewater or trade waste, a trade waste approval is obtained prior to the use commencing on site; (m) does not involve the preparation of food;

- (n) does not generate waste in excess of the capacity of the 240 litre bin, compared with existing domestic waste production;
- (o) includes one visitor car parking space on-site, but not within the front setback;
- (p) includes client visits only between 8am to 6pm Monday to Friday and 8am to 4pm on Saturday.

Note -

The $L_{Amax,adj,T}$ parameter is defined in the *Noise Measurement Manual* (Environmental Protection Agency 2000).

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 06.18 Multiple Dwelling Code

Amendment 06.18 Multiple Dwelling Code

Explanation

In Table 6.18.4 Specific Outcomes and Probable Solutions applicable to Assessable Development, Probable Solution P7.(1) indicates that 20% of the site's ground level is to be provided as communal open space. This is an error – communal open space is only required where 10 or more units are proposed.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

This amendment proposes to remove reference to 'communal' open space in Probable Solution P7.(1):

6.18.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development	
Specific Outcomes	Probable Solutions
<p><u>Open Space Design -</u></p>	<p>(1) 20 percent of the site is provided as communal open space at ground level which—</p> <p>(a) has a minimum dimension of 3 metres;</p> <p>(b) where including 10 or more dwelling units – a single communal open space area consisting of a minimum of 5 percent of the total site area with a minimum dimension of 5 metres;</p> <p>(2) For each dwelling unit – provide a designated private open space area that—</p> <p>(a) at ground level – is a minimum of 25m² with a minimum dimension of 4 metres; or</p> <p>(b) where additional open space is provided above ground level – is a minimum of 10m² with a minimum dimension of 2.5 metres;</p> <p>(c) is directly accessible from the main living area – refer to Diagram 5;</p> <p>(d) receives at least 3 hours of sunlight between 9am and 3pm on June 21 over 100</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>S7.</p> <p>(4) Open space -</p> <ul style="list-style-type: none"> (a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from the main living areas; (b) includes sufficient communal open space areas at ground level that are usable, functional and accessible to the anticipated number of residents; (c) have adequate dimensions to ensure spaces can be used for outdoor living and passive recreation; (d) is situated on a suitable slope to ensure residents can easily move throughout the premise; (e) is capable of receiving sufficient sunlight; (f) is located behind the building frontage, and where above ground level protects the privacy of adjoining and nearby properties. 	<p>percent of the area;</p> <p>(e) is orientated within 20 degrees of north;</p> <p>Note -</p> <p>In circumstances where the land gradient is unsuitable to provide the required private open space at ground level, above ground level decks and balconies may constitute a higher proportion of the total required private open space area.</p> <p>(3) The finished surface of the ground level for private and communal open space area is not steeper than 1 in 14.</p> <p>P7.</p> <p>(1) 20 percent of the site is provided as open space at ground level and consists of -</p> <p>Note -</p> <p>This area may contain private and communal open space areas that are at ground level.</p> <ul style="list-style-type: none"> (a) for each dwelling unit - provide a designated private open space area that - <ul style="list-style-type: none"> (i) at ground level - is a minimum of 25m² with a minimum dimension of 4 metres; or (ii) where additional open space is provided above ground level - is a minimum of 10m² with a minimum dimension of 2.5 metres; (iii) is directly accessible from the main living area - refer to Diagram 5; (iv) receives at least 3 hours of sunlight between 9am and 3pm on June 21 over 100 percent of the area; (v) is orientated within 20 degrees of north where practicable; <p>Note -</p>

Assessable Development	
Specific Outcomes	Probable Solutions
	<p>In circumstances where the land gradient is unsuitable to provide the required private open space at ground level, above ground level decks and balconies may constitute a higher proportion of the total required private open space area.</p> <p>(b) where including 10 or more dwelling units - a single communal open space area consisting of a minimum of 5 percent of the total site area with a minimum dimension of 5 metres;</p> <p>(c) the finished surface of the ground level for private and communal open space area is not steeper than 1 in 14.</p>

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 06.19 Outdoor Dining Use Code

Amendment 06.19 Outdoor Dining Use Code

Explanation

The regulation of 'Outdoor Dining' is currently covered by both the Redlands Planning Scheme (RPS) and Local Laws. To remove unnecessary duplication of regulation, it is proposed that the RPS be amended to remove the provisions relating to Outdoor Dining. This amendment is consistent with the resolution made by Council at its general meeting on 7 March 2014, where Council resolved to:

Endorse the removal of outdoor dining from the Redland Planning Scheme as part of the proposed minor amendments package currently being prepared for adoption prior to 30th June 2014.

It is noted that Planning Scheme Policy 10 – Outdoor Dining will be retained at this point in time as there is a separate legislative process for amending Planning Scheme Policies. Nevertheless, the removal of references to the Outdoor Dining Code in other sections of the RPS (as outlined above) will effectively serve to make Planning Scheme Policy 10 redundant.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendments are proposed:

1. Remove the Outdoor Dining Code from Part 6 – Use Codes

Part 6 - Use Codes

Note -

Summary of Use Codes

Other Use Codes

- Estate Sales Office
- ~~Outdoor Dining~~
- Temporary Use

2. Remove 'Division 19 – Outdoor Dining' from Part 6 – Use Codes

~~Division 19 - Outdoor Dining~~

~~5.3.1 Outdoor Dining~~

~~(1) This division contains the provisions for the Outdoor Dining Code, that incorporates-~~

~~(a) Compliance with the Outdoor Dining Code (section 6.19.2);~~

~~(b) Overall Outcomes of the Outdoor Dining Code (section 6.19.3);~~

(c) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.19.4).

5.3.2 Compliance with the Outdoor Dining Code

(1) Development that is consistent with the specific outcomes in section 6.19.4 complies with the Outdoor Dining Code.

Note-

Planning Scheme Policy 10 – Outdoor Dining will assist in achieving specific outcomes within the Outdoor Dining Code.

5.3.3 Overall Outcomes of the Outdoor Dining Code

(2) The overall outcomes are the purpose of the Outdoor Dining Code.

(3) The overall outcome sought for the Outdoor Dining Code is the following-

(a) to ensure the use-

(i) provides for outdoor dining on public land;

(ii) is designed having regard to-

- a. the characteristics of the footpath area and the adjoining roadway;
- b. maintenance of pedestrian safety and public access;

(iii) enhances the character, amenity, streetscape setting and ambience of the surrounding area.

5.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.	<p><u>Location-</u></p> <p>(4) The use is located having regard to-</p> <ul style="list-style-type: none"> (a) potential areas of conflict or public risk; (b) footpath grade and cross fall; (c) road hierarchy and adjoining traffic conditions; (d) sight lines of approaching traffic; (e) sight lines of vehicles entering or leaving a site or adjoining sites across the public footpath. 	P1.	<p>(5) The use-</p> <ul style="list-style-type: none"> (a) is not located- <ul style="list-style-type: none"> (i) near taxi ranks or bus stops; (ii) near designated loading or service vehicle parking or standing areas characterised by- <ul style="list-style-type: none"> a. frequent heavy vehicle movements; or b. the loading and unloading of goods and passengers; (iii) in areas with a grade steeper than the acceptable limits specified in <i>Australian Standard 1428.1:2001 – Design for access and mobility – General requirements for access – New building</i>

Assessable Development			
	Specific Outcomes		Probable Solutions
			<p>work;</p> <p>(b) where adjoining a road carriageway is—</p> <p>(i) separated from the road carriageway by bollards or other similar roadside protective measures; or</p> <p>(ii) located away from the road carriageway, for example, adjacent to the building line; or</p> <p>(iii) separated from the road carriageway by car parking; or</p> <p>(iv) located adjacent to a shared use environment with a maximum speed limit of 20km/hr.</p> <p>Note—</p> <p>Refer to Photograph 1 – Location of roadside protective measures.</p>
S2.	<p><u>Site Layout</u></p> <p>(6) The use—</p> <p>(a) is compatible in size with the associated premises;</p> <p>(b) does not inhibit use of or access to existing street activities and structures;</p> <p>(c) provides separation distances that allow safe and unobstructed access—</p> <p>(i) in and around outdoor dining furniture;</p> <p>(ii) to adjoining sites;</p> <p>(iii) to emergency accessways.</p>	P2.	<p>(7) The use—</p> <p>(a) is sited—</p> <p>(i) within the footpath frontage of the associated refreshment establishment;</p> <p>(ii) in areas which have a minimum useable width of 3.5 metres after achieving the minimum clearances;</p> <p>Note—</p> <p>■ Refer to Diagram 1 – Outdoor dining layout;</p> <p>■ Outdoor dining is only extended beyond the frontage of the associated refreshment establishment if neighbouring businesses provide written acceptance and the local government approves the extension.</p> <p>(b) allows queuing for meals or seating to occur only within the associated refreshment establishment, not within the footpath area;</p> <p>(c) is not sited—</p> <p>(i) over tactile paving; or</p> <p>(ii) within 2 metres of access ramps or hand rails;</p> <p>(d) ensures a minimum 2 metre</p>

Assessable Development	
Specific Outcomes	Probable Solutions
	<p>overhead clearance for pedestrian access is maintained throughout the outdoor dining area, including where umbrellas or fixed screens are used;</p> <p>(e) ensures a minimum 2 metre wide pedestrian corridor is provided through outdoor dining areas which—</p> <p>(i) is kept clear of all obstructions, including A-framed signage such as sandwich boards;</p> <p>(ii) provides the most direct route possible along the footpath;</p> <p>(iii) provides protection from the weather;</p> <p>(f) is clear of any vehicle accessways across the footpath;</p> <p>(g) where located adjacent to car parking for persons with disabilities, the outdoor dining area incorporates a 1.2 metre wide path from the car space to the pedestrian corridor;</p> <p>Note—</p> <ul style="list-style-type: none"> ■ Refer to— ▶ Diagram 2— Vertical clearances; ▶ Diagram 3— Pedestrian corridor; ▶ Photograph 2— Suitable vertical clearance; ▶ Photograph 3— Suitable pedestrian corridor; ▶ Photograph 4— Obstructed pedestrian corridor; ▶ Photograph 6— Tactile paving free of obstructions; ■ A larger minimum distance may be required where pedestrian usage is of a density determined by the local government as requiring an increased pedestrian corridor. <p>(h) structures permanently fixed to the pavement do not obstruct convenient access to utility infrastructure.</p> <p>Note—</p> <ul style="list-style-type: none"> ■ Any structures permanently fixed on public land require a “Permit to Occupy” to be approved by the State Government through Natural

Assessable Development			
	Specific Outcomes		Probable Solutions
			<p>Resources, Mines and Energy;</p> <ul style="list-style-type: none"> ■ Operators are required to remove fixed outdoor furniture upon reasonable demand by Telstra, Energex or other utility infrastructure providers if access to infrastructure is required; ■ Removable tables and chairs are permitted above underground utility infrastructure.
S3.	<p><u>Amenity and Character</u></p> <p>(8) The use</p> <ul style="list-style-type: none"> (a) is visually compatible with streetscape features; (b) contributes positively to the pedestrian experience by presenting an open, inviting space, readily accessible from the footpath; (c) provides cross ventilation, shade and protection from adverse weather conditions. <p>Note</p> <ul style="list-style-type: none"> ■ Umbrellas and fixed screens may be used to provide protection from the weather provided they do not encroach upon pedestrian access. 	P3.	<p>(9) For outdoor dining areas</p> <ul style="list-style-type: none"> (a) style, layout and orientation of furniture is consistent with the extent and shape of the available space; (b) the space is defined by planter boxes, bollards or surface markers; (c) barricade fencing and permanently enclosed pavilions and structures are not included; (d) design and orientation has regard to climatic conditions, namely late afternoon sun and prevailing winds; (e) the surface is constructed with a level, non-slip finish.
S4.	<p><u>Noise</u></p> <p>Noise generated by the use does not impact adversely on adjoining and nearby premises.</p>	P4.	No probable solution identified.
S5.	<p><u>Furniture</u></p> <p>(10) Furniture for the use maintains safety and makes a positive contribution to the amenity of the streetscape.</p>	P5.	<p>(11) Outdoor dining furniture</p> <ul style="list-style-type: none"> (a) is located <ul style="list-style-type: none"> (i) 900mm from kerb edges where there are no designated car parking bays within the road carriageway; or (ii) 1.5 metres from parallel and angled car parking spaces; (iii) a minimum of 3 metres from any water's edge; (iv) 1 metre from safety rails to waterways; (v) 1.2 metres from waste

Assessable Development			
Specific Outcomes	Assessable Development	Probable Solutions	Assessable Development
		<p>containers;</p> <p>(vi) 500mm from the building line;</p> <p>(vii) 1 metre from the base of existing trees or the tree guard, if one exists;</p> <p>(viii) 900mm from all other existing structures;</p> <p>(b) is strong, durable and weather resistant;</p> <p>(c) does not contain parts or extensions that may be a potential hazard to patrons and pedestrians;</p> <p>(d) is compatible with the materials and colours in the surrounding streetscape;</p> <p>(e) is removable when not fixed to the footpath and is stored in the associated refreshment establishment outside of trading hours;</p> <p>(f) when fixed to the footpath is anchored according to the manufacturers specifications;</p> <p>(g) where an electrical or gas heating or cooling device, is fitted with an emergency shut off switch;</p> <p>(h) does not include BBQs or coke filled burners.</p> <p>Note-</p> <ul style="list-style-type: none"> ■ Refer to ▶ Diagram 4 - Setbacks from carparking; ▶ Photograph 5 - Insufficient separation to kerb; ▶ Photograph 7 - Outdoor dining making a positive contribution to the streetscape; ■ Plastic tables and chairs are not considered acceptable due to rapid deterioration in the urban environment; ■ Refer to Part 11 - Planning Scheme Policy 10 - Outdoor Dining for additional requirements. 	
S6.	<p><u>Logo Signage</u></p> <p>(12) Logo signage shown on outdoor dining furniture is discrete and does not dominate the structure on which it is displayed.</p>	P6.	<p>(13) Logo signage-</p> <p>(a) on umbrellas and shade devices is restricted to 2 labels;</p> <p>(b) discretely displayed on chairs, tables or planter boxes may be appropriate as an alternative to umbrellas and other shade</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
			<p>devices.</p> <p>Note</p> <p>All logo signage to be used is clearly detailed to scale as part of the application process and needs to be approved by the local government.</p>
S7.	Patrons are provided with easily accessible public toilet facilities.	P7.	The number, location and design of publicly assessable toilets comply with the requirements of the <i>Building Code of Australia (BCA)</i> .

Diagram 1 – Outdoor dining layout

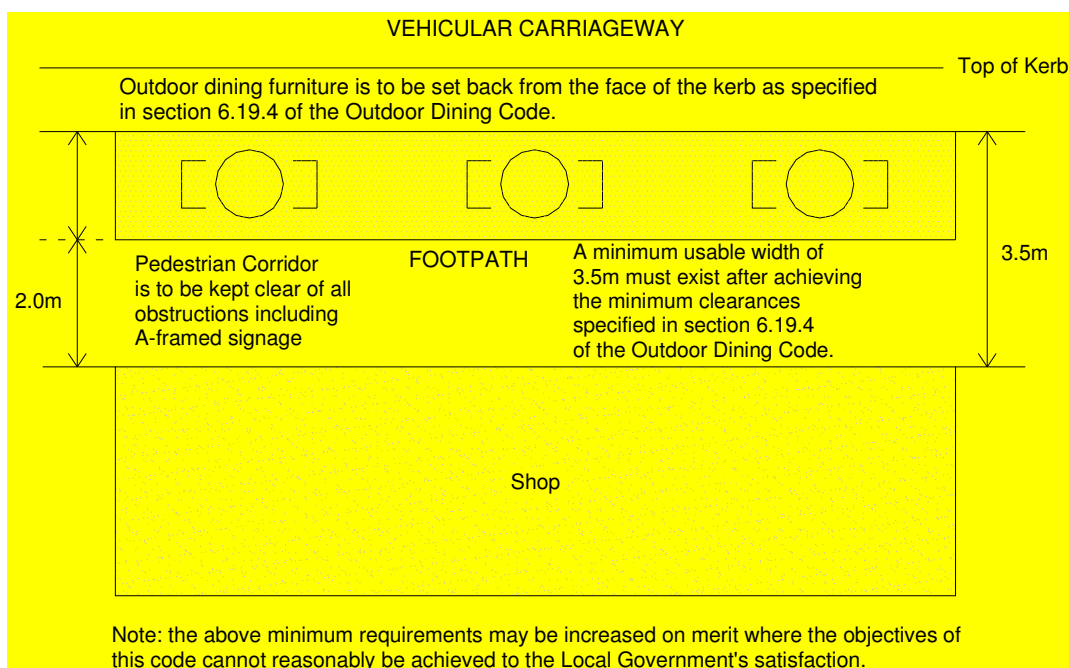


Diagram 2 – Vertical clearances

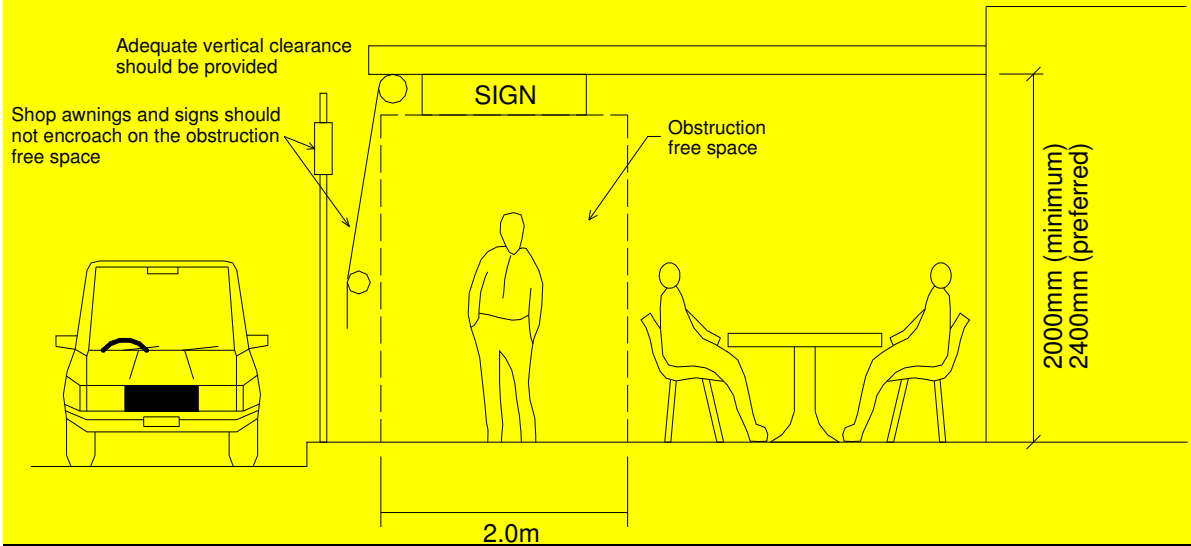


Diagram 3 – Pedestrian corridor

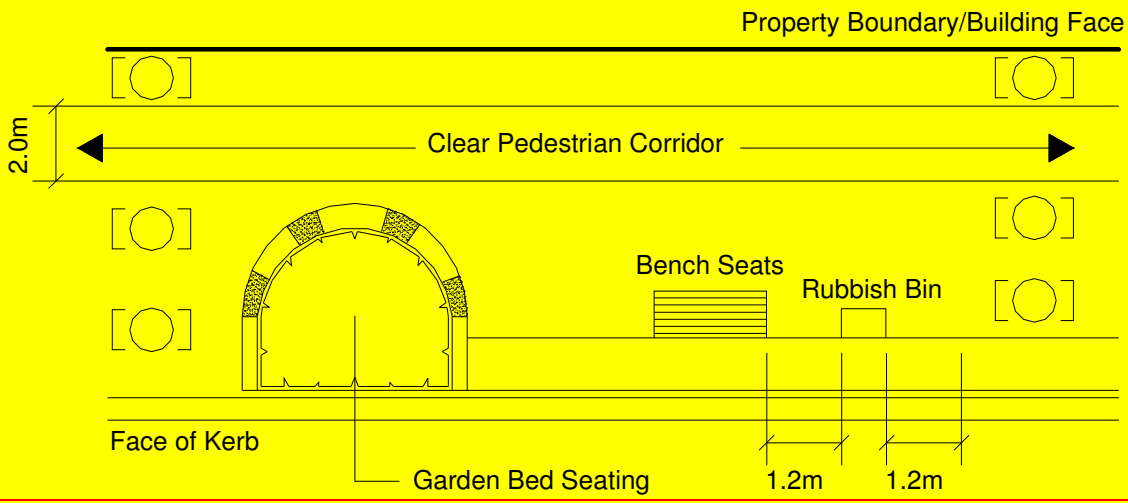
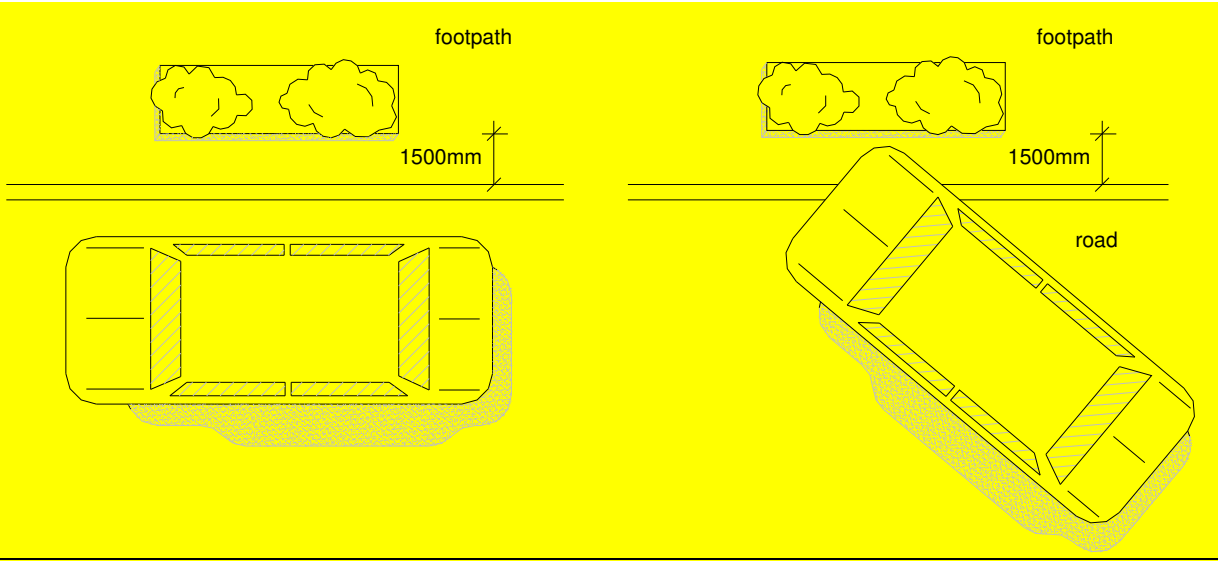
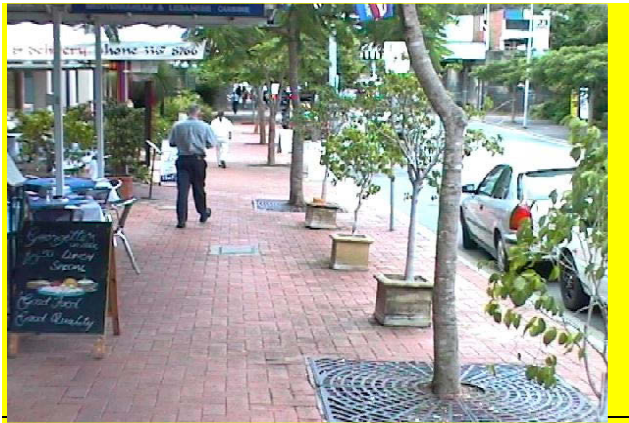


Diagram 4 – Setbacks from carparking



Photograph 1 – Location of roadside protective measures



Photograph 3 – Suitable pedestrian corridor



Photograph 2 – Suitable vertical clearance



Photograph 4 – Obstructed pedestrian corridor

Photograph 5 – Insufficient separation to kerb



Photograph 6 – Tactile paving free of obstructions



Photograph 7 – Outdoor dining making a positive contribution to the streetscape



3. Remove references to Outdoor Dining where they occur throughout the Planning Scheme:
 - a. Inconsistent uses and other development tables
 - b. Zone Codes:
 - i. District Centre Zone
 - ii. Local Centre Zone
 - iii. Major Centre Zone
 - iv. Medium Density Residential Zone
 - v. Neighbourhood Centre Zone
 - vi. Open Space Zone
 - vii. Point Lookout Centre Zone
 - viii. Point Lookout Tourist Zone
 - ix. SMBI Centre Zone
 - c. Overlays:
 - i. Acid Sulfate Soils Overlay
 - ii. Bushfire Hazard Overlay
 - iii. Extractive Resources Overlay
 - iv. Flood Prone, Storm Tide and Drainage Constrained Land Overlay
 - v. Habitat Protection Overlay
 - vi. Heritage Place and Character Precinct Overlay
 - vii. Protection of the Poultry Industry Overlay
 - viii. Water Supply Catchments Overlay
 - ix. Waterways, Wetlands and Moreton Bay Overlay
 - x. Landslide Hazard Overlay
 - xi. South-East Thornlands Structure Plan Overlay
 - xii. Kinross Road Structure Plan Overlay
 - d. General Code – Centre Design
 - e. Schedule 1 – Access and Parking
 - f. Schedule 3
 - i. Uses
 - ii. Dictionary
 - g. Priority Infrastructure Plan

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 07.05 Domestic Outbuilding Code

Amendment 07.05 Domestic Outbuilding Code

Explanation (1)

This amendment proposes to increase the maximum site coverage requirements for development in the Rural Non-Urban Zone of the Domestic Outbuilding Code. Currently, the maximum site coverage of 2.5% for all buildings is overly restricting, especially for development located on smaller rural lots. The amendment proposes to introduce a maximum site cover of 1,000m² for sites that are 4ha or less, and a 'sliding scale' maximum site coverage for lots over 4ha (i.e. 1,000m² + 2.5% for every m² over 4ha).

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendment:

Table 2 - Maximum Site Coverage and Minimum Setbacks

Building Act 1975 Alternative Provisions to QDC MP1.1 MP1.2, A1, A2, A3			
Zone	Maximum Site Coverage		Minimum Setbacks
<ul style="list-style-type: none"> ■ Conservation ■ Emerging Urban Community ■ Environmental Protection ■ Investigation 	1000m ² .		(1) For lots that are less than 2 hectares in area, front, side and rear setbacks are 10 metres; or (1) For lots that are 2 hectares or greater in area, front, side and rear setbacks are - (a) 20 metres; or (b) 10 metres where screened by planted landscaping; (2) Sited wholly within a development envelope area, where applicable.
<ul style="list-style-type: none"> ■ Park Residential 	30 percent		
<ul style="list-style-type: none"> ■ Rural Non-Urban 	2.5 percent		
<ul style="list-style-type: none"> ■ Rural Non-Urban 	Lot size ≤ 4ha	Lot size > 4ha	
	1,000m ²	1,000m ² + 2.5% of every m ² over 4ha	
<ul style="list-style-type: none"> ■ Local Centre 	75 percent		(1) No front setback requirement; (2) Side and rear setbacks - (a) where the lot or premises is adjoining a residential zone - 3 metres or half the height of the building at that point; or (b) in all other cases - no requirement.
<ul style="list-style-type: none"> ■ Low Density Residential 	30 percent		The <i>Queensland Development Code, MP1.1, and MP1.2</i> applies. Note: Refer to the applicable zone code for site coverage and the <i>Queensland Development Code</i>

<ul style="list-style-type: none"> ■ Medium Density Residential ■ Urban Residential - excluding sub-area UR2 ■ SMBI Residential (Lots 600m² or less) 	<p>50 percent</p>	<p>for setbacks unless stated otherwise. or Sited wholly within the development envelope area approved by the local government, where a development envelope exists on the property.</p>
<ul style="list-style-type: none"> ■ Urban Residential - sub-area UR2 ■ SMBI Residential (Lots over 600m²) 	<p>40 percent</p>	
<ul style="list-style-type: none"> ■ All other zones 	<p>Refer to the applicable zone code for site coverage and the <i>Queensland Development Code</i> for setbacks unless stated otherwise.</p>	

Explanation (2)

This amendment proposes to modify the self-assessable development criteria to reflect the amended maximum site cover provisions and clarify the setback requirements that are outlined in the *Building Act 1975* Alternative Provisions to QDC MP1.1 MP1.2, A1, A2, A3.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendment:

7.5.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
<p>A1.</p>	<p>(1) The domestic outbuilding is located on a lot that contains a dwelling house;</p> <p>(2) The domestic outbuilding complies with Table 1 - Criteria for Domestic Outbuildings by Lot Size Category;</p> <p>(a) where more than one domestic outbuilding will be on the lot, the combined gross floor area of all domestic outbuildings does not exceed the gross floor area criteria for the applicable lot size category specified in Table 1 – Criteria for Domestic Outbuildings by Lot Size Category;</p> <p>(3) Site Cover and Setbacks from the front, side and rear boundaries comply with Table 2 – Maximum Site Coverage and Minimum Setbacks. <i>Building Act 1975</i> Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3</p> <p>(4) The domestic outbuilding is located in accordance with Table 2 – Minimum Setbacks for Domestic Outbuildings.</p>

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 07.06 Excavation and Fill

Amendment 07.06 Excavation and Fill

Explanation

To ensure excavation and fill undertaken as self-assessable development does not create risk or nuisance (e.g. stormwater drainage issues) to neighbouring properties it is proposed to modify the self-assessable criteria of the Excavation and Fill Code. In particular it is proposed to:

- Better clarify that only excavation and fill undertaken on land above 2,4m AHD is self-assessable;
- Limit multiple excavation and fill activities for operational work to a combined total depth of $\leq 300\text{mm}$.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

1. Insert new self-assessment criteria into Table 7.6.4 Acceptable Solution applicable to Self-Assessable Development

7.6.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Excavation and fill is carried out on land where the ground level is completely above 2.4m AHD;</p> <p>(2) Excavation or fill does not exceed -</p> <ul style="list-style-type: none"> (a) 1 metre in depth from ground level, for the purpose of or incidental to building work; or (b) 300mm in total depth for operational works; (c) 600m² in area for building or operational works; (d) operational works does not involve the removal of native plants of a height greater than 2 metres; (e) disturbing a total of 50m³ of soil. <p>(3) Excavation and fill undertaken in accordance with A1 (2) (b) has not been undertaken more than once, unless the combined total depth of excavation and fill activities is $\leq 300\text{mm}$;</p> <p>(4) Excavation and fill within the Southern Moreton Bay Islands Residential Zone does not exceed 25m² outside the footprint of the building for a Dwelling House or 12m² per dwelling unit for other types of housing.</p> <p>Notes -</p> <ul style="list-style-type: none"> ■ See Part 9 - Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of - <ul style="list-style-type: none"> ▶ excavation and fill; ▶ ground level; ■ Where the development requires the 'disturbance of soil' within a fire ant 'restricted area', a risk management plan is approved by the Department of Primary Industries;

Self-Assessable Development	
Acceptable Solutions	
	<ul style="list-style-type: none">■ High risk soil disturbance activities include, but are not limited to -<ul style="list-style-type: none">▶ filling or excavation of a minor or major scale;▶ import of fill onto a site;▶ export of fill or other materials, such as soil, gravel, mulch and plants;▶ export off or import onto a site of construction and demolition waste and materials, or greenwaste/timber/fuel containing soil.

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 07.07 On-Site Raising and Relocation

Amendment 07.07 On-Site Raising and Relocation

Explanation

This amendment proposes to remove the On-site Raising and Relocation (other development) code and all references to this code throughout the planning scheme. The code is now considered redundant as requirements for setbacks, building heights etc. are regulated through the dwelling house code.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

1. Remove Part 7, Division 7 – On-site Raising or Relocation Code:

~~Division 7 - On-Site Raising or Relocation~~

~~5.3.1 Introduction~~

- ~~(1) This division contains the provisions for the On-Site Raising or Relocation Code, that incorporates –~~
 - ~~(a) *Building Act, 1975* (as amended) Alternative Provision to Queensland Development Code MP1.1 and MP1.2 (section 7.7.2)~~
 - ~~(b) Compliance with the On-Site Raising or Relocation Code (section 7.7.3)~~
 - ~~(c) Overall Outcomes of the On-Site Raising or Relocation Code (section 7.7.4);~~
 - ~~(d) Acceptable Solutions applicable to Self-Assessable Development (section 7.7.5);~~
 - ~~(e) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 7.7.6).~~

~~5.3.2 Compliance with the On-Site Raising or Relocation Code~~

- ~~(1) Development that is consistent with the following complies with the On-Site Raising and Relocation Code –~~
 - ~~(a) acceptable solutions in section 7.7.4 where self-assessable development; or~~
 - ~~(b) specific outcomes in section 7.7.5 where assessable development.~~

~~5.3.3 Overall Outcomes of the On-Site Raising or Relocation Code~~

- ~~(2) The overall outcomes are the purpose of the On-Site Raising or Relocation Code.~~
- ~~(3) The overall outcome sought for the On-Site Raising or Relocation Code is the following –~~
 - ~~(a) to ensure dwelling units –~~

~~(i) are raised to a level that is consistent with the character of dwelling units on adjoining premises;~~

~~(ii) where relocated, do not adversely impact on the amenity of the streetscape or adjoining premises.~~

7.7.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(4) The on-site raising or relocation is proposed on a lot or premises that contains the dwelling house;</p> <p>(5) Compliance with the Self-Assessable-Acceptable Solutions provisions (A1.) of the Dwelling House Code;</p> <p>(6) Where the building extends over 2 or more lots, it is not relocated onto a single lot with an area of less than 450m²;</p>

7.7.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.	Location	P1.	(8) The building is not relocated onto a single lot of less than 450m².
	(7) Where the building extends over 2 or more lots, it is not relocated onto a single lot with an area of less than 450m².		
S2.	Function	P2.	(10) Compliance with the provisions of the Dwelling House Code.
	(9) Development meets the requirements for a dwelling house.		

2. Remove ALL other references to the On-site Raising and Relocation code from the Planning Scheme:

- Structural Elements;
- Strategic Framework;
- Zone Codes; and
- Overlay Codes.

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 09.02 - Land Designated for Community Infrastructure

Amendment 09.02 – Land Designated for Community Infrastructure

Explanation

Six amendments are required to be made to the Schedule:

1. Insert Lot 148 on SL 12849 (77 Ziegenfusz Road, Thornlands) into Schedule 2 - Land Designated for Community Infrastructure to reflect the ministerial designation made by Rod Welford MP, Minister for Education and Training, in a letter addressed to Council on 21 January 2009. The designation was made in relation to Thornlands State School, pursuant to Section 2.6.8, Chapter 2, Part 6, of the *Integrated Planning Act 1997*.
2. Insert Lot 3 on SP 204523 into Schedule 2 – Land Designated for Community Infrastructure to reflect the ministerial designation made effective on 21 January 2009, by the Minister for Emergency Services
3. Insert Lot 2 on CP 910606 into Schedule 2 – Land Designated for Community Infrastructure to reflect the ministerial designation made effective on 2 December 2011, by the Minister for Police, Corrective Services and Emergency Services
4. Insert Lot 2 on SP 213903 & Lots 1 and 2 on RP808662 into Schedule 2 – Land Designated for Community Infrastructure to reflect the ministerial designation made effective on 19 December 2013, by the Minister for Police, Fire and Emergency Services
5. Insert land described as Lots 1 and 2 on RP808662 (221 and 223 Mount Cotton road, Capalaba) and Lot 2 on SP213903 (2/10 Natasha Street, Capalaba) Hon Jack Dempsey MP, Minister for Police, Fire and Emergency Services. On 23 December, 2013 Redland City Council received a letter advising of the Designation. The land has been designated to allow for the development of the Capalaba Emergency Services Precinct comprising the existing Ambulance Station (and proposed extensions to the existing Fire and Rescue Station) and the temporary Fire and Rescue Station and associated facilities. The designation was made pursuant to Chapter 5 of the *Sustainable Planning Act 2009*.
6. Amend footnote 9.1 to reflect the correct section of the *Sustainable Planning Act 2009*.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendments are proposed to the Schedule 2 – Land Designated for Community Infrastructure:

Insert the abovementioned properties into the table as follows:

Real property description	Street address	Type of community infrastructure ^{9.1}	Day of designation	Other matters
Lot 48 on SL 12849	77 Ziegenfusz Road, Thornlands	1 (f) - Education facilities	21 January 2009	
Lot 3 on SP 204523	33-37 Gordon Road,	(g) emergency services facilities	21 January 2009	Redland City Council - Redland Bay Fire and Rescue Station. The

^{9.1} Refer to Part-5 – Designation of Land for Community Infrastructure of the *Sustainable Planning Act 2009*.

Real property description	Street address	Type of community infrastructure ^{9.1}	Day of designation	Other matters
	Redland Bay	Redland City Council - Redland Bay Fire and Rescue Station. The designation for community infrastructure is made subject to the following requirements - An offset for the net benefit of koalas and koala habitat is to be provided as agreed between the Environmental Protection Agency and Department of Emergency Services.		designation for community infrastructure is made subject to the following requirements - An offset for the net benefit of koalas and koala habitat is to be provided as agreed between the Environmental Protection Agency and Department of Emergency Services.
Lot 2 on CP910606	36 Wellington Street, Cleveland	(7) emergency services facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part	2 December 2011	Rebuilding of the Cleveland Ambulance Station and associated facilities on the site.
Lot 2 on SP 213903 & Lots 1 and 2 on RP808662	221 & 223 Mount Cotton Road & 2/10 Natasha Street, Capalaba	(7) emergency services facilities (9) hospitals and associated institutions (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part	19 December 2013	Development of the Capalaba Emergency Services Precinct (comprising the existing Ambulance Station and proposed extensions to the existing Fire and Rescue Station) and the temporary Fire and Rescue Station and associated facilities.
Lots 1 and 2 on RP808662 and Lot 2 on SP213903	221 and 223 Mount Cotton Road and 2/10 Natasha Street,	(7) emergency services; facilities; (9) hospitals and associated institutions; and (15) storage and works depots and	20 December 2013	

Real property description	Street address	Type of community infrastructure ^{9.1}	Day of designation	Other matters
	Capalaba	similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.		

1. Remove the term “Part” and replace with term “Chapter” to reflect correct footnote reference to Designation of Land for Community Infrastructure in the *Sustainable Planning Act 2009*.

9.1 Refer to ~~Part~~ Chapter 5 – Designation of Land for Community Infrastructure of the *Sustainable Planning Act 2009*.

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 09.03.01 Dictionary

Amendment 09.03.01 Dictionary

Explanation

This amendment proposes to remove 'Secondary Dwelling' from Schedule 3 – Uses. This term already exists in Division 2 – Administrative Terms, and is also identified in the QPP as an administrative term.

Regulation will now occur by inserting Secondary Dwellings into the tables of assessment as self-assessable other development, with reference being made to the Acceptable Solutions in section 6.11.5 of the Dwelling House Code.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendment is proposed to the Dictionary:

1. Remove Secondary Dwelling from Division 1 – Uses

Use	Definition
Secondary Dwelling	<p>A dwelling, used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 09.03.02 – Administrative Terms

Amendment 09.03.02 – Administrative Terms

Explanation

This amendment proposes to:

1. Remove the reference to mandatory car parking in the domestic additions definition of the planning scheme; Insert a note below the definition for 'ground level' to provide guidance in determining ground level;
2. Insert definitions for four (4) standard engineering terms to assist with the interpretation of the Infrastructure Works Planning Scheme Policy; and
3. Insert a definition for 'minor building work' that references the *Building Regulation 2006*.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendments are proposed to the Administrative Terms:

1. Remove the reference to the provision of mandatory covered car accommodation in the domestic additions definition:

Administrative Term	Definition
Domestic Additions	<p>Means the addition to or extension of the dwelling unit for -</p> <p>(a) rooms -</p> <ul style="list-style-type: none"> (i) on premises with an existing dwelling house; (ii) that are enclosed and roofed additions to the existing dwelling unit; (iii) that do not form an additional dwelling unit; or <p>(b) provision of the mandatory covered car accommodation, which can be attached or detached to the dwelling unit; or</p> <p>(c) buildings or structures used for passive recreational purposes that are -</p> <ul style="list-style-type: none"> (i) roofed and unenclosed such as verandahs, decks, patios or the like; (ii) or provide roof-top recreational areas.

2. Insert a note below the definition of 'ground level':

Administrative Term	Definition
Ground Level	<p>The level of the natural ground or where the level of the natural ground has been changed, the level as lawfully changed.</p> <p>Note –</p> <p>Council does not maintain an up to date reference point for ground level. The ground level may be determined by a registered surveyor using best evidence such as:</p> <ul style="list-style-type: none"> ▪ 'as constructed' plans lodged with Redland City Council (RCC) at the time of subdivision;

Administrative Term	Definition
	<ul style="list-style-type: none"> ▪ surveyed spot levels from Council's sewer maps; or ▪ a site survey prepared by a registered surveyor. <p>In circumstances where the natural ground level has been altered as a result of a development activity, the applicant must demonstrate that the ground level has been lawfully changed.</p>

3. Insert definitions for the following terms:
- a. Sewerage mains (sewerage reticulation mains)
 - b. Sewerage hydraulic drainage
 - c. Roofwater mains
 - d. Roofwater hydraulic drainage

Administrative Term	Definition
Sewerage mains (sewerage reticulation mains)	A main in a sewerage system that is a council asset, including the house connection point.
Sewerage hydraulic drainage	Private drainage constructed from the sewer-house connection point during building works.
Roof water mains	A roof water pipe installed during development works which may service one or more lots and may be covered under an easement.
Roof water hydraulic drainage	Private roof water drainage constructed from the roof water legal point of discharge during the building works.

4. Insert an alternative definition for 'minor building work' that references the *Building Regulation 2006*.

Administrative Term	Definition
Minor Building Work	<p>Means -</p> <ul style="list-style-type: none"> (a) An alteration, addition or extension to an existing building where the floor area including balconies is less than five per cent of the building or twenty-five square meters, whichever is the lesser; or (b) Building work identified as exempt or self-assessable development in accordance with Schedule 1 of the <i>Building Regulation 2006</i>. <p>This term does not include alterations to, demolition of or additions to an item listed in Schedule 4 - Heritage Place Register.</p>

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 10.01 – Priority Infrastructure Plan

Amendment 10.01 – Priority Infrastructure Plan

Explanation

This amendment proposes to update the Parks and Stormwater Network mapping contained within the Priority Infrastructure Plan. The proposed amendments are being undertaken to reflect the Kinross Road Structure Plan and development approvals.

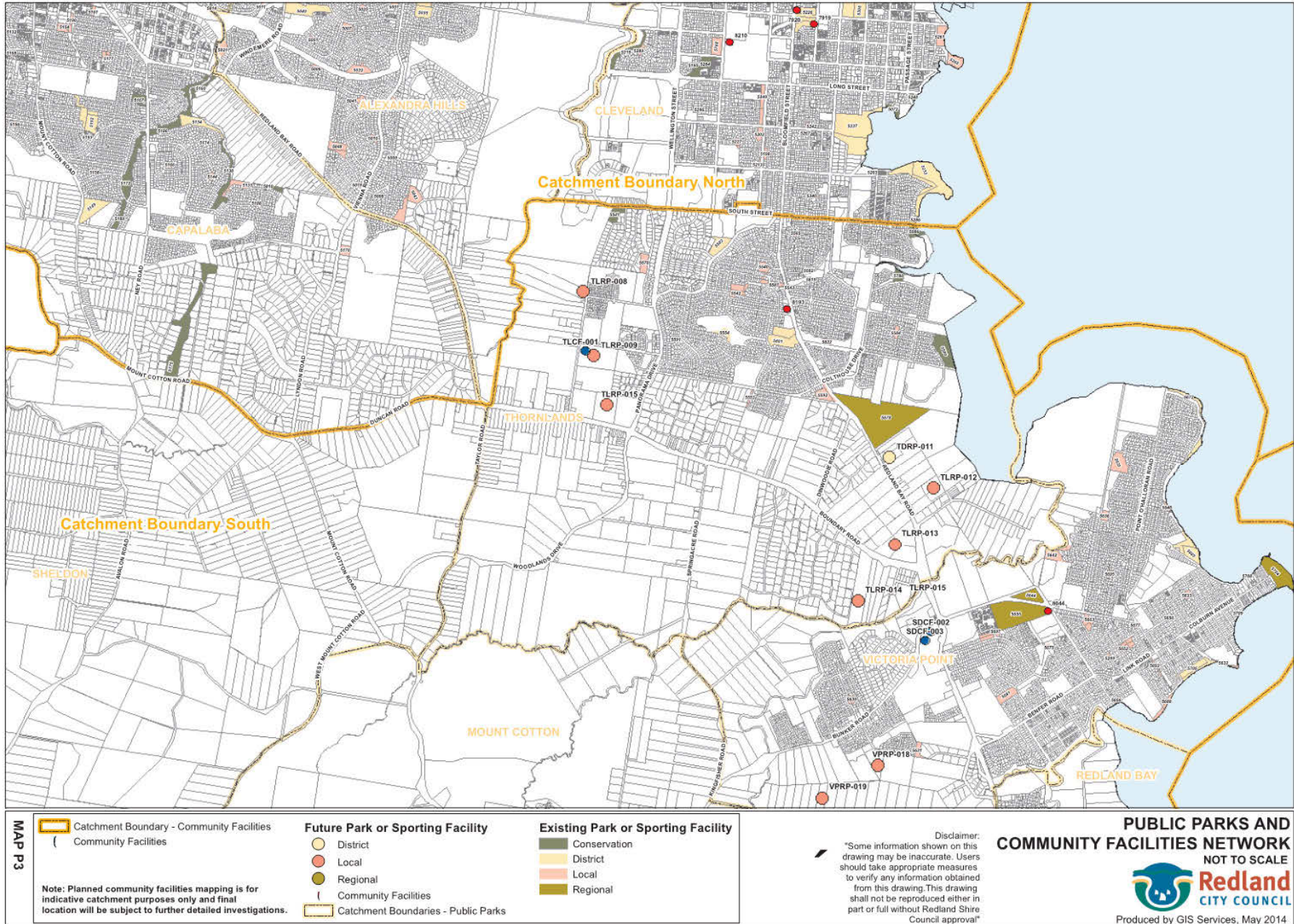
Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (a).

Proposed Amendments

The following amendments are proposed:

- Change to Parks Map P3 to reflect the Kinross Road Structure Plan Area:
 - Relocating Local Parks TLRP-008 & TLRP-009;
 - Including Local Park TLRP-015, which is shown in the schedule of works but not currently mapped;
- Renaming Local Park TLRP-011 to TDRP-011 (Located in South East Thornlands).
- Changes to Table 10.6.11 Schedule of Works Summary - Stormwater Network (Kinross Road Structure Plan Area):
 - Remove E & GPT E, F & GPT F from Table 10.6.11 and Map SW6 to reflect a development approval.
- Updating the dates contained in each of the modified maps.

The amendments are reflected in the maps and schedule of works shown below.



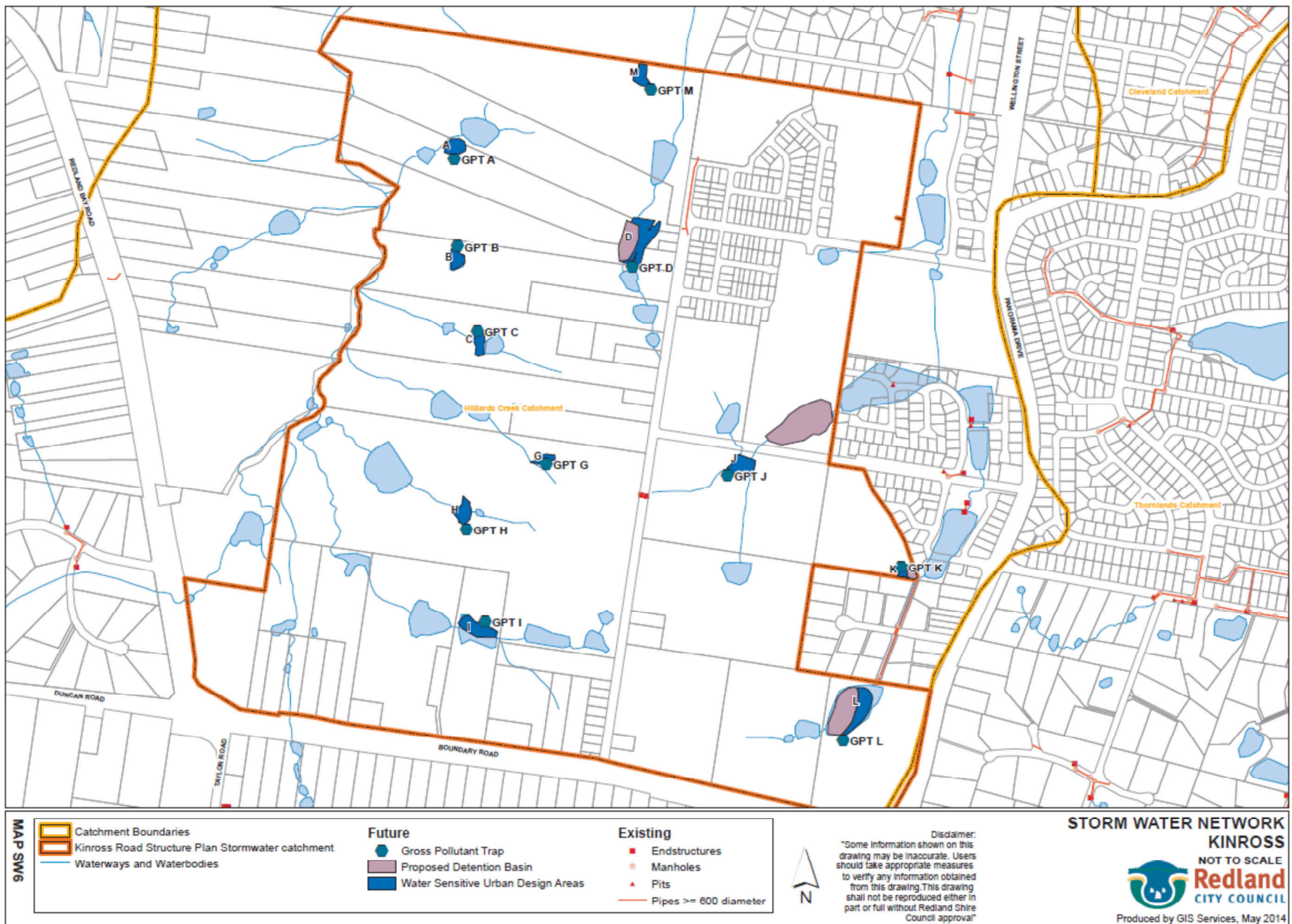


Table 10.6.11 Schedule of works summary —Stormwater network (Kinross Road Structure Plan Area)

Map reference	Catchment	Trunk infrastructure#	Land area (m²)	Year of Provision	Establishment cost (\$)* <i>(including land costs)</i>
A	Hilliards Creek	Bio retention Basin A	1,480	2011-2016	687,461
B	Hilliards Creek	Bio retention Basin B	740	2016-2021	362,494
C	Hilliards Creek	Bio retention Basin C	800	2016-2021	390,818
D	Hilliards Creek	Bio retention Basin D	2,450	2011-2016	2,189,197
E	Hilliards Creek	Bio retention Basin E	1,150	2011-2016	538,178
F	Hilliards Creek	Bio retention Basin F	1,550	2011-2016	722,075
G	Hilliards Creek	Bio retention Basin G	350	2016-2021	191,247
H	Hilliards Creek	Bio retention Basin H	1,000	2016-2021	481,608
I	Hilliards Creek	Bio retention Basin I	1,240	2016-2021	582,265
J	Hilliards Creek	Bio retention Basin J	3,400	2016-2021	1,530,028
K	Hilliards Creek	Bio retention Basin K	460	2016-2021	443,988
L	Hilliards Creek	Bio retention Basin L	2,850	2016-2021	1,291,033
M	Hilliards Creek	Bio retention Basin M	800	2011-2016	387,720
GPT A	Hilliards Creek	GPT A		2011-2016	55,397
GPT B	Hilliards Creek	GPT B		2016-2021	39,988
GPT C	Hilliards Creek	GPT C		2016-2021	55,397
GPT D	Hilliards Creek	GPT D		2011-2016	76,742
GPT E	Hilliards Creek	GPT E		2011-2016	55,397
GPT F	Hilliards Creek	GPT F		2011-2016	67,033
GPT G	Hilliards Creek	GPT G		2016-2021	39,988
GPT H	Hilliards Creek	GPT H		2016-2021	55,397
GPT I	Hilliards Creek	GPT I		2016-2021	92,861
GPT J	Hilliards Creek	GPT J		2016-2021	55,397
GPT K	Hilliards Creek	GPT K		2016-2021	39,988
GPT L	Hilliards Creek	GPT L		2016-2021	76,742
GPT M	Hilliards Creek	GPT M		2011-2016	55,397
D	Hilliards Creek	Detention Basin 6 (see GPT D)		2016-2021	552,074
L	Hilliards Creek	Detention Basin 7 (see GPT L)		2016-2021	499,615
J	Hilliards Creek	Detention Basin 8 (see GPT J)		2016-2021	641,533
K	Hilliards Creek	Detention Basin 8b (see GPT K)	370	2016-2021	908,212
F	Hilliards Creek	Detention Basin 9 (see GPT F)		2016-2021	347,496
E	Hilliards Creek	Detention Basin 10 (see GPT E)		2016-2021	263,080
TOTAL					13,775,846
<p>* Total including additional fees of 40% Contingency and 15% Professional fees. Establishment cost base date is 2011 #The map reference under the description for trunk infrastructure refers to Redland City Council Kinross Road Structure Plan – Stormwater Infrastructure Concept Plan</p>					

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

REPORT/MODEL 12.02 – Certain Approvals and Decisions

Amendment 12.02 – Certain Approvals and Decisions

Explanation

This amendment proposes to correct a number of grammatical errors and insert a number of recent approvals into Division 2 – Certain Approvals and Decisions to ensure the table contains up to date information.

Note: These amendments are considered minor in accordance with *Statutory Guidelines 01/2014: Making and Amending Local Planning Instruments*, section 2.2.3 (l).

Proposed Amendments

The following amendments are proposed to be added to Table 2 - Record of Certain Approvals and Decisions:

1. Insert the following approvals into the table:

Table 2 - Record of Certain Approvals and Decisions

Record of Certain Approvals and Decisions			
Date	Land to which the Notation Relates	Nature of the Approval or Decision	File Reference Number
<p>Approved (negotiated decision) 11 Dec 2001</p> <p>Court Order 25 Oct 2002</p>	L 3 RP 165277	<p>Preliminary approval under the IPA, section 3.1.6 for: Industry Class I, II and III uses, Bulk Store, Caretaker's Residence, Car Repair Station, Motor Vehicle Depot, Public Utility, Service Shop, Truck Depot and Warehouse uses as defined in the Town Planning Scheme and reconfiguration of proposed Lots 1 to 17, park and balance area.</p>	MC006008
25 Jan 2005	<p>L 16 RP 30555 L 17 RP 30555 L 24 RP 30555 L 25 RP 30555 L 2 RP 48270 L 2 RP 95747 L 3 RP 90361 L 11 SL 1595</p>	<p>Preliminary approval under the IPA, section 3.1.6 for: 1. Mixed use retirement community incorporating: - Independent and assisted living (attached and detached dwellings) - Dependent aged care residential - Local retail and services - Crèche - Community facilities 2. Dedicated park land</p> <p>In accordance with Central Redland Bay Plan of Development by Wolters Consulting Pty Ltd and MPS Architects received by RSC 21st January 2005.</p>	MC008369

Approved 07 Feb 2006 Amended 22 Jan 2008	L 2 RP221100 L 24 RP203700	Preliminary approval under the IPA, section 3.1.6 for: Redlands Business Park - "German Church Road Integrated Employment Centre - Plan of Development - Version 1.6" dated 31 January 2006	MC008666
Approved 07 Feb 2006. Amended (Version 1.8, dated 18 December 2013)	L 2 RP221100 L 24 RP203700	Preliminary approval under the IPA, section 3.1.6 for: Redlands Business Park - German Church Road Integrated Employment Centre - Plan of Development Version 1.8, dated 18 December 2013	MC008666
4 November 2010	L1 RP65410	Development permit for an Apartment Building (5 Units) and Health Care Centre	MC011884
1 March 2012	L 2 SP196390 L 3 SP196390	Development Permit issued under Superseded Planning Scheme for Reconfiguring a Lot into 61 lots and Dwelling Houses	MC011341/ SB005349
9 March 2012	L 7 RP 131749, Vol 14667060 L 8 RP 131749, Vol 14667061 L 9 RP 131749	Preliminary Approval Overriding the Planning Scheme for a Material Change of Use to establish a Child Care Centre	MC009598
2 May 2012	L 1 RP 187813	Preliminary approval (under s242 of the Sustainable Planning Act 2009) for a Material Change of Use for Dwelling Houses, Small Lot Houses, Dual Occupancy, Home Business, Relatives Apartment, Domestic Additions, Domestic Outbuilding and Private Swimming Pool and Reconfiguration of a Lot (1 into 8 lots)	MC012446 MCU012446
22 June 2012	L 2 RP 122781	Development Permit for Reconfiguring a Lot and Preliminary Approval affecting a Local Planning Instrument for a Material Change of Use (Dwelling Houses and Small Lot Houses) PEET – Reconfiguration (98 lots) and PA for MCU (Dwelling Houses and Small Lot Houses)	MC12091/ SB5471 MC012091/ SB005471
22 June 2012	L 2 RP 75742	Development Permit for Reconfiguring a Lot and Preliminary Approval affecting a Local Planning Instrument for a Material Change of Use (Dwelling Houses and Small Lot Houses) Ausbuild – Reconfiguration (141 lots) and PA for MCU (Dwelling Houses and Small Lot Houses)	MC12092/ SB5472 MC012092/ SB005472
1 January 2013	L293 RP31201	Development permit for a dwelling house	MCU013097
23 April 2013	L 236 RP31201	Development permit for a dwelling house	MCU012963

23 May 2013	L3 RP173523 L2 RP14813 L14 RP869105 L5 RP14813 L6 RP14813 L1 RP59490 L1 RP869105	Preliminary approval affecting a planning scheme for Material Change of Use and Reconfiguring a Lot	MC007588/ SB004758
30 October 2013	L 293 RP31201	Dwelling House assessed under superseded planning scheme	MCU013097
14 January 2014	L 51 SP157199 L 2 RP84645	Preliminary approval affecting a planning scheme for Material Change of Use for Education Facility	MCU012926

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

11.3.4 CP&A AMENDMENTS TO FEES & CHARGES SCHEDULE 2014-2015**Dataworks Filename: FM Fees & Charges 2014-2015****Authorising Officer:****Louise Rusan
General Manager Community & Customer
Services****Responsible Officer:****David Jeanes
Group Manager City Planning & Assessment****Author:****Michelle Knips
Business Process and Performance Officer****PURPOSE**

The purpose of this report is to seek Council approval to amend the 2014-2015 Fees and Charges Schedule as detailed.

BACKGROUND

The 2014-2015 Fees & Charges Schedule was approved by Council on the 23 April 2014 but is yet to be adopted. Amendments to the approved fee/charge descriptions and the insertion of a new fee/charge is required.

ISSUES

Changes to 2014-2015 Fees and Charges Schedule: To add a new fee for Approved Commercial "As Constructed" Plumbing Plan. Decrease the base and final charge amount for the Domestic Conveyance Property Search. Increase the base and final charge amounts for six (6) Concurrence Assessment Referral Fees and amend the description of the Approved "As Constructed" House Drainage or Sewer Main Plan and Commercial and Industrial Building Records Search.

PROPERTY SEARCHES & COPY OF PLANS

Note: Amendments detailed in red text below

Change Required	<u>Existing Fee/Charge Description</u>	<u>New Fee/Charge Description</u>	Base & Final Charge (\$)
New fee	Not Applicable – this is a new fee/charge	Approved Commercial "As Constructed" Plumbing Plan – includes details of hydraulics design	\$45.00 plus photocopy fee
Amend base and final charge only	Domestic Conveyance Property Search – includes details of property, valuation, rates and water plus domestic building and plumbing report	Not Applicable – No amendment required on fee/charge description	\$308.95 \$313.45

Change Required	<u>Existing</u> Fee/Charge Description	<u>New</u> Fee/Charge Description	Base & Final Charge (\$)
Amend fee description only	Approved "As Constructed" House drainage or sewer main plan – includes 1 x A4 sheet indicating house drainage or sewer main details for specific property	Approved Domestic "As Constructed" Plumbing Plan – includes 1 x A4 sheet indicating house drainage details for specific property	Not applicable – no amendment required
Amend fee description only	Commercial & Industrial Building Records – includes details of approval and inspection results for building and plumbing applications plus copies of relevant certificates.	Commercial Building & Plumbing Records – includes details of approval and inspection results for building and plumbing applications plus copies of relevant certificates.	Not applicable – no amendment required

BUILDING SERVICES

Note: Amendments detailed in red text below

Change Required	<u>Existing</u> Fee/Charge Description	<u>New</u> Fee/Charge Description	Final Charge (\$)
Amend final charge only	Amenity & Aesthetics (Class 10, shipping containers and railway carriages)	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Amenity & Aesthetics (removal dwelling within city)	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Removal &/or Rebuilding (removal dwelling)	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Fire Safety in budget accommodation	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Building used for residential purposes	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00
Amend final charge only	Preliminary building approval under Waterfront Structure Policy	Not Applicable – No amendment required on fee/charge description	\$507.00 \$510.00

STRATEGIC IMPLICATIONS

Legislative Requirements

There is no legislative requirement.

Risk Management

No risk identified.

Financial

Due to the proposed fees and charges amendments, some changes will have an impact on the City Planning & Assessment Group 2014-2015 fees and charges predicted revenue, as outlined below:

Fee/Charge Description	Existing 14/15 Estimated Revenue (\$)	New 14/15 Estimated Revenue (\$)	Variance (\$)
Approved Commercial "As Constructed" Plumbing Plan – includes details of hydraulics design	Not applicable – this is a new fee	\$1,235.00	+\$1,235.00
Removal &/or Rebuilding (removal dwelling)	\$5,070.00	\$5,100.00	+\$30.00
Building used for residential purposes	\$507.00	\$510.00	+\$3.00

People

No impact identified.

Environmental

There is no known impact to the environment.

Social

No impact identified.

Alignment with Council's Policy and Plans

N/A

CONSULTATION

The Group Manager City Planning and Assessment has been consulted on this matter and supports the recommendation of this report.

OPTIONS

1. That Council resolve to approve the amendments to the 2014-2015 Fees and Charges Schedule.
2. That Council resolve to not approve the amendments to the 2014-2015 Fees and Charges Schedule.

OFFICER'S RECOMMENDATION

That Council resolves to approve the amendments to the 2014-2015 Fees and Charges Schedule effective immediately.

11.3.5 REDLAND CITY COUNCIL DRAFT ECONOMIC DEVELOPMENT STRATEGY 2014 - 2041

Dataworks Filename: Reports to Council - Portfolio 7 Planning and Development

Attachments: [Draft ED Strategy](#)
[Economic Development Committee Charter](#)
[Economic Development](#)
[Q Business Survey Report](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Author:

Douglas Hunt
Principal Adviser Economic Development

PURPOSE

The purpose of this report is to seek the noting by Council of the Redland City draft economic development strategy in order to commence community engagement. The report outlines the key points from the draft strategy which is designed to guide the economic growth of the city to 2041. It is proposed that the draft strategy incorporates a round of community engagement in order to seek feedback and input from the community. Any feedback from the engagement process will be considered on its merit with the strategy amended accordingly should it be necessary. The draft strategy will then come back to Council for final endorsement.

BACKGROUND

The scope for this project was defined through a project scope management plan that identified the need to review the existing economic development strategy 2008-2012 and develop a new strategy for the city. The current economic development strategy was reviewed in 2010 by Pacific Southwest Strategy Group, the group that developed the strategy for Council in 2008. The review found that overall the delivery of the economic development strategy policies and programs were not being fully achieved based on an evaluation of the strategy projects and their outcomes.

A separate review by SiS Consulting of the Strategy conducted at the commencement of 2014 also found that the current economic development strategy 2008-2012 was not meeting its strategic objectives and was not adequately measuring the delivery of these. In addition, the review by SiS Consulting recommended that the Tourism Strategy, which is currently a separate strategy, be incorporated into a new economic development strategy. Upon this finding, SiS Consulting was also contracted to assist with the development of new economic development strategy for the city and reviewed a number of key documents in relation to the city's economic growth. The documents reviewed by the consultant included:

1. The current Economic Development Strategy 2008 – 2012 and Tourism Strategy for the Redlands 2010 – 2014.
2. Other Council documents including the Rural Futures Strategy and the Centres and Employment Review 2013 as baseline documents for the new Economic development strategy.
3. The University of Queensland 'Growing Business in Redlands Survey 2014 and the implications and opportunities for the city see Attachment 4.

The development of a new economic development strategy for the city is occurring in conjunction with the announcement of two Priority Development Area Projects at Toondah Harbour and Weinam Creek which will provide the city with two major investment attraction areas. Also, in February of 2013, Council established the Cleveland CBD incentives package. These projects will be a major investment and development focus for the city over the coming years and will require significant resources to ensure that their development potential is realised.

ISSUES

The key deliverable for this report is an economic development strategy for Redland City that covers a timeframe of 2014-2041 to align with the South East Queensland Regional Plan. Once this draft is noted by Council, it will go out for consultation and comment by the wider community. Once the community consultation period is completed, the strategy will then go to Council for endorsement and acceptance as the Redland City Economic Development Strategy 2014-2041.

The draft strategy is based around a number of key themes. The key themes are as follows:

1. Council's economic direction and role.
2. Key growth objectives.
3. GRP.
4. Key industry sectors – employment.
5. Key industry sectors – value add.
6. Key Industry sectors – future growth.
7. Strategic frameworks.
8. Strategic engagement.
9. Activity framework.
10. Economic Development Committee.
11. The role of RCC & the Business Community.
12. Resourcing and Investment.
13. Review process.

Each of the themes are reviewed briefly below and covered in more detail in the draft economic development strategy attachment.

1. Council's economic direction and role:

Redland City Council aims to leverage the unique characteristics of our city in order to build our economic capacity and deliver prosperity for our city and its residents.

We take great pride in the qualities that make our city an attractive place to live and we want to enhance our city's economic capacity by also making it an attractive place to do business.

Our focus is the development of key industry sectors that can deliver economic growth and enhance the liveability of our city through increased employment opportunities, training and skills development for our city's workforce, infrastructure development, investment attraction and an overall increase in the city's economic capacity.

The recommended draft economic direction statement is that:

'Redland City will be a destination of choice for business through an "open for business" culture that encourages innovation, creativity and the development of employment generating enterprises creating opportunity and prosperity for the city and its residents.

Redland City Council's role is to enhance the economic development of the City by facilitating the attraction, retention and development of businesses in our key sectors, leveraging our competitive advantages including lifestyle and geographic location.'

2. Key growth objectives:

This draft strategy charts a course, based on four key objectives, which will form the basis of action plans that support growth in these areas. Key measurement and reporting around these key objectives will ensure that activities are aligned, tracked and measured against the key growth objectives. The four key objectives are:

1. Population growth of 1.2% annualised average growth (annualised average between 2003 and 2013 was 1.8%).
2. Self-containment employment target of 60%.
3. GRP growth (averaging 3% p.a.).
4. Tourism growth to 2% of the Redland City economy.

3. GRP:

Redland City economy's Gross Regional Product (GRP) was \$4,392m in 2012, up from \$4,352m in 2011, or 1.6%. The overall trend has been reduced growth from previous years and comparative to the Queensland economy as a whole which grew by 3.1% during the same period (NIEIR, 2013). This lower GRP growth has correlations with the city's lower population growth, as the majority of the city's key industry sectors are population (or demand) driven and lower population growth translates into lower GRP growth for the city.

Key indicators include imports and exports from the city, where exports include all sales of goods and services to non-resident households, businesses and organisations outside the city's boundaries and imports includes the sale of goods and services from industries to resident households, businesses and other organisations in the city.

Mirroring state and national trends, Redland City has a deficit of imports over exports. Statistics show that manufacturing was the largest exporting sector in the city accounting for 44% of the city's exports. It was also the largest importer with nearly 34% of all imports into the city. Below is a highlight of some of the key economic indicators for the city:

1. Total GRP in Redland City for 2012 - \$4,392 m.
2. Average annualised GRP growth of 3.5% from 2001-2012.
3. Total Exports (2011/12) - \$1,190.1m – largest export industry manufacturing (44% of all exports).
4. Total Imports (2001/12) - \$4,354.8m – largest import industry manufacturing (34% of all imports).

4. Key industry sectors – employment:

The largest employer in Redland City by sector is Healthcare and Social Assistance, closely followed by Retail, which combined employ nearly 29% of the city's workforce. The next largest employer is Construction (11.7%), followed by Education and Training, employing 9.8% of the city's workforce (ABS, 2011).

Combined, these four sectors employ half of the city's workforce, with all but Retail experiencing employment growth since 2006. The strongest growth occurred in the Healthcare and Social Assistance sector, with employment rising by nearly 5% of the city's workforce since 2006 (NIEIR, 2013).

Employment growth was more subdued across other sectors of the local economy, with declining employment experienced across a number of sectors (other than retail), including Wholesale Trade, Agriculture, Forestry and Fishing, Public Administration and Safety. Overall however, the city's total employment to 2011 grew by nearly 5000 from 2006 figures (NIEIR, 2013).

5. Key industry sectors – value add:

The measurement of the city's GRP is most accurately quantified through value-add, rather than total output by industry. Value-add provides an indicator of how productive an industry is, as it factors input expenditure into the final output figure, highlighting those industries that may have high input costs and hence are not as productive. The key to the city's future GRP growth is to attract more value-add industry sectors and to generate increased productivity from the city's current key industry sectors. The key reason for this is that lower projected population growth for the city to 2041 will translate into lower long-run GRP growth unless the city is able to focus on attracting high value-add export oriented industries.

The Redland City economy is dominated by 9 key industry sectors that account for 75% of the city's total output and GRP, providing the city with a moderately diverse economy within Southeast Queensland. These nine sectors in turn, however, are dominated by four sectors that are generating almost half of the city's economic output and value-add and with the exception of manufacturing are population serving and driven by population growth. The nine sectors in order of GRP contribution are:

1. Construction.
2. Retail.

3. Manufacturing.
4. Healthcare and Social Assistance.
5. Wholesale Trade.
6. Education and Training.
7. Professional, Scientific and Technical Services.
8. Financial and Insurance Services.
9. Transport, Postal and Warehousing.

6. Key Industry sectors – future growth:

Based on current economic output, industry trends, future growth opportunities and council's economic vision, this strategy identifies the following industry sectors as drivers of growth. Separate action plans will be developed for these sectors based around the key objectives of the strategy. The purpose of these action plans is to deliver the strategy at an operational level. The action plans will be developed around the following sectors:

10. Construction.
11. Education and Training.
12. Financial and Insurance Services and Professional services.
13. Healthcare and Social Assistance.
14. Niche Manufacturing.
15. Retail.
16. Tourism.

It is important to note that future growth in population (or demand driven) sectors such as Construction, Education and Training, Healthcare and Social Assistance and Retail will potentially be curtailed by lower projected population growth to 2041. In order to meet average annual GRP growth of 3% to 2041 the city will need to substantially lift export oriented and value-add industries, and/or aim for higher population growth.

7. Strategic framework:

Ensuring the effective implementation of the economic development strategy and associated plans is critical. Previous strategies have not been effective because they lacked the outcome focused approach taken in this draft economic development strategy. This framework is a roadmap for ensuring the delivery of key outcomes in the draft economic development strategy and focuses on outcomes linked to critical pathways that can be tracked and measured, see Attachment 3, Figure 1.

8. Strategic engagement:

The draft strategy states that Redland City Council recognises that the implementation of the economic development strategy will require active engagement with key stakeholders.

The draft strategy also acknowledges that partnerships are an integral part of any successful strategy, because they define the roles and responsibilities of the key stakeholders and require the development of collaborative frameworks to drive actions and activities.

The draft strategy defines partnerships as a relationship between key groups that is characterized by mutual cooperation and responsibility, for the achievement of a specified goal that is increasing the economic capacity of the Redlands.

While there are a number of stakeholders, from an economic development perspective, one of the key partnerships that will need to be developed is with the business community. Any growth in the economic capacity of the Redlands will come from investment in key industry sectors. At the centre of all activity is council's strategic economic direction which links all of the elements of the strategy.

Figure 2 in Attachment 3 is a representation of the draft economic development strategic engagement framework.

9. Activity framework:

The success of the economic development strategy will largely be dependent on the activities that facilitate growth in the identified key industry sectors of the Redland's economy. Each identified key industry sector will require a specific action strategy detailing the initiatives and activities that will be undertaken in order to achieve key growth objectives as well as the level of investment required. The action plans will be used to drive activity, monitor progress and report on outcomes.

Figure 3 in Attachment 3 outlines the framework that will be used to develop each detailed action plan. They will be 'live' plans, meaning that they will be actively monitored and adjusted as changes to the economy and industry sectors are detected and assessed. An action strategy template has been developed and will be populated for each key industry sector, refer Attachment 1 'Draft Economic development strategy, Appendix B'.

10. Economic Development Committee:

It is proposed in that the delivery of a new economic development strategy for the city will be overseen by the establishment of economic development committee who will assist in the development and delivery of the strategy. As such it is possible that the committee may make suggestions to alter the deliverables for this project based on their assessment of the priorities for the city.

It is recognised that the success of the economic development strategy will in part depend on the relationship between Council and the business community. In order to strengthen that relationship and develop a partnership between Council and the business community, it is proposed that Council establishes an Economic Development Advisory Committee made up of representatives from each of the identified key industry sectors in the Redlands, see Attachment 3, Figure 4.

The committee will oversee the implementation of the economic development strategy, including specific actions plans, and provide advice to Council on its progress and any necessary changes in order to enhance the success of the strategy.

The committee will also act as the link between Redland City Council and the key industry sectors identified in the economic development strategy with the aim of developing partnerships that allow for the development of initiatives to drive economic growth. The proposed Committee will not control the economic development budget of Council; this role will remain within Council. The Committee's role is to act in an advisory capacity only.

It is proposed that the Committee's role will be to:

1. Oversee the implementation of the economic development strategy.
2. Assist with the development and implementation of key industry action plans.
3. Review and report on the progress of the economic development strategy and associated action plans and ensure their alignment to the goals and objectives of the strategy.
4. Advise Redland City Council on any necessary adjustments to the economic development strategy based on industry or economic trends, opportunities and or threats.
5. Act as the link between Council and the key industry sectors and ensure open two way communication between the public and private sectors.
6. Actively promote the City as a great place to do business.
7. Partner with Council to attract investment into the City, including lobbying the State and Federal Governments on key initiatives and projects.

11. The role of RCC & the Business Community

The strategic engagement section of the strategy outlines the importance of partnerships to the success of the economic development strategy implementation and the need to work collaboratively with the city's business community in order to provide leadership and direction.

The key objectives outlined in the draft economic development strategy and the action plans associated with them, will require Council and the City's business community to work together to ensure their success. Clearly articulating the roles and responsibilities of each partner will assist in the management of the relationship and enhance the likelihood of success, see Attachment 3, Figure 5.

12. Resourcing and Investment

Strategies required by Council employees to oversee the draft strategy's implementation will need to include, but not be limited to:

1. Attracting Investment.
2. Encourage innovation/Value-add.
3. Skill development.
4. Lifestyle promotion/perception changing.
5. Securing funds/Collaborative partnerships.

13. Review process

The review mechanism for the implementation of the strategy to ensure its success will include the following mechanisms:

1. Reporting and tracking against key objectives.
2. Accountability for document – outline where accountability for outcomes lies both within and outside Council.
3. Operational review of strategy by 2019.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements that affect the outcome of this report.

Risk Management

Identified risks to successful economic development in the City include:

- Failure to work in partnership with the business community, and other levels of government which will inhibit the delivery of the strategy;
- Failure to implement the strategy action plans due to inadequate resourcing;
- Investors continue to bypass Redland City in favour of other areas of Southeast Queensland that offer potentially better return on investment;
- Perception that the focus on Cleveland, Capalaba and Victoria Point is at the expense of other areas in the City; and
- Time required to implement changes to how economic development is undertaken in the city.

Financial

Consultation on the Draft Economic Strategy is included in the current budget.

People

There are potentially implications for the delivery of the economic development strategy from a human resources perspective which will be known more fully after the consultation period.

Environmental

There are no identified significant environmental impacts in relation to the draft economic development strategy.

Social

A strong and vibrant economy allows a community to reinvest its wealth back into the society that helped contribute to that growth. The well-being of people, the environment and the economy are intricately linked. A strong and sustainable economy will be integrated and deliver benefits from across a range of sectors, through all parts of the city and across all demographic boundaries.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan

The recommendation primarily supports Council's strategic priority of delivering a supportive and vibrant economy. In addition, the Redland City draft economic development strategy will also:

- Provide opportunity for business investment and local employment.
- Develop a supportive vibrant economy that delivers business opportunities.
- Promote local jobs.
- Strengthen the tourism industry.

CONSULTATION

Undertaking the development of the Redland City Draft Economic Development Strategy 2014-2041 been undertaken by Principal Adviser Strategic Economic Development and has required input from the following officers:

- Group Manager Community and Cultural Services.
- Group Manager Communications, Engagement and Tourism.
- Service Manager Strengthening Communities.
- Senior Adviser Tourism.
- Economic Development Coordinator.

OPTIONS

1. Note the Draft Economic development strategy 2014-2041 and allow for the commencement of a period of community engagement of three weeks
2. Accept the Draft Economic Development Strategy without community engagement
3. Refuse to note or accept the Draft Economic Development Strategy

OFFICER'S RECOMMENDATION

That Council resolves to note the Redland City Draft Economic Development Strategy 2014-2041 and authorise for the commencement of a period of community engagement of three (3) weeks.

Redland City Draft Economic Development Strategy

6/2/2014



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Redland City Draft Economic Development Strategy

1. Document overview

This document provides an overview of the Redland City economy, with data from the last census, along with the 2001 and 2006 census data as a way of developing a robust analysis of the city's economic growth over the last decade. This is important as it highlights some key trends occurring in the city's different industry sectors, as well as labour market trends that will have ramifications for the city's economy moving to 2041.

The data has been obtained from a range of sources including but not limited to the Australian Bureau of Statistics, the Department of Employment, Queensland Treasury and Trade, The Australian Workforce and Productivity Agency, the National Institute for Economic and Industry Research and Deloitte Access Economics Industry Trends reports. In addition, SiS Consulting has undertaken an extensive review of a number of key Council documents, including the Rural Futures Strategy, the Centres and Employment Strategy Review by Urbis (2013), the previous Economic Development Strategy and the Tourism Strategy. These have all been compiled as part of a separate research compendium that will accompany the Economic Development Strategy as a supporting document.

At present future industry and employment growth forecasts (to 2041) are still awaiting final modeling analysis and forecasts being prepared by Queensland Treasury and Trade and the Council of Mayors small area labour forecasts being undertaken by the National Institute for Economic and Industry Research. Once these analyses are made available to Council they will be factored into the Economic Development Strategy future growth forecasts for industry and employment.

The following themes are the proposed framework for the Draft Strategy, they are not necessarily indicative of the strategy's final structure. This document is seeking input into the city's economic direction to 2041, please review the information and provide input.

2. Foreword from the Mayor

Redland City's Economic Development Strategy provides clear direction for business growth and job generation. Rather than taking an ad hoc approach to economic development the Strategy identifies health, education, tourism, niche manufacturing and construction industries as areas of focus. It calls for close collaboration between businesses as the key to reaping the greatest benefits - for business and for the Redlands community.

The Strategy is designed to deliver and measure positive growth for local businesses and the employment opportunities that will flow from this new level of collaboration. Quite simply, this is businesses' strategy for business. It unashamedly encourages new businesses to establish in the Redlands. New business means new jobs for Redlanders.

The Strategy will not only facilitate better business outcomes, but also put Redland City on the map as the best place to live, work, do business and invest.

3. Introduction

Redland City covers an area of 537 km² and is located approximately 29 kilometres from the Brisbane CBD. The city is ideally positioned on the doorstep of Asia and the Pacific Rim, with access to major transport corridors in South east Queensland and located just 28 kilometres from Brisbane Airport and 25 kilometres from the Port of Brisbane.

There are two Principal Activity centres in the city, namely Cleveland and Capalaba, with Victoria Point consolidating its role since the last census as a Major Activity hub for the southern portion of the city, with 26% growth in employment (Urbis, 2013)

The city has enjoyed sustained business growth across a number of sectors since the 2008 strategy, most notably in Professional, Scientific and Technical Services, Financial and Insurance Services, Health Care and Social Assistance, Electricity, Gas, Water and Waste Services.

Redland City Council aims to build on this growth by leveraging the unique characteristics of our city in order to build our economic capacity and deliver prosperity for our city and its residents. We take great pride in the qualities that make our city an attractive place to live and we want to enhance our city's economic capacity by also making it an attractive place to do business.

This strategy aims to align with our "open for business" philosophy and together with our economic vision and mission statements will focus activities on the development of initiatives that increase the economic capacity of our city.

While this economic development strategy is Redland City wide, council acknowledges the need to develop specific strategies and plans for North Stradbroke Island and the Southern Moreton Bay Islands due to their unique characteristics.

3.1 Council's Strategic Economic Direction

Redland City Council aims to leverage the unique characteristics of our city in order to build our economic capacity and deliver prosperity for our city and its residents.

We take great pride in the qualities that make our city an attractive place to live and we want to enhance our city's economic capacity by also making it an attractive place to do business.

Our focus is the development of key industry sectors that can deliver economic growth and enhance the liveability of our city through increased employment opportunities, training and skills development for our city's workforce, infrastructure development, investment attraction and an overall increase in the city's economic capacity.

Redland City's strategic economic direction will state that:

Redland City will be a destination of choice for business through a culture of innovation and creativity that encourages the development of employment generating enterprises creating opportunity and prosperity for the city and its residents.

Redland City Council's Role

To enhance the economic development of the City by facilitating the attraction, retention and development of businesses in key sectors, leveraging our competitive advantages including lifestyle and geographic location.

3.2 Current state of the economy

I. GRP

The Redland City economy's Gross Regional Product (GRP) was \$4,392m in 2012, up from \$4,352m in 2011, or 1.6%. The overall trend has been down on growth from previous years and comparative to the Queensland economy as a whole which grew by 3.1% during the same period (NIEIR, 2013).

Key indicators include imports and exports from the city, where exports include all sales of goods and services to non-resident households, businesses and organisations outside the city's boundaries and imports includes the sale of goods and services from industries to resident households, businesses and other organisations in the city.

Mirroring state and national trends, Redland City has a deficit of imports over exports. Statistics show that manufacturing was the largest exporting sector in the city accounting for 44% of the city's exports. It was also the largest importer with nearly 34% of all imports into the city. Table A2 provides the total dollar figure of the city's exports and imports from 2011/12.

II. Employment (Internal & External)

The largest employer in Redland City by sector is Healthcare and Social Assistance, closely followed by Retail, which combined employ nearly 29% of the city's workforce. The next largest employer is Construction (11.7%), followed by Education and Training employing 9.8% of the city's workforce (ABS, 2011).

Combined, these four sectors employ half of the city's workforce, with all but Retail experiencing employment growth since 2006. The strongest growth occurred in the Healthcare and Social Assistance sector, with employment rising by nearly 5% of the city's workforce since 2006 (NIEIR, 2013).

Employment growth was more subdued across other sectors of the local economy, with declining employment experienced across a number of sectors (other than retail), including Wholesale Trade, Agriculture, Forestry and Fishing, Public Administration and Safety. Overall, however the city's total employment to 2011 grew by nearly 5000 from 2006 figures (NIEIR, 2013). This is highlighted in table A3.

III. Population

The city is home to an estimated resident population of 145,507 people in 2012, up from 136,771 since the release of the last Economic Development Strategy in 2008 and up from 115,832 since 2001 (Australian Bureau of Statistics. 2012). Population growth in the city since 2001 has averaged 2.1%; however, growth has slowed considerably since 2009 averaging 1.3% over that period. This trend is in line with the state growth rates over the

same period, with the state also experiencing below average population growth from 2009. This has had implications for demand driven industries that are reliant on population growth such as construction and retail.

The declining population growth rate has serious implications for the city's economy and if the downward trend continues, it will impact on the residential construction sector in particular, which is largely driven by population growth. In addition to the construction sector, lower population growth will have implications for the city's retail sector, with spending in this sector is also dependent on population growth as well as disposable and discretionary income which will also affect spending patterns.

IV. Key sectors value -add (GRP)

The measurement of the city's GRP is most accurately quantified through value-add, rather than total output by industry. Value-add provides an indicator of how productive an industry is, as it factors input expenditure into the final output figure, highlighting those industries that may have high input costs and hence are not as productive.

The Redland City economy is dominated by 9 key industry sectors that account for 75% of the city's total output and GRP, providing the city with a moderately diverse economy within Southeast Queensland. These nine sectors in turn however, are dominated by four sectors that are generating almost half of the city's economic output and value-add and with the exception of manufacturing are population serving and driven by population growth. The nine sectors in order of GRP contribution are:

1. Construction
2. Retail
3. Manufacturing
4. Healthcare and Social Assistance
5. Wholesale Trade
6. Education and Training
7. Professional, Scientific and Technical Services
8. Financial and Insurance Services
9. Transport, Postal and Warehousing

V. UQ Business Survey

This study was initiated through the University of Queensland Business School. Discussions between the University researchers, Redland City Council and the Chamber of Commerce revealed a need for Redlands to focus efforts on maturing the economy to generate wealth and high-value employment. The ultimate goal was to have a self-sustaining economy rather than just a dormitory suburb of Brisbane.

While this goal is clear, the means to achieve it are not. A previous strategic plan had a long list of actions but to execute all of these would require time and resources beyond those available to Redland City Council. The objective of the present study was to find the most significant levers for economic growth that were in the domain of council.

The conclusions from the survey, which was based around best practice outcomes from the Queensland Innovation survey, the Brisbane City Innovation survey and research from the United Kingdom and the United States, were that the post GFC years have been challenging for local businesses. In addition it found that local government has little control over these exogenous factors, however there were three key areas that Council can play a role in the economic development of the city.

The three areas are:

- I. High performance internet – Redlands is behind in the digital economy and needs to catch up to retain its best businesses
- II. Planning to support business growth – need to ensure sufficient office and business space and road arteries that access key areas in SEQ
- III. Two-way communication with growth businesses – identify high growth firms and large employers. Keep lines of communication open in order not to lose the firms at key growth cycles.

The report recommended that Council concentrate on growing existing businesses in the city, rather than developing a strategy of trying to attract new businesses, though it was agreed that an investment attraction plan is an important piece of the economic puzzle.

3.3 Future State - Key Growth Objectives

Four key growth measures which provide the broad economic objectives to 2041

I. Population Target

1.2% annualised average growth (annualised average between 2003 and 2013 was 1.8%)

II. Number of jobs

60% self-containment target

III. GRP growth

Averaging 3% pa to 2041. Council's ability to influence GRP is limited; however it can do so through the following levers:

- Increase government consumption
- Facilitate exports
- Investment attraction
- Leveraging from the connectivity to the South East Queensland economy

IV. Tourism growth

A target of 2% of total economic output, which is less than the Australian average (Dept. of Resources, Energy and Tourism, 2014), however above trend growth for the sector in the city over the last decade.

Tourism is currently 1.4% of total output; the Australian average is 3% of the economy's output. It is a sector where growth is dependent on the strength of the broader economy

as well as infrastructure development, amenity improvement and investment attraction to expand existing products and develop new ones.

3.4 Future State - Key industry sectors

Based on current economic output, industry trends, future growth opportunities and council's economic vision, this draft strategy identifies the following industry sectors as drivers of growth. Separate Action Plans will be developed for these sectors based around the key objectives of the strategy. The purpose of these Action Plans is to deliver the Strategy at an operational level. The Action Plans will be developed around the following sectors:

1. Construction
2. Education and Training
3. Financial and Insurance Services and Professional services
4. Healthcare and Social Assistance
5. Niche Manufacturing
6. Retail
7. Tourism

It is important to note that future growth in population (or demand driven) sectors such as construction, Education and Training, Healthcare and Social Assistance and Retail will potentially be curtailed by lower projected population growth to 2041. In order to meet average annual GRP growth of 3% to 2041 the city will need to substantially lift export oriented and value-add industries, and/or aim for higher population growth.

Further analysis of these forecasts will be undertaken after the release of data from Queensland Treasury and Trade is made public, along with internal small area employment forecasts currently being undertaken by the Council of Mayors South East Queensland.

4. Overview of the integrated approach to achieving the vision:

Redland City Council understands that developing partnerships will be the key to ensuring the success of our economic development strategy. In particular, strong partnerships with the business community are a critical element in developing the economic capacity of our city. We embrace an integrated approach to economic development through an engagement framework that incorporates the key elements of the economic development strategy:

- stakeholder partnerships
- key industry sectors
- sustainable environment
- planning & infrastructure
- lifestyle and community wellbeing.

Engagement and activities in these focus areas are driven and monitored by the Economic Development Advisory Committee and the RCC Project Team. This engagement framework will not only assist in increasing the economic capacity of the Redlands by aligning activities with Council's economic vision, it will also ensure that

Council’s mantra for the Redlands, “Lifestyle, a great place to live, work and play”, is at the forefront of economic development decisions.

4.1 Business, Community, Federal/State partnerships

It is recognised that the implementation of the Economic Development Strategy will require active engagement with key stakeholders.

In addition, the draft strategy also recognises that partnerships are an integral part of any successful strategy because they define the roles and responsibilities of the key stakeholders and require the development of collaborative frameworks to drive actions and activities.

Partnerships are an integral part of any successful strategy because they define the roles and responsibilities of the key stakeholders and require the development of collaborative frameworks. These partnerships are defined as a relationship between key groups that is characterized by mutual cooperation and responsibility, for the achievement of a specified goal, that is, increasing the economic capacity of the Redlands.

While there are a number of stakeholders, from an economic development perspective, one of the key partnerships that will need to be developed is with the business community. Any growth in the economic capacity of the Redlands will come from investment in key industry sectors.

In order to obtain support and “buy in” from the local business community, the draft Economic Development Strategy proposes the formation of an Economic Development Board, to be made up of members from each of the key industry sectors as well as an independent chair and a council representative.

The Draft Strategy also proposes to establish an economic development project team responsible for implementing any action plans that fall out of the ED strategy, as well as being the link to federal and state bodies and community groups.

Figure 1 below is a representation of the Economic Development Strategic Engagement Framework. At the centre of all activity is the city’s strategic economic direction which links all of the elements of the strategy.

Figure 1: Draft Economic Development Strategic Engagement Framework



4.2 Economic Development Advisory Committee Structure

The strategy recognises that the success of the new EDS will in part depend on the relationship between Council and the business community. In order to strengthen that relationship and develop a partnership between Council and the business community, the Draft Strategy is proposing to establish an Economic Development Advisory Committee made up of representatives from each of the seven key identified industry sectors identified for future growth in the city.

The Economic Development Strategy proposes that the committee will oversee the implementation of the economic development strategy, including specific actions plans, and provide advice to the Mayor and Councilors on its progress and any necessary changes in order to enhance the success of the strategy. The Draft Strategy recommends that this committee act only in an advisory capacity and that control of any budget associated with the city's economic development (including tourism) remain with Council.

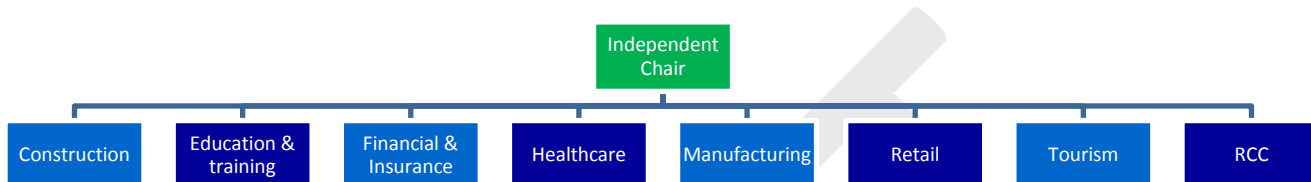
The committee will also act as the link between Redland City Council and the seven key industry sectors identified in the Draft Strategy, with the aim of developing partnerships that allow for the development of initiatives to drive economic growth.

The Economic Development Strategy proposes that the Committee's role will be to:

- Oversee the implementation of the Draft Economic Development Strategy;
- Assist with the development and implementation of key industry action plans;
- Review and report on the progress of the Draft Economic Development Strategy and associated action plans and ensure their alignment to the goals and objectives of the Draft Economic Development Strategy;
- Advise Redland City Council on any necessary adjustments to the Draft Economic Development Strategy based on industry or economic trends, opportunities and or threats.
- Act as the link between Council and the key industry sectors and ensure open two way communication between the public and private sectors.
- Actively promote the city as a great place to do business.
- Partner with Council to attract investment into the City, including lobbying the State and federal Governments on key initiatives and projects.

Figure 2 below provides a diagrammatical representation of the proposed Committee Structure, as recommended by this Draft Strategy.

Figure 2: Economic Development Advisory Committee Structure



4.3 Sustainable environment

Currently over 50% of the area of the Redlands is protected in order to conserve important natural and cultural assets. The Draft Strategy recommends that Redland City Council is firmly committed to the principles of sustainable environment and aims to develop a wide range of plans which embody these principles.

This commitment to environmental sustainability is set against an economic development vision that aims to increase the economic capacity of the Redlands and improve the economic wellbeing of its residents.

The Draft Strategy is proposing that Redland City Council aims to find a balance between the economy and environmental sustainability by measuring economic initiatives against its principles of sustainable environment.

4.4 Planning & Infrastructure

Ensuring the facilitation of initiatives to drive economic development will largely be dependent on Council's planning scheme and the development of the required infrastructure to drive an increase in economic capacity.

Redland City's Draft Economic Development Strategy recommends that Redland City Council aims to ensure that planning supports the economic development vision while at the same time maintains the critical balance between environmental sustainability, lifestyle and community wellbeing.

The Draft Strategy is proposing that investment in infrastructure will be measured against economic returns as well as, environmental sustainability impacts and community wellbeing.

4.5 Lifestyle & community wellbeing

There are five key elements to sustainable community development, these are; the levels of service, local economy, environment, society and culture.

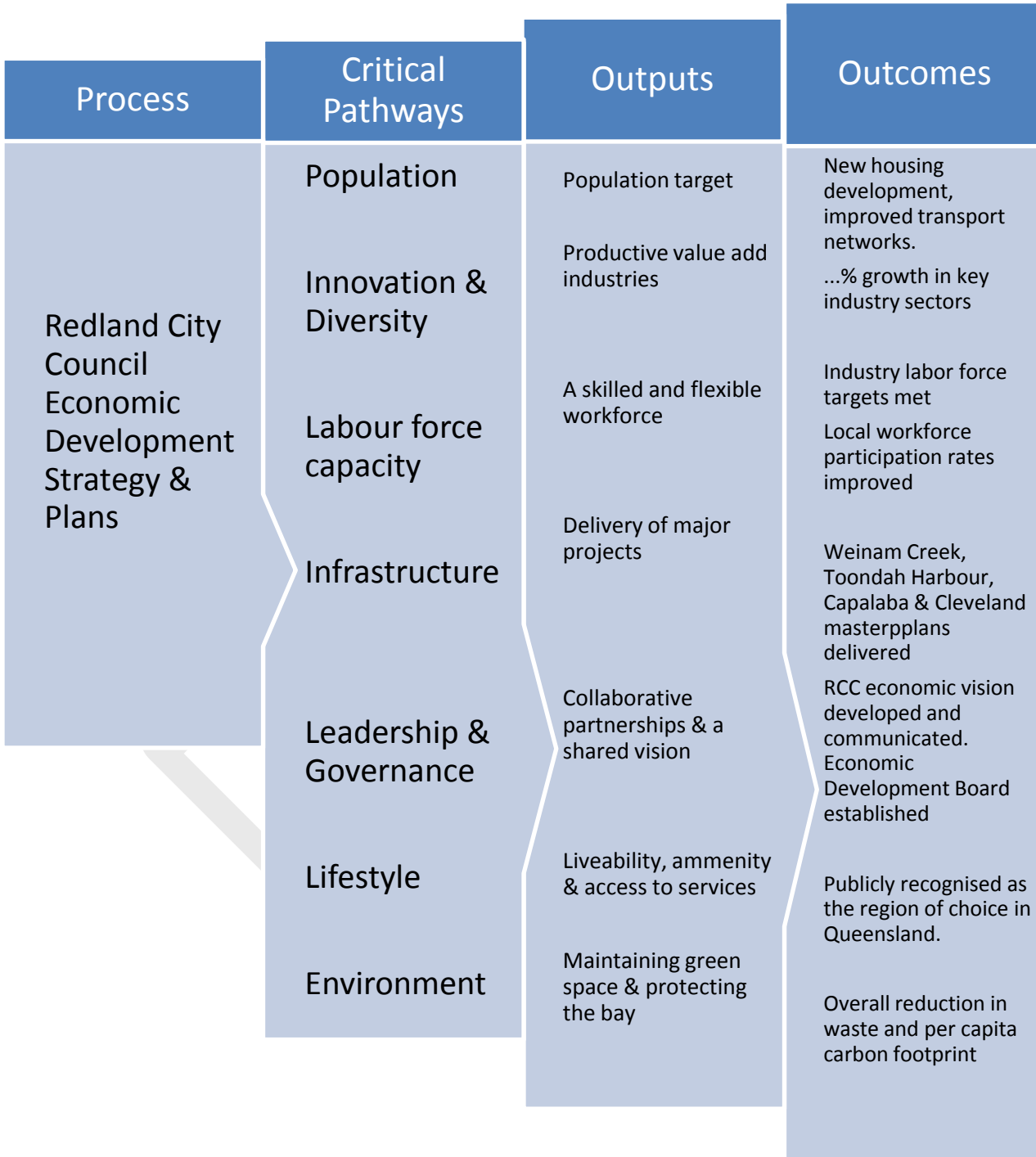
While this economic development strategy focuses on improving the economic capacity of Redland City and increasing GRP, it will also directly and indirectly impact on the other three areas of community development.

Redland City Council is committed to ensuring that improvements in economic capacity are linked to improved lifestyle outcomes for our city which subsequently improve community wellbeing.

5. Strategy Implementation Framework

Ensuring the effective implementation of the Draft Economic Development Strategy and associated action plans is critical. Previous strategies have not been effective because they lacked the outcome focused approach taken in this Draft Economic Development Strategy. The framework represented in Figure 3 is a roadmap for ensuring the delivery of key outcomes in the Draft Strategy. It highlights the need to focus on outcomes that link to the critical pathways and can be tracked and measured. Figure 3 outlines the proposed implementation framework for the Draft Strategy.

Figure 3: Draft Strategy Implementation Framework



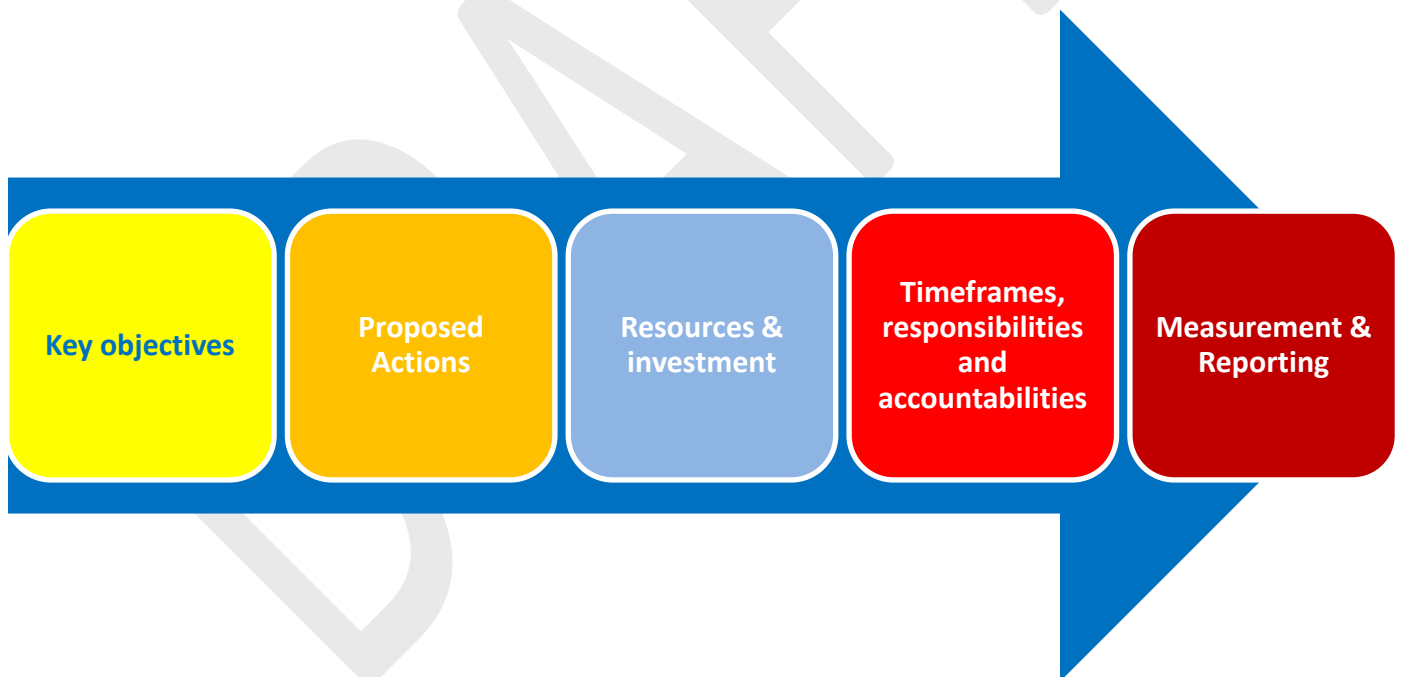
5.1 Action Plans

The success of the EDS will largely be dependent on the activities that facilitate growth in the identified key industry sectors of the Redland's economy. Each identified key industry sector will require a specific action plan detailing the initiatives and activities that will be undertaken in order to achieve key growth objectives as well as the level of investment required.

The action plans will be used to drive activity, monitor progress and report on outcomes. Figure 2 below outlines the framework that will be used to develop each detailed action plan.

They will be "live" plans, meaning that they will be actively monitored and adjusted as changes to the economy and industry sectors are detected and assessed. An action plan template has been developed and will be populated for each key industry sector, see Appendix B.

Figure 4: Industry Sector Action Plan Framework



6. Strategy Implementation

The Strategic Engagement section of this strategy outlines the importance of partnerships to the success of the Draft Economic Development Strategy implementation. The Draft Strategy is recommending that Redland City Council recognises the need to work collaboratively with the city’s business community in order to provide leadership and direction.

6.1 Roles and Responsibilities

The key objectives outlined in the Draft Economic Development Strategy and the action plans associated with them, will require Council and the City’s business community to work together to ensure their success. Clearly articulating the roles and responsibilities of each partner will assist in the management of the relationship and enhance the likelihood of success.

Figure 5: Proposed roles of Redland City Council and the business community

Redland City Council	Redlands Business Community
Ensure the planning scheme supports the development of the key industry sectors outlined in the ED strategy	Work with RCC to develop a strong partnership focused on the economic development of the city.
Facilitate business growth by ensuring processes are streamlined and red tape reduced. Continue to work with business to identify further improvements.	Support and encourage growth in the identified key sectors through collaborative partnerships.
Ensure that all of council, top to bottom, as well as external stakeholders, understand the ED objectives and their role in facilitating its implementation.	Support the Economic Development Board by encouraging local business leaders to nominate for board positions. Work collaboratively with the board to develop key sector growth plans.
Drive initiatives to attract investment into the city, particularly in the key sectors outlined in the strategy, education, tourism and health.	Work with RCC to actively promote Redland City’s as “open for business” Identifying opportunities to value add to the city’s economy thorough industry supply chain expansion.
Facilitate local businesses’ access to support programs that enable growth.	Co-invest with RCC in the establishment of a business support program aimed at encouraging investment in the identified key industry sectors.

7. Resourcing and Investment

Strategies required by Council employees to oversee the draft strategy's implementation will need to include, but not be limited to:

- I. Attracting Investment
- II. Encourage innovation/Value-add
- III. Skill development
- IV. Lifestyle promotion/perception changing
- V. Securing funds/Collaborative partnerships

8. Review process

The review mechanism for the implementation of the strategy to ensure its success will include the following mechanisms

- I. Reporting and tracking against key objectives
- II. Accountability for document – outline where accountability for outcomes lies both within and outside Council
- III. Operational review of strategy by 2019

Appendix A: Key Economic Indicators

A1: Redland City GRP

Table 1: GRP Redland City 2001-2012

	Redland City	
Year (ending June)	GRP \$m	% change from previous year
2012	4,392	+1.6
2011	4,325	+3.5
2010	4,179	+1.8
2009	4,105	+0.5
2008	4,087	+3.9
2007	3,932	+4.4
2006	3,767	+4.8
2005	3,595	+5.4
2004	3,410	+4.2
2003	3,271	+4.6
2002	3,126	+6.2
2001	2,943	

A2: Redland City Imports and Exports

Table 2: Redland City Exports and Imports 2011/12

	2011/12	\$m
Exports		1,190.1
Imports		4,354.8

A3: Redland City Employment by Industry

Table 3: Employment by Industry

Redland City			
Industry	Number	%	2006/07 to 2011/12
Agriculture, Forestry and Fishing	478	1.1	-86
Mining	321	0.7	-10
Manufacturing	3,198	7.1	+223
Electricity, Gas, Water and Waste Services	266	0.6	+33
Construction	5,280	11.7	+603
Wholesale Trade	1,336	3.0	-100
Retail Trade	6,531	14.5	-533
Accommodation and Food Services	3,936	8.7	+697
Transport, Postal and Warehousing	1,423	3.2	-16
Information Media and Telecommunications	532	1.2	-74
Financial and Insurance Services	821	1.8	+112
Rental, Hiring and Real Estate Services	1,131	2.5	+44
Professional, Scientific and Technical Services	2,192	4.9	+192
Administrative and Support Services	1,936	4.3	+381
Public Administration and Safety	1,644	3.7	-33
Education and Training	4,424	9.8	+986
Health Care and Social Assistance	6,563	14.6	+1,979
Arts and Recreation Services	809	1.8	+167
Other Services	2,174	4.8	+359
Total Industries	44,996	100.0	+4,923

A4: Redland City Value-Add by Industry

Table 4: Value-Add by industry sector

Redland City - Constant prices			
Industry	\$m	%	2006/07 to 2011/12
Agriculture, Forestry and Fishing	54.7	1.5	+26.1
Mining	56.5	1.6	+1.2
Manufacturing	379.7	10.6	+3.3
Electricity, Gas, Water and Waste Services	46.8	1.3	-1.4
Construction	446.2	12.5	-7.6
Wholesale Trade	254.8	7.1	-14.4
Retail Trade	380.6	10.6	+60.9
Accommodation and Food Services	129.5	3.6	-8.7
Transport, Postal and Warehousing	164.7	4.6	+7.9
Information Media and Telecommunications	97.8	2.7	+33.7
Financial and Insurance Services	213.7	6.0	+36.5
Rental, Hiring and Real Estate Services	137.4	3.8	+13.2
Professional, Scientific and Technical Services	224.1	6.3	+36.6
Administrative and Support Services	105.3	2.9	+12.3
Public Administration and Safety	152.8	4.3	+10.8
Education and Training	238.5	6.7	+27.9
Health Care and Social Assistance	366.2	10.2	+96.0
Arts and Recreation Services	20.9	0.6	+3.4
Other Services	104.4	2.9	+19.8
Total Industries	3,574.8	100.0	+357.4

Appendix B: Draft Economic Development Plan Industry Sector Action Plan Framework Template

B1: Proposed Industry Sector Analysis Template

Table 5: Industry Sector Analysis template

Market Research	Sector Analysis	Market Outlook /Industry projections	Key Economic Drivers



B2 Proposed Redland City Council Key Objectives

It is proposed in the Draft Strategy that as part of the development of Industry Sector Action Plans an overview of the key Council Objectives would be undertaken in order to ensure that the Action Plans are addressing key Council economic priorities and objectives.

B3 Proposed Redland City Industry Sector SWOT Template

Table 6: Redland City Industry Sector SWOT

Strengths	Weakness
Opportunities	Threats

B4 Proposed Activities/Initiatives Template

Table 7: Activities/Initiatives Template

Activity/Initiative	Driver	Stakeholders	Timeline

B5 Proposed Resourcing and Investment Action Plan Template

Table 8: Resourcing and Investment Action Plan Template

Existing RCC Resources	
Business sector resources	
Additional resource requirements including external	
Opportunity cost	

B6 Proposed Action Plan Summary Template

Table 9: Action Plan Summary Template

<u>Objective</u>	<u>Actions</u>	<u>Owners</u>	<u>Investment required</u>	<u>Timelines</u>	<u>Outcomes</u>

B7 Proposed Action Plan Review Framework Template

Table 10: Action Plan Review Template

<u>Action</u>	<u>Deliverables</u>	<u>Timeframes</u>	<u>ROI</u>	<u>Lessons</u>

Redland City Draft Economic Development Committee Charter 2014

Introduction

Redland City Council has developed a new Economic Development Strategy 2014-2041 (EDS). The strategy is focused on increasing the economic capacity of the city through initiatives that support the growth and development of existing key industry sectors and the attraction of investment into the city.

Council recognises that the success of the new EDS will in part depend on its relationship with the business community. In order to strengthen that relationship and develop a partnership between Council and the business community, Council seeks to establish an Economic Development Advisory Committee made up of representatives from each of the key identified industry sectors in the Redlands.

The committee will oversee the implementation of the economic development strategy, including specific actions plans, and provide advice to the Mayor and Councilors on its progress and any necessary changes in order to enhance the success of the strategy.

This charter seeks to ensure that the roles and responsibilities of the committee are clearly outlined and understood by all stakeholders. Board or committee charters are an accepted part of good governance and both the Australian Stock Exchange (ASX) and Standards Australia, suggest the need for board charters in delivering effective governance.

The ASX Corporate Governance Council report titled, Corporate Governance Principles and Recommendations 2010 recommends that *“Boards should adopt a formal statement of matters reserved to them or a formal board charter that details their functions and responsibilities”*.

Standards Australia, Good Governance Principles, 2003 recommends that, *“Entities should develop and implement a Governance Policy... [A]n entity might like to consider...as part of their Governance Policy a board charter”*

A board or committee charter can be defined as a written policy document that clearly defines the respective roles, responsibilities and authorities of the members of a board or committee.

In the case of the Redland City Economic Development Advisory Committee we define the charter as a document that clearly defines the role, responsibilities and authority of the committee, its relationship with Redland City Council and the local business community.

The Role of the Committee

The Redland City Economic Development Advisory Committee (REDAC) has been established by Redland City Council to oversee the implementation and management of the Economic Development Strategy 2014-2041 (EDS).

The committee will also act as the link between Redland City Council and the key industry sectors identified in the EDS with the aim of developing partnerships that allow for the development of initiatives to drive economic growth.

The Committee's role will be to:

- Oversee the implementation of the EDS
- Oversee the development and implementation of industry action plans.
- Review and report on the progress of the EDS and associated action plans and ensure their alignment to the goals and objectives of the EDS.
- Advise Redland City Council on any necessary adjustments to the EDS based on industry or economic trends, opportunities and or threats.
- Act as the link between Council and the key industry sectors and ensure open two way communication between the public and private sectors.
- Actively promote the city as a great place to do business.
- Partner with Council to attract investment into the City, including lobbying the State and federal Governments on key initiatives and projects.

The Committee will work with the elected Council of the day without political bias and will always act in the best interests of Redland City.

Committee Composition

The committee shall comprise a total of nine members including an independent Chair. It will be made up of one representative from each of the seven key industry sectors identified in the Economic Development Strategy 2014-2041 as well as one representative from Redland City Council who will be the portfolio chair of economic development.

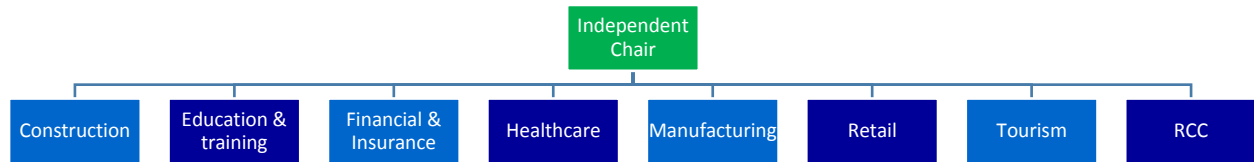
The seven key industry sectors are:

- Construction
- Education and Training
- Financial and Insurance Services and Professional services
- Healthcare and Social Assistance
- Manufacturing
- Retail
- Tourism

The composition of the Committee will be reviewed every three years to determine if the industry mix remains in line with growth in the local economy. Committee members will serve for a period of three years after which Council will open expressions of interest for the next three year period.

Existing committee members will be able to re-apply for the position and serve additional terms to a maximum of three terms.

Any changes in the composition of the Committee are to be approved by Council in consultation with the business community.



Committee Member Selection

The Committee will be selected from suitably qualified members of business community through a formal expression of interest process.

Selection criteria for committee members will include relevant industry sector experience, previous board/committee experience as well as industry networks. It is expected that Committee members will be leaders in their respective industry sectors and have extensive experience and networks within their industry.

The independent Committee Chair will be appointed by Redland City Council and will be an individual with high standing in the Queensland business community. As the chair is to be independent, the person fulfilling the role will not be a current or immediate past member of the Redland City Chamber of Commerce. Final decision for the appointment of the Chair will rest with Council.

The Role of the Independent Chair

The REDAC will be led by an independent Chair who's role will be to lead, facilitate and encourage the Committee and Council.

In this case the term "independent chair" is defined as someone who does not have any business interests in the Redlands and is not linked to Council. The Chair will be a prominent member of the Queensland business community and have experience in leading a board or committee at a public sector or corporate level.

The independent Chair will:

- Lead committee meetings
- Ensure the Committee functions effectively and within its charter
- Ensure all Committee members play an active role in the implementation of the Economic Development Strategy.
- Act as the spokesperson for the Committee on any external communications
- Ensure probity in the Committee's reporting
- Manage conflicts that may arise either internally within the Committee or with external stakeholders.

The Role of the Committee Member

Committee members will be the “voice” of their particular industry ensuring that Council and the Committee are aware of their particular industry sector's trends, issues, opportunities and threats.

Individual members will work collaboratively with each other for the benefit of the City's economy.

At all times, committee members will put the interests of the City before any personal interests and must disclose any conflict of interest immediately they become aware of one.

Committee members must not bring the Committee, Council or the City into disrepute through public comments or actions detrimental to the Redlands. This includes political comments or comments that may impact negatively on the brand of the City.

The Chair is responsible for ensuring that Committee members understand their obligations and will report to Council any comment or activity that is detrimental to the Committee, the Council or the City.

Council can terminate a Committee member's appointment if it deems that the actions of a member contravene the Committee charter.

Committee Meetings (Timing and Agenda)

The Committee shall hold four ordinary meetings per year with the Chair having the discretion to call extraordinary meetings as required. An extraordinary meeting can be called to resolve a dispute or to address an issue affecting the committee or the economic development strategy which requires immediate attention and cannot be held over until the next ordinary meeting.

The agenda for Committee meetings will be developed in consultation with Council, however it is expected to include, reviews of each industry sector, updates on individual action plans, strategic direction and progress against objectives.

Remuneration

In order to attract leaders from the Queensland business community it is proposed that committee members be reimbursed a fixed amount for travel related costs of attendance at ordinary meetings.

Committee members will be paid \$175.00 per ordinary meeting upon confirmation of member attendance by the chair.

Payment for attendance to extraordinary meetings will be at the discretion of the chair, however if payment is made it will be at the same rate as per ordinary meetings.

The Redland City Council representative on the Committee will not receive payment as it's considered that their attendance is part of their Council responsibilities.

Reporting and Communication

The Committee, through its Chair, will provide Council with a written report within 14 days of each Committee meeting. The report format will be agreed upon by Council and the Committee and must include an update on the implementation of the EDS, results to date, issues and opportunities.

The report will also, where appropriate, make recommendations on changes to the EDS or industry action plans and outline the reasons for the recommendations.

The committee will also provide an annual report to Council which will outline each industry sectors progress over the preceding 12 months, the outcomes delivered during the year and any challenges in delivering on the EDS. The annual report will be made public as part of a community engagement process.

Committee Evaluation

It is important for the Committee to review its performance over any given year in order to determine if its performance is delivering the desired outcomes in line with the EDS.

Accordingly, as part of the annual report, the committee will submit its own assessment of its performance including the status of the committee's relationship with Council.

The Council representative on the committee will provide Council's perspective on the relationship and areas where Council may need improvement.

In addition, it is recommended that every three years, an external review of the Committee's performance be conducted in the lead up to the end of each three year Committee member term. The external review will also examine the relationship between the Committee and Council and where appropriate make recommendations on improvements.

Evaluations will be presented to the Chair and to Council for discussion and action.

Attachment 3: Figures Draft Economic Development Strategy Report

Figure 1: Redland City Draft Economic Development Strategic Framework

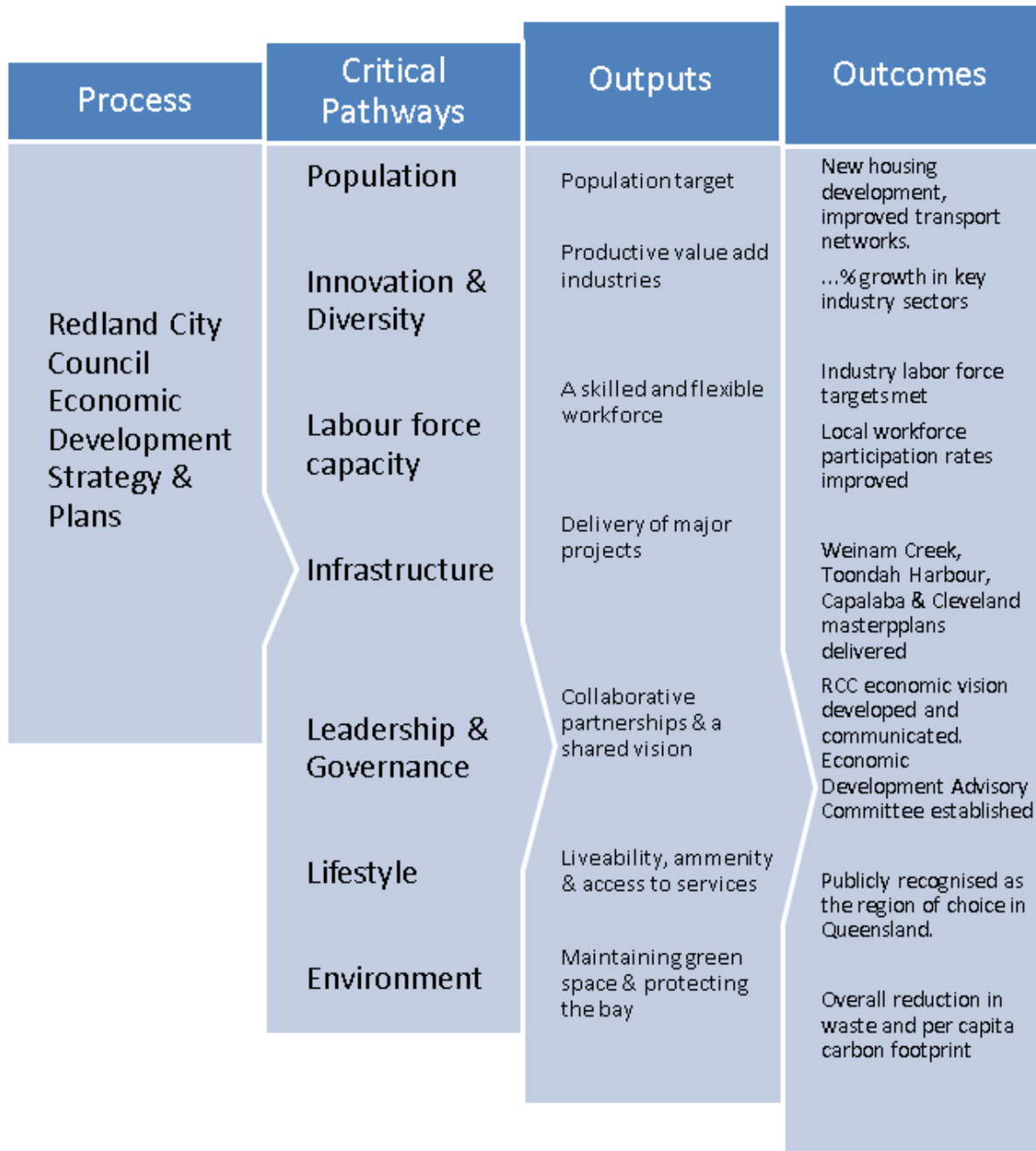


Figure 2: Strategic engagement process



Figure 3: Industry Sector Action Strategy Framework

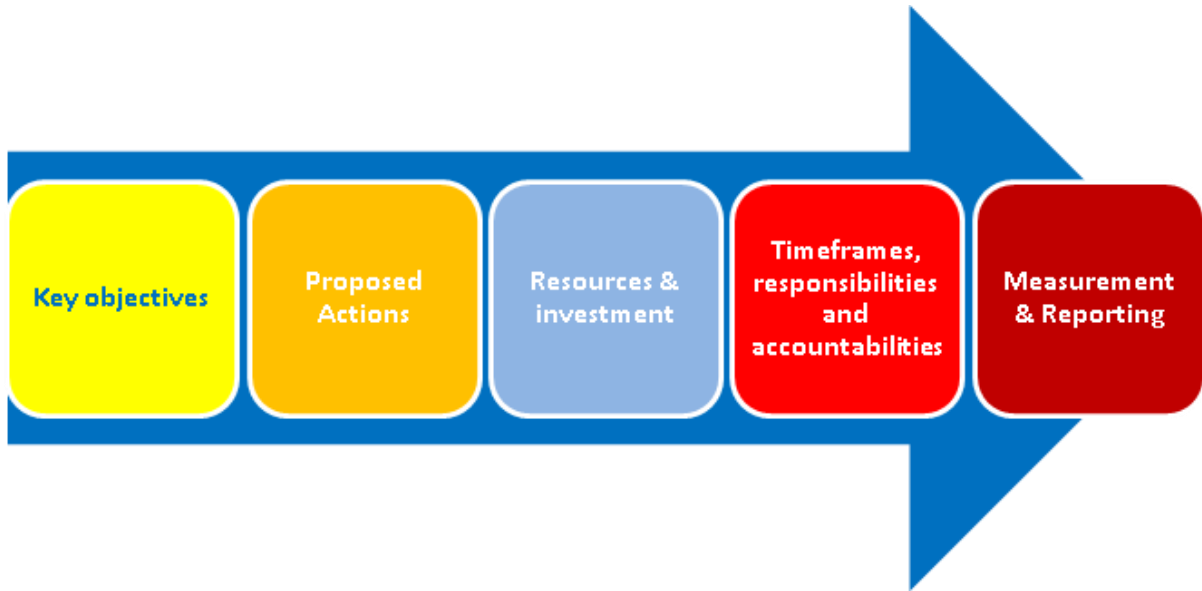


Figure 4: Proposed Economic Development Committee Structure

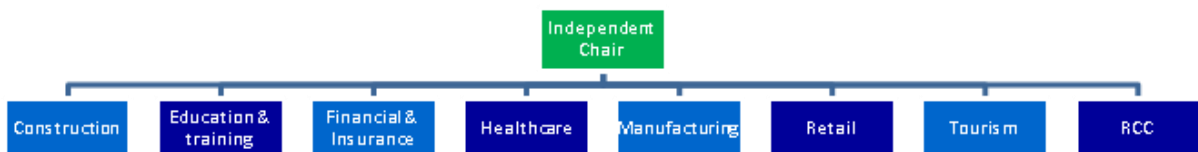


Figure 5: Role of Redland City Council and the business community

Redland City Council	Redlands Business Community
<p>Ensure the planning scheme supports the development of the key industry sectors outlined in the ED strategy</p>	<p>Work with RCC to develop a strong partnership focused on the economic development of the city.</p>
<p>Facilitate business growth by ensuring processes are streamlined and red tape reduced. Continue to work with business to identify further improvements.</p>	<p>Support and encourage growth in the identified key sectors through collaborative partnerships.</p>
<p>Ensure that all of council, top to bottom, as well as external stakeholders, understand the ED objectives and their role in facilitating its implementation.</p>	<p>Support the Economic Development Committee by encouraging local business leaders to nominate for Committee positions. Work collaboratively with the Committee to develop key sector growth plans.</p>
<p>Drive initiatives to attract investment into the city, particularly in the key sectors outlined in the strategy, education, tourism and health.</p>	<p>Work with RCC to actively promote Redland City's as "open for business" Identifying opportunities to value add to the city's economy thorough industry supply chain expansion.</p>
<p>Facilitate local businesses' access to support programs that enable growth.</p>	<p>Co-invest with RCC in the establishment of a business support program aimed at encouraging investment in the identified key industry sectors.</p>



Growing Business in Redlands

Technical Report

February 2014

Investigators

Assoc-Prof John Steen

Assoc-Prof Martie-Louise Verreyne

Dr Anna Jenkins

This report represents the detailed methods and findings that support the executive summary. It shows additional findings that are interesting but not directly related to the recommendations to retain high-potential businesses in Redlands. It is intended to be a supporting reference source to the executive summary and main findings presented in PowerPoint form.

The study was initiated through an introduction of UQ Business School researchers to Redland City Council by members of the Redland City Chamber of Commerce. Discussions between the researchers and Redland City Council, including the Mayor, revealed a need for Redlands to focus efforts on maturing the economy to generate wealth and high-value employment with the ultimate goal of Redlands becoming a self-sustaining economy rather than a commuter suburb of Brisbane.

While this goal is clear, the means to achieve it are not. A previous strategic plan had a long list of actions but to execute all of these would require time and resources beyond those available to Redland City Council. The objective of the present study was to find the most significant levers for economic growth that were in the domain of council.

Further discussions with the Redland City Chamber of Commerce revealed that many business owners thought that good businesses were leaving the Redlands area. If many businesses were indeed leaving the Redlands, then finding the reasons why and basing an economic strategy around the retention of growth businesses is logical.

While making Redlands attractive for business relocation is a sound economic position, bringing new businesses into the Redlands with excessive financial assistance is probably a risky strategy. Businesses can be lured with incentives and then leave. It is unlikely they will be 'invested' in the region. Some economic strategies are based on encouraging start-ups. This is also risky and apart from grants and supported office space (incubators) they are hard for local government to support.

Retaining growth businesses in the Redlands is therefore a way to accelerate the economic maturity of the region. The most significant statistical findings in the study are therefore the factors that affect the intention of businesses to stay or leave the Redlands. These results form the basis of an evidence-based economic strategy. A mature business sector with high-growth firms can also attract new businesses to the region as they show that profitable and high growth businesses can be supported in the region. In this way, a virtuous cycle of wealth creation and economic development can be developed.

1. Research method

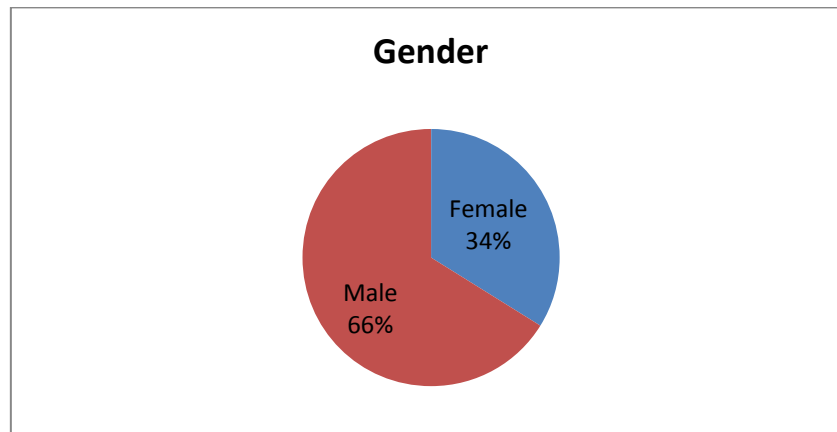
The Redland City Council and Redland City Chamber of Commerce database was used to generate a random sample of firms to survey. The surveys were completed by telephone to achieve a very high response rate of over 60 per cent (127 responses). This was important to ensure statistically comparable results around a complex set of questions. Firms in this database were more likely to be in the tradeable goods and services sectors that were capable of selling goods and services outside of the Redlands to bring wealth into the local economy.

Questions were asked about firm and owner demographics; business practices such as innovation, planning and collaboration; competitive advantage and limitations to reaching objectives; firm performance; and, importantly growth and exit intentions. Data were analysed using descriptive statistics, chi-square tests of difference and logistics regressions.

In addition, we interviewed six companies that had relocated out of the Redland City Council area and four companies that were considering relocating were interviewed. The remainder of this report provides an overview of the results.

2. About the business owners

Thirty four per cent of our respondents were female. This percentage is similar to the overall Australian business landscape (ABS, 2011).



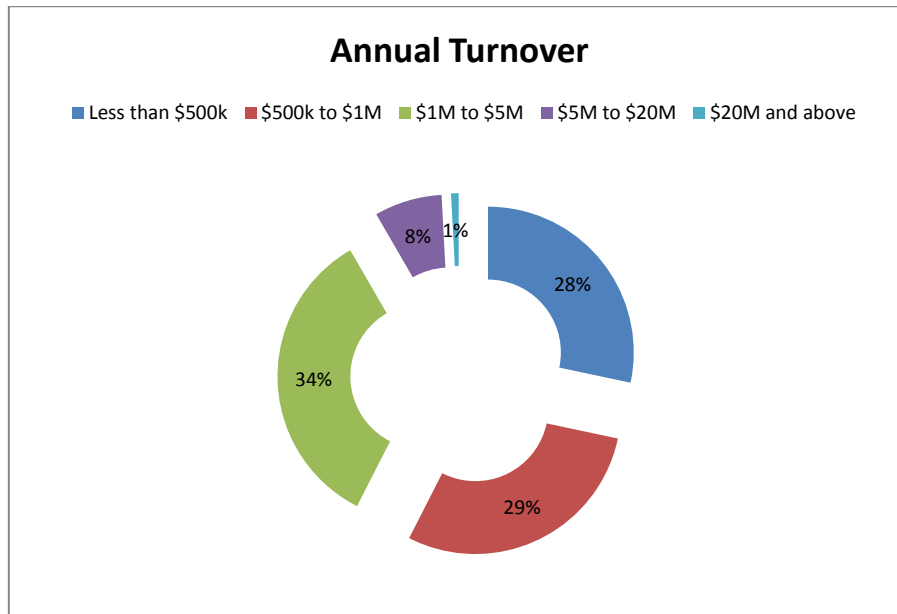
Business owners had a range of technical, professional and academic qualifications. 50 per cent held a technical qualification, 28 per cent held a professional qualification, 33 per cent had a TAFE qualification and 17 per cent had first or post-graduate university degrees.

In terms of experience, 62 per cent had previous industry experience (mean 28 years), 62 per cent had previous managerial experience (mean 21 years), and 45 per cent had previous start-up experience (on average 3.26 start-ups). In total, 45 per cent of respondents indicated that they had run three or more businesses in the past of which at least one was profitable.

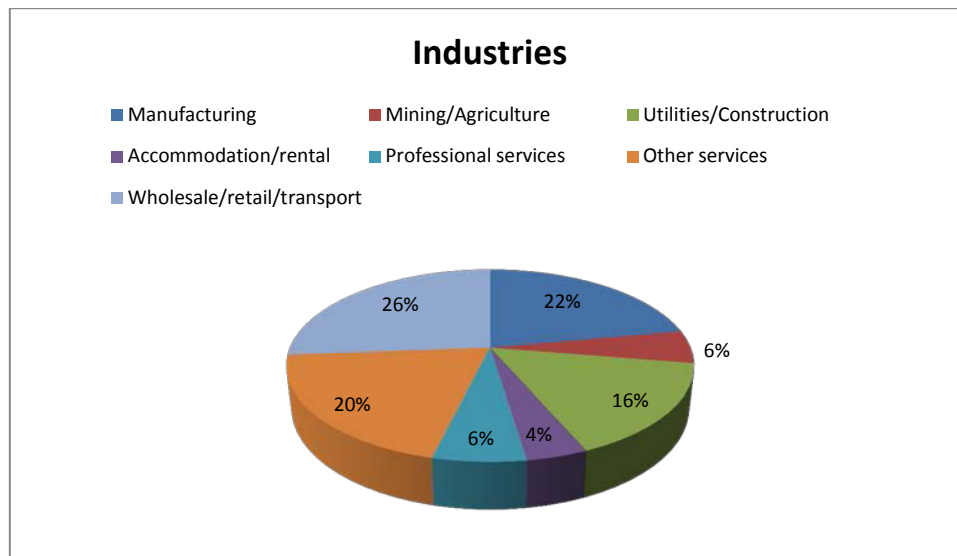
3. About the businesses

The average firm age was 23.55 years. Only 12 per cent of the sample was younger than 10 years, the median age was 24 years. While this result represented the firms contained in the original database well, it had the unintended consequence of a higher representation of older firms that may be closer to transitioning ownership. Age has, however, been shown to be of less importance to other variables in the study such as innovation in wider research. The average firm size was 16 full time equivalent employees (FTEs), with the median firm size four. Most firms employed five or fewer employees (63 per cent), 85 per cent ten or fewer employees, and only six per cent employed 20 or more employees. Another way to

view firm size is to look at annual turnover. The figure below indicates that most firms had a turnover of below \$1 million per annum (54%), while less than one per cent had a turnover of more than \$20 million per annum.

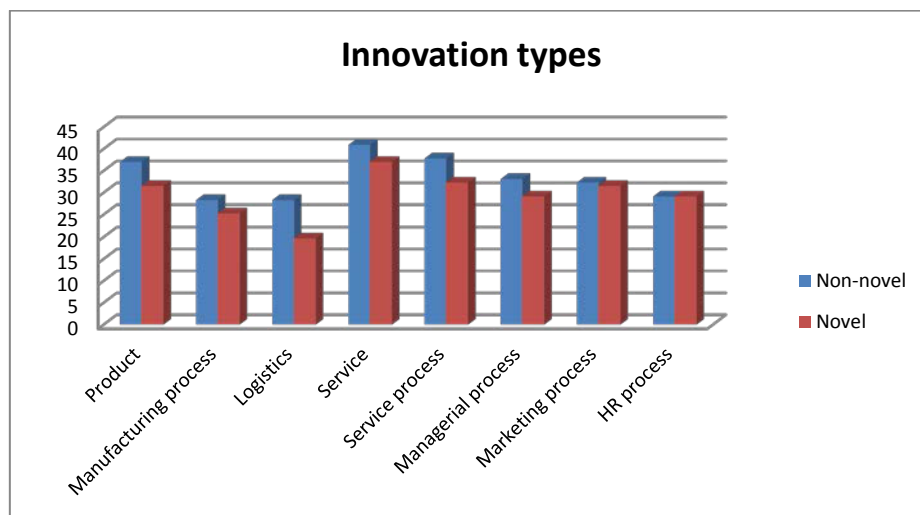


A broad range of industries were represented. Most prevalent were Manufacturing (25%), and Retail Trade (20.5%). To improve ease of comparison, we collapsed these industry sectors down into the industries shown below:

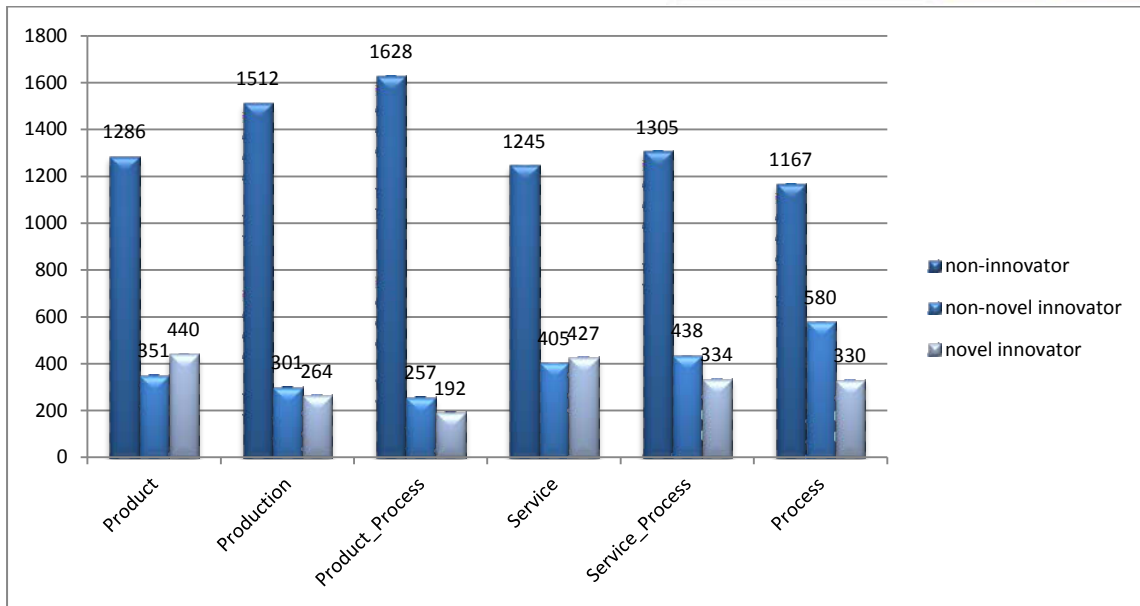


4. Innovation

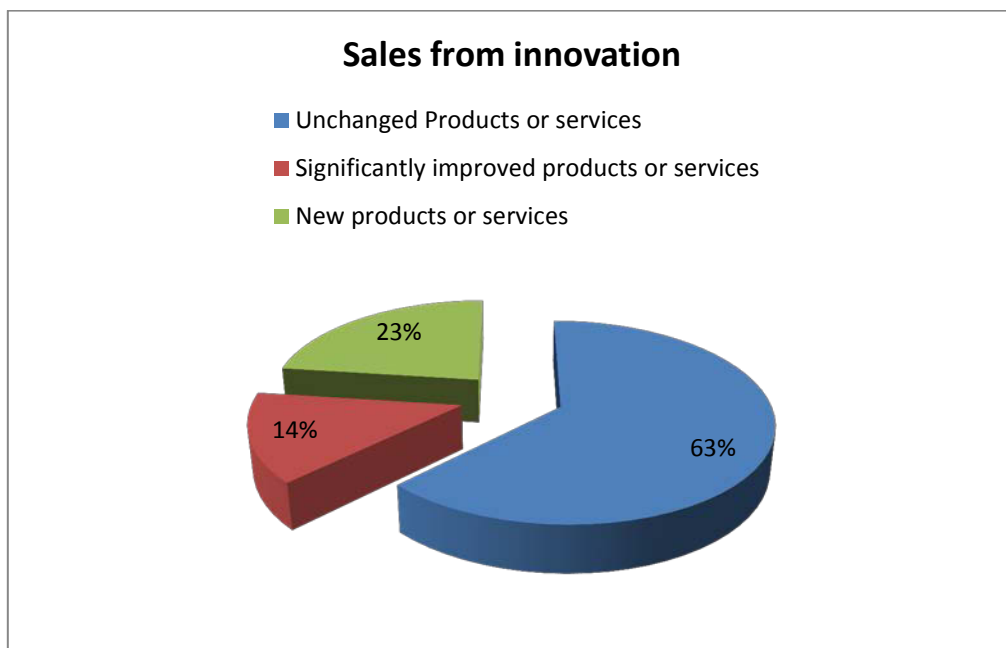
In terms of innovative activity, 33 per cent of firms reported that they engaged in R&D (research and development). Non-novel innovation (innovation that was new to the firm, but not new to the industry) was undertaken by 57 per cent of firms. Novel innovation, (innovation that was new to the firm and to the industry) was undertaken by half of all firms. In total, 65 per cent of firms reported some type of innovation, as captured in the figure below. This number is slightly higher than the Queensland Business Innovation survey (Verreyne, 2011), but considering the bias in the data explained in the methods section, this is to be expected.



Firms that reported any form of innovation were also asked what percentage of their sales was from innovation. The graph below shows that, from the estimations of firms, 14 per cent of firm sales were from incremental or non-novel innovations, and 23 per cent from novel innovations. This graph is affected by three factors. First, only product or service related innovation can show up directly in sales, and since a large proportion of innovation was process related, this partially explains the 63 per cent of innovators that did not have sales from innovative products or services. Second, it also takes time for innovations to go to market, and not all activity will be profitable in the same time period. Last, not all innovation is successful in the market.



The figure above presents a comparison to data collected from all Australian firms (Verreyne, 2011). In these data approximately 57 per cent of firms reported developing some type of process innovation, either new to the industry (novel innovation) or new to the firm (non-novel innovation), confirming previous studies that this is the most important type of innovation. The total number of product innovators was 38 per cent, and service innovators 40 per cent, which is very similar to the Redland data.



5. Planning

We asked firms if they used a range of planning related business practices. Most firms used monthly management accounts (76%) and had a web site for information (73%), with 58 per cent of firms using their web sites for trading.



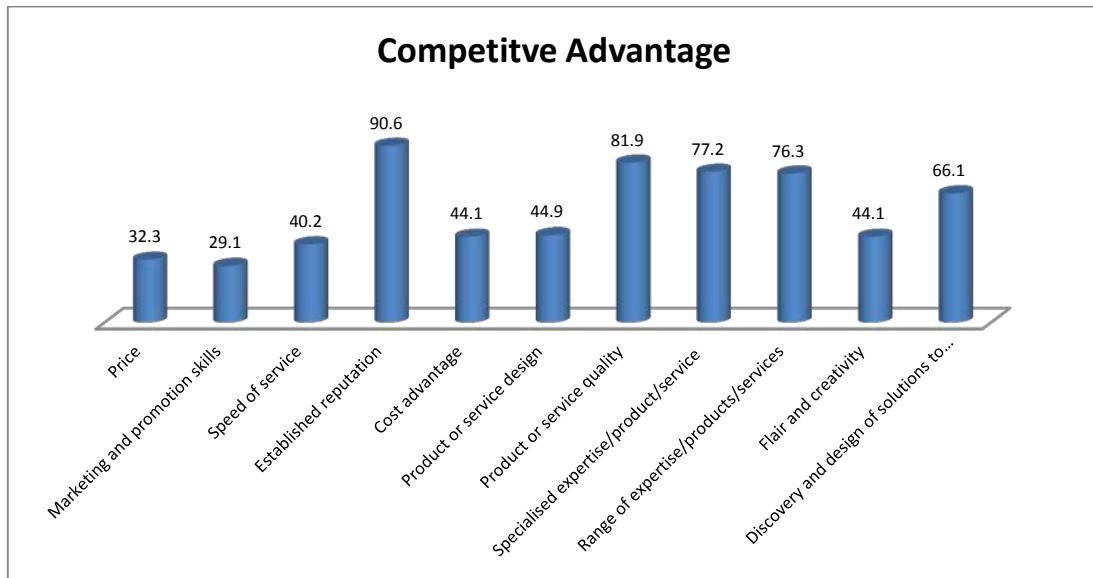
We also asked if firms had engaged in formal or informal collaborative or partnership arrangements with any other organisations, to which 25 per cent of firms said yes. This is similar to the 29 per cent of Queensland firms that had collaborated in the Queensland Business Innovation survey (Verreynne, 2012).

Correlations between business practices and the qualifications and experience (in years) of business owners/manager delivered a number of interesting results. People with professional qualifications were significantly more likely to have written business and HR plans, monthly management accounts, a website for information (sign. .051) and an innovation strategy. They were also more likely to innovate, which was also true for people with higher qualifications. More industry experience supported the use of a board of directors, but was negatively related to innovation.

6. Competitive advantage

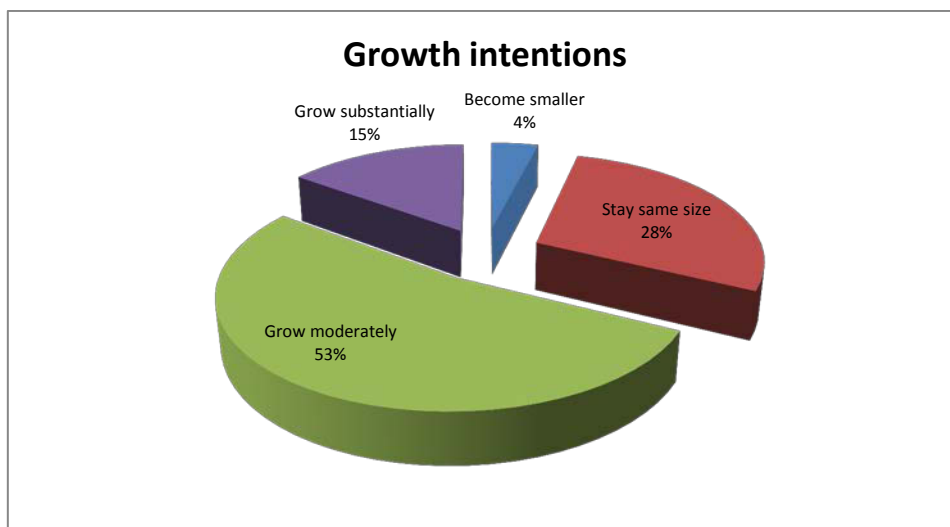
Firms were asked to rate a number of typical areas of competitive advantage on a five point scale. In the figure below we report on the firms that rated any particular advantage as a four or five on this scale. It is not surprising that the established reputation was ranked so

highly given that the average age of the firms was nearly 24 years. However, a lack of planning could also be important in this regard. These advantages are somewhat different of those reported by Queensland firms (Verreyne, 2012), where price and speed of service were rated higher than established reputation.



7. Growth

A large proportion of firms, namely 68 per cent, indicated that they had substantial or moderate growth intentions. This is slightly higher than the proportion of Australian and Queensland firms (60%) that indicated that they wanted to grow, in previous studies.



We then performed chi-square tests of differences for a broad range of questions to see if firms that fell into one of these growth intention categories were significantly different from those in other categories. Only a small number of variables exhibited significant differences. First, firms with substantial growth intentions were more likely to be: R&D active, collaborate with other firms; view availability and cost of finance for expansion as a crucial limitation; and to fall into the \$5–20 million annual turnover category. Second, firms that had moderate growth intentions were more likely to: view marketing as a competitive advantage; and view availability and cost of overdraft finance as a crucial limitation. Third, firms that wanted to stay the same size were; more likely to view public transport in the Redlands area as a crucial limitation; to consider the discontinuance of their business; and have a professional qualification. Fourth, businesses that were considering becoming smaller were more likely to, as expected, exit in the next year.

We also asked whether a 25 per cent increase and a doubling of firm size would be viewed positively or negatively. This captures growth aspirations of the firms. Most firms viewed an increase in firm size as either fairly positive or very positive (over 70 per cent for a 25 per cent increase and over 66 per cent for a doubling in size). Only a few firms, 8.7 per cent, viewed an increase in size by 25 per cent as negative while this figure rose to 18.7 per cent for the case of doubling firm size. Entrepreneurs who viewed themselves as having significant experience in regards to new venture formation, were more positive to the prospects of their firm growing. This probably reflects that they also have the skills and experience to manage such growth.

We found that firms that viewed growth positively also felt that Redlands had affordable office space. These firms also felt that they could attract employees with the right skills. These two factors support growth of the firm and thus make an increase in growth more realistic for these firms. We did not find any differences between firms with growth motivation and those that did not with regards to factors that limited their growth.

8. Sales destination and exports

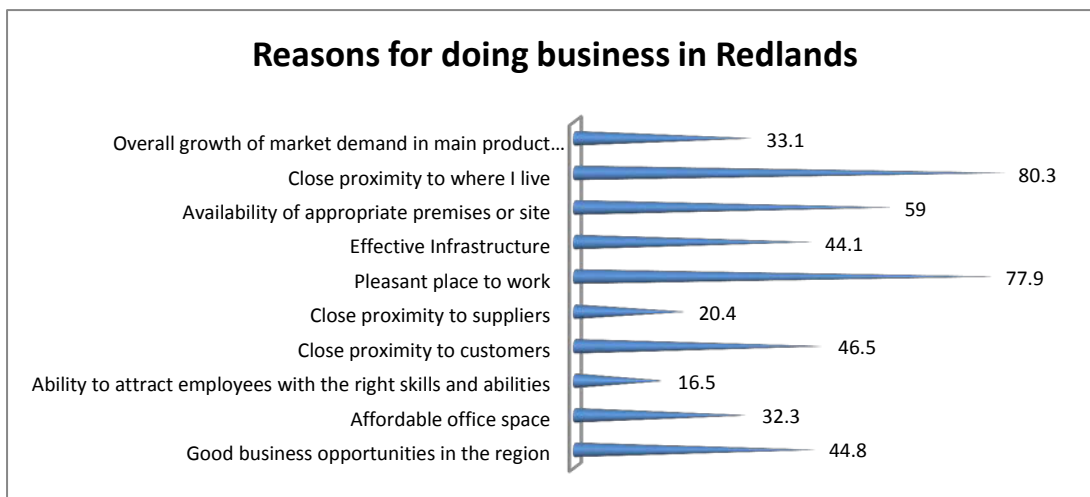
Firms were asked to report the percentage of sales within Redlands, other Australian areas and also those from exports. On average 43.6 per cent of firm sales were within Redlands, a further 36.7 per cent in the wider South East Queensland and 16 per cent in other parts of

Australia. The average percentage of sales from exports was 3.5 per cent. No particular part of the world was most important for exports. Firms that had the highest growth aspirations were also firms that had a larger percentage of their sales outside of the Redlands region. Serving a wider market creates greater opportunities to grow. There were no other significant relationships between growth aspirations and markets served.

9. Doing business in Redlands

80 per cent of our responding firms had managers/owners who lived in the Redland City Council area. Next we asked to what extent did the following factors influence your decision to locate your business in the Redlands region, asking respondents to rate them on a five point scale. In the figure below, we report on the firms that either indicated that a factor influenced them to a great or a very great extent.

The main reasons were lifestyle reasons such as living nearby (80.3%) and that Redlands is a pleasant place to work (80%). This was followed, but not closely, by availability of premises (59%) and business opportunity reasons.

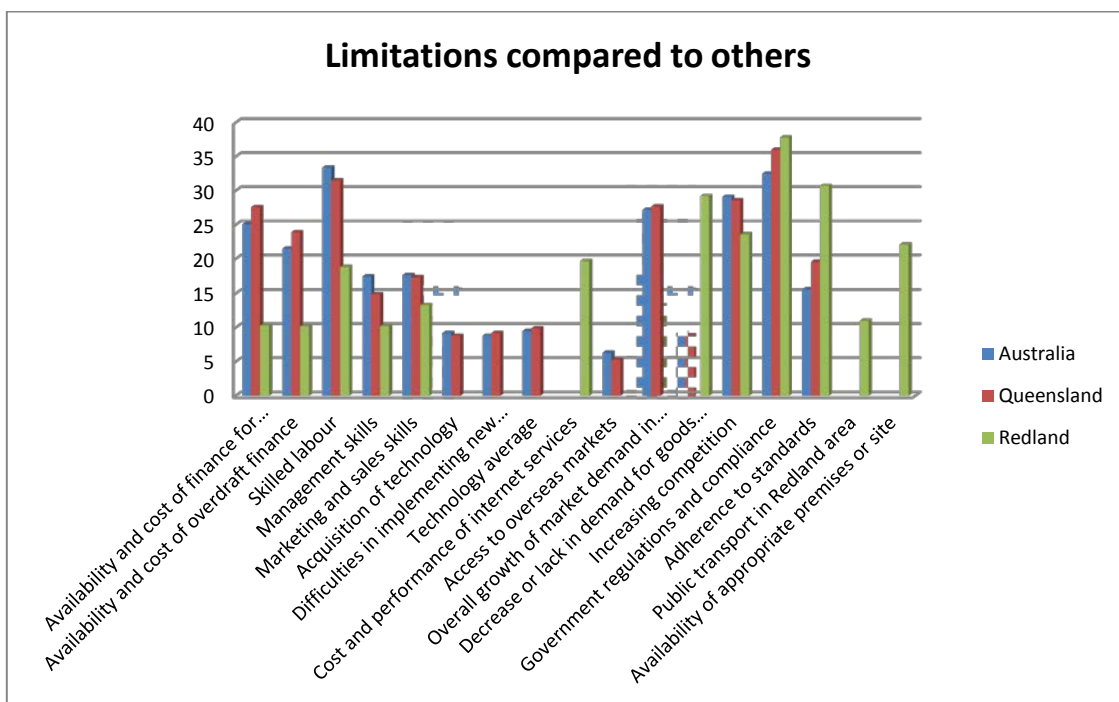
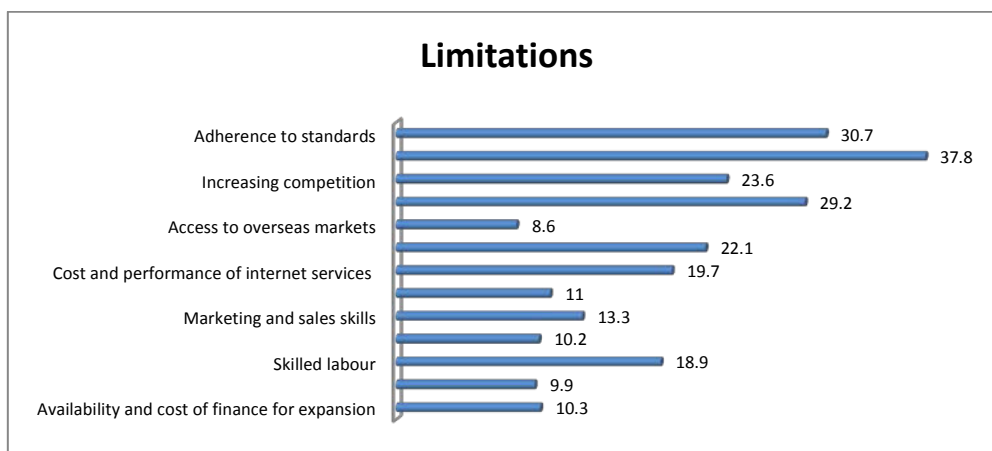


10. Limitations in reaching business objectives

Firms were asked to rate limitations to reaching business objectives on a one to five scale. Below we report on those limitations that firms rated as four or five on these scales. Most important were red tape, in the form of adherence to standards (30.7%) and government regulation and compliance (37.8%). Market conditions, in the form of a lack of demand

(29.2%) and competition (23.6%) were rated next most important. Also noteworthy were local conditions such as availability of premises (22.1%) and cost and performance of internet services (19.7%).

Firms were provided with an opportunity to elaborate on limitations in an open ended question. The responses are listed in Appendix 1. The comments focused on different issues companies had experienced with the council and also the impact the GFC has had on the economy.



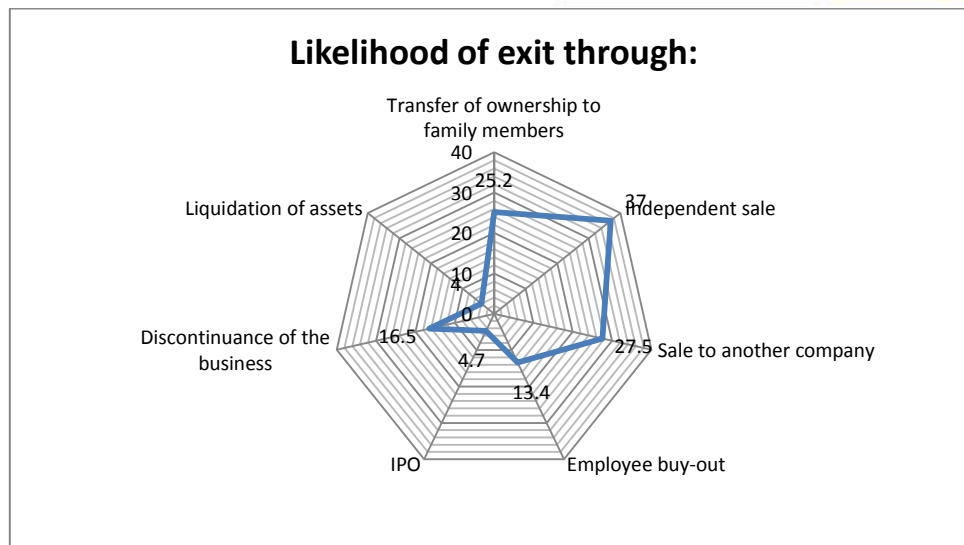
When the numbers in the table above were compared to overall Australian and Queensland data (Verreynne, 2012), some key differences and similarities emerged. Government regulations were also rated highest in those data, but this was followed by lack of skilled labour, rather than by lack of demand and increased competition as with Redland firms. Importantly though, technology seemed to be a much bigger problem to Redland firms, while factors that are usually a limitation to growth firms, such as availability of finance and skills, did not seem to be as important to Redland firms than others.

11. Exits

11.1 Exit Routes

We asked a range of questions regarding potential business exits. First, we asked what the likelihood was that the current owner of a business would exit for a range of reasons, with four and five responses on a five point scale captured in the figure below. This figure showed that 37 per cent of all firms seriously considered an independent sale of their business in future, followed by 27.5 per cent that considered a sale to another company and 20.4 per cent that considered transferring the ownership of the business to a family members.

Firms that cited lack of demand for their products or services where the ones that were most likely to consider discontinuing their business as a means of exit reflecting the challenge of trying to sell a poorly performing firm. These firms were more likely to be in construction and less likely to be firms which innovated. These firms, however, did not differ in regards to their size or the extent of sales of their sales in the Redland City Council area. In regards to the other exit routes there were no differences in regards to the age of the owner, the size of the firm, the profitability of the firm, factors that limited firm development or factors that where seen as the firms comparative advantage. The only exception was in regards to firms considering an IPO. Firms that were considering an IPO were the better performing firms and were also more likely to innovate.



11.2 Exit and Relocation

We then asked respondents about their exit intentions and their relocation intentions. We asked the extent that they had considered exiting their business in the near future and also whether they had considered relocating their business outside of the Redlands region. We found within the next year nearly 10 per cent of the sample were considering exiting their business and this figure increased to just over 15 per cent when a three year time horizon is considered. We found that exit intentions were as a consequence of owner-managers who were planning to retire and a mix who were planning on relocating their business out of the area. When asked directly whether they had considered relocating their business outside of Redlands 19 businesses or 15 per cent of the sample responded positively. These findings show that while 15 per cent of the sample has considered relocating, a much lower percentage is considering relocating in the immediate future.

A number of findings are particularly noteworthy. First, we found that businesses which view moderate growth as positive (25 per cent increase in size of the firm) were less likely have considered relocation. In contrast firms which viewed high growth as positive (a doubling in size) were more likely to have considered relocation, however, this relationship was not significant.

Second, we found a number of limitations or barriers to growth that increased the likelihood that the firm had considered relocating. These were

- Difficulties attracting employees with the right skills including management skills
- Cost and performance of internet services
- Access to international markets

In contrast, we found that respondents who enjoyed working in the area and were less likely to be considering relocation.

Third, we found that firms with a higher percentage of their sales outside of the region were more likely to be considering relocation. This finding is relatively straight forward, whereby firms with sales outside of the region have less reason to stay located in the region and may also have greater incentives to exit the region to be closer to their customers. Fourth, experienced entrepreneurs were less likely to have considered relocation.

Has considered exiting their business or Redlands area.						
	Exit in next year		Exit in next 3 years		Exit Redlands area	
	Frequency	Per cent	Frequency	Per cent	Frequency	Per cent
Not at all	90	70.9	74	58.3	107	84.3
To a limited extent	8	6.3	9	7.1	6	4.7
To some extent	14	11.0	21	16.5	10	7.9
To great extent	3	2.4	3	2.4	2	1.6
To a very great extent	12	9.4	20	15.7	2	1.6
Total	127	100.0	127	100.0	127	100.0

12. Summary Analysis

12.1 Relocation

To investigate the combined effect of the different factors on relocation we ran a logistic regression analysis where we tried to identify variables that were related to the likelihood that a company had considered relocating out of the Redlands area. We divided this analysis to focus first on the reasons why businesses locate in the area and the impact this has on the likelihood that they had considered relocating. We then ran the analysis to focus on the relationship between relocation, growth aspirations and growth limitations.

Logistic Regression Analysis focusing on Motivations for Relocating – growth aspirations and motivations for choosing to locate in Redlands

Relocation	Coefficient
Firm age	-.054+
Firm Size	.000
Opportunities in the Region	-.257
Lifestyle	-.378+
Moderate Growth	-.739*
High Growth	.420

+ : Significant at 90% confidence

* : Significant at 95% confidence

We found that lifestyle factors had a negative influence on the likelihood that the firm had considered relocating. Moderate growth aspirations had a significant negative influence on the likelihood that they had considered relocating while high growth aspirations had a positive but non-significant influence. Older firms were also less likely to have considered relocating. This suggests that firms that have moderate growth aspirations are likely to maintain in the Redlands council area as are owner managers who located in the region for lifestyle reasons. Although not statistically significant, firms with very high growth aspirations are more likely to consider relocating out of the area.

12.2 Exporting out of the region

In the second set of analysis we focused on the factors that make Redlands attractive to firms that export out of the region and the limitations that they face. We did this by focusing on the percentage of sales that are made in the Redlands area. We found that firms that exported out of the Redlands area were more likely to have access to office space and appropriate sites as a limitation to their growth. The other significant finding was that firms that saw many business opportunities in the region were also more likely to have a higher percentage of sales in the region.

Linear Regression Analysis focusing on Firms that Export out of the Region

(Dependent variable is the % of sales in the Redlands area)

	Coefficient
Firm age	.156
Firm Size	.021
Opportunities in the Redlands region	20.203*
Premises limitation	-6.780*
Life Style	1.566
Skilled Labour	-2.323
Access to Markets	-5.766
Regulation limitations	.427
Finance limitations	4.751

13. Case study results

The case studies results highlighted two main reasons for company relocation out of Redlands:

To gain better access to customers, and

To gain access to improved office space

Two of the companies were founded by entrepreneurs living in the Redland City Council area and they set up their operations in the region for this reason. However, most of their customers were located outside of the Redland's city Council area and as they continued to grow it made less and less economic sense to remain in the area. Both companies relocated to be in a better location for reaching their customers – one company located near the Pacific motorway to be able to access the greater south east region and the other company relocated to Logan City Council area to be close to one of their customer bases.

In regards to office space one of the companies out-grew their premises and needed more office space to accommodate this growth. When they looked for more space, they decided to relocate to existing premises outside but near the Redland's city council area. The other company relocated as the cost of renting their premises was high. They have also relocated close to the border of the council area. These findings are particularly important in light of the findings from the quantitative study. Firms that had access to premises or sites that they needed to conduct their business were much less likely to consider relocating.

13.1 Policy Implications

Office space and premises

Access to office space and appropriate premises was a reoccurring theme in the case-study analysis. We found that in the case studies out growing current facilities triggered the relocation as the firms looked for larger premises in three of the cases. Often the choice of new office locations also provided better access to customers who were located outside of the region. We also found that it was firms that had a larger percentage of their sales outside of the region that were more likely to have appropriate office space and premises as a limitation to their growth.. Taken together these findings suggest that it is firms which export out of the region that find availability of appropriate premises as a limitation to their growth and when they look for a new location it is likely to be outside of the region closer

to their customer base. These findings suggest that Redlands can specifically target and try and address the office and site needs of exporting firms proactively before they look to other regions to relocate to.

High and Moderate Growth Aspirations

We interpret these findings also using insights from both the case studies and the quantitative study. In the quantitative study we found that firms with moderate growth aspirations were less likely to have considered exiting the region while firms with high levels of growth aspirations were more likely to have considered exiting the region (however, this latter finding was not statistically significant, an explanation for this is the positive correlation with firms with moderate growth intentions). Moderate levels of growth can probably be accommodated by the region and thus the Redlands area would not be considered as a constraint for these firms. In contrast, firms with high levels of growth aspirations may find the limitations of the region, in terms of access to customers and employees, a constraint. The cases of Strategix and F Trucks support this interpretation. Strategix was founded in the Redlands region and remained in the region until it was no longer economically viable for them to continue operating from the region. As the company grew it became increasingly uneconomic to remain in the Redlands area due to the high costs their expanding customer base were paying to access their services.

Shopping hub

We interviewed one company which was in the process of relocating from Redlands to Camp Hill at the time of the survey. They mentioned the issue of not having a central shopping area in Redlands and as a result shoppers make specific trips to stores but do not have a central shopping location.

14. Overall Summary and Recommendations

The years since the GFC have been a challenging operating environment for many businesses and this shows up in the survey results and the case studies. Increasing competition and reduced demand are an outcome of broader economic factors that are outside of the control of local government.

However, the study shows some factors that are currently cited as barriers to business objective that can be a strategic focus for economic development. It is common for SMEs to criticize government regulations and standards but many businesses in Redlands are struggling with issues around essential business infrastructure including internet services and available premises. Most importantly, firms that sell outside the Redlands region and bring money into the local economy are citing problems with finding suitable premises.

The analysis shows that rapidly growing firms are also more likely to consider leaving Redlands. If these businesses find better infrastructure and access to their growth markets via transport corridors and internet then they may choose to stay in the area.

As described in the executive summary, we see three main opportunities for basing an economic develop strategy on the evidence from this study.

An economic strategy based on retaining growth businesses in Redlands

• Three pillars:

- **Planning to support business growth**
 - Variety of office and business space, to suit needs road arteries to key areas in SE QLD. Cost comparative to other SEQ regions.
- **High performance internet**
 - Redlands is behind in the digital economy and must catch up to retain its best businesses. Internet is now a “Red Queen” race
- **Two-way communication with growth businesses**
 - Possible to identify high growth firms and larger employers. Need to keep the lines of communication open so that these firms are not lost at critical growth points.

Appendix 1 – Open Ended Survey Comments Limitations to Growth

Comment	Category
<p>Council charges</p> <p>The costs that hit us the hardest are water costs, infrastructure costs, neighbours who have complained and council have made us jump through hoops and it will cost me up to \$10 000 all up considering we have been operating for more than 20 years and now we are being made to jump through hoops to meet regulations that should be outside my compliance/infrastructure.</p>	Council
<p>Requirements enforces on me over and above the requirements for our business which has been operating for some years</p> <p>The state government. I also have issues with them</p> <p>We had to take out a seabed lease and the valuations have up three hundred percent in three years. I have taken it to court there seems to be no limit in what they can charge. There is no comeback.</p>	Council
<p>Federal politics. With the last election being called so early by the previous government caused quite a downturn to the housing market and people's confidence within the public</p> <p>If it is the council that is organising this. The council needs to put more certainty out there for the public, i.e. rates and costs and take charge of their own expenditure like I have to in my business.</p>	Government/Council
GFC and mining tax stopped everything	Economy
Global and QLD economy is bad for retail at the moment. Our workload over the last three years has increased by 40 percent but our profit has dropped by 40 percent.	Economy
I own a block of land down the road from current site and we would like to expand. Can get funds. Can get enough business to fill the buildings but we cannot get approval to build the new building from the Redlands Council.	Council
Lack of money around. GFC. People not building houses so I don't have as much business.	Economy
Naïve and ill-informed council was going to cost me 60 000 for sound and acoustics for my business and we are a hospital for very sick animals. That is one thing they think we have a lot of bio waste and radiation at our practice. Our practice with growth and development we do not fit? in a footprint so we have apply in the urban foot print and have to apply but not accommodating. We have to apply for anything we need to set up. It is not	Council

cost effective for us to expand	
The council at one stage. In relation to the industrial property that we own. The development application. When we put it in the council was very unreasonable. It has taken a couple of years and a change of council to get someone to listen reasonably to what we think the property should be developed into and work with us. E.g. they wanted us to concrete our site and we have 30 tonne excavators driving around which grind the concrete to dust in 6 months. Now we have someone reasonable we are able to develop the site the way we need at a quarter of the cost. It will now suit us and sit within council requirements.	Council
The economy. People are very mortgage stressed on the local area	Economy
The GFC made it very hard for a lot of people. E.g. the building industry. That is significant. If people don't build houses. They are not buying things from the shops and then there is nothing for me to repair.	Economy
The Redlands and government fees involved in trying to move business premises. Redlands town planning and fees are exorbitant. Between council and main roads there was no incentive to move. Council does not help small business at all. In fact I think they hinder growth. Again council says they encourage us to grow our own business but to and operate form our own real estate was almost impossible because of strict town planning guideline and processes	Council
The global economy	Economy

Appendix 2 Case Study Summaries

Strategix Training Group



<i>Industry sector:</i>	Training and Assessment
<i>Year established:</i>	2004
<i>Number of offices:</i>	8
<i>Office locations:</i>	Australia (QLD, NSW, WA, SA)
<i>Relocated to:</i>	Logan

Strategix Training Group is a training and assessment company that delivers accredited training programs such as licenses, short courses and diploma qualifications in a wide range of industries to clients across Australia. Clients include job seekers preparing to enter the workforce, as well as employers seeking to upskill their employees. With funding from the Australian federal and state government, as well as industry bodies, training is provided at little or no cost to clients.

The company was established in 2004 and was originally located in the Redlands area as the founders and partners lived in the area. However, Strategix's main clientele in Queensland are based in Brisbane. This required clients to commute to Redlands premises for training that in the long run does not make financial sense. As a result the company considered relocating to be closer to their clients. This was part of the longer-term plan for the company. After considering several areas, new premises were developed and built in the Logan City area near the motorway. Employees in the company now commute from Redlands to the new premises in Logan.

www.strategix.com.au

JJ Richards

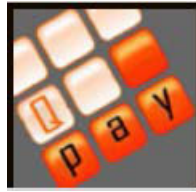


<i>Industry sector:</i>	Waste Management
<i>Year established:</i>	1932
<i>Employees:</i>	1600+
<i>Number of offices:</i>	60
<i>Office locations:</i>	Australia (QLD, NSW, ACT, VIC) and New Zealand
<i>Relocated to:</i>	Existing office

JJ Richards is a large waste disposal company that provides solid, hazardous and liquid waste services, as well as garbage collection and recycling. After more than 70 years of operations, the company has contracts with over 65 000 commercial customers and 60 local authorities. As part of their Redlands facility, JJ Richards had biomedical waste operations. As the team grew, office space became limited and the company relocated to an existing premise where there was greater office space available close the Redland City Council border.

www.jjrichards.com.au

QPay



<i>Industry sector:</i>	Payment Services
<i>Year established:</i>	2006
<i>Employees:</i>	4
<i>Number of offices:</i>	1
<i>Office locations:</i>	Redland City
<i>Relocated to:</i>	Tingalpa

QPay provides secure payment options for mobile and internet banking, shopping and identification needs through the company's patented security technology. Qpay enables flexible payments by accepting Visa, Mastercard and American express payment options. Their products include Qpay Secure Remote Access, Qpay Mobile Banking, Qpay Mobile Commerce and Qpay E-Document Security.

Originally, the Qpay headquarters were situated in Redlands as the director lived in the area. To reduce their high rental costs, the company relocated to Tingalpa where they found smaller premises with lower rent. Subsequent to the move, employees found that their new location also improved their travel to the office that was located near the Gateway motorway.

<http://www.myqpay.com>

F Trucks Australia



<i>Industry sector:</i>	Auto Parts Retailer
<i>Year established:</i>	1981
<i>Employees:</i>	65
<i>Number of offices:</i>	4
<i>Office locations:</i>	Australia (QLD, NSW, VIC), USA (California)
<i>Relocated to:</i>	Mansfield

F Trucks is an auto parts dealer specialising in parts for F (Ford) Series Trucks such as suspension parts, lampware, wheels and engines. The current owners have been operating the company since 2005, and due to increased customer demand for parts, the company expanded to include an online auto parts business, Ford Classic Spares (www.autopartsonline.com). Across the two businesses, the company provides second hand and new auto parts for most Ford makes and models.

Originally, the Brisbane premises were located in the Redlands area as many of the employees lived in the area and the area was commercially suitable for their business. The decision to relocate was based on the perceived difficulty of operating business in the area. The company's location was rezoned which restricted their kind of business from operating in the area, their company was misclassified as a wrecking yard and the council was not open to listening to problems or suggestions. The company relocated where their company was correctly classified, had better council interactions and there was less complex regulations to prohibit their operations.

www.ftrucksaustralia.com

Tecelec (Qld)



<i>Industry sector:</i>	Electrical Services
<i>Year established:</i>	1993
<i>Employees:</i>	9
<i>Number of offices:</i>	1
<i>Office locations:</i>	Australia (QLD)
<i>Relocated to:</i>	Balmoral

Tecelec is an electrical contracting company that provides services to wherever clients are based. Originally, the company was run from a home in Redlands where most of the staff lived. As the company grew, service vehicles would be driven to the Sunshine Coast and down to the Gold Coast, as well as to the Brisbane area. However, as the company expanded, more centralised commercial premises were sought to reduce the cost of travel (including petrol, car maintenance). As a strategic move, the company relocated near the gateway motorway which allowed the company to service both coasts, Brisbane and the Redlands from a central location.

<http://www.tecelec.com.au/home/>

Aussie Hi Fi



<i>Industry sector:</i>	Home Theatre, Entertainment and Hi Fi retailer
<i>Number of offices:</i>	1
<i>Office locations:</i>	Australia (QLD)
<i>Relocated to:</i>	Fortitude Valley / Camp Hill

Aussie Hi Fi is a small Australian business specialising in high-end audio equipment with a specific focus on home theatre, home entertainment and hi fi products. Unlike low cost dealers, Aussie Hi Fi carefully selects products that represent best price parity and best value for money. As a fully authorised dealer of branded products, Aussie Hi Fi guarantees full Australian warranty and after sale service for customers.

Originally, Aussie Hi Fi was located in Capalaba in the Redlands region as the owners lived in the area and the population was considered large enough to support the demand for Aussie Hi Fi's products. In 2013, the company relocated to Camp Hill as the high rental costs were unaffordable and the company desired to attract a broader clientele. The owner noted that the Redlands area lacks a distinct shopping identity – a 'heart' and 'atmosphere' that other shopping districts can boast of. A significant problem is poor town planning that makes it difficult for customers to travel around the Redlands area and to find parking. As result, customers tend to engage in 'destination port shopping', shopping only for specific items and then leaving, a detriment for local business. Due to the relocation, Aussie Hi Fi's premises are smaller but the owners prefer the lower rent and the opportunity to gain greater access to clients in surrounding suburbs.

<http://www.aussiehifi.com.au/>

Australasian Agriculture Services (AAS)



<i>Industry sector:</i>	Poultry Equipment
<i>Year established:</i>	2000
<i>Employees:</i>	3
<i>Number of offices:</i>	1
<i>Office locations:</i>	Australia (QLD)
<i>Relocated from Tingalpa to Redlands</i>	

Australasian Agricultural Services (AAS) supplies equipment to the Australasian poultry and hatchery market. AAS products include munters cooling ventilation equipment, Big Dutchman poultry shed equipment and waste spectrum incinerators. In addition to supplying equipment, AAS also offers services such as professional consulting, assistance with poultry house design, and assistance to achieve free range and organic operations. The company originally located in Tingalpa as the owners wished to remain close to home. The owners established their initial premises in a Tingalpa Business Park as it enabled them to customise their building to suit their unique needs as a poultry equipment supplier. The company decided to relocate into the Redlands area as they found their initial premises too large for their current business which introduced unnecessary costs. The company has recently relocated into the Redlands Business Park where they are able to construct premises more suitable in size for their business. The owners believe that greater economic incentives to help new businesses settle into the Redlands area would attract other newcomers to the area.

www.ausagservices.com.au

Affordable Skid Steers (Aust)



<i>Industry sector:</i>	Skid Steer Machinery
<i>Year established:</i>	1995
<i>Employees:</i>	5
<i>Number of offices:</i>	1
<i>Office locations:</i>	Australia (QLD)
<i>Considering relocation to Yatala</i>	

Affordable Skid Steers is a machinery retailer and their product range includes skid steer loaders, multi-terrain loaders, compact terrain loaders, forklifts, recycled plastics, mowers, and caterpillar/Australian-made Digga attachments. They also sell a full range of used and nearly new machines. The company runs a large facility in Capalaba and will be soon opening a new facility in Western Australia.

The company initially located in the Redlands areas as the owners sought to be close to home. Currently, the company is facing a challenging economic environment as machinery sales are struggling. In response, the company has put their facility on lease and is interested in a possible relocation to Yatala where rental estate costs are reportedly lower than in the Redlands area.

www.affordableskidsteers.com

Reference list

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Verreynne, M. (2011, June). Queensland Innovation Survey 2011. Department of Employment, Economic Development and Innovation (DEEDI), Queensland Government, Brisbane, Australia.

(<http://www.science.qld.gov.au/dsdweb/v4/apps/web/content.cfm?id=16601>).

Verreynne, M. (2012, July). Queensland Business Innovation Report 2012. Department of Science, Information Technology, Innovation and the Arts (DSITIA), Brisbane, Australia.

(<http://www.qld.gov.au/dsitia/about-us/business-areas/innovation-policy/>).

11.4 PORTFOLIO 8 (CR MURRAY ELLIOTT)**INFRASTRUCTURE****11.4.1 DUNWICH FERRY TERMINAL: APPLICATION FOR THE RENEWAL AND SUBSEQUENT AMALGAMATION OF TERM LEASE 0/216885, DESCRIBED AS LOT 1 ON SP143840 AND SPECIAL LEASE 6/52600, DESCRIBED AS LOT 86 ON SL810075, PARISH OF STRADBROKE**

Dataworks Filename: RTT: Lease
Lot 861 on SP265130

Attachments: [Lease areas](#)
[Valuation-Lot 861 Junner Street, Dunwich](#)

Authorising Officer:



Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: Murray Erbs
Group Manager City Infrastructure

Author: Rodney Powell
Senior Adviser Infrastructure Project

PURPOSE

This report is to seek Council's agreement to excise approximately 697.7 square metres (m²) from Lot 86 on SL810075 (Stradbroke Ferries Pty Ltd leasee) and to dedicate this excised area as road - refer attachment 1.

In conjunction with this, enter into a trustee lease arrangement with the leasee of Special Lease 6/52600 (Stradbroke Ferries Pty Ltd) in terms of section 57 of the *Land Act 1994* over that part of lot 150 on SL810075 required for car parking and access - an area of approximately 835.9m² (refer attachment 1).

BACKGROUND

Sea Stradbroke Pty Ltd uses the public barge ramp at Dunwich for vehicular ferry operations. This barge ramp has two-lane access, one for loading and one for disembarking. Stradbroke Ferries Pty Ltd has a lease for their ferry and barge operations directly adjacent to the public barge ramp. Redland City Council (RCC) officers were contacted by the management of Sea Stradbroke and the Sergeant of Queensland Police Service (QPS) on Stradbroke Island, concerning traffic queuing issues related to the Sea Stradbroke operation. The QPS recommendation was to request Stradbroke Ferries to open a locked gate and allow disembarking traffic from the public barge ramp to exit via their lease area. Stradbroke Ferries declined citing public liability issues.

The lease for lot 86 on SL810075 expires in 2014 and the Department of Natural Resources and Mines (DNRM) has written to RCC for comments prior to renewing this lease. RCC officers have requested DNRM to approve the lease renewal subject

to consideration of excising approximately 697.7m² from lot 86 on SL810075 (leased to Stradbroke Ferries Pty Ltd) and dedicate this excised area as road.

The excision of the area and the dedication of the excised area as road will increase the area available to RCC to use for access to the public barge ramp. This extra area will be used to create an additional lane which will provide 2 queuing lanes and one exit lane. This will satisfy the concerns raised by the QPS and alleviate congestion.

ISSUES

Sea Stradbroke and Stradbroke Ferries have now merged therefore the liability issue concerning access to the Stradbroke Ferries is no longer critical.

Given the access is no longer critical Stradbroke Ferries argue that the change is no longer required.

Should another operator wish to use the public barge ramp, it is likely, without the proposed changes that the congested traffic situation would reoccur.

The outer lane of the public barge ramp has been closed due to subsidence and will need to remain closed until rectification works are complete.

STRATEGIC IMPLICATIONS

The widening of the Council reserve area will allow good access to the public barge ramp. Since the merger of Sea Stradbroke and Stradbroke Ferries this is no longer an issue. However should a competitor wish to use this facility in future the planned changes will ensure that the competitor will have sufficient access to carry out efficient operations at the site.

Legislative Requirements

The excised portion (697.7m²) from the current term lease lot 86 on SL810075 is being dedicated as road. In exchange, Council would consider a new trustee lease to Stradbroke Ferries Pty Ltd over an area of 835.9m² of the adjoining Reserve for Local Government (Car Parking and Access) purposes described as lot 150 on SL810075 for car parking and access purposes.

S.227 of the *Local Government Regulation 2012* requires Council to dispose of interests in land, including commercial leases, by auction or tender. However in certain circumstances, s.236 of the *Regulation* allows Council to 'self certify' i.e. resolve that the disposal accords with sound contracting principles and that lease consideration is equal to or greater than market value as determined by an external registered valuer. If the 'self certify' provision does not apply, s.236 allows Council to apply to the Minister for Local Government for an exception from the s.227 auction/tender provisions. At the time of preparing this report, the Department of Local Government confirmed that a s.227 tender process is not required, however they were unable to confirm if Council is able to 'self certify' or if an application to the Minister is required. Either way, Council's solicitors will ensure the proposed trustee lease complies with the *Regulation*.

The officers recommend the exceptions apply considering the relatively small area of land (835.9m²) and its existing infrastructure to serve the adjoining ferry operations

and public areas operated by Council and the current lessee to which there are no other adjoining land owners other than the State.

The amalgamation is in the public interest as being recommended by the local police and regulatory authorities by way of land exchange for road and traffic safety purposes.

S.236(3) of the *Regulation* requires an independent valuer registered under the *Valuers Registration Act 1992* who is not an employee of Council to ensure that the disposal and lease payments will be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land. The lease and amalgamation has been valued an independent property valuer who has valued both lots at equal value of \$420,000 [see Attachment 2].

The officers advise the proposal meets the sound contracting principles as prescribed by s.104(3) of the *Local Government Act 2009* as (a) value for money; and (b) open and effective competition; and (c) the development of competitive local business and industry; and (d) environmental protection; and (e) ethical behaviour and fair dealing.

Risk Management

This proposal will mitigate future risks by preventing traffic congestion in Junner Street.

Financial

Council will be liable for costs of approximately \$660 associated with the valuations of the two lease areas.

People

This project does not cause any impact to staff.

Environmental

There are no environmental issues with this proposal.

Social

This proposal does not have any adverse social consequences.

Alignment with Council's Policy and Plans

This proposal in line with the following outcomes of the corporate plan:

- 3.4 Promote enjoyment of the Bay by improving access for environmentally sensitive recreational activities, education, economic opportunities and ecotourism.
- 5.8 Plan and advocate to connect the city's communities with improved public transport including road, ferry, cycling and walking network that provides safe and efficient movement within the city and the region and supports physical activity; and promote efficient and environmentally responsible private transport.

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

6.6 Promote Redlands as a high priority tourism destination and encourage the development of sustainable nature-based, heritage and eco-tourism.

CONSULTATION

In preparation of this proposal the following people have been consulted: Service Manager Property Services, Senior Advisor Traffic and Transport Infrastructure Planning, General Manager Marine Business Development Transit Systems, Sergeant Peter Twort O.I.C. QPS Stradbroke Is., Doreen Sharpe Lands Officer Land Management Branch DNRM.

OPTIONS

1. That Council resolves to:

1. Agree that the Department of Natural Resources & Mines excise approximately 697.7m² from Lot 86 on SL810075 (Stradbroke Ferries Pty Ltd leasee) and dedicate this excised area as road;
2. Enter into a trustee lease arrangement with the leasee of Special Lease 6/52600 (Stradbroke Ferries Pty Ltd) over Lot 86 of SL810075 in terms of section 57 of the *Land Act 1994* including that part of lot 150 on SL810075 required for car parking and access, an area of approximately 835.9m² (refer to attachment 1) subject to DNRM approval;
3. Agree that the proposed trustee lease complies with the provisions of s.236 of the *Local Government Regulation 2012* and if necessary, apply to the Minister for Local Government for approval of the trustee lease; and
4. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary and discharge any agreement and lease related to this recommendation and to sign all relevant documentation.

2. The available option is to do nothing and allow the lease renewal to take place unchanged.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Agree that the Department of Natural Resources & Mines excise approximately 697.7m² from Lot 86 on SL810075 (Stradbroke Ferries Pty Ltd leasee) and dedicate this excised area as road;**
2. **Enter into a trustee lease arrangement with the leasee of Special Lease 6/52600 (Stradbroke Ferries Pty Ltd) over Lot 86 of SL810075 in terms of section 57 of the *Land Act 1994* including that part of lot 150 on SL810075 required for car parking and access, an area of approximately 835.9m² (refer to attachment 1) subject to DNRM approval;**

3. **Agree that the proposed trustee lease complies with the provisions of s.236 of the *Local Government Regulation 2012* and if necessary, apply to the Minister for Local Government for approval of the trustee lease; and**
4. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary and discharge any agreement and lease related to this recommendation and to sign all relevant documentation.**



AREA TO BE INCLUDED IN LOT 88 CP815722

LOT 88 CP815722
REDLAND CITY COUNCIL

LOT 86 SL810075
STRADBROKE FARMS

LOT 150 SL810075
REDLAND CITY COUNCIL

AREA TO BE TRUSTEE LEASE

835.9m²

697.7m²

BRIAN HALL
& ASSOCIATES PTY.LTD.
A.B.N. 69 010 900 580
INDEPENDENT PROPERTY VALUERS

CERTIFICATE OF VALUATION

SUBJECT PROPERTY: (A) Lot 861 on SP 265130, Junner Street, Dunwich. Qld. 4183
(B) Lease B in Lot 150 SL 810075, Junner Street, Dunwich. Qld. 4183

PREPARED FOR: Redland City Council, P.O. Box 21, Cleveland. Qld. 4163

PURPOSE OF VALUATION

AS INSTRUCTED BY THE CLIENT: To assess the current market value of the subject properties.

DATE OF VALUATION: 30th May, 2014.

DEFINITION OF MARKET VALUE: The International Assets Valuation Standard Committee defines market value as:-

“Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

QUALIFICATIONS:

Declaration: I, Brian A. Hall, declare that I am Registered Valuer No. 371 under the Valuer’s Registration Act and that I have inspected the property and valued it to the best of my ability using information available at the time.

No Conflict of Interest: Neither I, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

Valuation continued...

DIRECTOR
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Cleveland. 4163 Qld.
FAX:07 3829 2233



Liability limited by a scheme approved under Professional Standards Legislation.

Valuation continued...
Junner Street, Dunwich.

Use By Client: This valuation has been prepared on instructions from Redland City Council for the purpose of assessing the current market value of the subject properties. This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation. Neither the whole nor any part of this report or any reference thereto may be included in any document, circular or statement without our written approval of the form and content in which it will appear. This valuation is not suitable for mortgage security purposes.

Title Search: We advise that we have not undertaken a title search. Therefore, this valuation assumes that there would not be any restriction or onerous encumbrances which would have an adverse effect upon the market value of the property.

Approvals: We assume that all approvals have been obtained from all authorities regarding structural improvements upon the property however, we recommend that a search be made to verify the current position. The report is for valuation assessment purposes and is not a structural survey of improvements.

Contamination: Contaminants such as asbestos, chemicals, toxic wastes, or other potentially hazardous materials could if present, adversely affect the value of the property. Unless otherwise stated in this report, the extent of hazardous substances, which may or may not be represented on or in the property, was not considered by the valuer in the conclusion of value. The stated value estimated is on the assumption that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions, and the recipient of this report is advised that the valuer is not qualified to detect such substances, quantify the impact on values, or estimate the remedial cost. If you have any concerns, we recommend that you appoint a contamination consultant to confirm the state of the land inspected. The right is reserved to review and, if necessary, vary the valuation figure if any contamination or other environmental hazard is found to exist.

Town Planning: Apart from our reference to the relevant town planning maps we have not obtained a town planning search. We have assumed that the information provided is accurate. Should a Town Planning Certificate be obtained and the information contained therein is materially different from that in this report, we reserve the right to amend this valuation accordingly.

Information Supplied by Others: This valuation has been prepared on the basis that full disclosure of all information and facts which may affect the valuation has been made to us. Where possible we attempted to ascertain that the information was reliable but we have not been specifically instructed to verify all information. We do not accept any liability or responsibility whatsoever for the valuation if full disclosure of information utilised in the preparation of this report has not been made. Furthermore, we do not accept responsibility for any consequential error or defect in the valuation which has resulted from any error, omission

Valuation continued...

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Valuation continued...
Junner Street, Dunwich.

or inaccuracy in data or information supplied by the client or its officers and agents. Should any information used by us be subsequently proved unreliable, we reserve the right to amend this valuation.

Assumptions: Assumptions form part of any valuation and we adopt them because some matters are not capable of accurate calculation, or fall outside the scope of our expertise, or instructions. The risk that any of the assumptions adopted in this valuation may be incorrect should be taken into account. We do not warrant or represent that the assumptions on which this valuation are based are accurate or correct but are used according to our best market knowledge at the time.

Heritage and Tree Protection: We have not carried out a Heritage listing or Tree Protection Order search. Therefore, as the property does not appear to be so encumbered, this valuation assumes that there would not be any restrictions or onerous encumbrances which would have an adverse affect upon the market value of the property.

Limitations: To the best of the valuer's knowledge the subject property is not affected by Heritage, landslip or resumption matters, however, no searches have been undertaken in this regard.

We have not undertaken a formal search to confirm whether or not the property is subject to flooding or other impediments caused by excess water saturation and/or flood.

Survey: Our inspection revealed that all improvements appear to be correctly placed within the boundaries. However, we advise that we have not been provided with a current survey plan of the property nor have we carried out a detailed site survey and we have, of necessity, assumed that all structural improvements have been erected within the Title Boundaries and that there are no encroachments by or on the property.

Building/Pest Inspection: We have carried out an inspection of exposed and readily accessible areas of the improvements, however the Valuer is not a building construction or structural expert or pest inspector and we have not completed a detailed structural survey, tested any of the services, or inspected unexposed or inaccessible portions of the building, and are therefore unable to certify the structural soundness of the improvements or state that these are free of defect, rot, infestation or offensive building materials. Readers of this report should make their own enquiries.

Purpose of Valuation: This valuation is intended for use by the client and by no other person. It may be relied on by the client for the purpose for which it has been prepared, as recorded in the introduction hereto, and for no other purpose.

Valuation continued...

Liability limited by a scheme approved under Professional Standards Legislation.



Valuation continued...
Junner Street, Dunwich.

Future Market Fluctuations: In reaching our opinion, we have utilised certain historical facts and relevant market data, available up to the date of our valuation. Our instructions did not require us to consider the effect of gains or losses which may arise as a result of the future fluctuations in the Property market. We therefore do not accept responsibility whatsoever for losses caused by such fluctuations.

Market Value Change: This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property.) We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

REAL PROPERTY DESCRIPTION: (A) Lot 861 on SP 265130
County of Stanley, Parish of Stradbroke
(B) Lease B in Lot 150 on SL 810075
County of Stanley, Parish of Stradbroke

AREA: (A) 698 square metres
(B) 836 square metres (subject to Easement A in Lot 150 on SL 810075)

TOPOGRAPHY/SITE DESCRIPTION: (A) Slightly elevated approximately 6 metre wide Moreton Bay waterfront strip of land.
(B) Slightly elevated rectangular shaped non waterfront block.

LOCAL AUTHORITY: Redland City Council

ZONING: Marine Activity

ROAD SURFACE: Bitumen sealed

SERVICES: Water, electricity, telephone and cleansing services are available.

LOCATION/NEIGHBOURHOOD: The subject properties comprise part of the vehicular barge and passenger ferry North Stradbroke Island terminal.

Valuation continued...

Liability limited by a scheme approved under Professional Standards Legislation.



Valuation continued...
Junner Street, Dunwich.

IMPROVEMENTS: (Type) Both parcels of land are vacant and bitumen road surfaced for driveway and parking purposes.

VALUER'S COMMENTS: Both parcels of land form part of the Dunwich Ferry terminal for access to North Stradbroke Island.

Parcel A with an area of 698 square metres has direct water frontage and is unencumbered. It is currently used as the vehicular access roadway to a vehicular ferry loading ramp.

Parcel B is an 836 square metre non waterfront parcel of land encumbered by a 169 square metre drainage easement and is currently used for car parking purposes.

Sales Evidence

1. 29 Flinders Ave. - 25.6.13 - \$330,000 - 607m2
Small old cottage with Esplanade frontage - added value \$60,000. Sale shows land area \$428 p.s.m.
 2. 19 Fraser St. - 8.9.13 - \$160,000 - 607m2
Very small weatherboard cottage - poor condition - not waterfrontage. Land value only. Sale shows land value \$264 p.s.m.
 3. 23 Fraser St. - 11.3.14 - \$270,000 - 607m2
Low set weatherboard and CGI dwelling - 2 bedroom, 1 bathroom - added value \$80,000 - not waterfront. Sale shows land value \$313 p.s.m.
 4. 17 Mallon St. - 7.7.13 - \$290,000 - 607m2
High set chamferboard and tile dwelling - 2 bedroom, 1 bathroom - requires maintenance - not waterfront - added value \$90,000. Sale shows land value \$329 p.s.m.
-

Valuation continued...

Liability limited by a scheme approved under Professional Standard Legislation.



Valuation continued...
Junner Street, Dunwich.

VALUATION

I assess the current market value of the subject properties as at 30th May 2014 to be as follows:-

(A)	698 square metres unencumbered freehold land @ \$600 p.s.m.	-	\$418,800
	Adopt	-	\$420,000

FOUR HUNDRED AND TWENTY THOUSAND DOLLARS

(\$420,000.00)

(B)	836 square metres non waterfront leasehold land encumbered by an easement @ \$500 p.s.m.	-	\$418,000
	Adopt	-	\$420,000

FOUR HUNDRED AND TWENTY THOUSAND DOLLARS

(\$420,000.00)

Exclusive of GST.

The valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation. This valuation is subject to the land not being a contaminated site and to all permissions, consents and approvals required from the relevant local authority or other body having jurisdiction for the construction of the improvements on the land, having been obtained and complied with in all respects. A title search has not been made and this report is based on clear title to the subject property.



**BRIAN A. HALL, F.A.P.I.,
Registered Valuer No. 371.
Certified Practising Valuer.**

Date: 30th May, 2014.

Liability limited by a scheme approved under Professional Standards Legislation.

Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

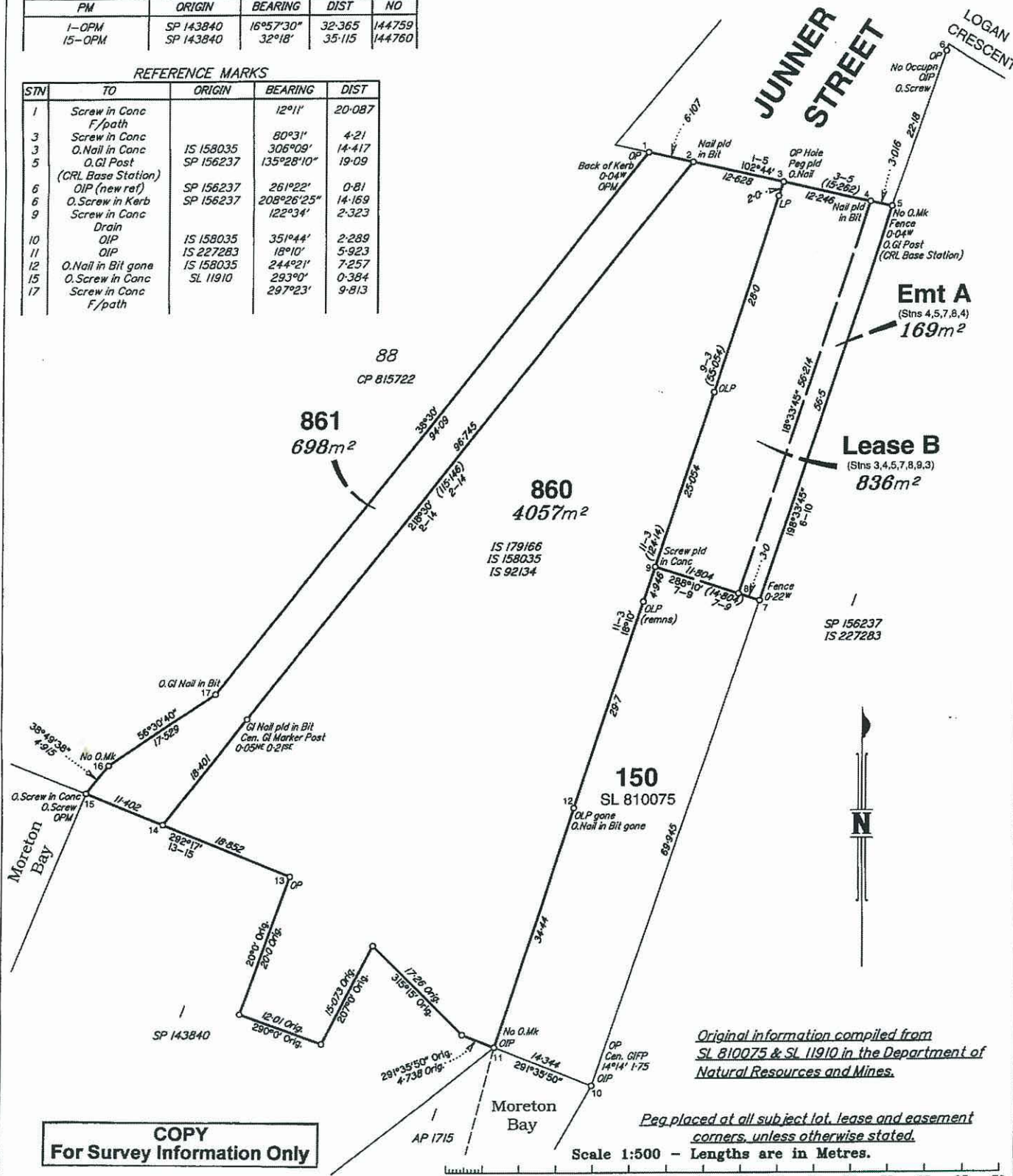
Sheet 1 of 1

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM	SP 143840	16°57'30"	32.365	144759
15-OPM	SP 143840	32°18'	35.115	144760

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Screw in Conc F/path		12°11'	20.087
3	Screw in Conc		80°31'	4.21
3	O.Nail in Conc	IS 158035	306°09'	14.417
5	O.GI Post (CRL Base Station)	SP 156237	135°28'10"	19.09
6	OIP (new ref)	SP 156237	261°22'	0.81
6	O.Screw in Kerb	SP 156237	208°26'25"	14.169
9	Screw in Conc Drain		122°34'	2.323
10	OIP	IS 158035	351°44'	2.289
11	OIP	IS 227283	18°10'	5.923
12	O.Nail in Bit gone	IS 158035	244°21'	7.257
15	O.Screw in Conc	SL 11910	293°0'	0.384
17	Screw in Conc F/path		297°23'	9.813

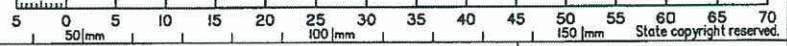


Original information compiled from SL 810075 & SL 11910 in the Department of Natural Resources and Mines.

Peg placed at all subject lot, lease and easement corners, unless otherwise stated.

Scale 1:500 - Lengths are in Metres.

COPY
For Survey Information Only



I, Anthony John Schmidt hereby certify that the land comprised in this plan was surveyed by Aaron Wesley Walsh, Cadastral Surveyor, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 30/10/2013.

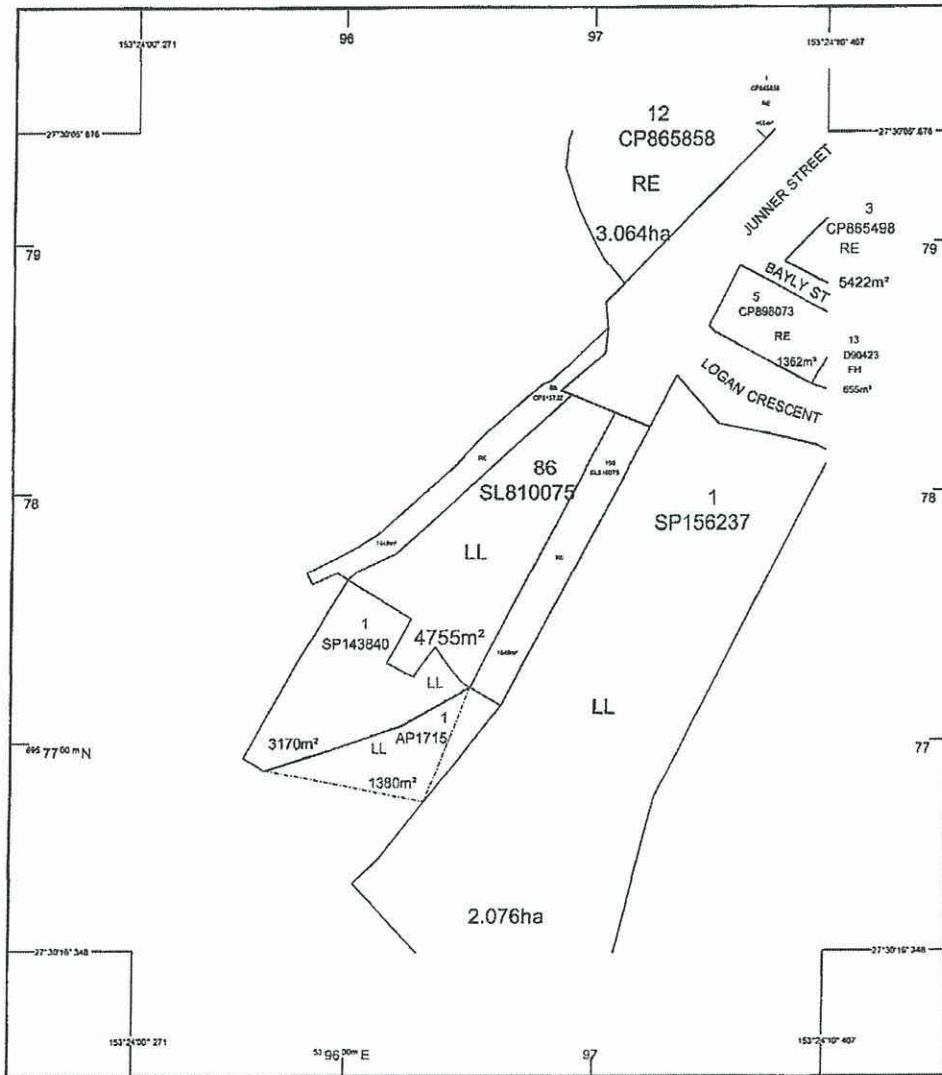
(Signature)
Cadastral Surveyor

Date 13/12/13

Plan of
Lots 860 and 861
Cancelling Lot 86 on SL 810075
and of Lease B in Lot 150 on SL 810075
and of Easement A in Lot 150 on SL 810075

LOCAL GOVERNMENT: **REDLAND CITY COUNCIL**
LOCALITY: **DUNWICH**
Meridian: **SL 810075**
Survey Records: **No**

Scale: **1:500**
Format: **STANDARD**
DP **SP265130**



STANDARD MAP NUMBER
9542-11441



SUBJECT PARCEL DESCRIPTION

OCDB	86SLB10075
Lot/Plan	4755m²
Area/Volume	LANDS LEASE
Tenure	REGULATED CITY
Local Government	DUNWICH
Locality	STRADBROOK
Parish	STANLEY
County	20182/74
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (ddmmyyyy) 12/11/2013

OCDB 12/11/2013

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

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SmartMap

An Online Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



(c) The State of Queensland, (Department of Natural Resources and Mines) 2013.



Property Report for Junner Street, Dunwich
Property Details

Address: Junner Street, Dunwich
Property Status: Current
Legal Description: Lot 86 SL 810075 (Lot 86 SL810075 SL 6/52600)
Property Number: 4590
Division Number: 2
Area: 4755.000000m²

Redlands Planning Scheme

Zoning Land Affected:
Overlays Land Affected:
Development Envelope No

Application Details

Application #	Submitted	Description
PD205108	11/04/2001	Ticket Office
BA89.634	03/03/1989	Conv - FERRY LANDING PONTOON
OP000900	19/06/2008	Advertising Device
BD112681	14/05/2001	TICKET OFFICE
BD144940	19/06/2008	Advertising Device

Map

Redlands Planning Scheme V6 2013 1: 3066 External Apps

CP2
 BAYLY STREET
 CP4
 LOGAN CRESCENT
 Redland city
 DUNWICH

0 101 Meters
 Copyright © Redland City Council 2012, copyright © DEF M 2012

More

State Interest Check

[Click here to view Smart eDA State Interest](#)
 Powered by InfoMaster



11.4.2 ADOPTED INFRASTRUCTURE CHARGES RESOLUTION 2.1

Dataworks Filename: RTT: IPU Developer Contributions

Attachment: Adopted Infrastructure Charges Resolution 2.1

Authorising Officer:
Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer:
Murray Erbs
Group Manager City Infrastructure

Author:
Giles Tyler
Senior Advisor Project Planning

PURPOSE

This report is being finalised.

11.5 PORTFOLIO 9 (CR PAUL GLEESON)**ENVIRONMENT, WATERWAYS AND FORESHORES****11.5.1 ROAD CLOSURE FOR EAST THORNLANDS URBAN WILDLIFE CORRIDOR**

Datworks Filename: Environmental Acquisitions 2014-2105

Attachment: [Mapping Information for Holden Street and portion of Beach Street Road Closures](#)

Responsible Officer:



Louise Rusan
General Manager Community & Customer Services

Author:

Gary Photinos
Manager Environment & Regulation Group

PURPOSE

That Council makes application to the State Government under Section 99 of the *Land Act 1994* for a permanent closure of the whole of the unformed Holden Street and a portion of the Beach Street directly opposite Holden Street and directly adjacent to Moreton Bay.

BACKGROUND

The Holden and portion of Beach Streets (directly adjacent to Moreton Bay) where they adjoin the East Thornlands wildlife corridor are unformed and fully vegetated lands which have a conservation zoning under the current Redlands Planning Scheme.

The permanent road closures would formalise the function these lands currently have as they have never had any function for traffic purposes.

ISSUESRoad is not appropriate land tenure

The current land tenure of, "road", is not suitable for the ecological and environment function as the land currently contributes to the existing wildlife corridor. The roads are not required for traffic purposes.

Application to the State to Permanent Close the Road

The process for permanent closing the road is by way of an application to the State Government to have the road closed under the provisions of the Land Act. Once Council's application is received, the state process involves a public consultation process to ensure that no persons are disadvantaged by the road closure. It is unlikely any person would be disadvantaged as there is either state lands or council owned freehold and access to all adjoining freehold lots from Fitzroy Street.

East Thornlands Urban Wildlife Corridor

This wildlife corridor consists of contiguous state and council lands that were originally identified in the 1998 strategic plan and local development control plan and placed into the special protection allocation to ensure that the appropriate environmental and coastal corridors were established. The wildlife corridor is now largely finalised and the road closure will formalise this corridor.

Amalgamation with Existing Reserve for Environmental Purposes

Where road closures are normally undertaken the resultant land needs to be allocated a new tenure. The options would be for Council to acquire the land as freehold or propose that the land simply be amalgamated into the adjoining state government reserve. This is the preferred option as there is no capital expenditure required.

Strategic Implications

The closure of these roads is consistent with the long term strategic planning since 1998 to establish a wildlife corridor in Thornlands.

Legislative Requirements

The permanent road closures will be undertaken by the State Government under the provisions of the Land Act on application from Council.

Under section 99 of the Land Act 1994, Council may make application to permanently close part of the unformed Holden and a portion of Beach Streets Thornlands to the Department of Natural Resources and Mines [DNRM] which will change the tenure of the land to reserve for environmental purposes. As part of the Land Act road closure process, both roads can also be amalgamated with adjoining state reserves.

It should be noted that the process of permanent road closure, tenure change and amalgamation can take several years to be completed.

Risk Management

The application for road closure has no risks associated with it at this stage. Any concerns that may arise from the community will be dealt with through the public consultation phase.

Financial

Council's financial commitment would be restricted to minor administrative application fees and possibly some minor survey costs associated with the amalgamation process. In addition, capital costs would not be incurred as Council would not seek to acquire the land in freehold. There are no additional maintenance costs to Council as the land is and will continue to be managed as part of the existing conservation estate.

Environmental

There are significant environmental benefits by formalising the tenure of this land into a reserve for environmental purposes.

Alignment with Council's Policy and Plans

The application for road closures is consistent with Council's Environment Policy.

CONSULTATION

The City Infrastructure Group has been consulted to confirm that the unformed sections of Holden and Beach Street are not required for infrastructure servicing requirements.

OPTIONS


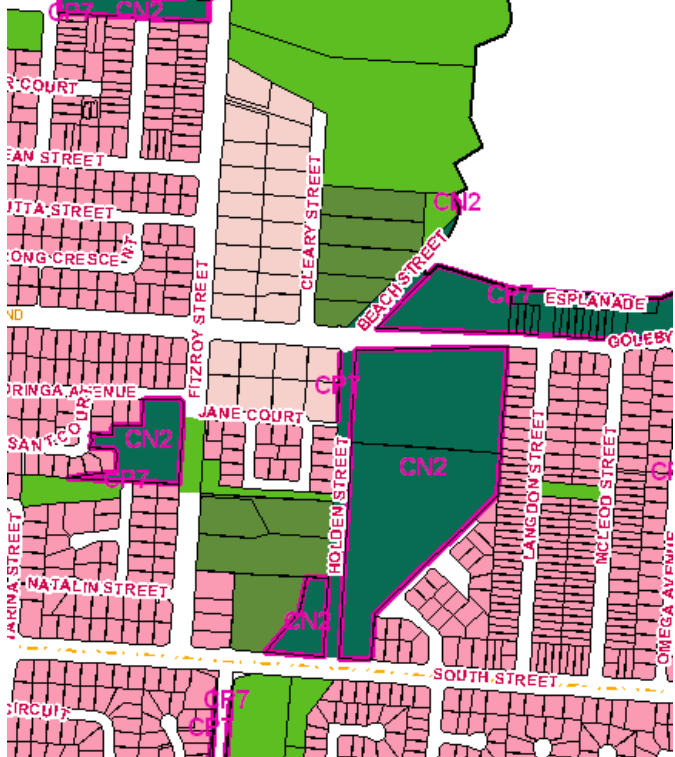
1. That Council resolves as follows:
 1. To make an application to the State Government, under the provisions of section 99 of the *Land Act 1994* to permanently close Holden and Beach Streets Thornlands; and
 2. That land from these road closures be amalgamated with adjoining State reserves; and
 3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary, discharge and sign all relevant documentation associated with the road closures and amalgamation.
2. That Council resolve to take no further action in relation to the permanent road closures of Holden and Beach Streets Thornlands.

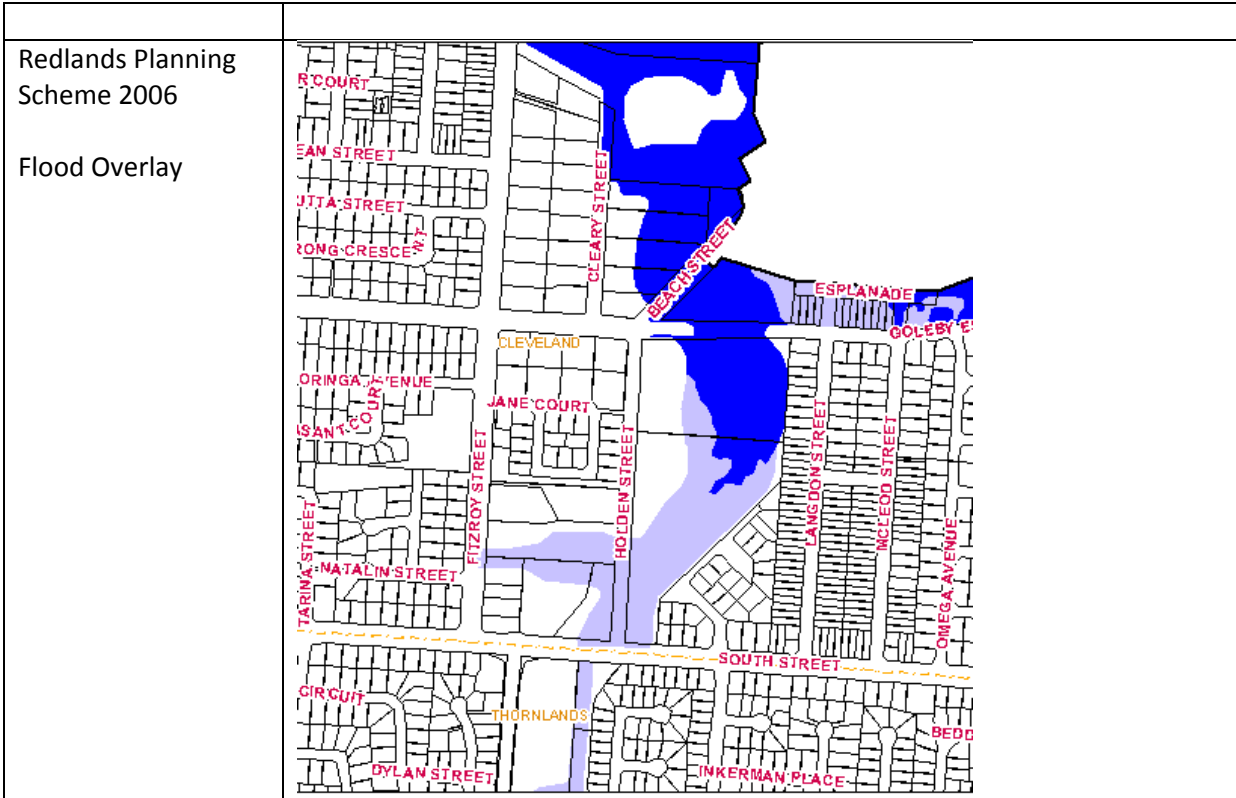
OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To make an application to the State Government, under the provisions of section 99 of the *Land Act 1994* to permanently close Holden and Beach Streets Thornlands;**
2. **That land from these road closures be amalgamated with adjoining State reserves; and**
3. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary, discharge and sign all relevant documentation associated with the road closures and amalgamation.**

Mapping Information for Holden Street and portion of Beach Street Road Closures

<p>Holden Street and portion of Beach Street Thornlands</p>	 <p>This map shows the layout of Holden Street and a portion of Beach Street in Thornlands. Holden Street is highlighted in yellow and has a red double-headed arrow indicating a two-way road closure. Beach Street is also highlighted in yellow and has a red arrow pointing south, indicating a one-way road closure. Other streets shown include Fitzroy Street, Cleary Street, Esplanade, Goleby Esplanade, Jane Court, Langdon Street, Peel Street, Bayshore Place, Midlead Street, Omega Avenue, Mearl Court, South Street, and Cecilia Close. The area is labeled 'CLEVELAND'.</p>
<p>Redlands Planning Scheme</p> <p>Conservation zoning over Holden and portion of Beach Streets</p>	 <p>This map shows the Redlands Planning Scheme with conservation zoning (CN2) highlighted in green. The zoning covers Holden Street and a portion of Beach Street. Other streets shown include Fitzroy Street, Cleary Street, Beach Street, Esplanade, Goleby Esplanade, Jane Court, Langdon Street, Peel Street, Bayshore Place, Midlead Street, Omega Avenue, Mearl Court, South Street, and Cecilia Close. The area is labeled 'CLEVELAND'.</p>



<p>Aerial Photography</p>	
<p>Google Street View facing Holden Street from South Street.</p> <p>Note that conservation sign board refers to Holden Street Conservation Area.</p>	

11.6 PORTFOLIO 10 (CR PAUL BISHOP)**ARTS, CULTURE AND INNOVATION****11.6.1 COMMUNITY GRANTS PROGRAM 2013-14 REPORT**

Datworks Filename: G&S Community Grants Program – 2013/14

Attachments: [Round 1 2013-2014 Organisation Support Grants \(Community Grants Program\)](#)
[Round 2 - 2013-2014 Organisation Support Grants \(Community Grants Program\)](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer: Eleanor Noonan
A/Group Manager Community & Cultural Services

Author: Jacqui Jumisic
Community Grants Coordinator

PURPOSE

The purpose of this report is to inform Council of the Community Grants Program for 2013-14 and to seek approval for the funding priorities for the 2014/15 Community Grants Program.

BACKGROUND

The Community Grants Program was established within Council on 1 July 2009 to provide financial assistance to local community organisations and individuals through grants to undertake projects for the benefit of the Redlands community.

On 7 August 2012 Council resolved to make changes to the Corporate Policy *POL-3082 Financial Assistance to the Community Sector* and the associated guideline. As a result, there is a requirement for an annual report to be presented to Council on the Community Grants Program outputs and to establish the funding priorities for the coming year.

There were two funding rounds this year for applications under Organisational Support, Project Support, Conservation Grants and the Regional Arts Development Fund (RADF). The rounds closed on 16 August 2013 and 28 February 2014. There was one funding round for Capital Infrastructure which closed on 16 August 2013.

Applications under the Organisational Support category were assessed by the Community Grants Program Assessment Team. This team consists of representatives from Community Grants, Community Development, IndigiScapes, City Sport and Venues and the Principal Adviser Strong Communities and the

Service Manager Strengthening Communities. The resulting recommendations were approved by the Group Manager, Community and Cultural Services.

Applications under the Project Support, Conservation and Capital Infrastructure Support Grants were assessed by both the Community Grants Program Assessment Team and the Community Grants Panel. This panel consists of Manager Community and Cultural Services, Manager Strengthening Communities and three community representatives from Bayside Adolescent Boarding Inc., Kindilan Outdoor and Education Conference Centre and Redlands Police Citizens Youth Club.

Funding recommendations for RADF were developed by the RADF Committee and approved by the Group Manager Community and Cultural Services.

In 2013/14 a total of 110 applications requesting \$922,515.84 were received under the Community Grants Program, which has a total of \$628,000 available.

The assessment process for Community Grants resulted in the approval of 71 grants totalling \$575,310.77. This includes the categories of Organisational Support, Project Support, Conservation, Capital Infrastructure and the Regional Arts Development Fund. Details of the applications which were approved are in Attachments 1 & 2.

The table below provides a summary of the applications received and approved under each category in 2013/14.

Table 1 – Funding Summary for 2013/14 – Community Grants Program

Grant Type	Number of Applications received	Funds requested	Number of applications funded	Funds provided
Organisational Support round 1	12	\$34,379.80	9	\$25,379.80
Organisational Support round 2	18	\$56,183.50	12	\$34,565.50
Project Support round 1	18	\$145,600.37	9	\$81,439.30
Project Support round 2	18	\$141,124.30	12	\$86,024.30
Conservation round 1	4	\$29,810.50	3	\$27,147.50
Conservation round 2	6	\$59,965.46	4	\$39,965.46
RADF round 1	6	\$43,150.00	4	\$28,000.00
RADF round 2	18	\$225,191.00	8	\$65,678.00
Capital Infrastructure	10	\$187,110.91	10	\$187,110.91
Community Grants Program Total	110	\$922,515.84	71	\$575,310.77

The applications that were unsuccessful either did not meet the eligibility criteria or were not sufficiently detailed. These applications were given feedback and were encouraged to apply in future rounds.

The funding approvals under both Conservation and Capital Infrastructure grants resulted in savings. Conservation funds of \$32,887.04 were not able to be allocated and funds of \$34,144.25 were likewise unspent under the Capital Infrastructure grant category. All applications received under Capital Infrastructure were approved. Under Conservation all applications except two were able to be approved. A total of \$67,031.29 in savings was given up at the Q3 budget review.

Considerable effort has been made in 2013/14 to acquit all grants provided by Council to date. All outstanding acquittals since the commencement of the grants program in 2009 have now been successfully finalised with the exception of 10 organisations which have been deemed ineligible for future funding due non acquittal of previous grants.

A summary of the alignment of Council's Corporate Strategic Priorities with this year's Community Grants applications is provided in the following table:

Strategic Priority	Number of applications which aligned
Healthy Natural Environment	12
Green Living	8
Embracing the Bay	8
Quandamooka Country	4
Wise Planning and Design	13
Supportive Vibrant Economy	20
Strong Connected Communities	50

ISSUES

The current Community Grants Program priorities are as follows:

- Assisting community organisations to provide services.
- Empowering community organisations and building capacity.
- Building community infrastructure.
- Assisting disadvantaged/vulnerable groups.
- Providing cost-efficient initiatives.
- Increasing leverage to gain additional funds from state/federal departments.
- Increasing employment and boosting the local economy.
- Creating identity, a sense of place and celebration.

- Contributing to a sustainable environment.
- Supporting a robust living culture in the Redlands.

The above priorities have been reviewed and it has been determined that these priorities continue to enable the Community Grants Program to meet community need.

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 risk management implications arising from this report.

Financial

Budget allocated from the Community Grants Program.

People

There are no people implications arising from this report.

Environmental

There are no environmental implications arising from this report.

Social

The funding provided through the Community Grants Program provides valuable support to community organisations and groups which deliver services, programs and activities for residents of the Redlands.

Alignment with Council's Policy and Plans

Relationship to the Corporate Plan:

7. Strong and connected communities

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.

7.6 Provide practical programs, support and guidance to the community sector in its delivery of highly valued support services and community projects

CONSULTATION

The following people have been consulted:

- General Manager Community and Customer Services

- Group Manager Community and Cultural Services
- Service Manager Strengthening Communities
- Coordinator Community Development
- Principal Adviser Strong Communities
- Community Cultural Development Officer
- Youth Development Officer
- Seniors Community Development Officer
- Community Safety Officer
- Service Manager Environmental Education
- Senior Sport and Recreation Officer

OPTIONS

1. That Council resolves to note the grants funds approved in 2013/14 and endorse the existing Community Grant Program priorities for use in 2014/15.
2. That Council resolves to make amendments to the existing Community Grant Program priorities.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Note the Community Grant Program funds approved in 2013/14; and**
- 2. Endorse the existing Community Grant Program priorities for use in 2014/15.**

Community Grants Program - Round 1 2013/14 - Organisation Support Grants

Grant ID	Organisation Name	Project Title	Project Description	Amount Requested	Approval Amount	Conditions to funding / additional comments
SUCCESSFUL APPLICATIONS						
OS-141-001	Redlands Athletics Inc	Update of Strategic Plan	The Strategic Plan is to be updated giving the current management committee direction for the club. To do this stakeholder consultation will be undertaken as well as activities to evaluate outcomes from the current strategic plan and define key directions, priorities and strategies for 2014-2016.	\$3,000.00	\$3,000.00	
OS-141-002	Volunteer Marine Rescue Raby Bay	Education and Training - Bar Crossing for VMR Raby Bay Skippers	Bar crossing is a specialised and hazardous activity and VMR volunteer skippers can be tasked by the Water Police at any time to complete this. This project is part of the final Coxswains Training Program and will provide all Coxswains with the safety skills, competence and confidence to complete a coastal bar crossing if required.	\$3,000.00	\$3,000.00	
OS-141-003	Redland City Bands Inc	Redland City Bands Inc Strategic Plan	The project is to develop a 3-5 year Strategic Plan for the organisation. The band will work with a contracted consultant to complete a member/supporter survey and conduct a committee planning workshop. This will help to structure band priorities and activities for the next 3 years. The Strategic Plan will also help to provide stability when committee members change and define roles, responsibilities and actions to help the club grow and improve the organisation.	\$3,000.00	\$3,000.00	
OS-141-004	Redlands Easter Family Festival Inc	REFF Development Project	The festival committee acknowledges that additional sources of funding need to be found to remain sustainable and viable for the coming years. Development of a strategic plan and a marketing plan will secure a solid and sustainable plan for the next 5 years. This project will enable the development of a professional Strategic Plan.	\$3,000.00	\$3,000.00	
OS-141-007	Redlands Baseball Club Inc	Membership Education and Training In Strategic Planning	A sports planning consultant will be engaged to provide training and resources for club membership to enable them to gain the skills to create a '2014-2016 Redlands Baseball Club Strategic Plan' and '2014 Redlands Baseball Club Operational Plan'. The sports consultant will provide detailed training for the club members to develop within them a capacity to undertake the development of a 2014-2016 Redlands Baseball Strategic Plan and a 2014 Operational Plan.	\$3,000.00	\$3,000.00	
OS-141-008	Redlands Netball Association Inc	Strategic Planning Consultation and Development	The project and associated activities will involve working with an external consultant to: 1. Undertake a process of member/stakeholder consultation, conduct workshops and undertake a planning/review process to guide the development of an updated Strategic Plan 2014-2016. 2. To develop the 2014-2016 Strategic Plan incorporating realistic actions, monitoring and performance indicators in 4 key result areas. 3. Assign timelines and delegate responsibilities for completion of key actions identified in the 2014-2016 Strategic Plan.	\$3,000.00	\$3,000.00	
OS-141-009	Redlands Bocce Club	Redlands Bocce Club Website	This funding will be used to develop a website for Redlands Bocce Club, linking to the state and National Body and the Redlands Sporting Club, which Redlands Bocce Club is housed within. The development of a website will attract new members, decrease administration through online game and membership registrations and increase volunteer interest. The website will act as a promotional tool for the club.	\$2,839.90	\$2,839.90	
OS-141-010	Wellington Point Bowls Club Inc	Wellington Point Bowls Club Website	This funding is to support website development and creation. There is a need for a web presence to assist the club to keep up with technological advances. The development of a website will assist the club to attract new members and increase volunteer interest.	\$2,839.90	\$2,839.90	
OS-141-012	Redland District Committee on the Ageing Inc	Provision of uniform and polo shirt for volunteers	RDCOTA will provide its volunteers with a distinctive polo shirt with an embroidered RDCOTA Logo. Under the program guidelines this project is an eligible activity as the application was unsuccessful from another funding body.	\$1,700.00	\$1,700.00	

				TOTAL	\$25,379.80	
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UNSUCCESSFUL APPLICATIONS

OS-141-005	Redland Football Club	Planning and Development Soil Testing	<p>The club will obtain a soil test and report on the site earmarked for the development of the new change rooms. This is a necessity due to the fact the facility is on an old tip site. As a result of this project the following outcomes are expected:</p> <ol style="list-style-type: none"> 1. The club will possess the necessary information required to continue the planning and development process of new facilities. 2. The club will become a step closer to meeting the North East Australian Football League facility requirements that are necessary to obtain a future licence. 3. The venue will be developed into safer and more versatile venue that will continue to cater for arrange of sporting and community activities. 4. Allow the club to better service the needs of its current players, officials, volunteers and the broader community. 5. Improve risk management practices in the future by providing as safer playing environment. 6. New facilities will assist in attracting new members to become involved in a range of sport and recreation activities, ultimately increasing community participation. 7. Build community capacity of the club to be a sustainable and successful football club with quality facilities to cater for the predicted population growth in Redlands. 	\$3,000.00	\$0.00	
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INELIGIBLE APPLICATIONS

OS-141-006	Redlands Centre for Women Inc	Grant Writing Assistance/support	To engage a grant writing professional to assist committee members with planning and submission of more complex great applications to support new projects and services for the centre. We have already identified grants from philanthropic and private entities that are applicable to expanding on extending current services or piloting new projects and programs. Philanthropic grants are considerably different to Council and government grants and expert assistance in preparing applications to these entities will broaden our grant writing knowledge and understanding in philanthropic arena. The grant consultant will work with committee members to build the understanding of philanthropic and some corporate and government grant programs and processes.	\$3,000.00	\$0.00	
OS-141-011	Wight's Bright Smiles	Promoting oral health to children in Day Care/early learning facilities	This project is to fund development of a business to promote oral health for children in day-care.	\$3,000.00	\$0.00	

Community Grants Program - Round 1 2013/14 – Project Support Grants

Grant ID	Organisation Name	Project Title	Project Description	Amount Requested	Approval Amount	Conditions to funding / additional comments
SUCCESSFUL APPLICATIONS						
PS-141-002	Special Transport Assistance Redlands Association (STAR) Inc	Volunteering Redlands	Volunteering Redlands will provide a wide range of services to organisations, including sporting volunteer management, education and training, referrals, recruitment, events and transport services. Volunteering Redlands will take in volunteer applicants catalogue to requirements, provide training if necessary and then place in other community service organisations for example hospitals, schools, community organisations. Grant funds will be used for volunteer management software, website add-on, volunteer and membership recruitment, computer Microsoft software, signage and fit out for new training room.	\$9,985.00	\$9,985.00	
PS-141-003	Cleveland District SHS Parents & Citizens Association	Multipurpose Sports Complex Partnership - Feasibility Study	Cleveland District State High School P & C will work in partnership with community groups to deliver a comprehensive feasibility study for a new multipurpose indoor complex for school and community use. The multipurpose complex is proposed for joint school and community use. Grant funding will be used to contract a suitably qualified and experienced leisure planning company to undertake the proposed feasibility study. The Feasibility Study will provide a resource to support funding applications and proposals for financing through key government and non-government opportunities.	\$10,000.00	\$10,000.00	It is recommended that the applicant identifies the impact of the project relating to existing services and consultation occurs with user groups to ensure there is sufficient market to minimise duplication of services.
PS-141-004	Point Lookout Board riders Club	Get it Together Through Surfing	This project will encourage young people to become confident, healthy and respectful of their community and environment. In addition they will: <ul style="list-style-type: none"> • Develop skills, • Encourage participation in leisure activity based on health, well-being and surfing. • Develop fitness in young people, improve nutrition and health, • Develop more cohesive community and encourage the participation of indigenous youth 	\$5,960.00	\$5,960.00	
PS-141-006	Q Crew	"Island Style" - Aboriginal and Torres Strait Islander Youth Health, Education, Arts and Networking Expo	Our proposed project is to support Quandamooka young people resident on North Stradbroke Island in planning and hosting an Aboriginal and Torres Strait Islander Youth Expo during National Youth Week next year. National Youth Week 2014 is from Friday 4 April until Sunday 13 April 2014: the theme is "Our Voice, Our Impact". The Expo model has been used successfully in recent years as a way of connecting young people and providing them with: <ul style="list-style-type: none"> • information to help them make the right career and school choices • support and guidance on issues challenging our youth (e.g. maintaining healthy lifestyles, substance abuse, cyber bullying) • entertainment activities • access to mentors, experts and "role models" 	\$10,000.00	\$10,000.00	
PS-141-007	Redlands Easter Family Festival Inc	REFF Development Project - Phase 2	The Redlands Easter Family Festival has been successful to date but the Festival committee acknowledges that additional sources of funding need to be found to remain sustainable and viable for the coming years. The primary purpose of this project is to facilitate several workshops designed to engage the various community groups who will be able to showcase their organisational and activities during the event. The project is to facilitate several workshops with indigenous groups designed to increase their involvement in running and hosting the event (including the Bay Island Groups). A Marketing Plan is a required attachment for Tourism Qld Regional Events Development Program applications and the festival intends to apply to this program in the very near future. The grant will be used to contract an external service provider to develop and deliver a professional Marketing Plan and update Procedure Manuals to enable smooth and coordinated event management procedures.	\$10,000.00	\$10,000.00	
PS-141-008	Redlands Swim Club Inc	Redlands Swim Club Development Program	This pilot project is focused on the introduction and development of young swimmers in the Redlands. The project will bring together a dietician, physiologist and counsellor as well as consultants from Swimming Qld and past Olympians to inspire and develop the skills of young people. Three educational clinics will be an introduction to swimming and be used by staff and volunteer coaching staff to identify talent for upcoming swimmers. The purpose of this program is to fund a pilot project that they anticipate will lead onto a long-term athlete development program.	\$6,319.30	\$6,319.30	
PS-141-011	Redlands Centre for Women Inc	Project Nurture - The Baby Box and Mother Care Project	In 2013-14 the centre will pilot a new project to support first time mums in Redlands and connect with those mothers in need of extra assistance in the first 8-10 weeks after giving birth. A Project officer will establish processes and procurement of nurture items and will manage volunteer training and project implementation. Nurture boxes will also be delivered to new mothers living in Redlands who are identified as experiencing distress or needing extra support to cope with the demands of living with a new baby. The project will deliver up to 2000 nurture boxes within the first year to first-time mothers giving birth at the Redlands hospital and to other new mums identified through Community referral as needing assistance.	\$10,000.00	\$10,000.00	

PS-141-012	North Stradbroke Island Historical Museum Inc	The Fishing Industry History of North Stradbroke Island	This grant will be used towards the costs of researching, recording and making accessible the fishing industry history of North Stradbroke Island. Oral histories will be recorded with current and retired commercial fisherman and people associated with the sector. A permanent fishing industry display will be created and the material added to the museum's website for public access.	\$9,175.00	\$9,175.00	
PS-141-016	Greater Islands Festival Team (GIFT)	Bay Islands Multicultural Festival	Greater Islands Festival Team (GIFT) intend to organise a community event that will involve, support and unite all surrounding cultural groups, associations and businesses in the Southern Moreton Bay Islands. It is intended to promote positive community awareness of the cultural diversity of the Islands by means of music, food and cultural displays.	\$10,000.00	\$10,000.00	It is recommended that the applicant liaise with the Community Development and ensure all relevant permits have been obtained when undertaking this project.
				TOTAL	\$81,439.30	

UNSUCCESSFUL APPLICATIONS

PS-141-017	Shiatsu Therapy Association of Australia Inc (STAA)	Shiatsu Therapy Association of Australia International Conference 2014	An International Conference will be held on North Stradbroke Island from 28 May 2014 to 1 June 2014. The conference theme is <i>Truth, Possibility, Change</i> . Renowned international shiatsu presenters will travel from Italy to teach. Shiatsu Practitioners from around Australia and overseas will attend. Many will bring their families and stay for a holiday. Local community members will volunteer in many capacities. North Stradbroke Island and mainland businesses will benefit through provision of catering, accommodation, transport and venue. There is a target of 120 -150 conference delegates.	\$6,000.00	\$0.00	
PS-141-001	Carers Qld Inc	Redlands Certificate III in Community Services Work for unpaid Family Carers	Our project is to train 15-20 unpaid family carers from the Redlands City Council area in Certificate III in Community Services Work. Due to their caring responsibilities many carers are unable to pursue mainstream opportunities to update their skills and knowledge. Providing free accredited training to this disadvantaged group, gives carers in the Redlands district the opportunity to move back into the workforce, improving their financial security and meeting the labour demand of the sector.	\$10,000.00	\$0.00	
PS-141-018	Men's Information and Support Association Inc (MISA)	Anger Management in Redlands	The aim of this project is to test the viability of providing an anger management course is for the Redlands area. We want to establish that there are positive benefits for the Redlands community in having access to a viable anger management course. The grant funds will cover costs such as advertising, marketing stationery, etc. This course aims to remove the guilt, shame and depression caused by out of control anger which can lead to suicide ideation. With skills that enhance compassion and self-esteem participants are empowered to deal with others calmly and effectively. While this project is described as an anger management course it will be marketed to also include frustration and stress management since they are the elements leading to out-of-control reactions.	\$4,306.47	\$0.00	
PS-141-010	Birkdale Scout Group - The Scout Association of Australia Qld Branch	45th Anniversary	Primarily the event is to recognise and celebrate the Birkdale Scout Group 45th Anniversary. The event will commence with all sections of the Group meeting together in a parade before leaders, visiting Scout Qld Branch Commissioners, political dignitaries, invited guests and members of the community. Followed by the parade and the marking of the 45th Anniversary will be a celebratory cake for afternoon tea. There will be speeches and recognition awards for youth members and volunteers. There is also planned a media presentation of our Group's involvement in scouting and the community and various memorabilia on display. The Group is looking at holding a future Day and a Presentation of Reports meeting which will be held followed by a catered light supper, family time around the magical lighting of a camp fire and entertainment prepared by each of our sections.	\$4,536.96	\$0.00	
PS-141-019	Salt Water Murriss	School Holiday and Exhibition Program	Quandamooka Salt Water Murriss has an artist in residence program that they would like to expand to include opportunities for the young people of the island, visitors and residents to engage with. The project will encompass 4 school holiday activities in the Quandamooka Salt Water Murriss Gallery workshops at Island Vibe. Friday evening 'meet the artist' opportunities during the summer months and two exhibitions - one on North Stradbroke Island in the Quandamooka Salt Water Murriss Gallery and one in Redlands City Council library. Activities will be open to the resident population of the Redlands and the visiting public. By facilitating interaction between Quandamooka artists, residents and visitors through art workshops and after hours activities and presenting Quandamooka art to Redlands residents and visitors in an accessible location on the mainland enhances community relations and reconciliation, provide opportunities for all ages to enjoy and participate in learning through art about Quandamooka culture and artistic expression and enables Quandamooka artist to increase exposure to professional development and economic outcomes.	\$10,000.00	\$0.00	Applied for Sponsorship and should be assessed under sponsorship program. If unsuccessful advise to apply for Project Support Grant Round 2.

PS-141-013	North Stradbroke Island Golf Club	Raising the Roof Design Phase	The project support grant will be used to employ a qualified business company or individual to develop engineering and architectural drawings for the redevelopment of the clubhouse roof. The outcome of the raising the roof project will be a clubhouse compliant with all regulations pertaining to public venues. The outcome of this the first phase of the project will be a set of council approved engineering and architectural drawings which can then be used to obtain quotations for undertaking the building phase of the project.	\$9,335.71	\$0.00	Ineligible as this is a phase of the project for Capital Infrastructure grant.
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WITHDRAWN APPLICATIONS

PS-141-009	Point Lookout Surf Lifesaving Club Inc	Australian IRB Championship	Volunteering Redlands will provide a wide range of services to organisations, including sporting volunteer management, education and training, referrals, recruitment, events and transport services. We will aim to strengthen the Redlands community through Application was Approved for \$10,000 but was withdrawn on 11/11/13 due to unsuccessful tender & event could not go ahead.	\$10,000.00	\$10,000.00	
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INELIGIBLE APPLICATIONS

PS-141-005	Wight's Bright Smiles	Promoting Oral Health to children in Day Care/early learning facilities	This project is to fund development of a business to promote oral health for children in day-care.	\$10,000.00	\$0.00	
PS-141-015	Qld Police Citizens Youth Welfare Association - Redlands PCYC	Be Deadly Get Active	The grant will be used to deliver the Be Deadly Get Active pilot project that is intended to assist the indigenous community on the Redlands mainland and North Stradbroke island to participate in touch football, walking groups, exercise classes and to promote the benefits of physical activity. The grant will be used for Touch football competitions, a walking group and exercise classes.	\$9,981.93	\$0.00	

Community Grants Program - Round 1 2013/14 - Conservation Grants

Grant ID	Organisation Name	Project Title	Project Description	Amount sought from this grant	Approval Amount	Conditions to funding / additional comments
SUCCESSFUL APPLICATIONS						
CS-141-004	North Stradbroke Island Golf Club Inc	North Stradbroke Island Golf Club Environmental Sustainability and Enhancement Project - Stage 2	<p>Stage two of the club's environmental sustainability and enhancement project will:-</p> <ul style="list-style-type: none"> • Install a fertiliser dosing system into the club's new automated irrigation system to assure the sustainability of water quality both in the water table and downstream of the Golf Club. • Plant blue gums to provide food for nectar and pollen eating birds thus building the diversity and population numbers of the fauna residents of the golf course leasehold. • Extend a safe, koala habitat away from the two greatest dangers to koalas, that is, traffic and dogs. • Enhance amenity of the golf course for golfers and the general public alike through the development of a native wildlife rich environment. • Develop the golf course leasehold, a resource which will attract eco - tourists to the island • Provide nesting trees for native birds and sugar / feather tailed gliders. 	\$8,037.50	\$8,037.50	
CS-141-001	Unidive (The University of Qld Underwater Club) Inc. - part of Qsport	Uni Dive Point Lookout Ecological Assessment Marine Conservation (UniDive PLEA Marine Conservation)	<p>The grant will be used to train volunteer's divers in marine flora and fauna identification and conducting marine surveys; conduct subsidised marine survey dives by 50-75 trained UniDive volunteers over 5 weekends that cover 4 seasons in 2014. Publications will be created to be disseminated to the broadest audience possible including research institutes, management agencies, dive shops, community groups etc. using a range of reporting styles and mediums e.g. pamphlets, reports and videos.</p> <p>Outcomes include:</p> <ul style="list-style-type: none"> • increased understanding of biodiversity; • addressing the possible decline in the health of Redlands waterways, aquatic populations and their biodiversity; and • to improve the residents understanding, respect and enjoyment of the study area. 	\$9,450.00	\$9,450.00	
CS-141-003	Lines in the Sand North Stradbroke Island Ltd	Lines in the Sand Digital Mapping Project	<p>The Lines in the Sand Digital Mapping Project of North Stradbroke Island highlights the island's environmental imperatives by way of the arts and culture. Lines in the Sand is an annual festival held in June and based at North Stradbroke Island (NSI) and enhances and educates people about the local environment by way of an outdoor arts around the headland and nature based workshops.</p> <p>The project has three core objectives:</p> <ol style="list-style-type: none"> 1. Chart NSI and Moreton Bay's environmental imperatives by way of the arts. 2. Within the website reframe the existing water blog into an interactive environment blog 3. Undertake a digital mapping of these environmental issues through Google Earth and Google Maps 	\$9,660.00	\$9,660.00	The Panel recommended Lines in the Sand actively pursue strategies to increase visibility by linking in with other environmental services (link to websites for Reef Check, Bush care and other peak bodies) and provide evidence that the 3 objectives have been met.
				TOTAL	\$27,147.50	
INELIGIBLE APPLICATIONS						
CS-141-002	Michael Wilson	Orphaned and Injured Marsupial Care and Rescue	The project involves the purchase of essential rehabilitation equipment including a larger sized Intensive Care Unit (for critically injured and orphaned marsupials of varying sizes and ages). Paediatric Scales and stethoscope (to enable the accurate capture of data for return visits to Vets and for our own records and data collection), a greenhouse (to store branches of leaf for Folivore animals in care, tree loppers to safely cut branches down when the leaf is at a height) and koala cages (for transport of koalas and larger marsupials to vets and hospitals).	\$2,663.00	\$0.00	

Community Grants Program - Round 1 2013/14 - RADF Grants

Grant ID	Organisation Name	Project Title	Project Description	Amount sought from this grant	Approval Amount	Conditions to funding / additional comments
SUCCESSFUL APPLICATIONS						
RADF-141-002	Lines in the Sand	Convolution - a woven sculptural installation	The grant will be used towards the cost of commissioning two contemporary fibre artists to create a site-specific woven sculptural installation in Redland Art Gallery for exhibition during July and August 2014 following Lines in the Sand Eco Arts Festival in June 2014. Project skills development workshops on North Stradbroke Island and in Redland Art Gallery.	\$7,600.00	\$7,600.00	Nil
RADF-141-003	Daniel Bunce	Leona Kyling Digital Media Installation	This project aims to create a digital installation and object theatre "Sharrette" for the exhibition: The Legacy of Leona Kyling a visionary pioneer of the Redlands. The digital media artist will combine historic film footage, photographs and objects, contemporary film and photographs to create an object and digital installation for the exhibition.	\$4,800.00	\$4,800.00	Nil
RADF-141-005	Yilan Yeh	Photosynthesis (Artefacts from the Curlew Republic - an exhibition in three parts)	To create a series of video art installations to be premiered at the Redland Art Gallery, Redland Museum and Redland Performing Arts Centre	\$10,000.00	\$7,000.00	Nil
RADF-141-006	Vicki Kelleher	Land Sea Sky	The grant will be used towards the costs of experimenting with poetry, light, film, sound and projection in order to form a 3-dimensional poem, representing the idea that words can interact with sound, light and movement	\$8,600.00	\$8,600.00	Nil
				TOTAL	\$28,000.00	
WITHDRAWN APPLICATIONS						
RADF-141-004	Morgyn Quinn Trading as RudeKat Records	Island Vibe Festival Event Management Mentoring Program	The grant will be used towards the costs of executing our Event Management Mentoring Program taking place during the 8th Annual Island Vibe Festival 2013, North Stradbroke Island. Application was Approved for \$3,884.00 but was withdrawn on 13/11/13 due to the timing of notification and event date.	\$4,500.00	\$3,884.00	
UNSUCCESSFUL APPLICATIONS						
RADF-141-001	Carley Hohua	"Penny's Adventures" Financial stories for children	This application is in direct response to the local and international issues of poverty, financial mismanagement and low socio-economic living resulting from limited financial understanding and awareness. Penny Adventures is a book series designed to introduce the concept of money and increase awareness of financial management and morals for the audience of children from three to ten years. The objective for this project is to take Penny's Adventures book series from concept to implementation stage through the process of proof-reading, illustration and e-book conversion.	\$7,650.00	\$0.00	

Community Grants Program - Round 1 2013/14 - Capital Infrastructure Grants

Grant ID	Organisation Name	Project Title	Project Description	Amount sought from this grant	Approval Amount	Conditions to funding / additional comments
SUCCESSFUL APPLICATIONS						
MC-141-003	Cleveland Uniting Church	Shed Extension for CUC Men's Shed	Currently the CUC Men's Shed is using the existing shed on church property. With a growing membership, this shed is already inadequate. Under WH&S guidelines each man using power tools requires 1m space around him, which means only 4 men, can work at a time. The majority of members want to work, "hands on" so additional space is required. The grant will be used to extend the existing shed at each end, add an awning to provide an open sheltered work area and construct an additional 3 bay shed adjacent to the existing shed. This will then give capacity to run the men's shed safely for up to 32 men having 3.9sq m per man over the 126 sq. meters of floor space.	\$19,671.00	\$19,671.00	
MC-141-004	Redlands Softball Association Inc	Diamond 2 Upgrade Project	The association currently have one playing Diamond that meets international standards quality requirements. Securing funding to upgrade diamond 2 would ensure Redlands would become a pre-dominate host and attractor of future events. The Redlands Softball Association (RSA) has experienced declining numbers for the past five years. Funding for this diamond 2 upgrade project would have the major benefit of: <ul style="list-style-type: none"> • Attracting members within the community; • Building the Association identity within the community and continued alliance with Softball Queensland and Softball Australia. • Build our representative capability and become a preferred event facilitator for state and national events. 	\$24,876.00	\$24,876.00	Payment schedule for funding over \$20,000.00
MC-141-001	Cleveland State Primary School P&C Association	Keep Kids Swimming Solar Heating Project	Cleveland State School P&C in partnership with Penguins Swimming Club and Jabiru Youth & Children's Services Association plan to "Keep Kids Swimming" by installing a Solar Heating System including a heat pump as a back-up system and a pool blanket to ensure consistent swim conditions. The P&C would like to be able to share professional affordable, commercial grade facilities with the community.	\$41,100.45	\$41,100.45	Payment schedule for funding over \$20,000.00
SC-141-004	Alexandra Hills Men's Shed	Build A Multi-Purpose Work Shop	The intent of this project is to build a multipurpose workshop adjacent to the existing Alexandra Hills Men's Shed building. The workshop will be dedicated primarily to have heavy equipment such as lathes, table saws, table saws and other heavy equipment.	\$10,000.00	\$10,000.00	
SC-141-006	Capalaba District Junior Rugby League Football Club Inc	Green Energy - Solar Panels	The project is to complete an installation of an additional 10 KW solar power system. The project will consist of installation of solar panels to the existing roof space of our clubhouse. This will add to the existing system and solar hot water system.	\$10,000.00	\$10,000.00	
MC-141-002	The Young Men's Christian Association of Brisbane - Victoria Point (part of the YMCA of Brisbane Est. In 1864)	Gymnastics Hall Roof Replacement	The proposed project involves the replacement of the roof over gymnastics area which is utilised for the YMCA gymnastics program, Vacation Care Program and community birthday parties. The need has arisen as a result of significant water inflow into the building during normal rain periods. Key benefits to both the YMCA and the wider community will be: <ol style="list-style-type: none"> 1. the reduction/elimination of significant current OH&S risks as a result of water ingress. 2. Further damage to lighting, flooring, carpet and fixtures will be eliminated as a result of these repairs, allowing additional funds to be reallocated into program development. 3. Savings in staff time from having to clean the area and ensure it is safe to reuse. Staff will be able to concentrate on quality program provision rather than diverting their duties to repairs and cleaning. 	\$50,000.00	\$50,000.00	Payment schedule for funding over \$20,000.00

SC-141-005	Bayside Outrigging Canoe Club Inc	Small Capital Infrastructure - Secure Fencing that meets Council Approval	To install perimeter fencing to securely store club canoes and boating equipment. The Bayside Outrigger Canoe Club Inc occupies a site within the Volunteer Marine Rescue (VMR) compound at William Street Cleveland. The club has occupied the site since late February 2013, but is unable to fully move in until secure fencing is erected.	\$5,195.66	\$5,195.66	
SC-141-001	Redlands Multi-Sports Club Inc	Clubhouse Flooring Upgrade	Upgrade flooring to designated areas. Outcomes will safer traffic area for members by removing potential trip hazards; a more welcoming environment; uplifting of community spirit as carpet will match in colour and quality the carpets in the extension built in 2008 and better visual appearance of the connecting halls.	\$9,328.80	\$9,328.80	
SC-141-002	Capalaba Men's Lawn Bowls Club Inc	Access Upgrade	To replace an area of grass with concrete that offers access to the bowling green. This will improve access for members, guests and handicapped guests and school groups from the car park and to and from the BBQ area. With this concrete and drainage the water hazard and slipping hazard will be eliminated thus providing a safe area.	\$6,939.00	\$6,939.00	
SC-141-003	Redlands Fellowship Property Ltd	Food Distribution Program	The grant will be used to create a new storage centre for the Food Distribution Program and lay the foundation for the eventual relocation of our existing Food Distribution Program.	\$10,000.00	\$10,000.00	The applicant will need to seek and resolve a) confirmation of development approval required for the demountable relocation and; b) the loading capacity of the proposed concrete slab meets the requirements of the project.
				TOTAL - SMALL & MAJOR CAPITAL	\$187,110.91	
UNSUCCESSFUL APPLICATIONS						
INELIGIBLE APPLICATIONS						

Community Grants Program - Round 2 2013/14 - Organisation Support Grants

SUCCESSFUL APPLICATIONS

Grant ID	Organisation Name	Project Title	Project Description	Amount sought from this grant	Amount Approved	Conditions of funding
OS-142-003	Bay Islands Conservation Inc.	Organisational Support Grant - Strategic Plan	This grant will be used to develop a five year Strategic Plan for Russell Island Conservation Association. This will assist in raising the organisation profile, attract new members and provide key stakeholders and funding bodies with a clear understanding of the organisation focus and capacity. It is anticipated funding will be used to: 1. Collate information and studies undertaken by the group and key stakeholders relating to conservation management needs for Russell Islands 2. Hold facilitated workshop/s to identify potential projects and programmes 3. To prioritise potential projects and nominate estimated budgets 4. Develop funding options and coordinate project champions to undertake grant submission writing 5. To produce a high quality document; a five year strategic plan that is developed and endorsed by membership.	\$3,000.00	\$3,000.00	
OS-142-004	Circle of Men Inc.	Financial Resilience for Circle of Men	This project seeks to fulfil a plan for developing a Marketing Strategy for the Circle of Men to enable a stable and sustainable revenue base to supports their operations.	\$3,000.00	\$3,000.00	
OS-142-005	Redlands Touch Association Inc.	RTA Constitution Review and Staff Training	To engage a consultant to: a) consult with members, draft constitutional changes and manage adoption of revised Constitution (existing Constitution has been in place since 1991 and needs to be updated) b) provide MYOB and Excel training for operational staff to implement on-line payment system.	\$3,000.00	\$3,000.00	
OS-142-006	Logan River Redlands Horse Trail Riding Club	L.R.R.H.T.R Accreditation	To increase Logan River Redlands Horse Trail Riding Club activities and expand membership by gaining more Nationally Accredited Stewards as required under National Authority A T H R A and insurance stipulations. As membership increases more accredited stewards and trail bosses are required to meet regulations. Grant will fund training and promote the club. This will ensure existing trails in Redlands City are well utilised and maintained.	\$1,565.50	\$1,565.50	
OS-142-007	Lines in the Sand North Stradbroke Island Ltd	Recruiting, managing, maintaining and recognising Volunteers	This will build on a previous Mayors Small Grant funded SAND Festival Volunteer Project. Funds are sought toward costs of a volunteer coordinator to deliver a sustainable model of volunteer management, assist in long terms sustainability of the festival, strengthen local business sponsorships, develop an evaluation model and report to provide evidence for an Events Qld Core Funding submission and deliver an optimum festival experience for participants and audience and position Lines in the Sand as a signature event on the Stradbroke Ecotourism calendar.	\$3,000.00	\$3,000.00	
OS-142-008	Redlands United Football Club Inc.	Grant Writing Project	Engage a consultant to lead committee members in identifying, planning and submitting grant applications. Aim is to leverage additional funding from State and Federal sources for capital infrastructure, equipment, projects, programs and events. To enable the club to potentially access more than \$235,000 in grant funds in 2014.	\$3,000.00	\$3,000.00	Liaise with City Sport and Venues Team (Contact Tim Goward on 3829 8751) prior to submitting future grant applications.
OS-142-009	Russell Island Junior Rugby League Football Club	Organisational Support Grant - Coaching	To develop a forward direction and plan for the development and implementation of services, programs to help the club into the future and have opportunities and facilities for the club. As a newly established club we need financial support to recruit and maintain volunteers and accredit them in coaching, League Safe, first aid, Touch judging and Referees. The club needs to acquire computer software, office stationery, printing and advertising. All activities are designed to enhance the overall development and sustainability of the club.	\$3,000.00	\$3,000.00	
OS-142-010	Victoria Point State High School P&C	Grant writing/Mentoring project	To engage a consultant to work with the P&C to identify planning for and submission of grant applications to grow P&C's capacity to engage with community. To identify and develop suitable grants with a view to applying for funds which will enable the committee to link more effectively with parents, business and the wider community. The grants consultant will mentor the committee to build on future capacity to pursue future funding opportunities from other appropriate grants programs.	\$3,000.00	\$3,000.00	Recommend future grant applications are made to maximise Community benefit.

OS-142-011	North Stradbroke Island Golf Club	Planning Document	To update the Strategic Plan so it can continue to guide the Clubs development over the next trimester. A separate Project Plan may be required. However the actual structure of the planning document/s will be the decision of the planning consultant after consultation with the Club membership, community and other stakeholders. The current plan has as its third strategic driver, "Actively grow the business through developing our resources". A Project Plan is required to guide the redevelopment process so that this driver is effectively and efficiently addressed.	\$3,000.00	\$3,000.00	
OS-142-013	Allstars Netball Club Inc.	Allstars Needs Analysis - Toilet and Water Access	To undertake a facilities needs analysis, draft plan, Hydraulics plan and private certification for consultation for a new toilet and water facility with immediate stakeholders.	\$3,000.00	\$3,000.00	
OS-142-015	Redlands Cricket Inc.	Redlands Cricket Inc. Website	To support the creation and development of www.redlandscricket.com.au. There is a significant need for a website as the club has been told that the platform hosted through Qld Cricket will no longer be on offer from mid-2014 as the state body has declined continuing to provide this service to its grassroots clubs. Our website will feature an events calendar; membership details, competitions, a gallery and formalised members-only forum which will replace the multiple Facebook groups open and make for easier communication.	\$3,000.00	\$3,000.00	
OS-142-017	Redlands Centre for Women Inc.	Website upgrade	To upgrade the Centre's website to enable greater functionality and the addition of online facilities that we currently do not have. The upgrade will include education and training activities to allow Centre volunteers to confidently operate and maintain the site after development. Grant funds will be used to employ a professional web-design service to redesign and create content and train volunteers in site maintenance and operation.	\$3,000.00	\$3,000.00	
				TOTAL	\$34,565.50	

UNSUCCESSFUL APPLICATIONS

OS-142-001	Redland Sinfonia Inc.	Professional conductor	A professional conductor to provide leadership and musical direction to the playing members by selecting suitable and challenging repertoire which is able to be performed at concerts for the enjoyment of the performers as well as the playing public. Attracting and keeping a quality conductor for the growth of the orchestra into the future is vital during this redevelopment time for the organisation.	\$3,000.00	\$0.00	
OS-142-014	Bayside Community College Early Childhood Centre	Bayside Community College Early Childhood Centre - Training for Excellence	This project is to provide training for the Volunteer Management Committee	\$1,348.00	\$0.00	
OS-142-016	North Stradbroke Island Aboriginal & Islander Housing Co-op	Quandamooka Combined Aboriginal Organisations Forum	The North Stradbroke Island Aboriginal and Islander Housing Co-op provide secretariat support and host the Quandamooka Combined Aboriginal Organisations Forum. The grant will be used to support the Housing Co-op in providing the secretariat support, photocopying, meeting rooms etc. for the Forum.	\$3,000.00	\$0.00	

INELIGIBLE APPLICATIONS

OS-142-002	Rotary Club of Redland Sunrise Inc.	Sunrise Bookfest	Sunrise Bookfest is an annual family oriented event that welcomes people to the world of books. Thousands of second hand books are offered for sale at low cost, together with other reading material. The grant will enable the project to proceed without cost, thus enabling all proceeds to be distributed to groups who conduct literacy programs for young people and Indigenous children.	\$1,570.00	\$0.00	
OS-142-012	Wellington Point Cricket Club	Cricket Turf Wicket Protection Upgrade	To invest in new turf wicket/pitch covers. The Council has recently invested \$30K to rebuild turf wickets and to maintain this; we require adequate protection of the turf pitches and surrounding areas due to inclement weather conditions and vandalism.	\$2,700.00	\$0.00	
OS-142-018	Lions Club of Capalaba Inc.	Air conditioning of Underhill Community Centre	The project is to air-condition the community area of the Jeffery and Geraldine Underhill Community Centre at 52/55 Degen Rd Capalaba.	\$10,000.00	\$0.00	

Community Grants Program - Round 2 2013/14 - Project Support Grants

Grant ID	Organisation Name	Project Title	Project Description	Amount sought from this grant	Amount Approved	Conditions of funding
SUCCESSFUL APPLICATIONS						
PS-142-005	Redlands Domestic & Family Violence Steering Group	Facilitating the Redlands Domestic Violence Steering Committee	The objective of this project is to secure better Domestic and Family Violence Outcomes for Redlands City. This grant is to support the next stage of formalising the Steering Committee which will: <ul style="list-style-type: none"> • Provide leadership on Redlands DFV education and advocacy including: • Promoting Redlands participation in annual DV and Family Violence events and • Advocating for increased domestic and family violence services into the Redlands. • Further develop partnerships and refine an appropriate service model • Seek funding for an interim part-time admin function. • Establish and provide coordination function to Redlands DFV coordinated response network. The funds are to engage a consultant to provide technical and professional support to the group. The ultimate goal is to establish a Regional DFV service for Redlands City.	\$10,000.00	\$10,000.00	
PS-142-004	SMBI Forum	(Development of) Commercial Food Production in the Southern Moreton Bay Islands	Engage a consultant to produce a Discussion paper to investigate viability of commercial food production in the SMBI. It is expected that the Discussion Paper will recommend areas for further investigation including start up enterprises. Consultant fees will cover research surveys/interviews, report production, travel, survey and printing costs.	\$10,000.00	\$10,000.00	Prior to releasing funds Project Support grant PS-131-008 must be successfully acquitted.
PS-142-017	Redlands Rugby Union and Recreation Club Inc	Redlands Rugby Union Sevens Program	Redlands Rugby Union and Recreation Club Inc are planning to launch the greater Redlands first Sevens-specific program. Our club has had great success on the world stage in Sevens rugby and are applying for the essential training and equipment to commence this program and establish the club as the principal provider of Sevens Rugby. As Sevens is now a Commonwealth games sport and some of our members will attempt to play Sevens Representative, we see this as a great opportunity to grow our sport through the promotion of the Commonwealth Games.	\$6,576.80	\$6,576.80	
PS-142-016	Eprapah Educational Environmental Centre	Empowering Youth to make a difference - National Water Week Camp	Eprapah Creek forms the northern boundary of Eprapah Environmental Centre and campsite. Although the water quality within Eprapah Creek and estuary have improved in recent years, an understanding of the pressures which influence the quality will assist all waterways in Redlands. National Water Week 2014 will be from 19-25 October 2014. The Empowering Youth to make a difference- National Water Week Camp will be held over the weekend of Saturday 25th and 26th October 2014.	\$3,851.50	\$3,851.50	Prior to releasing funds Project Support grant PS-132-009 must be successfully acquitted.
PS-142-007	BUSY at Work	EmployAbility event	Conduct a Redlands based employment event aimed at people with disabilities and local employers. The focus will be on promoting diversity in the workplace, local disability employment services and where to access them as well as raising awareness and demystifying disability in the workplace by highlighting individual abilities.	\$3,174.50	\$3,174.50	
PS-142-009	Coochiemudlo Island Surf Life Saving Club	Volunteer training	Coochiemudlo Island SLSC is experiencing a significant increase in the number of junior "nipper" members. To grow the club's capacity and continue delivery of high quality junior programs, the club seeks to increase community participation through Age Manager training for parents of junior members. Increasing the number of Age Managers will assist in managing training, education and mentoring of junior membership, enable the club to grow junior programs, help retain youth members and encourage parental involvement.	\$3,858.00	\$3,858.00	Councillors Small Grant CSG-129 will need to be successfully acquitted prior to funds being released.
PS-142-008	Salt Water Murriss - Quandamooka	Seasons on Minjerribah - Quandamooka Holiday Program and Exhibition	To expand the artists in residence program to include opportunities for the young people of the island as well as enable visitors and residents to engage more closely with the gallery. The project will have multiple outcomes: Increased understanding and appreciation of Quandamooka culture and economic participation opportunities for local visual, storytelling and cultural practitioners.	\$10,000.00	\$10,000.00	

PS-142-014	Sports Karate Australia Competitors and Supporters Club Inc	Sports Karate Australia's Looking After Yourself and Others	Sports Karate will host a series of workshops focused on increasing the skills and confidence of community members in self-defence tactics using theoretical and practical based examples. The workshops series will collaborate with a number of project partners - The Matthew Stanley Foundation, The Qld Police Service, Dr Patrick McCarthy, the Cage Youth Foundation and Nutrition Qld. The program will be set over 6 consecutive weeks and host a different 'break-out' session each week focused on looking after yourself and others. We hope to commence mid-year and be open to the community to come and try karate and learn simple but effective ways to increase community safety and look after themselves. Project partners will present topics of expertise each week to teach program participants a new skill or shed greater light on a topic of interest in the community.	\$6,727.00	\$6,727.00	
PS-142-002	Redlands PCYC	Girls United and Deep Blue Line	The two projects provide young girls and boys an opportunity to grow in a safe, supervised, drug and alcohol free environment. These youth development programs are specifically designed to encourage personal growth, participation in recreational and social activities and learn everyday life skills that are family oriented that can have a positive influence on the way the participants think about life. The Deep Blue Line targets young males who do not have an active or positive role model in their lives. Girls United is a program for young females with strategies to help them make the right choices in life. The Program aims to reduce crime, have classroom style lectures with guest speakers on different topics.	\$8,740.00	\$8,740.00	Recommend that PCYC explore sustainability options for these initiatives to reduce reliance on Council to deliver these activities in the future.
PS-142-006	Capalaba Business Improvement District (CBID)Inc.	Seeding Funds	Capalaba Business Improvement District (CBID) is a not-for-profit organisation which promotes not only the local business district but the whole of Redlands for a one-stop shopping precinct. This is a seed start-up project. The Committee plans on actively promoting CBID in 2014 and building up the membership so that CBID becomes a recognised precinct in the Redlands. Funding will complete a directory of all CBID members, purchase equipment for admin functions and purchase stationery for promotion - letterheads, envelopes, brochures, presentation folders and key rings.	\$10,000.00	\$10,000.00	
PS-142-001	Salford Waters Residents Association	Salford Waters Oral and Written Histories Project	The aims of the project are to encourage residents of Salford Waters Retirement Estate to record some of their personal memoirs including personal histories involving the Redlands and to collect and edit their stories. Whilst some of the residents are skilled writers, others will need to be assisted to record memories in written form. A person skilled in oral history techniques will be employed to interview residents, stimulate their recollections and help write their stories. A small committee of residents will coordinate the project.	\$10,000.00	\$10,000.00	Link in with Council's Local History Unit when undertaking the project. Contact Jann Webb (Ph: 3829 8302).
PS-142-013	Allstars Netball Club Inc	Allstars Digital Welcome Story	To develop a digital platform for communication to extend the strategic vision to increase the profile and reach of the club to hold older players (14-17 years). This is an age group we have traditionally had difficulty engaging with the club and therefore in the past had limits success in keeping older teams. This affects succession planning in future leaders, coaches and umpires. Allstars Netball have worked consistently over the past year to develop a Facebook page and established a youth arm to assist with club fundraising and younger player engagement FUNraisers to help encourage our older players to build a sense of connection and belonging.	\$3,096.50	\$3,096.50	

TOTAL				TOTAL	\$86,024.30	
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UNSUCCESSFUL APPLICATIONS

PS-142-015	Running Wild...Youth Conservation Culture Inc	SMBI School Holiday Programs	Running Wild intends to deliver a school holiday program to young people aged 13-18 who reside on Southern Moreton Bay Islands (SMBI). It is intended to deliver 8-12 full day activities for young people over two school holidays breaks. Activities and schedules will be developed on collaboration with local groups and individuals including consultation with young people. A range of activities will then be identified for young people to have their final say on picking activities. Activities will range in cost and young people will be given parameters to make appropriate decisions relative to available funding. Local groups and individuals will be consulted in open forum to have their opportunity to identify and be involved in the development and delivery of programs.	\$10,000.00	\$0.00	Suggest Applicant resubmit with more work (greater consultation/engagement) and details on 'activities' to be delivered.
PS-142-010	Winnam Aboriginal & Torres Strait Islander Corporation	Quandamooka Hub - Sustainability and Evaluation Project	This Project includes an expansion of existing activities to meet gender-specific needs including a Men's Space (mobile Men's shed) and a Women's and young Women's Group. The group has identified the need for men to meet in a safe space and to participate in activities that include visiting other existing men's sheds in the area and beyond; appropriate activities and celebrations of culture. The project will target Aboriginal & Torres Strait Islander people living in Redlands and their extended families.	\$10,000.00	\$0.00	

PS-142-003	SMBI Economic Development Coordination Committee	SMBI Tourism Support Initiative	One of the key priorities identified through the SMBI economic development strategy was to develop tourism on the Bay Islands. This project will provide seed funding to a number of tourism initiatives that will be developed through a SMBI Tourism workshop. The funds will be used to develop tourism ideas that are proposed through this workshop. A range of tourism initiatives will be developed but only 3 or 4 will be selected for further development. Further details of the ideas selected for development will be provided to the Grants Team prior to the dispersal of funds.	\$10,000.00	\$0.00	
PS-142-011	Free2Learn Homeschoolers	Free2Learn Homeschoolers Community Learning Day	Free2Learn is a 'not for profit' community group existing in the Redlands City. The group has 33 families enrolled - 25 of these are Redlands residents. The Project will allow the group to access services and offer them to home educating families bringing them together and connecting them with the wider community such as the elderly, the disadvantaged and other community groups already existing within the Redland City network.	\$10,000.00	\$0.00	Suggest resubmitting for Community Garden and Mens Shed partnership project.
PS-142-018	Macleay Island Bowls Club Inc	Barefoot Bowls Community Inclusion Program	Our target is to attract new bowling members as well as increase volunteer interest and participation by holding a "fun day" on the last Sunday of each month with a barbeque and giveaways as well as training and support for the other Sundays of the month. A short term plan of the project will initially last for 6 months to further develop into a 3-5 year plan of strong foundations and on-going support and inclusion to go from Social/barefoot bowlers to full bowling members.	\$5,100.00	\$0.00	
INELIGIBLE APPLICATIONS						
PS-142-012	Bash Car 143 - Aussie Rock	Liberty Swing - Cleveland	Installation of swing designed specifically for children with a disability in wheelchairs. Called a Liberty Swing - the child is able to swing while seated in their wheelchair. The project also incorporates fundraising activities within the Redlands community to complete this project.	\$10,000.00	\$0.00	

Community Grants Program - Round 2 2013/14 - Conservation Grants - \$100,000

Grant ID	Organisation Name	Project Title	Project Description	Amount sought from this grant	Amount Approved	Conditions of funding
SUCCESSFUL APPLICATIONS						
CS-142-002	Julie Geldard	Exposing "Living Wildlife Aware in our Community"	To increase awareness by exposing local environment issues to inspire simple lifestyle changes required to "Living Wildlife Aware" by educating local youth how to create high quality video clips on conservation issues of personal interest to students. These video clips will be eligible to enter into Wildlife Qld's Cicada Awards.	\$9,977.46	\$9,997.46	
CS-142-003	Australian Trust for Conservation Volunteers T/A Conservation Volunteers Australia	Madeira Vine Removal from the Riparian Corridors of Redlands Council	The grant will be used to provide volunteers under the leadership and guidance of Conservation Volunteers Australia (CVA) and the relevant team leader with direction from the Waterways Officer in Redland City Council remove madeira vine from some of the major infestations along the riparian stretches in the Redland City council area. The reduction in vines will prevent the death of and collapse of canopy cover in tall trees and will allow the regeneration of native plants on the ground as the vine is cleared away. The aim will be to work using Best Management Practices from both council and the guidelines from Weeds of National Significance. The project as the potential to improve the water quality flowing into Moreton Bay.	\$10,000.00	\$10,000.00	Prior to the release of funds liaise with Council's Habitat Protection team to identify the key land areas where work is to be undertaken. Provide this information to the Community Grants team.
CS-142-004	Kris Martin	Turtle Arts and Conservation Project	The project would involve teaching school children turtle conservation through a series of arts/science/music workshops at Dunwich State School (Stradbroke Island) in September 2014. The workshops would cover turtle art/design, science/conservation, weaving turtles, making eggs and music. The children will be filmed with their art and understandings in a short film that could be used for further turtle conservation. We would aim for this short (10-15min) film to be used by other schools, environment groups and Mon Repos turtle centre near Bundaberg.	\$9,995.00	\$9,998.00	Prior to the release of funds provide evidence from QYAC of their approval for the project activities to be undertaken on NSI. This is to ensure any potential impacts on Cultural Heritage sites are fully addressed.
CS-142-005	Wildcare Australia Inc.	Wildcare Straddie Rescue and Rehab	Over the past 13 years wildlife rescue and first aid have been provided by a small number of volunteers who had various affiliations with a range of wildlife groups. They have recently joined Wildcare Australia and the island branch Wildcare Straddie now has 18 members. The majority of these members have been trained and registered for rescue and first aid to wildlife. Each Wildcare member is responsible for purchasing a personal rescue kit. Given the dispersion of human population on the island over three townships there is a pressing need to hold a complete store of specialist equipment and first aid requisites at each township.	\$9,970.00	\$9,970.00	Comply with all statutory requirements for the storage and use of equipment, consumables and substances when undertaking the project and in particular ensure all persons undertaking sedation and euthanasia of injured animals hold all relevant licenses, permits and authorisations required for use of the equipment, consumables and substances and that the associated safe work methods are complied with at all times
TOTAL					\$39,965.46	
UNSUCCESSFUL APPLICATIONS						
CS-142-006	Bay Islands Children's Inclusion Association Inc	Multi-cultural Meeting Place and Conservation Mural	The creation of a multi-cultural community family space. Creation of a youth friendly space in line with the Outside School Hours National Curriculum "My Time, Our Place".	\$10,000.00	\$0.00	Suggest reapplying under RADF.
TOTAL					\$0.00	

WITHDRAWN APPLICATIONS

CS-142-001	Madeleine Ekeblad	Death of a Piano	PLEASE NOTE EXACTLY THE SAME PROJECT IS SEEKING FUNDING UNDER RADF IN THIS ROUND. The Death of a Piano a Doc/Drama film. This a new age environmental style of education through docu/drama with an emotional and disquieting influence watching the process of the decomposition of an upright piano. The project will engage a new diverse audience to talk, debate, criticise or praise this docu/drama and have discussion about ECOART on and around our Bay Islands.	\$10,000.00	\$0.00	N/a
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INELIGIBLE APPLICATIONS

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REGIONAL ARTS DEVELOPMENT FUND – ROUND 2 2013/14 – APPLICATIONS

GRANT NUMBER	APPLICANT	PROJECT TITLE	AMOUNT REQUESTED	PROJECT DESCRIPTION	FUNDING APPROVED
RADF-14R2-001	Russell Island Community Arts	Four Day Pastel Workshop & Community Exhibition	\$3,744.00	The grant will be used towards the costs of tuition fees, necessary items i.e. art utensils and calculators, venue hire, advertising travel expenses for tutor and participants plus exhibition costs i.e. Backing boards.	Approved \$3,744.00
RADF-14R2-007	Alice Green	Professional Development in Musical Theatre workshops	\$6,273.00	This grant will be used towards the costs of developing my professional career in musical theatre by taking a unique opportunity to participate in drama, dance and voice workshops conducted by renowned professionals in New York.	Approved \$6,273.00
RADF-14R2-008	Anita Taylor - Redland City Choir	Christmas CD - Anita Taylor and Redland City Choir	\$7,522.00	This grant will be used towards the costs of the arrangement, production and recording of a CD containing Christmas music presented by Anita Taylor and the Redland City Choir with any surplus proceeds from the sale of the CD being donated to Redlands Centre for Women.	Conditional Approval RPAC to provide DT and audio tech to reduce. \$5,974.00 (\$7,522.00 requested – RPAC waived fees)
RADF-14R2-011	Colin Offord	ARTEFACTS exhibition: performances, workshops and talks	\$11,100.00	The purpose of this grant is to allow a fulltime six-week artist in residence program that will bring the gallery and museum to life in a series of performances, participatory workshops, talks and interactions for the public. It will culminate in a 90 minute finale performance event at the museum.	Approved \$11,100.00
RADF-14R2-012	Jess Scott	Island Designs	\$7,790.00	This grant will be used to work, develop and extend artwork depicting the natural environment of North Stradbroke Island, patterning and repetition of clear bold imagery to develop 12 commercially viable, printable designs (approx. A4 size) which are synonymous with Stradbroke Island and 'the vibe' of this naturally beautiful and relaxed environment.	Approved \$7,790.00
RADF-14R2-013	John Parke	Capturing the stories of the fishers of North Stradbroke Island	\$16,000.00	A community based project to record the stories of the fishers of North Stradbroke Island including the production of 4 short films.	Approved \$16,000.00
RADF-14R2-015	Morgyn Quinn t/a RudeKat Records	Island Vibe Festival Mentoring Program	\$4,797.00	The grant will be used towards the costs of executing an Event Management Mentoring Program taking place during the 8th Annual Island Vibe Festival 2013, North Stradbroke Island.	Approved based on Island Vibe meeting criteria \$4,797.00
RADF-14R2-017	Megan Cope	Yunggulba (flood tide)	\$10,000.00	The grant will be used towards the costs associated with the exhibition 'Yunggulba' to be held at Redland Art Gallery in July, which documents the cultural mapping of Quandamooka country within the Redland Bay region.	Approved, with some provisions \$10,000.00

RADF-14R2-002	Madeleine Ekeblad	The Death of a Piano	\$11,836.00	The grant will be used towards the costs of finishing 'The Death of a Piano' docu/drama to engage talk, debate, discussions on ECOART around Bay Islands.	Not approved
RADF-14R2-016	John Douglas Jones	Mirrabooka Watches	\$9,833.00	This grant will be used towards the costs of designing, researching, sourcing materials, construction, delivery and erection of native timer artwork.	Not approved
RADF-14R2-014	Tricia Dobson	ICONGONGS interactive sound installation	\$5,900.00	The grant will be used towards costs of the detailed development of ICONGONGS, an interactive sound installation concept.	Not approved
RADF-14R2-009	Louise Martin-Chew	Research towards a book that examines artist's ties to their country of origin	\$12,500.00	The grant will be used towards the costs of research and interviews with creative artists across all media that probe what it is that ties them to their country of origin.	Not approved
RADF-14R2-010	Rachel Merton	Ekstasis Ensemble performance of contemporary classical and classical crossover music	\$8,430.00	The grant will be used towards the costs of running a series of 4 concerts in Redland City of original compositions by local composer. The concert aims to present the Redlands with a platform of contemporary and classical music accessible to a wide audience.	Not approved
RADF-14R2-003	Redland Rhapsody Chorus	Capacity building and community education in 'Sweet Adeline' performance	\$8,366.00	The grant will be used towards the costs of engaging a professional artist and attendance at master classes to develop skills in performance and teaching in accordance with the philosophies of Sweet Adeline's International.	Not approved
RADF-14R2-004	Dimitri Kopanakis - Opera Nova	The 'Pirate of Penzance' in concert	\$86,925.00	This grant will be used towards the costs of staging a community-first, concert production of 'The Pirates of Penzance' featuring local and interstate industry professionals supplementing local emerging artists.	Not approved
RADF-14R2-005	RedArts	Ignite - Redlands Ukulele Festival	\$8,415.00	The grant will be used towards the costs of fees for artists, admin, stage managers, artist travel/accommodation/ meals, production costs, equipment hire, promotion and marketing costs.	Not approved
RADF-14R2-006	Redlands Spring Festival Inc.	Arty Brellas Workshops and Parades	\$3,520.00	The grant will be used towards the costs of workshops and parades with Arty Brellas as part of the 2014 Redland Spring Festival (RedFest).	Not approved

12 MAYORAL MINUTE

In accordance with s.35 *Redland City Council Meetings – Standing Orders*, the Mayor may put to the meeting a written motion called a ‘Mayoral Minute’, on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 *Local Government Regulation 2012*.

14 NOTICES OF MOTION**14.1 NOTICE OF MOTION – CR BOGLARY (DIVISION 1)****14.1.1 REDLAND’S PLANNING SCHEME REVIEW – COMMUNITY INPUT**

On 17 June 2014, in accordance with s.7(3) *Redland City Council Meetings – Standing Orders*, Cr Boglary gave notice that she intends to move as follows:

That Council resolves to:

- 1. Invite members to the Redlands Housing Strategy Stakeholder Group to contribute to the community’s input to the Redlands Planning Scheme Review; and**
- 2. Invite representatives from other relevant groups to contribute their input through the same stakeholder group.**

15 URGENT BUSINESS WITHOUT NOTICE

A Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 CLOSED SESSION**16.1.1 SALE OF LAND FOR RATE ARREARS****Dataworks Filename: FM Sale for Overdue - SO-10****Authorising Officer****Bill Lyon
Chief Executive Officer****Responsible Officer: Deborah Corbett-Hall
Acting Chief Financial Officer****Author: Noela Barton
Service Manager Revenue & Collections
Management**

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the Local Government Regulation 2012 to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

The reason that is applicable in this instance is as follows:

275(1)(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

17 MEETING CLOSURE
