



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 29 October 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. Office of the CEO (including Internal Audit)	Cr Mark Edwards
2. Organisational Services (excluding Internal Audit and Emergency Management)	Mayor Karen Williams
3. City Planning and Assessment	Cr Julie Talty
4. Community & Cultural Services, Environment & Regulation	Cr Lance Hewlett
5. Infrastructure & Operations	Cr Paul Gleeson
6. Emergency Management	Cr Alan Beard

1 DECLARATION OF OPENING

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 8 OCTOBER 2014

Motion is required to confirm the Minutes of the General Meeting of Council held on 8 October 2014

5.2 SPECIAL MEETING MINUTES 16 OCTOBER 2014

Motion is required to confirm the Minutes of the Special Meeting of Council held on 16 October 2014

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 NOTICE OF MOTION – CR OGILVIE – INTERNET AND WIFI SPEEDS IN THE REDLANDS

At the General Meeting of 20 August 2014 (Item 14.2.1 refers) Council resolved as follows:

“That Council resolves to request a report on the following:

- 1. The feasibility of utilising direct wireless technology to enhance internet speeds in the Redlands; and*
- 2. The viability of provision of public wi-fi nodes in the Redlands business districts”*

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

6.2 COUNCILLORS' CODE OF CONDUCT

At the General Meeting of 3 September 2014 (Item 12.2.1 refers) Council resolved that this item ‘lie on the table’.

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

6.3 REQUEST FOR REPORT – PUBLIC VEHICLE ACCESS TO ‘THE BASIN’ AT AMITY

At the General Meeting of 17 September 2014 (Item 14.1.1 refers) Council resolved that a report be prepared for Council’s consideration on the potential of facilitating public vehicle access to the area known as ‘The Basin’ at Amity.

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

6.4 REQUEST FOR REPORT – SHARK NET ENCLOSURE, RABY BAY FORESHORE

At the General Meeting of 17 September 2014 (Item 14.1.2 refers) Council resolved to:

1. Investigate the need and opportunity for a shark net enclosure to be installed on the Raby Bay (Masthead Drive) foreshore; and
2. That the report to Council include financial implications so that consideration can be given to possible inclusion in the Capital Works program.

A report 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 MARK EDWARDS)
OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 SEPTEMBER 2014 MONTHLY FINANCIAL REPORTS****Dataworks Filename:** FM Monthly Financial Reports**Attachment:** [Monthly Financial Report September 2014](#)**Authorising Officer:****Bill Lyon
Chief Executive Officer****Responsible Officer:** Linnet Batz
Chief Financial Officer**Author:** Deborah Corbett-Hall
Service Manager Corporate Finance

PURPOSE

The purpose is to present the September 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 to changes in community requirements, market forces or other outside influences. The Corporate Financial Reporting Team compiled the attached document following end of month accruals, deferrals, allocation journals and reconciliations.

ISSUES*End of Year Accounts Finalisation*

Queensland Audit Office are presently reviewing the financial statements and accompanying disclosures by the legislative timeframe of 31 October 2014. Until final audit certification is obtained, opening balances of assets, liabilities and equity accounts are subject to change as per previous years.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of September 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 the
- Asset consumption ratio.

The Asset sustainability ratio was not achieved as at the end of September 2014 although significant improvement has been made since August 2014 (21.05% compared to 8.40%). The target is long-term and the capital works undertaken in the third period of the financial year further contributed to the renewal expenditure. Council is forecasting an increase in performance towards the stretch target over the coming months, supported by the Capital Works Prioritisation Policy.

Legislative Requirements

The September 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

September 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. Budget owners across the organisation are also working towards Council's first budget review in the coming months to address budget movements due to reprioritisation, phasing and forecasting updates or efficiencies/savings.

Financial

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

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 Team.

OPTIONS

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

OFFICER'S RECOMMENDATION

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



Monthly Financial Report

September 2014

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1. INTRODUCTION AND OVERVIEW

This monthly report is designed to illustrate the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 30 September 2014. The year to date and annual budget referred to in this report reflects the Revised Budget as adopted by Council on 3 September 2014 and budget revisions adopted in the general meeting held on 20th August 2014. Note: all amounts are rounded to the nearest thousand dollars.

Key financial highlights and overview

Key Financial Results	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	YTD Variance %	Status
Operating Surplus/(Deficit)	(10,578)	79	4,515	4,436	5615%	✔
Recurrent Revenue	231,012	58,527	58,442	(85)	0%	⚠
Recurrent Expenditure	241,588	58,448	53,927	(4,521)	-8%	✔
Capital Works Expenditure	66,456	9,612	10,304	692	7%	⚠
Closing Cash & Investments	60,664	86,334	100,731	14,397	17%	✔

Status Legend:

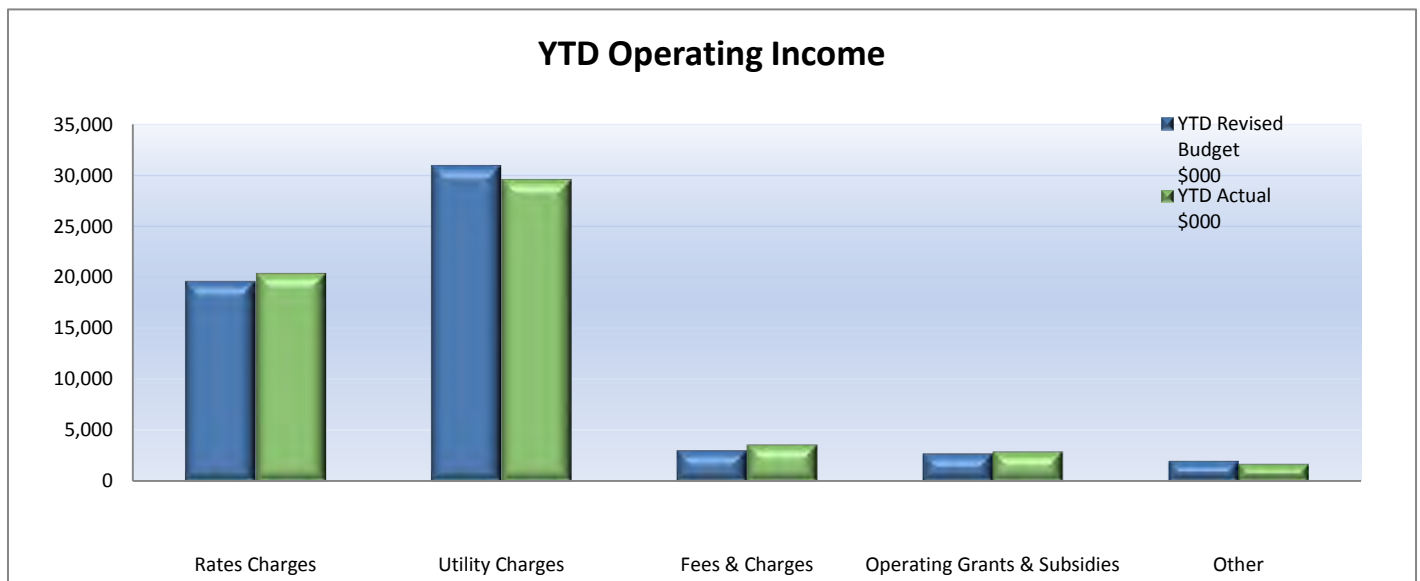
Above budgeted revenue or under budgeted expenditure	✔
Below budgeted revenue or over budgeted expenditure <10%	⚠
Below budgeted revenue or over budgeted expenditure >10%	✘

Operating results (p.7)

The year to date operating surplus of \$4.52M is \$4.44M above the year to date revised budget. The year to date favourable variance is primarily due to operating expenses being lower than budget by \$3.73M and depreciation expenses lower than budget by \$794K.

Employee costs and goods & services are under budget by \$823K and \$3.13M respectively. The shortfall in levies & utility charges revenue is mainly attributable to water consumption revenue. This shortfall is covered by favourable variances in other revenue line items, bringing the overall variance down to \$85K.

The graph below depicts the actual results compared to the revised budget for each of the five main income categories. Council monitors its reliance on general rates revenue through a key performance indicator to gauge the need to generate income from other sources. Refer to Highlights & Ratios (p.5).

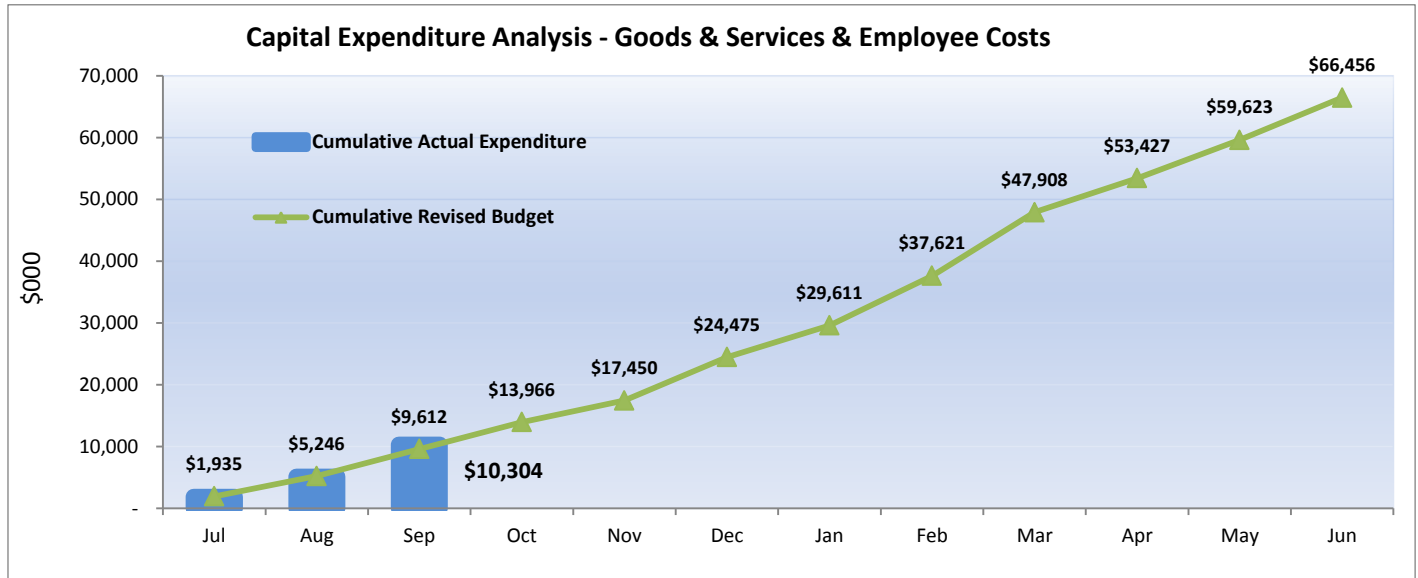


1. INTRODUCTION AND OVERVIEW (cont.)

Capital works

Council's capital works expenditure is on track with year to date actual expenditure of \$10.30M which is only \$692K above year to date budget of \$9.61M.

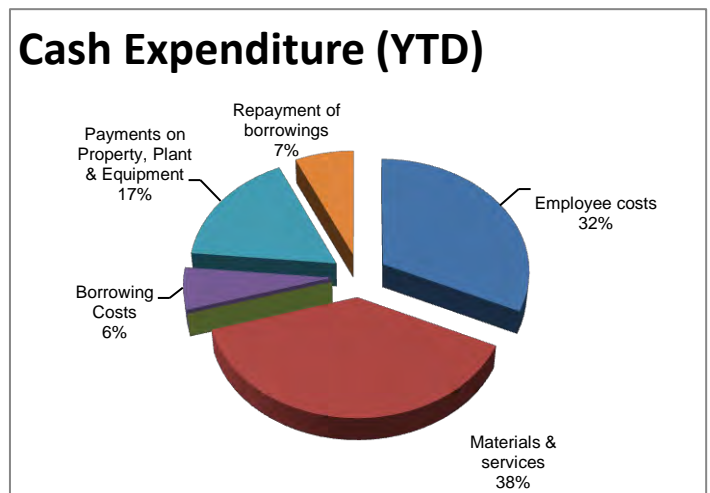
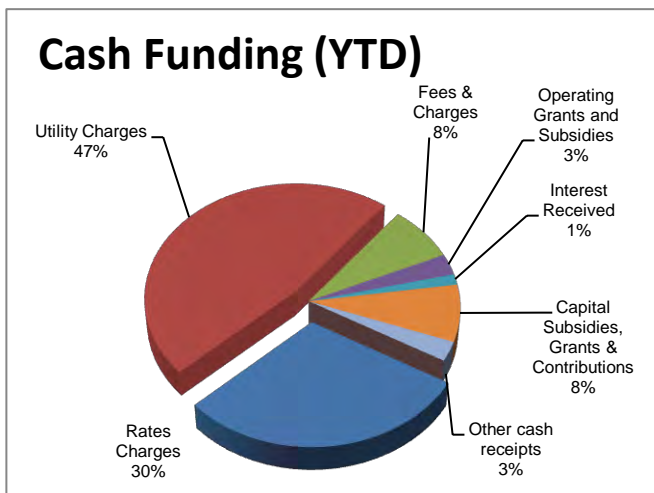
Total capital commitments at the end of September 2014 (where budget is approved) was \$2.78M.



Financial position and cash flow results

Council's Balance Sheet depicts a sustainable result with total current assets of \$133.60M and total current liabilities of \$42.98M (current ratio of 3.11 to 1).

Council's cash flow for the first three months exceeded the budgeted cash balance at the end of September 2014 (refer p.3). This result is attributable mainly to higher than anticipated cash collection for utility charges and fees & charges, lower than budgeted payments to suppliers for material & services and higher than anticipated developers cash contributions. Of the cash balance at the end of the period, \$78.86M is held as cash contained reserves and \$99.98M of the total cash balance was invested with Queensland Treasury Corporation (QTC) at the end of the period. The two graphs below depict the various range of sources of Council's cash funding, as well as the allocation of funding to services and activities needed to support the Redlands community, capital programs and other activities at Council.



Total Cash Funding (Actual YTD)	66,310
Total Cash Funding (Annual Budget Revised)	232,405
% of Budget Achieved YTD	29%

Total Cash Expenditure (Actual YTD)	61,814
Total Cash Expenditure (Annual Budget Revised)	267,974
% of Budget Achieved YTD	23%

2. KEY PERFORMANCE INDICATORS

Financial Stability Ratios	Target	Annual Revised Budget 2014/2015	September 2014	Status
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	33.00%	33.87%	✓
Ability to Pay Our Bills - Current Ratio	Target between 1.1 and 4.1	2.92	3.11	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.44%	3.26%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$60.664M	\$100.731M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	3.70	6.39	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.47%	2.61%	✓
Operating Performance (%)	Target greater than or equal to 20%	7.6%	22.07%	✓
Financial Sustainability Ratios	Target	Annual Revised Budget 2014/2015	September 2014	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	-4.58%	7.73%	✓
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	0.69%	-28.82%	✓
Interest Cover Ratio (%)	Target between 0% and 5%	-0.22%	-0.23%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	52.53%	21.05%	✗
Asset Consumption Ratio (%)	Target between 40% and 80%	60.55%	68.11%	✓

Status Legend

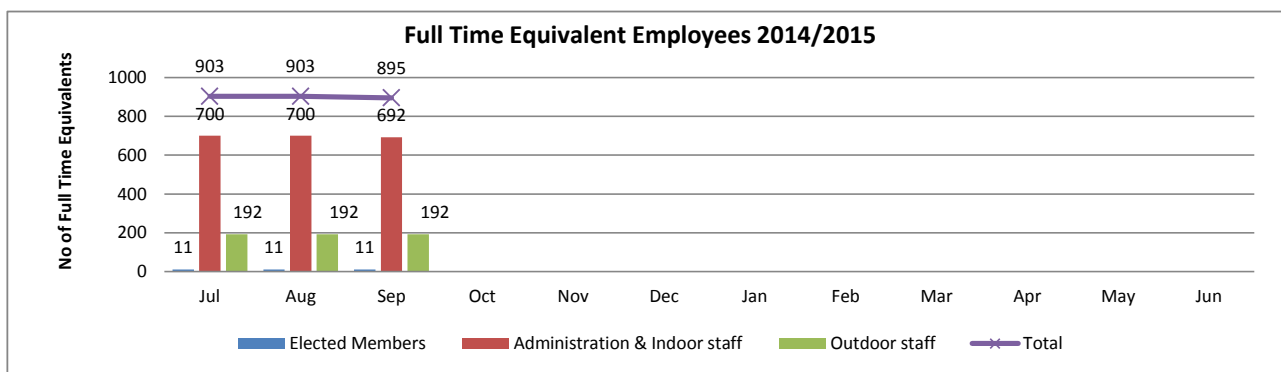
KPI target achieved or exceeded



KPI target not achieved



3. KEY NON-FINANCIAL INFORMATION



Workforce reporting - September 2014: Headcount	Employee Type						
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	Grand Total
Office of CEO	14	4	80	10	12	0	120
Organisational Services	5	6	100	8	6	5	130
Community and Customer Service	35	5	253	47	22	5	367
Infrastructure and Operations	11	6	312	9	25	2	365
Total	65	21	745	74	65	12	982

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department and does not include a workload weighting.



4. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME For the period ending 30 September 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Recurrent Revenue					
Rates Charges	81,366	81,366	20,341	20,478	137
Levies & Utility Charges	124,757	124,757	30,962	29,636	(1,326)
Less: Pensioner Remissions	(2,743)	(5,197)	(686)	(681)	5
Fees & Charges	10,629	10,620	3,074	3,657	583
Operating Grants & Subsidies	3,983	8,759	2,779	2,945	166
Operating Contributions & Donations	260	260	50	99	49
Interest External	3,872	3,872	968	981	13
Other Revenue	4,021	6,575	1,039	1,327	288
Total Recurrent Revenue	226,144	231,012	58,527	58,442	(85)
Capital revenue					
Grants, Subsidies & Contributions	15,050	15,200	3,927	5,276	1,349
Non-Cash Contributions	3,146	3,146	20	-	(20)
Total Capital Revenue	18,196	18,346	3,947	5,276	1,329
TOTAL REVENUE	244,340	249,358	62,474	63,718	1,244
Recurrent Expenses					
Employee Costs	76,094	76,713	19,345	18,522	(823)
Goods & Services	106,425	110,017	25,390	22,480	(2,910)
Finance Costs	3,643	3,644	911	917	6
Depreciation & Amortisation	51,209	51,214	12,802	12,008	(794)
Total Recurrent Expenses	237,370	241,588	58,448	53,927	(4,521)
Capital Expenses					
(Gain)/Loss on Disposal of Non-Current Assets	(3,192)	(3,192)	(361)	(74)	287
Total Capital Expenses	(3,192)	(3,192)	(361)	(74)	287
TOTAL EXPENSES	234,178	238,396	58,087	53,853	(4,234)
NET RESULT	10,161	10,962	4,387	9,865	5,478
Other Comprehensive Income/(Loss)					
Increase/(decrease) in Asset Revaluation Surplus	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	10,161	10,962	4,387	9,865	5,478



5. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 30 September 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Revenue					
Rates Charges	81,366	81,366	20,341	20,478	137
Levies & Utility Charges	124,757	124,757	30,962	29,636	(1,326)
<i>Less: Pensioner Remissions</i>	(2,743)	(5,197)	(686)	(681)	5
Fees & Charges	10,629	10,620	3,074	3,657	583
Operating Grants & Subsidies	3,983	8,759	2,779	2,945	166
Operating Contributions & Donations	260	260	50	99	49
Interest External	3,872	3,872	968	981	13
Other Revenue	4,021	6,575	1,039	1,327	288
Total Revenue	226,144	231,012	58,527	58,442	(85)
Expenses					
Employee Costs	76,094	76,713	19,345	18,522	(823)
Goods & Services	107,098	110,691	25,573	22,441	(3,132)
Finance Costs Other	281	282	70	72	2
Other Expenditure	315	315	64	26	(38)
Net Internal Costs	(988)	(988)	(247)	13	260
Total Expenses	182,799	187,013	44,805	41,074	(3,731)
Earnings Before Interest, Tax & Depreciation (EBITD)	43,345	43,999	13,722	17,368	3,646
Interest Expense	3,362	3,362	841	845	4
Depreciation	51,209	51,214	12,802	12,008	(794)
Operating Surplus/(Deficit)	(11,226)	(10,578)	79	4,515	4,436

Utility Charges Breakup For the period ending 30 September 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Utility Charges					
Refuse Charges	18,797	18,797	4,699	4,718	19
Special Charges	3,795	3,795	949	950	1
Environment Levy	5,637	5,637	1,409	1,415	6
Landfill Remediation Charge	4,102	4,102	1,026	1,032	6
Wastewater Charges	38,161	38,161	9,540	10,112	572
Water Access Charges	17,592	17,592	4,398	4,278	(120)
Water Consumption Charges	36,673	36,673	8,941	7,131	(1,810)
Total Utility Charges	124,757	124,757	30,962	29,636	(1,326)



5. OPERATING STATEMENT (cont.)

REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 30 September 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Total Revenue	94,706	94,706	23,449	22,171	(1,278)
Total Expenses	49,157	49,157	12,061	12,001	(60)
Earnings Before Interest, Tax & Depreciation (EBITD)	45,550	45,550	11,388	10,170	(1,218)
Interest Internal	21,681	21,681	5,420	5,420	-
Depreciation	16,987	16,987	4,247	4,113	(134)
Operating Surplus/(Deficit)	6,881	6,881	1,721	637	(1,084)

REDWASTE OPERATING STATEMENT For the period ending 30 September 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Total Revenue	19,967	20,058	3,326	3,316	(10)
Total Expenses	16,200	15,389	2,754	2,430	(324)
Earnings Before Interest, Tax & Depreciation (EBITD)	3,767	4,669	572	886	314
Interest Expense External	42	42	7	7	-
Interest Internal	313	313	52	52	-
Depreciation	556	562	93	93	-
Operating Surplus/(Deficit)	2,856	3,752	420	734	314



6. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 30 September 2014

	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual Balance \$000
CURRENT ASSETS			
Cash & Investments	49,157	60,664	100,731
Accounts Receivable	34,311	39,519	23,569
Inventories	943	845	885
Prepaid Expenses	1,320	1,155	8,059
Non-Current Assets - Held for Sale	467	354	354
Total Current Assets	86,198	102,537	133,598
NON-CURRENT ASSETS			
Property, Plant & Equipment	2,021,416	2,101,040	2,081,437
Financial Assets	-	-	73
Total Non-Current Assets	2,021,416	2,101,040	2,081,510
TOTAL ASSETS	2,107,615	2,203,577	2,215,108
CURRENT LIABILITIES			
Accounts Payable	17,301	18,913	14,372
Current Employee Provisions	2,468	9,493	12,974
Current Loans	5,247	5,498	4,375
Current Landfill Rehabilitation Provisions	1,144	(23)	6,246
Other Liabilities	3,201	1,283	5,017
Total Current Liabilities	29,360	35,164	42,984
NON-CURRENT LIABILITIES			
Non-Current Loans	49,149	48,897	53,550
Non-Current Employee Provisions	10,998	2,013	2,163
Non-Current Landfill Rehabilitation Provisions	28,189	17,578	17,578
Non-Current Trade & Other Payables	693	478	478
Total Non-Current Liabilities	89,028	68,966	73,769
TOTAL LIABILITIES	118,388	104,130	116,753
NET ASSETS	1,989,227	2,099,447	2,098,355
COMMUNITY EQUITY			
Retained Earnings	1,943,304	2,031,710	2,019,495
Cash Constrained Reserves	45,923	67,737	78,860
TOTAL COMMUNITY EQUITY	1,989,227	2,099,447	2,098,355

The 2013/14 accounts are still being finalised and therefore the opening balances on the 2014/15 Statement of Financial Position are subject to change until Council obtains Queensland Audit Office certification in October 2014.



7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 30 September 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Sources of Capital Funding					
Capital Contributions & Donations	6,188	6,188	3,716	4,967	1,251
Capital Grants & Subsidies	8,862	9,012	211	308	97
Proceeds on Disposal of Non-current Assets	4,049	4,049	575	370	(205)
Capital Transfers (To) From Reserves	4,602	5,694	(2,578)	(4,039)	(1,461)
Non-cash Contributions	3,146	3,146	20	-	(20)
New Loans	-	-	-	-	-
Funding from General Revenue	42,787	46,102	8,835	9,756	921
Total Sources of Capital Funding	69,633	74,190	10,779	11,362	583
Applications of Capital Funds					
Contributed Assets	3,146	3,146	20	-	(20)
Capitalised Goods & Services	56,263	60,820	8,824	8,839	15
Capitalised Employee Costs	5,636	5,636	788	1,465	677
Loan Redemption	4,589	4,589	1,147	1,058	(89)
Total Applications of Capital Funds	69,633	74,190	10,779	11,362	583
Other Budgeted Items					
WDV of Assets Disposed	(857)	(857)	(214)	(296)	(82)
Transfers to Constrained Operating Reserves	(13,124)	(13,124)	(3,363)	(3,304)	59
Transfer from Constrained Operating Reserves	12,180	12,373	1,493	1,163	(330)



8. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 30 September 2014

	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES			
Rates Charges (net)	78,623	76,169	19,798
Utility Charges	111,427	111,427	31,402
Fees & Charges	10,879	10,870	5,117
Operating Grants & Subsidies	3,983	3,983	1,940
Cash Contributions	260	260	99
Other Revenue	4,021	6,575	1,327
Receipts from Customers	209,192	209,284	59,683
Employee costs	(79,473)	(80,093)	(19,666)
Materials & services	(109,237)	(112,878)	(23,771)
Other expenses	(596)	(596)	(120)
Payments to Suppliers & Employees	(189,306)	(193,568)	(43,557)
Interest Received	3,872	3,872	981
Borrowing Costs	(3,362)	(3,362)	(3,719)
Net Cash Inflow / (Outflow) from Operating Activities	20,396	16,225	13,388
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments - Property, Plant & Equipment	(61,899)	(66,456)	(10,304)
Proceeds - Capital Subsidies, Grants & Contributions	15,050	15,200	5,276
Proceeds - Sale of Property, Plant & Equipment	4,049	4,049	370
Net Cash Inflow / (Outflow) from Investing Activities	(42,800)	(47,208)	(4,658)
Proceeds of Borrowings	-	-	-
Repayment of borrowings	(4,589)	(4,589)	(4,234)
Net Cash Inflow / (Outflow) from Financing Activities	(4,589)	(4,589)	(4,234)
Net Increase / (Decrease) in Cash Held	(26,993)	(35,571)	4,496
Cash at Beginning of Year	76,150	96,235	96,235
Cash at End of Financial Period	49,157	60,664	100,731

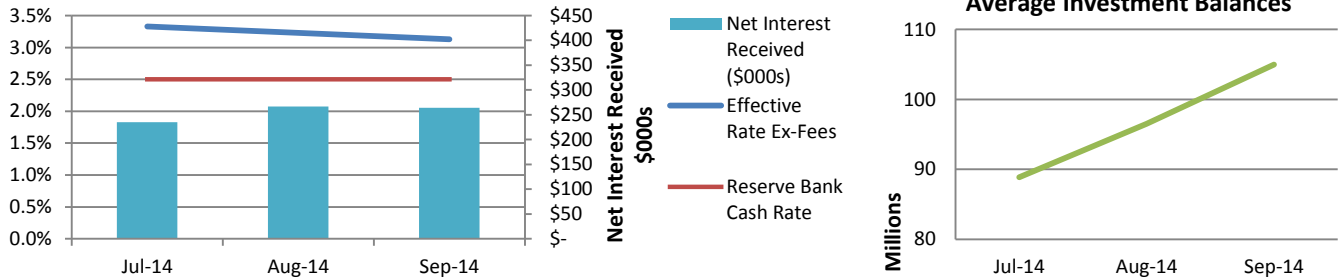
The 2013/14 accounts are still being finalised and therefore the opening balances on the 2014/15 Statement of Financial Position are subject to change until Council obtains Queensland Audit Office certification in October 2014.



9. INVESTMENT & BORROWINGS REPORT

For the Period Ending 30 September 2014

INVESTMENT RETURNS



Total Investment at End of Month was \$99.98M

Current Position

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

The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis. The sharp decline in average investment balances is mainly due to the annual prepayment of the debt for 2014-15 financial year as provided by the Debt Policy.

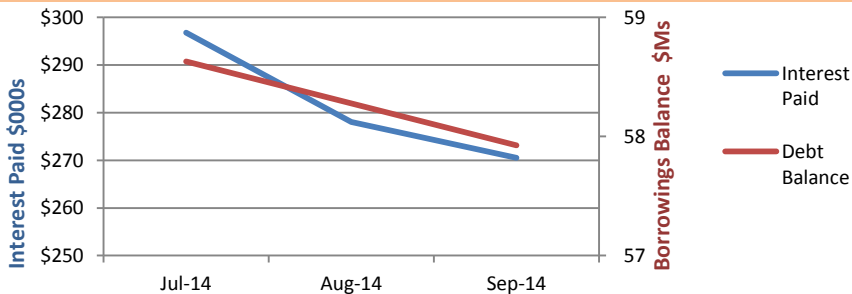
The QTC interest rate has consistently outperformed the UBS Australia Bank Bill Index benchmark in recent history.

Future Strategy

The Tax and Treasury Team's recommendation that Council diversify its investments outside of QTC to maximise returns has received approval from management. The Team is following procurement procedures to achieve this outcome. In the meantime the 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 in April 2014 for the 2014-15 financial year

BORROWING COSTS

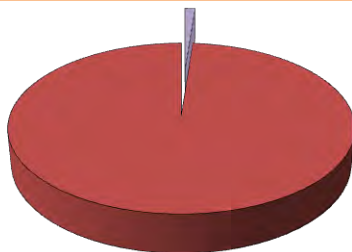


Current Position

Debt is split into 9, 12, and 15 year pools with repayment made *annually* in advance for 2014-15. This has resulted in the decrease in interest paid.

Council did not undertake any new borrowings in the 2013-14 financial year.

Total Borrowings at End of Month was \$57.92M



- RedWaste 1.2%
- General Pool allocated to capital works 98.8%

Future Strategy

Future strategy is to review the implications of repaying debt annually in advance to ensure that there is no market value realisation adjustments under the accounting standards in order to minimise interest expenses. Further analysis will also be undertaken as to the potential to better allocate the debt across Council business in order to appreciate the true cost of capital projects undertaken.

Council adopted its revised Debt Policy in June 2014 for the 2014-15 financial year



10. CONSTRAINED CASH RESERVES

Reserves as at 30 September 2014	Opening Balance 1 July 2014	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Weinam Creek Reserve	2,782	133	(57)	2,858
Redland Work Cover Reserve	4,965	28	(147)	4,846
Red Art Gallery Commissions & Donations Res	17	-	-	17
SMBI Capital Reserve	3,894	289	-	4,184
	11,658	450	(204)	11,905
Utilities Reserve:				
RedWaste Reserve	3,118	249	(38)	3,329
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	13,018	249	(38)	13,229
Constrained Works Reserve:				
Tree Planting Reserve	70	5	-	75
Parks Reserve	2,408	459	-	2,867
SP1 Wellington Pt Rd Infra Reserve	463	-	-	463
Redland Bay Sth Rd Infra Reserve	647	-	-	647
East Thornlands Road Infra Reserve	674	-	-	674
Contributions to Car Parking Reserve	340	-	-	340
Community Facility Infrastructure Reserve	441	79	-	520
Retail Water Renewal & Purchase Reserve	5,505	977	(445)	6,038
Sewerage Renewal & Purchase Reserve	7,384	1,345	(306)	8,423
Constrained Works Res-Cap Grants & Contribs	4,389	-	-	4,389
Transport Trunk Infrastructure Reserve	5,846	1,523	-	7,368
Cycling Trunk Infrastructure Reserve	706	334	-	1,040
Stormwater Infrastructure Reserve	1,938	244	-	2,183
Constrained Works Res-Opr Grants & Contribs	919	-	(53)	866
	31,730	4,967	(804)	35,894
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	6,936	-	-	6,936
Environment Charge Maintenance Reserve	1,505	1,415	(855)	2,065
	8,441	1,415	(855)	9,001
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	39	(36)	3
SMBI Translink Reserve	3	237	-	240
	3	276	(36)	243
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	5,187	674	(148)	5,714
Aquatic Paradise Canal Reserve	2,163	223	(5)	2,381
Sovereign Waters Lake Reserve	480	15	(2)	493
	7,830	913	(155)	8,588
TOTALS	72,680	8,271	(2,091)	78,860

11. OVERDUE RATES DEBTORS

Comparison September 2013 to September 2014

The overall September 2014 result is a marginally lower percentage overdue than the previous period in 2013.

Payments

From a payment perspective, more payments were received in September in comparison to September 2013. This is reflected in the overall trend from August to September with a good reduction in the overdue percentage.

Month/Year	AustPost		Bpay		IVR		Direct Debit		Receipt		Internet		Total	
	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount
Sep-13	662	\$179,790	9,558	\$1,975,076	519	\$303,015	1,709	\$142,435	995	\$577,394	343	\$176,030	13,786	\$3,353,741
Sep-14	635	\$204,351	10,092	\$2,141,682	385	\$257,468	2,394	\$203,739	802	\$529,684	519	\$217,265	14,827	\$3,554,188
Variance	-27	\$24,560.96	534	\$166,605.56	-134	-\$45,547.21	685	\$61,303.41	-193	-\$47,710.34	176	\$41,235.00	1,041	\$200,447.38
% Variance	-4%	14%	6%	8%	-26%	-15%	40%	43%	-19%	-8%	51%	23%	8%	6%

Overall Trend August 2014 to September 2014

A good reduction in overall percentage occurred in the month of September from 14.8% to 10.4%.

Comparison September 2013 to September 2014

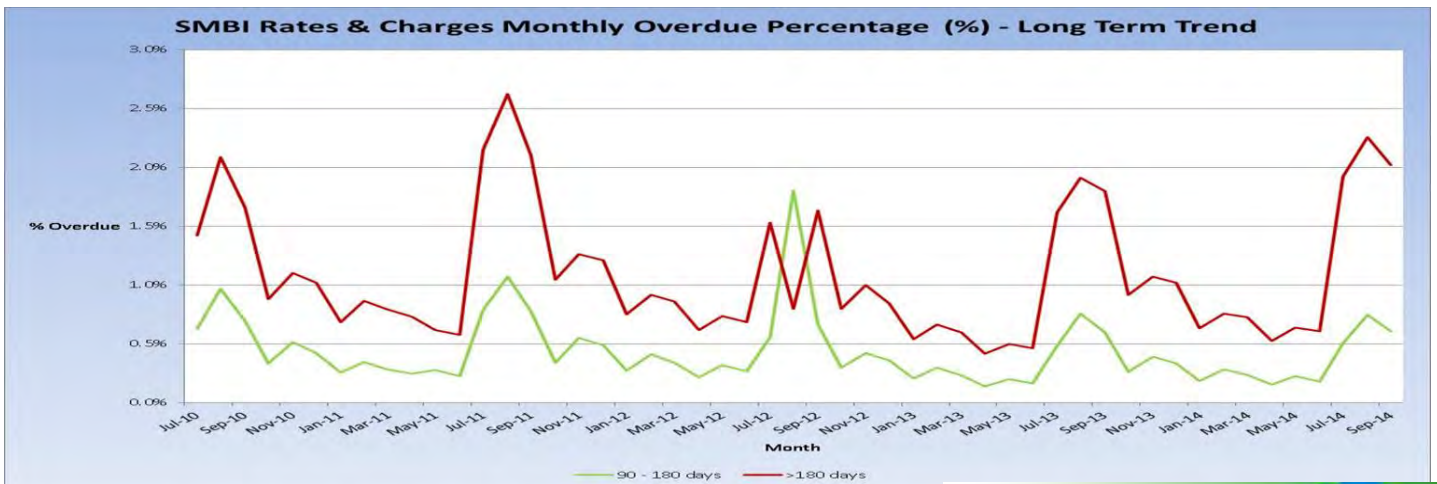
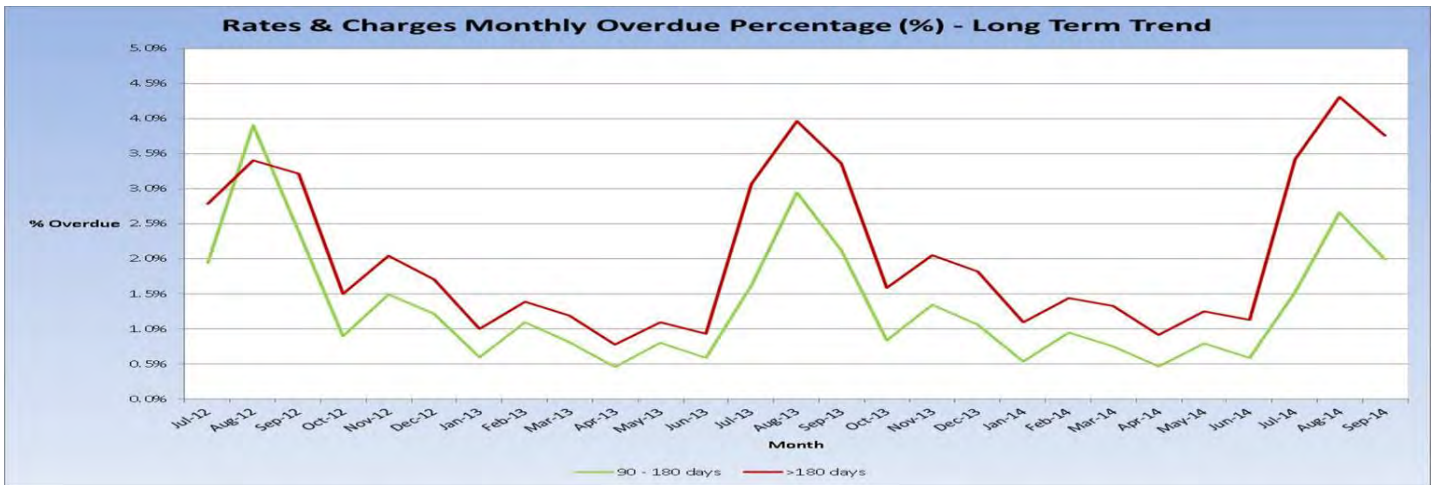
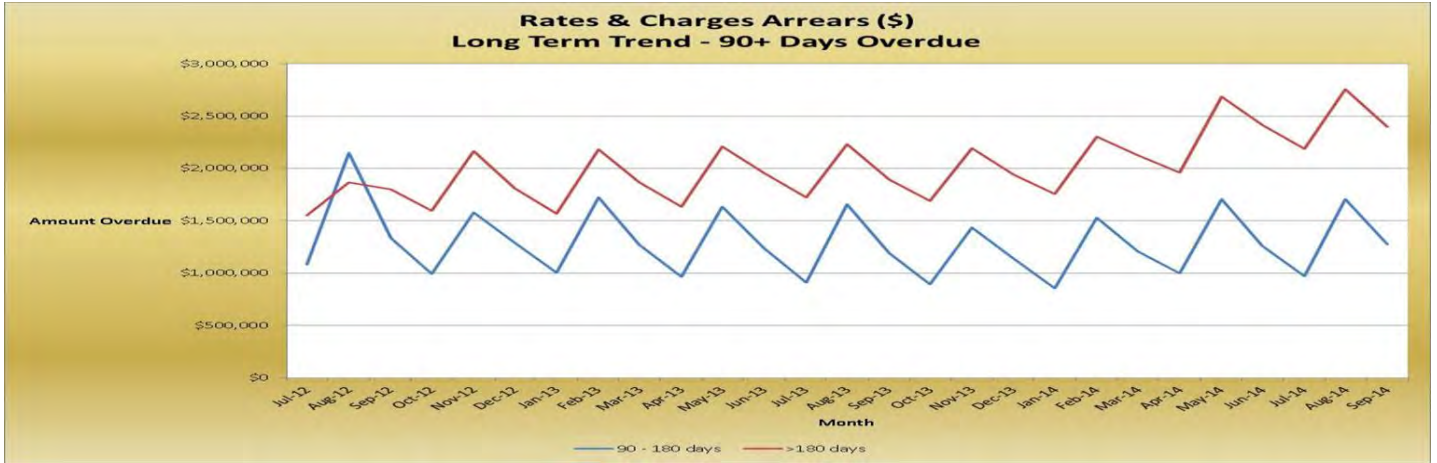
Total							Mainland						
Days Overdue	Sep-13	% Overdue	Sep-14	% Overdue	\$ Variance	% Variance	Days Overdue	Sep-13	% Overdue	Sep-14	% Overdue	\$ Variance	% Variance
<90	\$2,788,783.9	5.0%	\$2,953,137	4.6%	\$164,354	-0.34%	<90	\$2,042,738	3.6%	\$2,164,198	3.4%	\$121,460	-0.24%
90 - 180 days	\$1,194,432.0	2.1%	\$1,273,897	2.0%	\$79,465	-0.13%	90 - 180 days	\$829,009	1.5%	\$845,322	1.3%	\$16,312	-0.15%
>180 days	\$1,892,512.7	3.4%	\$2,399,640	3.8%	\$507,127	0.39%	>180 days	\$849,721	1.5%	\$1,070,562	1.7%	\$220,841	0.16%
Total	\$5,875,729	10.44%	\$6,626,674	10.37%	\$750,946	-0.07%	Total	\$3,721,468	6.61%	\$4,080,082	6.38%	\$358,614	-0.23%

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Sep-13	% Overdue	Sep-14	% Overdue	\$ Variance	% Variance	Days Overdue	Sep-13	% Overdue	Sep-14	% Overdue	\$ Variance	% Variance
<90	\$80,640	0.1%	\$87,370	0.1%	\$6,730	-0.01%	<90	\$665,406	1.2%	\$701,570	1.1%	\$36,164	-0.08%
90 - 180 days	\$31,097	0.1%	\$40,406	0.1%	\$9,308	0.01%	90 - 180 days	\$334,325	0.6%	\$388,170	0.6%	\$53,845	0.01%
>180 days	\$32,099	0.1%	\$39,790	0.1%	\$7,691	0.01%	>180 days	\$1,010,693	1.8%	\$1,289,288	2.0%	\$278,595	0.22%
Total	\$143,836	0.26%	\$167,565	0.26%	\$23,729	0.01%	Total	\$2,010,424	3.57%	\$2,379,027	3.72%	\$368,603	0.15%

Trend - August 2014 to September 2014

Total							Mainland						
Days Overdue	Aug-14	% Overdue	Sep-14	% Overdue	\$ Variance	% Variance	Days Overdue	Aug-14	% Overdue	Sep-14	% Overdue	\$ Variance	% Variance
<90	\$5,035,556	7.87%	\$2,953,137	4.6%	-\$2,082,419	-3.25%	<90	\$3,848,218	6.02%	\$2,164,198	3.4%	-\$1,684,020	-2.63%
90 - 180 days	\$1,705,510	2.67%	\$1,273,897	2.0%	-\$431,613	-0.67%	90 - 180 days	\$1,169,831	1.83%	\$845,322	1.3%	-\$324,509	-0.51%
>180 days	\$2,756,439	4.31%	\$2,399,640	3.8%	-\$356,799	-0.56%	>180 days	\$1,256,639	1.96%	\$1,070,562	1.7%	-\$186,077	-0.29%
Total	\$9,497,505	14.85%	\$6,626,674	10.37%	-\$2,870,831	-4.48%	Total	\$6,274,688	9.81%	\$4,080,082	6.38%	-\$2,194,606	-3.43%

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Aug-14	% Overdue	Sep-14	% Overdue	\$ Variance	% Variance	Days Overdue	Aug-14	% Overdue	Sep-14	% Overdue	\$ Variance	% Variance
<90	\$170,739	0.27%	\$87,370	0.1%	-\$83,369	-0.13%	<90	\$1,016,599	1.59%	\$701,570	1.1%	-\$315,029	-0.49%
90 - 180 days	\$57,324	0.09%	\$40,406	0.1%	-\$16,919	-0.03%	90 - 180 days	\$478,355	0.75%	\$388,170	0.6%	-\$90,186	-0.14%
>180 days	\$56,282	0.09%	\$39,790	0.1%	-\$16,493	-0.03%	>180 days	\$1,443,517	2.26%	\$1,289,288	2.0%	-\$154,229	-0.24%
Total	\$284,346	0.44%	\$167,565	0.26%	-\$116,781	-0.18%	Total	\$2,938,471	4.59%	\$2,379,027	3.72%	-\$559,444	-0.87%



12. GLOSSARY

Definition of Ratios

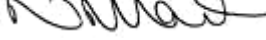
Level of Dependence on General Rate Revenue: <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Current Ratio: <i>This measures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

* 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 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)
ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND
EMERGENCY MANAGEMENT)****11.2.1 COUNCIL MEETING DATES 2015**

Datworks Filename: GOV Council Meeting Dates & Information

Attachment: [Redland City Council Meeting Schedule 2015](#)

Authorising/Responsible Officer: 
Nick Clarke
General Manager Organisational Services

Author: Craig Dickson
Corporate Governance and Policy Adviser

PURPOSE

The purpose of this report is for Council to adopt the 2015 Council meeting calendar.

BACKGROUND

The *Local Government Act 2009* requires Councils to at least once in each year, publish in a newspaper circulating generally in its area, a notice of the days and times when its meetings are to be held. Council also publishes this information at its customer service centres and on its website.

ISSUES

The attached meeting calendar for 2015 has been developed in accordance with the recommendations of this report.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The recommendations of this report are in accordance with the legislative requirements relating to the conduct of Council's meetings.

Risk Management

Matters relating to risk management have been addressed in the report.

Financial

There are no specific financial implications associated with this report.

People

Adopting Council's meeting calendar allows Council's Elected Representatives and those officers involved in Council's meetings to effectively plan for their 2015 Council meeting commitments.

Environmental

There are no specific environmental implications associated with this report.

Social

Early adoption of Council's meeting schedule provides benefits to members of the community wishing to attend Council meetings.

Alignment with Council's Policy and Plans

This report aligns with Council's policies and plans and contributes to Council being an efficient and effective organisation.

CONSULTATION

Consultation has occurred with Council's Elected Representatives, Executive Management Group and the Meetings and Registers Team.

OPTIONS

1. That Council resolves to adopt the attached 2015 meeting calendar.
2. That Council amend the proposed 2015 meeting calendar.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the attached 2015 meeting calendar.

REDLAND CITY COUNCIL
MEETING SCHEDULE: JANUARY – DECEMBER 2015

JANUARY 2015		
28	Wednesday 9.30am	General Meeting
FEBRUARY 2015		
11	Wednesday 9.30am	General Meeting
25	Wednesday 9.30am	General Meeting
MARCH 2015		
11	Wednesday 9.30am	General Meeting
25	Wednesday 9.30am	General Meeting
APRIL 2015		
22	Wednesday 9.30am	General Meeting
MAY 2015		
6	Wednesday 9.30am	General Meeting
20	Wednesday 9.30am	General Meeting
JUNE 2015		
3	Wednesday 9.30am	General Meeting
17	Wednesday 9.30am	General Meeting
25	Thursday 9.30am	Special Meeting – Adoption of 2015/16 Budget (TBC)
JULY 2015		
15	Wednesday 9.30am	General Meeting
29	Wednesday 9.30am	General Meeting
AUGUST 2015		
12	Wednesday 9.30am	General Meeting
26	Wednesday 9.30am	General Meeting
SEPTEMBER 2015		
9	Wednesday 9.30am	General Meeting
23	Wednesday 9.30am	General Meeting
OCTOBER 2015		
7	Wednesday 9.30am	General Meeting
21	Wednesday 9.30am	General Meeting
NOVEMBER 2015		
4	Wednesday 9.30am	General Meeting
18	Wednesday 9.30am	General Meeting
DECEMBER 2015		
9	Wednesday 9.30am	General Meeting

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

Datworks Filename: Reports to Council - Planning & Development

Attachment: [Decisions Made Under Delegated Authority 31 08 2014 to 20 09 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 General Meeting for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 21.09.2014 to 27.09.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002526	Combined Design & Siting/Building Over Relevant Infrastructure - Roofed Patio & Domestic Outbuildings	Category1	Ashcroft Architects Pty Ltd (Redland Bay)	38 Mindarie Crescent, Wellington Point QLD 4160	Concurrence Agency Response	26/09/2014	Approved	1
ROL005795	Standard Format 1 into 2 lots	Category1	East Coast Surveys Pty Ltd	6 Sommersea Drive, Cleveland QLD 4163	Code Assessment	24/09/2014	Development Permit	2
BWP002535	Design and Siting - Carport	Category1	Philip Murray Impey	29 Queen Street, Cleveland QLD 4163	Concurrence Agency Response	25/09/2014	Approved	2
ROL005804	Standard Format 1 into 2 Lots	Category1	Javica Property Solutions Pty Ltd	57 King Street, Thornlands QLD 4164	Code Assessment	25/09/2014	Development Permit	4
ROL005808	Standard Format -1 into 2	Category1	Javica Property Solutions Pty Ltd	2 Kim Jon Court, Thornlands QLD 4164	Code Assessment	25/09/2014	Development Permit	4
BWP002521	Design & Siting - Retaining Wall	Category1	Lindon Homes Pty Ltd	58 Penzance Drive, Redland Bay QLD 4165	Concurrence Agency Response	22/09/2014	Approved	5
BWP002545	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	41 Willis Close, Redland Bay QLD 4165	Concurrence Agency Response	22/09/2014	Approved	5
MCU013258	Dwelling House	Category1	Clarendon Homes Qld Pty Ltd	56 Muriel Street, Redland Bay QLD 4165	Code Assessment	25/09/2014	Development Permit	6

Decisions Made Under Delegated Authority 21.09.2014 to 27.09.2014

OPW001690	Advertising Device	Category1	Outdoor Intelligence Pty Ltd	Victoria Point Lakeside Shopping Centre / Library, 7-13 Bunker Road, Victoria Point QLD 4165	Code Assessment	22/09/2014	Development Permit	6
BWP002491	Domestic Outbuilding	Category1	The Certifier Pty Ltd	8-16 Avalon Road, Sheldon QLD 4157	Code Assessment	24/09/2014	Development Permit	6
BWP002556	Design & Siting - Roofed patio	Category1	Robert Charles Peet	18 Trent Circuit, Alexandra Hills QLD 4161	Concurrence Agency Response	25/09/2014	Approved	7
BWP002520	Design & Siting - carport	Category1	Michelle Susan McFaul	54 Lawn Terrace, Capalaba QLD 4157	Concurrence Agency Response	22/09/2014	Approved	8
BWP002531	Design & Siting - Domestic Additions	Category1	Reliable Certification Services	6 Doncaster Place, Alexandra Hills QLD 4161	Concurrence Agency Response	23/09/2014	Approved	8
BWP002522	Design and Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	40 Hardy Road, Birkdale QLD 4159	Concurrence Agency Response	23/09/2014	Approved	10
BWP002525	Design & Siting - Open Carport	Category1	Building Approval South East Pty Ltd	35 David Street, Thorneside QLD 4158	Concurrence Agency Response	23/09/2014	Approved	10
BWP002536	Building Over/near relevant infrastructure - Domestic Outbuilding	Category1	The Certifier Pty Ltd	90 Thorneside Road, Thorneside QLD 4158	Concurrence Agency Response	24/09/2014	Approved	10
BWP002544	Domestic Additions	Category1	Regina Louise Albert Wesley Albert Woodroffe	86 Thomas Street, Birkdale QLD 4159	Code Assessment	25/09/2014	Development Permit	10

Decisions Made Under Delegated Authority 21.09.2014 to 27.09.2014

Category 2

MC011992	General Industry	Category2	Paul William Arnold Robyn Anne Arnold	7 Sturt Street, Dunwich QLD 4183	Code Assessment	22/09/2014	Permissible Change - Development Permit	2
OPW001691	Operational Works - Stage 1 of 6 - ROL 65 Lots (known as South East Thornlands - S E Thornlands Central)	Category2	Sheehy & Partners Pty Ltd	376-386 Boundary Road, Thornlands QLD 4164	Code Assessment	26/09/2014	Development Permit	3
MC011400	Mixed Use - Apartment Building - Vehicle Parking Station - Refreshment Establishment	Category2	Philip Murray Impey Keithrae Investments Pty Ltd As Trustee	4 Masters Avenue, Victoria Point QLD 4165	Impact Assessment	22/09/2014	Extension to Relevant Period - Approved	4
MCU013077	Outdoor Recreation Facility	Category2	Redland City Council City Spaces	Victoria Point State High School, 93-131 Benfer Road, Victoria Point QLD 4165	Impact Assessment	26/09/2014	Permissible Change - Development Permit	4
OPW001714	Combined Operational and Landscaping Works - Multiple dwelling x 6	Category2	DEQ Consulting Engineers Star Constructions Pty Ltd	24 Boat Street, Victoria Point QLD 4165	Code Assessment	26/09/2014	Approved	4
ROL005778	Boundary Realignment - 3 into 3 lots	Category2	Aria Ventures Pty Ltd Diversified Property Group Pty Ltd As Trustee	427-431 Boundary Road, Thornlands QLD 4164	Code Assessment	22/09/2014	Development Permit	6

Decisions Made Under Delegated Authority 21.09.2014 to 27.09.2014

ROL005781	Standard Format: 1 into 10 Lots	Category2	East Coast Surveys Pty Ltd	64-66 Unwin Road, Redland Bay QLD 4165	Code Assessment	22/09/2014	Development Permit	6
OPW001710	Operational Works - MCU - Renaissance Village Stage 28	Category2	Renaissance Victoria Point Pty Ltd	36-40 Bunker Road, Victoria Point QLD 4165	Compliance Assessment	26/09/2014	Approved	6
OPW001711	Landscaping - Renaissance Village - Stage 28	Category2	Renaissance Victoria Point Pty Ltd	36-40 Bunker Road, Victoria Point QLD 4165	Compliance Assessment	24/09/2014	Approved	6
OPW001704	Multiple Dwellings x 7	Category2	DEQ Consulting Engineers Star Constructions Pty Ltd	184 Thorneside Road, Thorneside QLD 4158	Code Assessment	26/09/2014	Compliance Certificate	10

Decisions Made Under Delegated Authority 28.09.2014 to 04.10.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
OPW001693	Revetment Wall - Remediation Works (Smart Eda)	Category1	Redland City Council (Project Delivery Group)	13 Voyagers Court, Cleveland QLD 4163	Code Assessment	29/09/2014	Development Permit	2
OPW001706	Advertising Device	Category1	Antony James Gerrard	The Anchorage, 112 Dickson Way, Point Lookout QLD 4183	Code Assessment	29/09/2014	Development Permit	2
BWP002519	Domestic Additions	Category1	Building Code Approval Group Pty Ltd	40-42 Masthead Drive, Cleveland QLD 4163	Code Assessment	02/10/2014	Development Permit	2
BWP002527	Design & Siting - Dwelling	Category1	Bartley Burns Certifiers & Planners	1 Kinsail Court, Cleveland QLD 4163	Concurrence Agency Response	29/09/2014	Approved	2
BWP002541	Design & Siting - Swimming Pool	Category1	Queensland Pool Approvals	19 Welsby Street, Dunwich QLD 4183	Concurrence Agency Response	30/09/2014	Approved	2
BWP002542	Design & Siting - Deck	Category1	Joanne Danielle Middleton	15 Bollard Court, Cleveland QLD 4163	Concurrence Agency Response	30/09/2014	Approved	2
BWP002538	Design & Siting - Dwelling	Category1	Javica Property Solutions Pty Ltd	4 Poppy Street, Thornlands QLD 4164	Concurrence Agency Response	30/09/2014	Approved	4
ROL005803	Standard Format 1 into 2	Category1	Javica Property Solutions Pty Ltd	55 King Street, Thornlands QLD 4164	Code Assessment	29/09/2014	Development Permit	4
ROL005806	Standard Format 1 into 2	Category1	Javica Property Solutions Pty Ltd	12 Poppy Street, Thornlands QLD 4164	Code Assessment	01/10/2014	Development Permit	4
ROL005809	Standard Format 1 into 2 Lots	Category1	Javica Property Solutions Pty Ltd	14 Poppy Street, Thornlands QLD 4164	Code Assessment	02/10/2014	Development Permit	4

Decisions Made Under Delegated Authority 28.09.2014 to 04.10.2014

MCU013286	Dwelling House	Category1	MI Design Group	24 Island View Road, Russell Island QLD 4184	Code Assessment	02/10/2014	Development Permit	5
ROL005796	Standard Format - 1 into 2 Lots	Category1	David Jon Bradley Lisa Maree Bradley	19-23 Broadwater Terrace, Redland Bay	Code Assessment	29/09/2014	Development Permit	5
OPW001705	Advertising Device	Category1	Powercat Developments Pty Ltd	101 Valley Way, Mount Cotton QLD 4165	Code Assessment	29/09/2014	Development Permit	6
BWP002516	Domestic Outbuilding	Category1	The Certifier Pty Ltd	36 Pioneer Road, Sheldon QLD 4157	Code Assessment	02/10/2014	Development Permit	6
BWP002539	Design & Siting - Dwelling House	Category1	Philip Unwin	5 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	30/09/2014	Approved	6
SB005229	Standard Format Reconfiguration - 2 into 32 lots (plus blanace lot for Stage 1) also refer to SB005485	Category1	G W Clegg & Company	630-636 Main Road, Wellington Point QLD 4160	Code Assessment	01/10/2014	Permissible Change - Development Permit	8
OPW001351	Combined Operational and Landscaping Works - Dual occupancy	Category1	JDC Designs & Planning Satinder Pal Singh	93 Allenby Road, Wellington Point QLD 4160	Compliance Assessment	01/10/2014	Extension to Relevant Period - Approved	8
BWP002484	Building over/near relevant infrastructure - Shed.	Category1	DBR Building Certification	9 Cherry Street, Wellington Point QLD 4160	Concurrence Agency Response2	03/10/2014	Approved	8

Decisions Made Under Delegated Authority 28.09.2014 to 04.10.2014

BWP002553	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	17 Radunz Place, Birkdale QLD 4159	Concurrence Agency Response	30/09/2014	Approved	8
BWP002547	Design & Siting - Additions to existing house	Category1	James P Elder	111 Howlett Road, Capalaba QLD 4157	Concurrence Agency Response	03/10/2014	Approved	9
MCU013302	Combined Dual Occupancy and Standard Format with CTS	Category1	Statewide Survey Group Pty Ltd Consulting Surveyors	22-24 Thomas Street, Birkdale QLD 4159	Code Assessment	01/10/2014	Development Permit	10
BWP002549	Design & Siting - Carport	Category1	Bartley Burns Certifiers & Planners	35 Bates Drive, Birkdale QLD 4159	Concurrence Agency Response	30/09/2014	Approved	10
Category 2								
OPW001721	Prescribed Tidal Works - Pontoon	Category2	Yanping Liu	The Flagship On Waterloo Bay, Unit 4/18 Mainsail Street, Birkdale QLD 4159	Code Assessment	01/10/2014	Development Permit	0
OPW001519	Operational Works - Multiple Dwelling x 6	Category2	Beacon Hill Properties Pty Ltd	27 Freeth Street East, Ormiston QLD 4160	Compliance Assessment	29/09/2014	Permissible Change - Compliance Certificate	1
OPW001712	Operational works - MCU - Multiple dwelling x 5 - Smart Eda	Category2	522 Main Pty Ltd As Trustee	522 Main Road, Wellington Point QLD 4160	Code Assessment	01/10/2014	Compliance Certificate	1
OPW001703	Operational Works - ROL 1 into 3 lots	Category2	Geoffrey Hamilton	12-16 Wilson Esplanade, Redland Bay QLD 4165	Code Assessment	30/09/2014	Development Permit	5
SB005485	Standard Format (1 into 10 lots and park) also relates to SB005485	Category2	Sutgold Pty Ltd	8 Nelson Road, Wellington Point QLD 4160	Impact Assessment	01/10/2014	Permissible Change - Development Permit	8

Decisions Made Under Delegated Authority 28.09.2014 to 04.10.2014

OPW001719	Operational Works - Domestic Driveway Crossover	Category2	Matthew Craige Wallace	96 Killarney Crescent, Capalaba QLD 4157	Code Assessment	29/09/2014	Development Permit	9
MCU013025	Combined Shops and Refreshment Establishment	Category2	Dragon Vista Pty Ltd As Trustee	Birkdale Fair Shopping Centre, 2-12 Mary Pleasant Drive, Birkdale QLD 4159	Code Assessment	30/09/2014	Permissible Change - Development Permit	10
OPW001713	Operational works - 1 into 2 - Smart Eda	Category2	Geoffrey Hamilton	19 Badgen Road, Birkdale QLD 4159	Code Assessment	29/09/2014	Development Permit	10

Decisions Made Under Delegated Authority 05.10.2014 to 11.10.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002169	Design & Siting - Deck	Category1	The Certifier Pty Ltd	7 Cronin Drive, Wellington Point QLD 4160	Concurrence Agency Response	07/10/2014	Development Permit	1
BWP002437	Design & Siting - Swimming Pool & Privacy Screen	Category1	Complete Building Certification	1 Edie Terrace, Wellington Point QLD 4160	Concurrence Agency Response2	08/10/2014	Approved	1
ROL005800	Standard format - 2 into 3	Category1	Winsbar Pty Ltd	35 Bibury Street, Wellington Point QLD 4160	Code Assessment	10/10/2014	Development Permit	1
OPW001722	Filling and Excavation associated with ROL 1 into 24 (fill storage)	Category1	Structerre Consulting Engineers	223-231 Wellington Street, Ormiston QLD 4160	Code Assessment	07/10/2014	Development Permit	1
MC011290	Dwelling House	Category1	Ben Thomas Architects	46 Seacrest Court, Cleveland QLD 4163	Impact Assessment	09/10/2014	Extension to Relevant Period Approved	2
BWP002548	Design & Siting - Domestic Additions- Roofed Deck	Category1	JDC Designs & Planning	39 Longland Street, Cleveland QLD 4163	Concurrence Agency Response	07/10/2014	Approved	2
BWP002550	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	20 Erobin Street, Cleveland QLD 4163	Concurrence Agency Response	07/10/2014	Approved	2
BWP002537	Design and Siting - Domestic Additions	Category1	Fastrack Building Certification	5 Gretchen Circuit, Thornlands QLD 4164	Concurrence Agency Response	10/10/2014	Approved	3
BWP002552	Design & Siting - Dwelling House	Category1	Javica Pty Ltd	12 Poppy Street, Thornlands QLD 4164	Concurrence Agency Response	07/10/2014	Approved	4

Decisions Made Under Delegated Authority 05.10.2014 to 11.10.2014

BWP002559	Design and Siting - Dwelling House	Category1	Shaun Michael Winks	23 Beachside Court, Victoria Point QLD 4165	Concurrence Agency Response	09/10/2014	Approved	4
MC012246	Dwelling House - SMBI	Category1	The Certifier Pty Ltd	10 Coorong Street, Macleay Island QLD 4184	Code Assessment	09/10/2014	Permissible Change - Development Permit	5
ROL005799	Combined Standard Format 1 into 2 and Operational Works	Category1	Gregory Neil Henwood	49 Mill Street, Redland Bay QLD 4165	Code Assessment	10/10/2014	Development Permit	5
BWP002563	Building Over/near relevant infrastructure - New fence on retaining wall	Category1	Patricia Ellen Adams	43 Hamilton Street, Redland Bay QLD 4165	Concurrence Agency Response2	09/10/2014	Approved	5
BWP002562	ADA - Domestic Outbuilding - Shed	Category1	Karen Elizabeth Fourie	22 Kodak Close, Thornlands QLD 4164	Code Assessment	08/10/2014	Development Permit	6
BWP002566	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	19 Radunz Place, Birkdale QLD 4159	Concurrence Agency Response	09/10/2014	Approved	8
BWP002555	Design & Siting - Carport	Category1	Bartley Burns Certifiers & Planners	21 David Street, Thorneside QLD 4158	Concurrence Agency Response	09/10/2014	Approved	10

Category 2

OPW001720	Operational Works – ROL 1 into 2	Category2	Munro Project Builders Pty Ltd Xander Structural Design Pty Ltd	56 Main Road, Wellington Point QLD 4160	Code Assessment	07/10/2014	Development Permit	1
OPW001729	Secondary Driveway Crossover	Category2	Shawn Moon	6 Courageous Court, Cleveland QLD 4163	Code Assessment	09/10/2014	Development Permit	2

Decisions Made Under Delegated Authority 05.10.2014 to 11.10.2014

OPW001725	Operational Works - Domestic Driveway Crossover	Category2	Frances Margaret Gumbley Roger Irvine Gumbley	48 Spinnaker Circuit, Redland Bay QLD 4165	Code Assessment	08/10/2014	Development Permit	5
OPW001728	Operational Works - Second Driveway Crossover	Category2	Milos Obradovic	62 Unwin Road, Redland Bay QLD 4165	Code Assessment	07/10/2014	Development Permit	5
MC012238	Dwelling House	Category2	Lai Ho	652-676 German Church Road, Redland Bay QLD 4165	Code Assessment	10/10/2014	Extension to Relevant Period Approved	6

11.3.2 APPEALS LIST CURRENT AS AT 13 OCTOBER 2014**Dataworks Filename:** Reports to Council - Planning and 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. The matter is listed for a determination on whether the amendments comprise a minor change.
	Hearing Date:	Listed for review 1 October 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:	The appellant has submitted amended plans that are considered a minor change to the application. Orders have been made by the Court outlining events and timeframes. The parties must attend a without prejudice meeting by 5 December 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:	Listed for review 5 November 2014.

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 until 4 December 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:		Meeting of the experts to be held by 3 October 2014. Final Mediation to be held by 7 November 2014.

6.	File Number:	Appeal 2630 of 2014 (MCU012906)
Applicant:		Jackson & others
Application Details:		Material Change of Use for a Cemetery
Appeal Details:		Submitter appeal against approval.
Current Status:		Parties are to attend a mediation by 17 October 2014.

7.	File Number:	Appeal 33 of 2014 (BWP002436)
Applicant:		Simonds Homes
Application Details:		Building work near relevant infrastructure
Appeal Details:		Applicant appeal against conditions of concurrence agency. Matter heard by a building and development committee.
Current Status:		Matter settled by consent on 19 September 2014.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

**11.3.3 SMALL DWELLING HOUSES ON SOUTHERN MORETON BAY ISLANDS –
POL-1734 AND GL-1734****Datworks Filename:** POL-1734 and GL-1734**Attachments:** [Corporate Policy 1734 - Amenity and Aesthetics \(as amended\)](#)
[Guideline Document 1734 - Amenity and Aesthetics \(as amended\)](#)**Authorising Officer:****Louise Rusan
General Manager Community & Customer Services****Responsible Officer:** David Jeanes
Group Manager City Planning and Assessment**Author:** Callan Langlands
Strategic Planner City Planning & Assessment

PURPOSE

The purpose of this report is to:

1. Provide an overview of proposed changes to the planning and assessment provisions relating to small detached dwelling houses on the Southern Moreton Bay Islands to be included in Statutory POL-1734 and GL-1734; and
2. Seek Council approval to adopt the recommended changes to Statutory POL-1734 and GL-1734, to include additional provisions requiring the assessment of island residential amenity and character for small detached dwelling houses on the Southern Moreton Bay Islands.

BACKGROUND

The issue of dwelling house size on the Southern Moreton Bay Islands (SMBI) was recently raised by the divisional Councillor at a recent Council workshop. Concerns were expressed regarding the size and design of a recently constructed dwelling on the Islands, which had a total internal area of approximately 20m², and its potential impact on the amenity and character of the area. Recognising the large number of vacant residential lots on the Islands and the relatively cheap land prices compared to other parts of South-East Queensland, there was concern that this form of development could become increasingly prevalent.

In response to these matters, Councillors requested officers investigate the introduction of new planning and assessment provisions, requiring dwelling houses below a certain size to be subject to an application to Council to assess their potential impact on the Islands residential character and amenity.

The new application and assessment requirements would be administered through Council's Amenity and Aesthetics Policy POL-1734, established under Schedule 7 of

the *Sustainable Planning Regulations 2009*, rather than through the planning scheme.

ISSUES

Amenity impacts

Over many years, Council has continually sought to address the long standing planning issues on the Islands. This has included the acquisition of several thousand lots unsuitable for development, improving services and facilities and seeking to provide greater certainty to land owners regarding development opportunities and promotion of Island amenity and character.

Recent examples of very small detached dwellings that fail to address established built form principles have the potential to adversely impact on the island residential character to the detriment of the Island community. Recognising the large number of vacant lots and relatively cheap land prices throughout SMBI, this form of development could become increasingly prevalent, potentially eroding amenity and character of the islands and prejudicing the achievement of the Island vision established in the SMBI Community Plan 2030.

To ensure that an appropriate level of protection for the island's residential amenity is maintained, it is proposed to introduce additional provisions to require an amenity and aesthetic assessment under Statutory POL-1734 for dwelling houses that do not meet the minimum dwelling size on the Bay Islands. Consideration of the amenity and aesthetics impacts of such developments will assist in protecting the Island's amenity.

Social impacts

At this time the Southern Moreton Bay Islands are the most socio-economically disadvantaged area of the Redlands.

The cost of housing throughout the Southern Moreton Bay Islands on average is very low, with some of the cheapest housing product in South East Queensland. Conversely, transport costs are relatively high and coupled with limited job opportunities and community services, significantly adds to the cost of living for island residents.

The very low average housing price on the Islands has the potential effect of concentrating social disadvantage to the area, attracting residents purely based on price point that are then faced with limited job opportunities and high transport costs. The potential for increased numbers of small houses designed at minimum cost that may not incorporate good practice design principles has the potential to impact on existing residential character and amenity and may increase the level of socio-economic disadvantage.

Recognising the large number of vacant lots throughout the SMBI, the provision of poorly designed small housing products potentially prejudicing the island character and amenity could also impact on the economic development of the islands and in particular the establishment of new uses such as bed and breakfasts and eco-tourism etc.

Based on these matters, it is considered appropriate to introduce new provisions which will assist in ensuring that where very small houses are proposed, they are

subject to further assessment which will assist in ensuring island residential amenity and character is protected and does not potentially further exacerbate socio-economic issues on the Islands.

Housing choice and affordability

The promotion of increased housing choice and affordability are key planning themes in the Redlands and throughout South-East Queensland in order to promote diversity and social inclusion throughout the community.

Very small housing products however, are ideally supported by high levels of residential amenity and access to services and facilities which together compensate for the smaller living space provided in small houses. The Bay Islands at this time have limited services and facilities that would generally not support the establishment of very small houses. However where a small house is proposed the new provisions will simply ensure its design and appearance does not compromise the existing residential amenity and character of the SMBI.

OVERVIEW OF CHANGES

In accordance with Schedule 7 of the *Sustainable Planning Regulations 2009*, Council may, by resolution or in the planning scheme, declare that the amenity and aesthetic impact of certain building work be assessed as part of a Concurrence Agency Referral to Council. As discussed at a recent Councillor workshop dated 9 October 2014, it is proposed to amend Council's Statutory Policy 1734 – Amenity and Aesthetics to include additional provisions (Item 3) requiring the lodgement of an application for small dwelling houses on the Southern Moreton Bay Islands. The amended Statutory Policy 1734 is attached for reference and adoption.

Where a dwelling house is proposed on the Bay Islands that does not exceed the minimum dwelling size as prescribed by Council's Statutory Policy 1734 – Amenity and Aesthetics, the application must be referred to Council (as a concurrence agency) for an amenity and aesthetics assessment prior to any building work decision notice being determined by the Building Certifier (either private or Council).

It is proposed to establish a minimum dwelling size of 60m², excluding carport/garage and veranda areas.

In addition to amending Statutory Policy 1734, it is necessary to amend the accompanying guideline GL-1734, which includes assessment guidance to the policy. The amended guideline GL-1734 is attached for reference and adoption.

Additional administrative changes to both the Statutory Policy and Guideline have also been made to reflect current legislation and terminology. Further review of the Statutory Policy and Guideline may be necessary following the commencement of the new planning scheme.

The proposed amendments to include small dwelling houses below 60m² under Statutory Policy-1734 Amenity and Aesthetics will also require a change to be made to Council's current fees and charges schedule (as shown in the table below) to include reference to a Concurrence Agency Referral for a dwelling house below the minimum size on the Southern Moreton Bay Islands.

Page	Description	Unit	14/15 Base Charge \$	G S T	14/15 Final Charge \$	Type
Building Services						
14	... Concurrence Agency Fees Amenity and Aesthetics (dwelling house <60m ² on SMBI) per referral	... 510.00		... 510.00	...

STRATEGIC IMPLICATIONS

Legislative Requirements

Proposed changes to Statutory Policy POL-1734 and Guideline GL-1734 Amenity and Aesthetics to include an additional item for concurrence referral may only be carried out by way of Council resolution. This report seeks Council's resolution to carry out the amendments to the policy and guideline, thus satisfying legislative requirements.

Future development for the purpose of a detached dwelling house below 60m² in area on the SMBI will be subject to a Concurrence Agency Referral for an amenity and aesthetics assessment in accordance with Schedule 7 of the *Sustainable Planning Regulations 2009*. In assessing such applications, Council is to consider the amenity and aesthetic impact of the proposal having regard to whether the development would:

- i. have an extreme adverse effect on the amenity, or likely amenity, of the locality;
or
- ii. be in extreme conflict with the character of the locality.

Risk Management

Recognising the increasing issue of housing affordability, the significant supply of vacant residential land on the SMBI and the relatively cheap land costs comparative to the remainder of the City, the trend to smaller housing is likely to increase. Introducing the new provisions will assist in ensuring residential amenity and character of the Islands is not potentially prejudiced.

It is noted that the introduction of the new provisions will increase costs to the applicant in terms of additional application fees. However the impact of the additional fees is considered relatively minor in terms of overall land and building costs. Similarly ensuring the residential amenity and character of the islands is protected will not only benefit in the long term the Island community but also the applicant.

Financial

The inclusion of an additional concurrence agency referral to Council does introduce further costs to the land owner. In addition, it will increase the income collected from application fees. At this time it is expected that the number of applications will be

small having a limited impact on income. The imposition of additional cost to the landowner, while not desirable, will ensure the island residential amenity and character is better protected.

People

Staff resourcing required for the assessment of future concurrence agency referrals required as a result of the amendments will be drawn from the Planning and Assessment Group. It is anticipated that the Group will have sufficient capacity to carry out the assessment of future concurrence agency referrals, given the limited number of additional applications expected.

Environmental

Proposed changes to POL-1734 and GL-1734 will not have any environmental impacts.

Social

As discussed in the Issues section to this report, the provision of very small poorly designed dwelling houses throughout SMBI has the potential to prejudice the residential amenity and character increasing the concentration of social disadvantage on the Islands. The proposed changes will assist in alleviating these concerns.

Alignment with Council's Policy and Plans

The proposed changes to POL-1734 and GL-1734 align with Council's existing policies and plans. The amendment of the policy and guideline to address potential amenity and aesthetic impacts of very small dwelling house impacts on the Islands is consistent with the aim to preserve the established character and amenity of the City.

CONSULTATION

The proposed amendments have been developed through consultation within the City Planning and Assessment Group, including the Strategic Planning Unit and Building Services Unit, and the Redlands Planning Scheme Drafting Team.

OPTIONS

1. That Council resolves to:
 - a. Adopt the proposed changes to both Statutory POL-1734 and GL-1734 to include small dwelling houses below 60m² in size (excluding garages/carports and verandas) on SMBI as detailed in Attachment 1; and
 - b. Amend the current fees and charges schedule (2014/15) to include an additional Concurrence Agency Fee category for Amenity and Aesthetics (dwelling house <60m² on SMBI).
2. That Council resolves to not proceed with all, or part, of the amendments to Statutory POL-1734 and GL-1734 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 proposed changes to both Statutory POL-1734 and GL-1734 to include small dwelling houses below 60m² in size (excluding garages/carports and verandas) on SMBI as detailed in Attachment 1; and
2. Amend the current fees and charges schedule (2014/15) to include an additional Concurrence Agency Fee category for Amenity and Aesthetics (dwelling house <60m² on SMBI).

Amenity and Aesthetics

Head of Power

This declaration has been made under **Chapter 4 Section 32 of the Building Act, 1975 Schedule 7, Table 1, Item 17 of the Sustainable Planning Regulations** (as amended). This declaration does not apply to building work subject to an application for a Material Change of Use (MCU) approval.

Policy Objective

To address the community's expectations on neighbourhood amenity throughout the **Shire City** and to ensure that buildings and structures are in character with the locality in which they are to be erected with regard to scale, siting and external design. A guideline which outlines the assessment criteria has been prepared to support this policy.

Declaration

Council hereby declares under **Chapter 4 Section 32 of the Building Act, 1975 Schedule 7, Table 1, Item 17 of the Sustainable Planning Regulations** (as amended) that an application must be referred to Council [as a concurrence agency] for an Amenity and Aesthetics assessment, together with the relevant fee being paid, to Council prior to any building work decision notice being determined by the Private or Council Certifier for the following items, that Council considers may have an extremely adverse effect on the amenity or likely amenity of a locality or may be in extreme conflict with the character of a locality -

Item 1

Shipping containers and railway carriages that may be used for Class 10a purposes.

Item 2

Single detached Class 1a and 10a buildings that have been removed from other site/property and then transported and reconstructed onto premises within the Redland **City Shire**.

Item 3

Single detached Class 1a buildings with a total area less than 60m² (excluding garage/carport and verandas) on the Southern Moreton Bay Islands.

Note -

- The guideline GL-1734 provides assessment guidance to this policy.
- The Domestic Outbuilding Code in the Redlands Planning Scheme will provide assessment guidance for Item 1.
- The Corporate Policy **TPSP-5 POL-3014** – Removal Buildings and Dwellings Policy and the Dwelling House Code in the Redlands Planning Scheme will provide assessment guidance for Item 2.

CMR Team use only

- The Zone and Dwelling House Codes in the Redlands Planning Scheme will provide assessment criteria for Item 3.

Version Information

Version number	Date	Key Changes
4	October 2014	<ul style="list-style-type: none">• Introduction of Item 3• Administrative changes

CMR Team use only

Department: Community & Customer Services
Group: City Planning & Assessment
Approved:
Date of Approval:

Effective date:
Version: 4
Review Date:
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Amenity and Aesthetics

Scope

This Guideline provides direction for teams within the ~~Assessment Services Group~~ **City Planning and Assessment Group** in assessing applications and to assist applicants in addressing performance criteria as part of an application that is referred to Council [as a concurrence agency] under ~~Chapter 4 Section 32 of the Building Act, 1975~~ **Schedule 7 of the Sustainable Planning Regulations 2009** (as amended) for amenity and aesthetic assessment.

Purpose

This Guideline provides support to **Corporate** Policy POL-1734 – “Amenity and Aesthetics” by providing specific outcomes to be achieved and potential solutions to how these specific outcomes can be achieved.

Actions and Responsibilities

The ~~Assessment Services Group~~ **City Planning and Assessment Group** is responsible for the assessment of ~~Section 32~~ amenity and aesthetic applications that are referred to Council [as a concurrence agency] and for providing written advice on the request to the certifier within the timeframe nominated in ~~Schedule 4-15~~ of the ~~Integrated Planning Regulation 1998~~ **Sustainable Planning Regulations 2009**.

The ~~Section 32~~ application that is referred to Council [as a concurrence agency] does not apply to building work subject to an application for a Material Change of Use (MCU) approval.

Reference Documents

This Guideline has been developed to support the application or administration of the **Statutory Corporate** Policy POL-1734 – “Amenity and Aesthetics”.

Associated Documents

Other associated documents may include:

- BCA Vol 2, Part 3.1.2.0 – Drainage (AS 3500.3.2)
- AS 3500, Part 3.2, Stormwater Drainage – Acceptable Solutions
- Redlands Planning Scheme – Zone and Overlay Codes
- Redlands Planning Scheme – Dwelling House Code, **and** Domestic Outbuilding Code **and** **Development Near Underground Infrastructure Code**
- **Building Regulation 2006**
- ~~Integrated Planning Regulation 1998~~
- **Sustainable Planning Act 2009**

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Assessment Criteria for Amenity and Aesthetic Applications referred to Council for a concurrence agency response

ITEM 1 – Shipping Containers and Railway Carriages

Outcome

To ensure placing of a shipping container(s) and railway carriage(s) respects and enhances the built form, amenity and character of the neighbourhood with regard to scale, siting and external design.

Specific Outcomes	Probable Solutions
The design, siting and materials of the structure is in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone and overlay designations for the locality as contained in the Redlands Planning Scheme.	No probable solution identified. Note – The overall outcomes, specific outcomes and probable solutions in the applicable Zone, Overlay and Domestic Outbuilding Code will assist in establishing and addressing the character and amenity of the surrounding area.

ITEM 2 – Removal Buildings and Dwellings

Outcome

To ensure the siting and design of a removal building and dwelling, respect and enhance the built form, amenity and character of the neighbourhood with regard to scale, siting and external design.

Specific Outcomes	Probable Solutions
The design, siting and materials of the removal building or dwelling is in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone and overlay designations for the locality as contained in the Redlands Planning Scheme.	No probable solution identified. Note – The overall outcomes, specific outcomes and probable solutions in the applicable Zone, Overlay and Dwelling House Code will assist in establishing and addressing the character and amenity of the neighbourhood. Reference to Corporate Policy POL-3061 – Removal Buildings and Dwellings Policy is also required.

ITEM 3 – Dwelling Houses <60m² on SMBI

Outcome

To ensure the siting and design of dwelling houses respect and enhance the built form, amenity and character of the Southern Moreton Bay Islands with regard to scale, siting and external design.

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guideline document

Specific Outcomes	Probable Solutions
The design, siting and materials of the dwelling is in keeping with the amenity and character of the surrounding neighbourhood and the overall outcomes of the zone and Dwelling House Codes for the locality as contained in the Redlands Planning Scheme.	No probable solution identified. Note – The overall outcomes, specific outcomes and probable solutions in the applicable Zone and Dwelling House Codes will assist in establishing and addressing the character and amenity of the neighbourhood.

Document Control

- Only the Approved Holder or designated person can make amendments to this document. All requests to change the content of this document using the Improvement Action Form (RSC-F-1801) should be forwarded to the person nominated on this document's cover page.
- The RSC Officer authorised to approve the use of this document (nominated on the cover page), must approve all amendments to this document prior to its release.
- Approval for amendments is indicated by the nominated Officer's signature on the cover page of the document. IMS Manuals, Procedures and /or Work Instructions not exhibiting the relevant signature of approval should not be utilised by RSC staff.
- This document is subject to ongoing Management Review. As part of the continual improvement and improvement action processes, all amendments to this document must be recorded in the "Change Details" table at the start of this document.
 - Only the General Manager Community and Customer Services can approve amendments to this guideline. Please forward any requests to change the content of this document to the Manager
 - Approved amended documents must be submitted to the Corporate Meeting & Registers to place the document on the Policy, Guidelines and the Procedures Register.

Version Information

Version No.	Date	Key Changes
4	October 2014	<ul style="list-style-type: none">• Legislation referenced• Inclusion of Item 3 – Dwelling Houses <60m² on SMBI• Document control measures• Administrative changes

CMR Team use only

Department: Community & Customer Services
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Approval Date:

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**11.4 PORTFOLIO 5 (CR PAUL GLEESON)
INFRASTRUCTURE & OPERATIONS****11.4.1 PARK NAMING REQUEST - NOEL BARKER PARK****Dataworks Filename:** P&R Parks & Reserves – P&R Naming**Attachment:** [Locality Map Noel Barker Park](#)**Authorising/Responsible Officer:****Lex Smith
Acting General Manager Infrastructure &
Operations****Author:****Annette Henderson
Support Officer Public Place Projects Unit****PURPOSE**

The purpose of this report is to recommend that the foreshore land at 11 Church Street, Victoria Point is named “Noel Barker Park”. This park naming is to recognise Dr Barker’s eminence and outstanding contribution associated with the Redlands community.

BACKGROUND

A request has been received via the Divisional 4 Councillor from the community, requesting that the foreshore land at 11 Church Street, Victoria Point (Lots 5 and 6 on RP 102509 - refer Attachment - Locality Map) known to Council as Wilson Street Foreshore, Victoria Point, be named “Noel Barker Park”.

Dr Noel Barker’s family has requested the park be named ‘Noel Barker Park’ and not ‘Dr Noel Barker Park’.

ISSUES

This request has been assessed and is in accordance with Council’s park naming policy (POL-3068) which states that *conservation parks can be named or renamed to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community such as:*

- provided extensive community service.

Council has received detailed history of Dr Noel Barker from a member of his family who supports the request.

Noel’s parents resided in Victoria Point where Noel and his siblings attended the Victoria Point State School. Noel graduated from the University of Queensland Medical School in 1975 and in 1978 he returned to serve the people Redlands as a Medical doctor.

Since that time, Noel has worked tirelessly as a Medical Doctor and it was common practice for him to voluntarily work late into the evenings and weekends.

For 28 years, Noel had his own practice in Victoria Point and was still working full time until his sudden and unexpected death in August of this year.

Noel's love and support for the Redlands community is evidenced through his continuous contribution through medicine.

However, he was also a supporter of the arts and his office and home were adorned with the work of local artists. In addition to this, he supported and contributed to local schools, the PCYC and local church community.

STRATEGIC IMPLICATIONS

Legislative Requirements

This request is in accordance with Council's park naming policy (POL-3068) and Local Law Policy No. 15 (Parks and Reserves).

The policy states:

Item 4 Conservation parks and pathways to be permitted to be named or renamed after person/s whom the community highly recognises.

Risk Management

There are no risks involved in naming parkland "Noel Barker Park".

Financial

The naming of the park would involve a financial implication of approximately \$1,000 for the supply and installation of park name signage.

The acceptance of the recommendation provided would need to be funded from Public Place Projects Unit capital budget.

People

There are no implications for staff.

Environmental

There are no environmental implications for this park naming.

Social

There is an opportunity for Council to honour a local medical professional and former resident whom the community recognises and holds in high regard.

Alignment with Council's Policy and Plans

Redlands 2030 Community Plan, which outlines the Council vision outcomes and goals including:

- 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.

This park naming request is in accordance with Council's park naming policy (POL-3068) and Local Law Policy No. 15 (Parks and Reserves).

CONSULTATION

- Division 4 Councillor;
- Parks and Conservation Services Manager;
- Principal Advisor Policy and Strategy; and
- The Barker Family through the Divisional Councillor.

OPTIONS

1. To tribute name the land at 11 Church Street, Victoria Point (Lots 5 and 6 on RP102509) as “Noel Barker Park” for Dr Barker’s outstanding contribution associated with the Redlands community.
2. Council reject the park naming request for the land at 11 Church Street, Victoria Point (Lots 5 and 6 on RP 102509) and advise the requester.

OFFICER’S RECOMMENDATION

That Council resolves to tribute name the land at 11 Church Street, Victoria Point (Lots 5 and 6 on RP 102509) as “Noel Barker Park” for Dr Barker’s outstanding contribution associated with the Redlands Community.



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 BISHOP****14.1.1 CIRCULATION OF INFORMATION**

On 21 October 2014, in accordance with s.7(3) *Redland City Council Meeting Standing Orders*, Cr Bishop gave notice that he intends to move as follows:

That Council resolves to circulate information with all Councillors regarding:

- 1. Upcoming Portfolio meeting times;**
- 2. Proposed Portfolio meeting agenda items; and**
- 3. Minutes of discussions between Portfolio Leaders and officers.**

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 MEETING CLOSURE