



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 12 October 2016

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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1 DECLARATION OF OPENING

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

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

Cr K Williams	Mayor
Cr W Boglary	Deputy Mayor and Councillor Division 1
Cr P Mitchell	Councillor Division 2
Cr P Gollè	Councillor Division 3
Cr L Hewlett	Councillor Division 4
Cr M Edwards	Councillor Division 5
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7 – entered at 9.38am
Cr T Huges	Councillor Division 8
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

EXECUTIVE LEADERSHIP TEAM:

Mr B Lyon	Chief Executive Officer
Mr A Ross	Acting General Manager Organisational Services
Mrs L Rusan	General Manager Community & Customer Services
Mr L Smith	Group Manager City Spaces
Mrs D Corbett-Hall	Chief Financial Officer
Ms A Daly	Head of Human Resources

MINUTES

Mrs J Parfitt	Corporate Meetings & Registers
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3 DEVOTIONAL SEGMENT

Pastor Ettiene de Wilzem, Redland Christian Reformed Church and a member of the Ministers' Fellowship led Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 RCC DISASTER PLAN HIGHLY PLACED

Redland City Council continues to demonstrate its commitment to ensuring our community is as safe as it can be from disaster level events.

Capitalising on the 2015 Resilience Australia Award for its on-line disaster plan, the Inspector General for Emergency Management Queensland has this year rated the Redland Disaster Plan as highly placed and strong in all categories.

This assessment was undertaken on Redland City Council's capacity to:

- Respond to a disaster
- Communicate with the community
- Recover from an event

- Reduce risk
- Identify Hazards, and
- Prepare for events

The Redland City Disaster Plan continues to be used by Universities across the country as a measure of best practice in planning processes – something that makes us very proud and it testament to the quality of our Disaster Operations and communications teams here at Council.

The important thing about our Disaster Plan is that it is not only the finished product that is important, it is collaboration, consultation and community involvement that makes it one of Australia's best planning processes.

Council will continue to work closely with the community through the upcoming summer to ensure levels of preparation are as strong as they can possibly be.

One of the underpinning needs of any successful disaster plan is the capacity of the community to individually and as a community to plan and prepare.

Now is the time to consider “are you ready?” You owe it to yourselves and your family to take some time in making sure you have a plan in the event of severe storm, bush fire, flooding or heat wave.

Redlanders can view their own suburb or island or read the fuller plan on line at www.redlanddisasterplan.com.au or share your views with our disaster team via email at emergency@redland.qld.gov.au

4.2 MAYORAL PRAYER BREAKFAST

I am pleased to report that the annual Mayoral Prayer Breakfast goes from strength to strength, with this year's event by far the most successful yet.

Since the Breakfasts were instigated by former Mayor Don Secombe in 2004, they have raised well over \$120,000 for school chaplaincy services in the Redlands.

In the five breakfasts I have hosted as Mayor since 2012 we have raised more than half that amount.

This year's event – which was held on 26 August and once more was a sell-out - raised \$16,155.59 for school chaplaincy.

We could never have achieved this without once again the wonderful support of sponsors, our business community, schools, churches and the community.

Guest speaker was academic and scientist Dr Ron Neller who spoke about how people can be both a scientist and a Christian.

A special vote of thanks must go to the Breakfast organising committee - Pastor Glenn Gray, Alan Lucas, Ken Mihill and Alison Kingdom from Scripture Union and, of course, our wonderful events team who once again ensured the event went off without a hitch.

I would like to take this opportunity to publicly thank our Sponsors for 2016 Mayoral Prayer Breakfast, many of whom have supported the event for several years:

Diamond Sponsor -

Lee's Liquid Waste

(Lee's Liquid Waste also donated a further \$3000 after the event for a total contribution of \$10,000)

Gold Sponsor

Renaissance Retirement Living

Silver sponsors -

Certified Roofing
Redlands Sporting Club
Frederiks Accountants

Bronze Sponsors -

Albert Benfer
Champions Church
Redlands RSL
Remax Bayside Properties
Beautiful Illusions
Vision Christian Media
Hoppy's Car Wash

Alison Kingdom, Scripture Union's Field Development Manager for Brisbane South and Organising Committee member was called to come forward to receive the cheque for this year's MPB proceeds (the cheque was for \$15,755.59. \$400 in cheques were paid to Scripture Union on the day directly so total raised this year was \$16,155.59).

4.3 OLYMPIC ATHLETE PRESENTATION – DANIEL FOX

One of our City's favourite sons, Daniel Fox, has recently returned home after a podium finish at the 2016 Rio Paralympic Games.

Born and raised in Cleveland, Daniel is a two-time Paralympian, representing Australia in London in 2012 and Rio last month, where he added a bronze to his impressive collection of medals and records.

An experienced international campaigner, Daniel competed in three events in Rio last month, achieving a podium finish in his pet event, the Men's S14 200m Freestyle.

He also placed 6th in the final of the Men's 100m Backstroke and 4th in his heat of the Men's 200m Individual Medley. What a fantastic result – congratulations Daniel.

Since learning to swim as a toddler, Daniel's swimming has gone from strength to strength.

He stepped up to top competition in 2009, debuting for Australia at the Global Games the same year, where he won three gold and two silver medals.

He followed this with a second in the 200m freestyle at the 2010 World Championships and went one better with a gold medal in the 200m freestyle at the Montreal World Championships.

Daniel continued his record of international medal-winning swims for 200m freestyle, winning silver at the 2012 London Paralympics, gold at the 2013 IPC Swimming World Championships. He also set a world record at the 2014 Glasgow Commonwealth Games.

His strong performance at the Swimming Australia Grand Prix in Townsville last year and the 2015 Australian Swimming Championships in Sydney guaranteed selection in the Australian team for the 2016 Paralympics.

Our city watched with great anticipation as Daniel walked onto the pool deck in Rio last month and our hearts swelled with pride as he stood on the podium to receive a bronze medal for the Men's 200m Freestyle.

I can only imagine the roar from his personal cheer squad, led by his mum and No 1 fan Julie and stepdad PJ, who travelled to Rio with Daniel's siblings and partners.

I am told there was plenty of cheer back home too, led by Aunty Allannah, who also made a special trip to Sydney with Julie to meet Daniel's flight as it returned from Rio.

Daniel, you have again proven yourself as a real Aussie champion.

Daniel received yet another accolade at the athletes' Welcome Home parade in Brisbane this week when named Ambassador for the INAS Global Games to be hosted by Brisbane in 2019.

The Games will attract more than 1000 elite athletes who have an intellectual disability.

We are incredibly proud to call you our own. On behalf of Redland City, congratulations.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 7 SEPTEMBER 2016

COUNCIL RESOLUTION

Moved by: Cr P Mitchell

Seconded by: Cr L Hewlett

That the minutes of the General Meeting of Council held 7 September 2016 be confirmed.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

Nil

7 PUBLIC PARTICIPATION

Nil

8 PETITIONS AND PRESENTATIONS

Nil

9 MOTION TO ALTER THE ORDER OF BUSINESS**9.1 MOTION TO WITHDRAW ITEM****COUNCIL RESOLUTION**

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

That Item 11.1.2 *Australia Post Contract Renewal Under Sole Supplier Exemption* (as listed on the Agenda) be withdrawn.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

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

Nil

COUNCILLOR ABSENCES DURING MEETING

Cr Elliott entered the meeting at 9.38am after completion of the Devotional Segment.

Cr Edwards left the meeting at 10.00am during Item 11.2.4 and returned at 10.03am after completion of Item 11.3.2.

Cr Mitchell left the meeting at 10.29am and returned at 10.30am during closed session.

11 REPORTS TO COUNCIL

11.1 OFFICE OF CEO

11.1.1 AUGUST 2016 MONTHLY FINANCIAL REPORT

Objective Reference: A124442
Reports and Attachments

Attachment: [August 2016 Monthly Financial Report](#)

Authorising Officer: 
Deborah Corbett-Hall
Chief Financial Officer

Responsible Officer: Leandri Brown
Finance Manager Corporate Finance

Report Author: Rose McNiven
Senior Finance Officer

PURPOSE

The purpose of this report is to note the year to date financial results as at 31 August 2016.

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.

ISSUES

Timing of general meeting in September 2016

There was only one general meeting early in September 2016 where the actual financial performance for the financial year up to the end of August 2016 could be reviewed; however it was not possible for Council's monthly close out processes, required accruals and deferrals to be completed by the date of that meeting. As such the monthly financial report for August 2016 is presented to Council at the general meeting on 12 October.

Opening balances for 2016/2017 financial year

The opening balances for the current financial year are still to be finalised and audited. As such, the financial position for the month of August may adjust over the coming months until Council receives Queensland Audit Office certification at the end of October 2016.

Carryover budget 2016/2017 – capital items

Council adopted a revised 2016/2017 budget on 24 August 2016 to accommodate capital works straddling two financial years. The attached monthly financial report for

August includes the carryover budget although as outlined above, the final audited 2015/2016 balance sheet accounts will influence the opening balances and budgeted key performance indicators in 2016/2017. Until the accounts have been finalised, the monthly financial report will reconcile to the financial management system.

STRATEGIC IMPLICATIONS

Council continued to report a strong financial position and favourable operating result at the end of August 2016.

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of August 2016:

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

The following ratios did not meet the target at the end of August 2016:

- Asset sustainability ratio; and
- Level of dependence on general rates revenue.

Council's asset sustainability ratio target is an average long term target and at the end of August 2016, Council's renewal spend on infrastructure assets was \$3.33M compared to depreciation expense on infrastructure assets of \$8.29M for the financial year to date. Council continues to focus on renewal capital works to move this long term measure upwards towards the target zone.

The level of dependence on general rates revenue ratio moves in line with the rating cycle. As this is only the second month of the financial year and rates were levied in July, the ratio is expected to settle within the target range at the end of the first quarter.

Legislative Requirements

The August 2016 financial results 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

The August 2016 financial results have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of August 2016.

People

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

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

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

CONSULTATION

Council departmental officers, Financial Services Group officers and the Executive Leadership Team are consulted on financial results and outcomes throughout the period.

OPTIONS

1. That Council resolves to note the financial position, results and ratios for August 2016 as presented in the attached Monthly Financial Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr M Edwards
Seconded by: Cr M Elliott

That Council resolves to note the financial position, results and ratios for August 2016 as presented in the attached Monthly Financial Report.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.



Monthly Financial Report

August 2016



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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 August 2016. The year to date and annual revised budget referred to in this report incorporates the changes from the budget carryovers adopted by Council on 24 August 2016.

The opening balances for the current year are still to be finalised and audited. As such, the financial position as at 31 August 2016 may adjust over the coming months until Council receives Queensland Audit Office (QAO) certification at the end of October 2016.

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)	479	9,863	10,918	1,055	11%	✓
Recurrent Revenue	254,569	49,413	48,997	(416)	-1%	🚨
Recurrent Expenditure	254,090	39,550	38,079	(1,471)	-4%	✓
Capital Works Expenditure	84,469	8,184	7,970	(214)	-3%	✓
Closing Cash & Cash Equivalents	133,470	154,477	151,953	(2,524)	-2%	🚨

Status Legend:

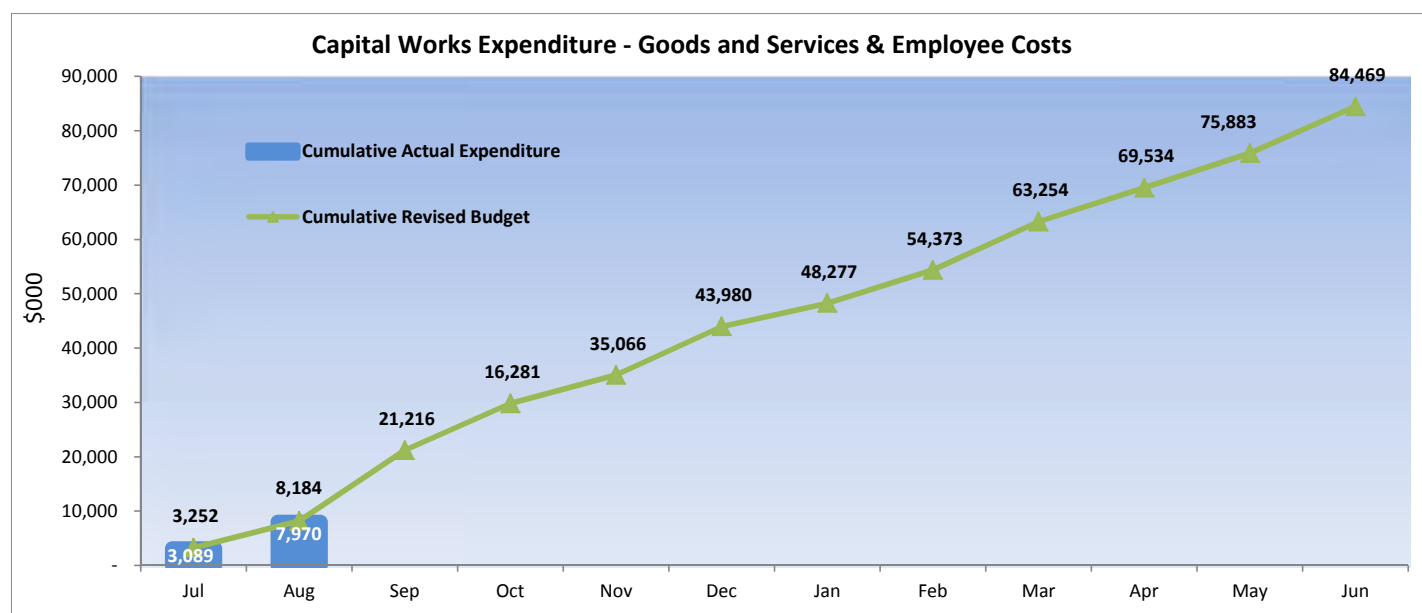
Above budgeted revenue or under budgeted expenditure	✓
Below budgeted revenue or over budgeted expenditure <10%	🚨
Below budgeted revenue or over budgeted expenditure >10%	✘

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

Council reported an operating surplus for the month of \$10.92M. The income generated from the first quarter rates levy is partially offset by \$1.10M in credits held. A favourable variance year to date in employee, contractor and bulk water purchase costs contributed to the favourable variance in recurrent expenditure. As this is only the second month of the financial year, trends will start to emerge as the first quarter progresses.

Council's financial position is based on unaudited opening balances which are subject to change until Queensland Audit Office certification is obtained.

Council's capital works expenditure is on track with year to date actual expenditure of \$7.97M, which is only \$214K below the year to date budget of \$8.18M.



2. KEY PERFORMANCE INDICATORS

Key Performance Indicators

Financial Stability Ratios and Measures of Sustainability	Target	Annual Revised Budget 2016/2017	YTD August 2016	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	0.19%	22.28%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	80.64%	40.20%	✗
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	-28.59%	-181.22%	✓
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	32.52%	39.93%	✗
Ability to Pay Our Bills - Current Ratio	Target between 1.1 & 4.1	4.10	4.20	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.04%	2.67%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$133.470M	\$151.953M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	7.78	8.36	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	1.72%	1.87%	✓
Operating Performance (%)	Target greater than or equal to 20%	17.29%	34.52%	✓
Interest Cover Ratio (%)	Target between 0% and 5%	-0.42%	-0.38%	✓

Status Legend

KPI target achieved or exceeded	✓	KPI target not achieved	✗
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The budgeted and actual results are based on unaudited opening balances which are subject to change until Queensland Audit Office certification is obtained in October 2016. The annual revised budgeted ratios for 2016/2017 include the changes from the budget carryovers adopted by Council on 24 August 2016. However, until the accounts are finalised in October, the opening balances and budgeted key performance indicators will reconcile to the financial management system and may be different to the published carryover budget.

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME

For the period ending 31 August 2016

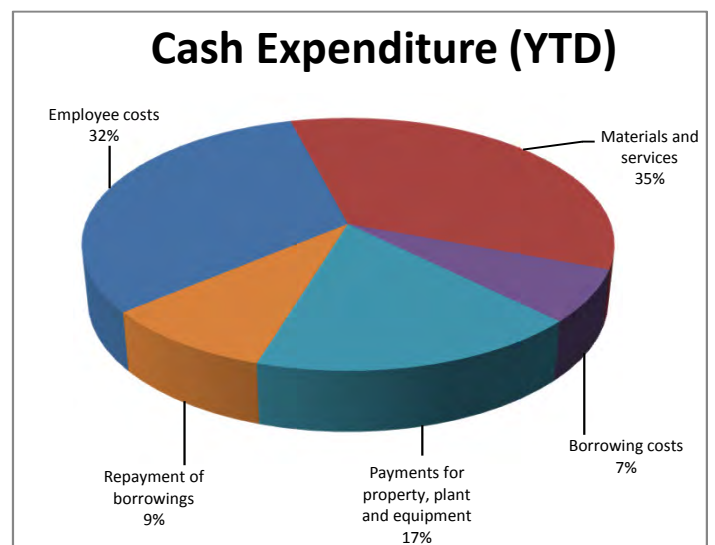
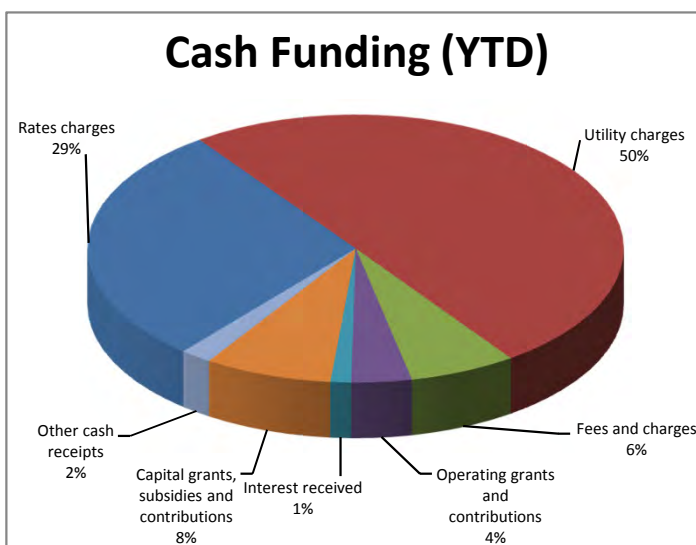
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Recurrent revenue					
Rates, levies and charges	214,758	214,758	43,542	41,814	(1,728)
Fees and charges	13,291	13,291	2,476	* 2,911	435
Rental income	811	811	132	96	(36)
Interest received	4,271	4,271	661	745	84
Investment returns	4,685	4,685	-	-	-
Sales revenue	4,030	4,030	726	701	(25)
Other income	763	763	34	288	254
Grants, subsidies and contributions	11,959	11,959	1,842	2,442	600
Total recurrent revenue	254,569	254,569	49,413	48,997	(416)
Capital revenue					
Grants, subsidies and contributions	32,248	32,448	4,248	4,632	384
Non-cash contributions	3,144	3,144	523	-	(523)
Total capital revenue	35,393	35,593	4,771	4,632	(139)
TOTAL INCOME	289,962	290,162	54,184	53,629	(555)
Recurrent expenses					
Employee benefits	80,389	80,389	14,429	13,549	(880)
Materials and services	119,315	119,315	15,846	14,756	(1,090)
Finance costs	3,758	3,758	837	* 604	(233)
Depreciation and amortisation	50,628	50,628	8,438	9,170	732
Total recurrent expenses	254,090	254,090	39,550	38,079	(1,471)
Capital expenses					
(Gain)/loss on disposal of non-current assets	289	(172)	153	(63)	(216)
Total capital expenses	289	(172)	153	(63)	(216)
TOTAL EXPENSES	254,379	253,918	39,703	38,016	(1,687)
NET RESULT	35,583	36,244	14,481	15,613	1,132
Other comprehensive income/(loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	35,583	36,244	14,481	15,613	1,132

* miscoding error corrected after end of month close.

4. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 August 2016

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	232,889	232,889	53,318	52,507
Payments to suppliers and employees	(202,780)	(202,780)	(31,005)	(33,052)
	30,110	30,110	22,313	19,455
Interest received	4,271	4,271	661	745
Rental income	811	811	132	96
Non-capital grants and contributions	11,056	11,056	1,841	2,187
Borrowing costs	(3,195)	(3,195)	(3,195)	*
Net cash inflow / (outflow) from operating activities	43,053	43,053	21,752	19,171
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(76,938)	(84,469)	(8,184)	(8,594)
Payments for intangible assets	(100)	-	-	-
Proceeds from sale of property, plant and equipment	630	1,091	-	63
Capital grants, subsidies and contributions	32,248	32,448	4,248	4,632
Other cash flows from investing activities	4,685	4,685	-	-
Net cash inflow / (outflow) from investing activities	(39,474)	(46,244)	(3,936)	(3,899)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	(4,551)	(4,551)	(4,551)	*
Net cash inflow / (outflow) from financing activities	(4,551)	(4,551)	(4,551)	(4,531)
Net increase / (decrease) in cash held	(972)	(7,742)	13,265	10,741
Cash and cash equivalents at the beginning of the year	119,449	141,212	141,212	141,212
Cash and cash equivalents at the end of the financial year / period	118,477	133,470	154,477	151,953



Total Cash Funding (Actual YTD)	60,230	Total Cash Expenditure (Actual YTD)	49,489
Total Cash Funding (Revised Budget)	287,251	Total Cash Expenditure (Revised Budget)	294,995
% of Budget Achieved YTD	21%	% of Budget Achieved YTD	17%

* miscoding error corrected after end of month close.

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 August 2016

	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual Balance \$000
CURRENT ASSETS				
Cash and cash equivalents	118,477	133,470	154,477	151,953
Trade and other receivables	25,017	25,805	* 20,754	25,634
Inventories	779	678	678	664
Non-current assets held for sale	1,309	4,278	4,278	4,278
Other current assets	1,104	2,122	4,775	8,933
Total current assets	146,686	166,353	184,962	191,462
NON-CURRENT ASSETS				
Investment property	956	1,054	1,054	1,054
Property, plant and equipment	2,293,906	2,461,807	2,425,172	2,424,820
Intangible assets	2,000	2,454	3,139	2,799
Other financial assets	73	73	73	73
Investment in other entities	10,063	5,961	5,961	5,961
Total non-current assets	2,306,999	2,471,349	2,435,399	2,434,707
TOTAL ASSETS	2,453,685	2,637,702	2,620,361	2,626,169
CURRENT LIABILITIES				
Trade and other payables	18,454	20,919	22,249	18,660
Borrowings	4,482	4,669	4,669	4,669
Provisions	7,571	12,465	13,148	12,397
Other current liabilities	2,673	2,535	4,877	9,914
Total current liabilities	33,179	40,588	44,943	45,640
NON-CURRENT LIABILITIES				
Borrowings	40,727	40,637	* 40,637	44,440
Provisions	12,143	12,350	12,415	12,590
Total non-current liabilities	52,869	52,987	53,052	57,030
TOTAL LIABILITIES	86,048	93,575	97,995	102,670
NET COMMUNITY ASSETS	2,367,637	2,544,127	2,522,366	2,523,499
COMMUNITY EQUITY				
Asset revaluation surplus	827,411	963,349	963,349	963,349
Retained surplus	1,443,724	1,472,860	* 1,463,144	1,462,400
Constrained cash reserves	96,502	107,918	95,873	97,750
TOTAL COMMUNITY EQUITY	2,367,637	2,544,127	2,522,366	2,523,499

* miscoding error corrected after end of month close.

The budgeted and actual results are based on unaudited opening balances which are subject to change until Queensland Audit Office certification is obtained in October 2016. The annual revised budgeted balances for 2016/2017 include the changes from the budget carryovers adopted by Council on 24 August 2016. However, until the accounts are finalised in October, the balances will reconcile to the financial management system and may be different to the published carryover budget.

6. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 August 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Revenue					
Rates charges	85,691	85,691	21,423	20,274	(1,149)
Levies and utility charges	132,436	132,436	22,939	22,327	(612)
<i>Less: Pensioner remissions and rebates</i>	(3,370)	(3,370)	(820)	(787)	33
Fees and charges	13,291	13,291	2,476	2,911	435
Operating grants and subsidies	11,370	11,370	1,834	2,183	349
Operating contributions and donations	589	589	9	259	250
Interest external	4,271	4,271	661	745	84
Investment returns	4,685	4,685	-	-	-
Other revenue	5,604	5,604	891	1,085	194
Total revenue	254,569	254,569	49,413	48,997	(416)
Expenses					
Employee benefits	80,389	80,389	14,429	13,549	(880)
Materials and services	119,731	119,731	15,897	14,885	(1,012)
Finance costs other	562	562	294	44	(250)
Other expenditure	398	398	85	52	(33)
Net internal costs	(814)	(814)	(136)	(181)	(45)
Total expenses	200,266	200,266	30,569	28,349	(2,220)
Earnings before interest, tax and depreciation (EBITD)	54,303	54,303	18,844	20,648	1,804
Interest expense	3,195	3,195	543	560	17
Depreciation and amortisation	50,628	50,628	8,438	9,170	732
OPERATING SURPLUS/(DEFICIT)	479	479	9,863	10,918	1,055

Levies and utility charges breakup For the period ending 31 August 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Levies and utility charges					
Refuse charges	20,903	20,903	3,484	3,422	(62)
Special charges	3,974	3,974	994	995	1
SES Separate charge	331		83	83	-
Environment levy	6,093	6,093	1,523	1,528	5
Landfill remediation charge	2,795	2,795	466	467	1
Wastewater charges	42,254	42,254	7,042	7,101	59
Water access charges	17,989	17,989	2,998	3,000	2
Water consumption charges	38,098	38,098	6,349	5,731	(618)
Total Levies and utility charges	132,436	132,436	22,939	22,327	(612)

* miscoding error corrected after end of month close.

7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 August 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Sources of capital funding					
Capital contributions and donations	29,425	29,425	3,870	4,421	551
Capital grants and subsidies	2,824	3,024	379	211	(168)
Proceeds on disposal of non-current assets	630	1,091	-	63	63
Capital transfers (to)/ from reserves	(15,839)	(14,382)	(1,742)	(3,303)	(1,561)
Non-cash contributions	3,144	3,144	524	-	(524)
Funding from general revenue	64,549	69,863	10,228	* 7,326	(2,902)
Total sources of capital funding	84,733	92,164	13,259	8,718	(4,541)
Application of capital funds					
Contributed assets	3,144	3,144	524	-	(524)
Capitalised goods and services	71,905	79,336	7,662	5,473	(2,189)
Capitalised employee costs	5,133	5,133	522	2,497	1,975
Loan redemption	4,551	4,551	4,551	* 748	(3,803)
Total application of capital funds	84,733	92,164	13,259	8,718	(4,541)
Other budgeted items					
Transfers to constrained operating reserves	(11,683)	(11,683)	(2,600)	(2,638)	(38)
Transfers from constrained operating reserves	10,321	10,321	643	366	(277)
WDV of assets disposed	919	919	153	-	(153)

* miscoding error corrected after end of month close.

8. REDLAND WATER & REDWASTE STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 31 August 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Total revenue	102,096	102,096	17,003	16,463	(540)
Total expenses	57,907	57,907	8,758	8,137	(621)
Earnings before interest, tax and depreciation (EBITD)	44,189	44,189	8,245	8,326	81
Depreciation	16,505	16,505	2,751	3,068	317
Operating surplus/(deficit)	27,684	27,684	5,494	5,258	(236)

REDLAND WATER CAPITAL FUNDING STATEMENT For the period ending 31 August 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Capital contributions, donations, grants and subsidies	6,539	6,539	1,372	1,819	447
Net transfer (to)/from constrained capital reserves	(713)	127	916	(863)	(1,779)
Other	3,065	3,065	511	-	(511)
Funding from utility revenue	7,993	9,045	344	1,273	929
Total sources of capital funding	16,883	18,775	3,143	2,229	(914)
Contributed assets	3,065	3,065	511	-	(511)
Capitalised expenditure	13,818	15,711	2,632	2,229	(403)
Total applications of capital funds	16,883	18,775	3,143	2,229	(914)

REDWASTE OPERATING STATEMENT For the period ending 31 August 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Total revenue	24,137	24,137	3,914	3,879	(35)
Total expenses	18,155	18,155	2,972	2,708	(264)
Earnings before interest, tax and depreciation (EBITD)	5,982	5,982	942	1,171	229
Interest expense	40	40	7	8	2
Depreciation	572	572	95	26	(70)
Operating surplus/(deficit)	5,370	5,371	840	1,137	297

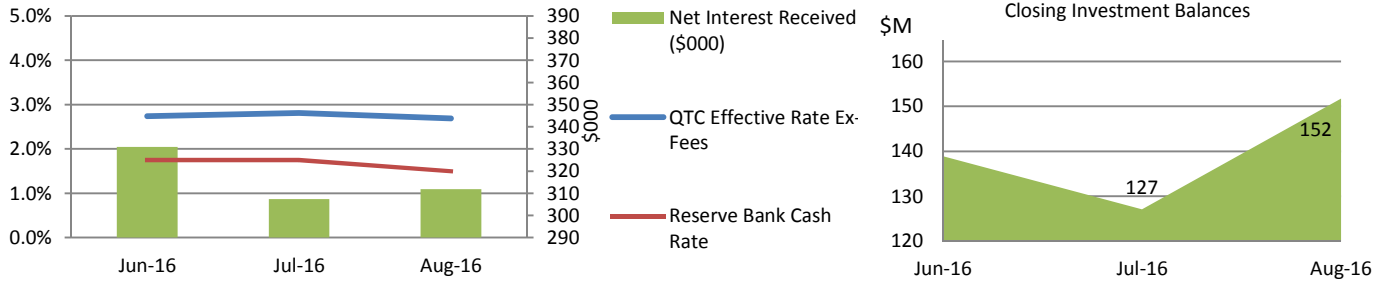
REDWASTE CAPITAL FUNDING STATEMENT For the period ending 31 August 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Funding from utility revenue	307	1,475	101	101	-
Total sources of capital funding	307	1,475	101	101	-
Capitalised expenditure	233	1,400	26	89	63
Loan redemption	75	75	75	12	(63)
Total applications of capital funds	307	1,475	101	101	-

9. INVESTMENT & BORROWINGS REPORT

For the period ending 31 August 2016

INVESTMENT RETURNS



Total Investment at End of Month was \$151.70M

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

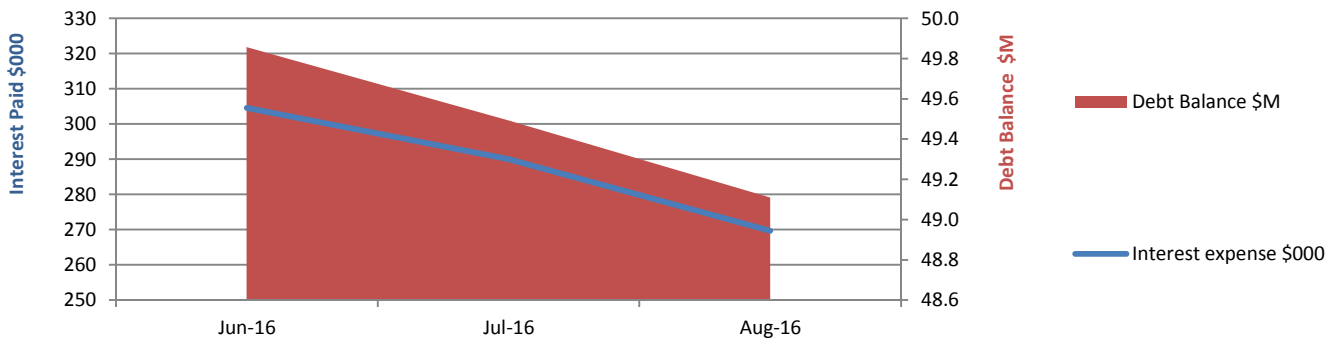
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis. The movement in investment balance is reflective of the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 1.5% in the August 2016 sitting.

Term deposit rates are being monitored to identify investment opportunities. Where such opportunities are not identified, the team ensures Council maximises its interest earnings on a daily basis by depositing surplus funds at QTC for a higher rate than is achieved from the transactional bank account.

Council adopted its revised Investment Policy in May 2016 for the 2016-17 financial year

BORROWING COSTS



Total Borrowings at End of Month was \$49.11M



The existing loan accounts were converted to fixed rate loans on 1 April 2016 in line with QTC policies. In line with Council's debt policy, debt repayment has been made *annually* in advance for 2016/2017.

Council adopted its revised Debt Policy in July 2016 for the 2016-17 financial year

10. CONSTRAINED CASH RESERVES

Reserves as at 31 August 2016	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	2,406	123	(1)	2,528
Red Art Gallery Commissions & Donations Reserve	2	-	-	2
	2,408	123	(1)	2,530
Utilities Reserve:				
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	9,900	-	-	9,900
Constrained Works Reserve:				
Parks Reserve	9,150	403	(20)	9,533
East Thornlands Road Infrastructure Reserve	674	-	-	674
Community Facility Infrastructure Reserve	1,696	146	-	1,842
Retail Water Renewal & Purchase Reserve	8,911	464	-	9,375
Sewerage Renewal & Purchase Reserve	6,516	1,349	(950)	6,915
Constrained Works Reserve-Cap Grants & Contributions	1,549	-	-	1,549
Transport Trunk Infrastructure Reserve	21,897	1,395	-	23,292
Cycling Trunk Infrastructure Reserve	5,844	340	-	6,184
Stormwater Infrastructure Reserve	5,614	296	-	5,910
Constrained Works Reserve-Opr Grants & Contributions	1,666	-	(1)	1,665
Tree Planting Reserve	64	2	-	66
	63,581	4,395	(971)	67,005
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	6,794	-	-	6,794
Environment Charge Maintenance Reserve	1,243	1,529	(333)	2,439
	8,037	1,529	(333)	9,233
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	52	(11)	41
SMBI Translink Reserve	13	-	-	13
	13	52	(11)	54
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	4,113	694	(134)	4,673
Aquatic Paradise Canal Reserve	3,685	224	(3)	3,906
Sovereign Waters Lake Reserve	438	14	(3)	449
	8,236	932	(140)	9,028
TOTALS	92,176	7,031	(1,457)	97,750

Closing cash and cash equivalents	151,953
Reserves as percentage of cash balance	64%

Opening balances for reserves are unaudited and subject to change until Queensland Audit Office certification is obtained in October 2016.

11. GLOSSARY

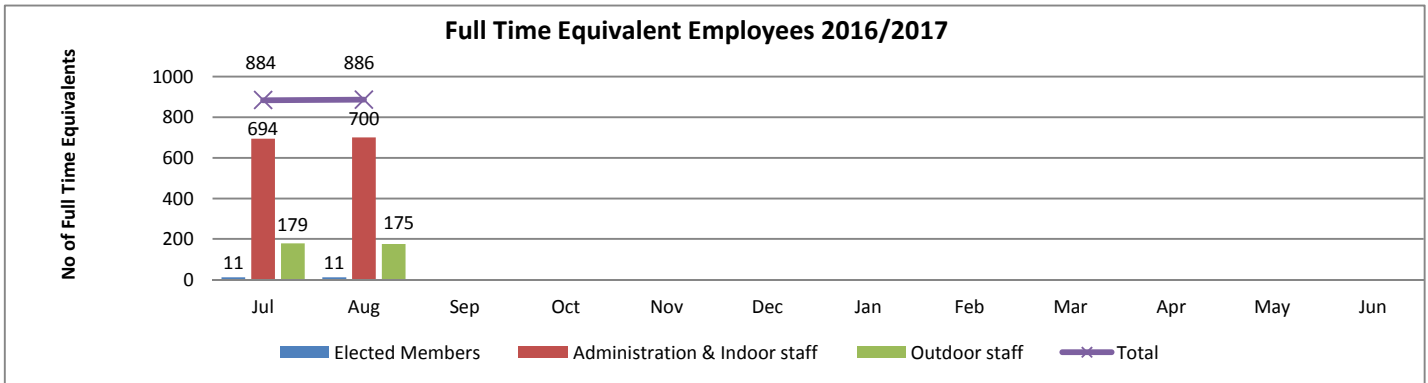
Definition of Ratios

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>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
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>	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$
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>	$\frac{\text{Total Liabilities} - \text{Current Assets}}{\text{Total Operating Revenue}}$
Level of Dependence on General Rate Revenue: <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates} - \text{Pensioner Remissions}}{\text{Total Operating Revenue} - \text{Gain on Sale of Developed Land}}$
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>	$\frac{\text{Interest Expense} + \text{Loan Redemption}}{\text{Total Operating Revenue} - \text{Gain on Sale of Developed Land}}$
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>	$\frac{\text{Net Cash from Operations} + \text{Interest Revenue and Expense}}{\text{Cash Operating Revenue} + \text{Interest Revenue}}$
Interest Cover Ratio: <i>This ratio demonstrates the extent which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$

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

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



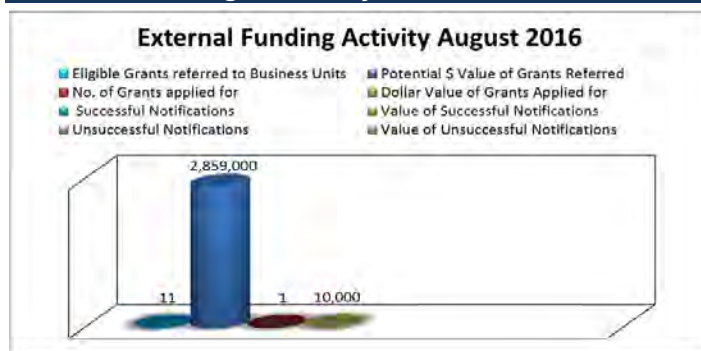
Workforce reporting - August 2016: Headcount	Employee Type						
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	Grand Total
Office of CEO	10	4	86	11	10	4	125
Organisational Services	3	6	108	8	7	3	135
Community and Customer Service	39	4	242	52	24	7	368
Infrastructure and Operations	17	6	308	9	10	2	352
Total	69	20	744	80	51	16	980

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

Overdue Rates Debtors

Days Overdue	Total					
	Aug-15	% Overdue	Aug-16	% Overdue	\$ Variance	% Variance
<90	\$4,700,994	7.49%	\$6,955,963	10.7%	\$2,254,968	3.20%
90 - 180 days	\$1,350,347	2.15%	\$1,459,335	2.2%	\$108,988	0.09%
>180 days	\$3,097,501	4.93%	\$2,937,038	4.5%	-\$160,463	-0.42%
Total	\$9,148,842	14.57%	\$11,352,336	17.44%	\$2,203,493	2.87%

External Funding Summary

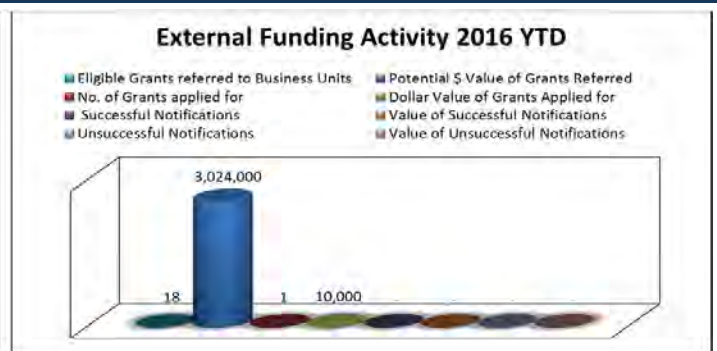


Referred Opportunities and application pending:

Queensland Arts Showcase Program (\$60k)
Queensland an Age Friendly Community (No limit prescribed as yet)
Skillings Queenslanders for Work - Indigiscapes Nursery Relocation/Tallowood Trail (closes Oct)

Referred opportunities and no application (due to no capacity/capability in business to write application):

Queensland Mental Health Commission Grants 2016/2017 (\$50k - potential partnership project)



Applications submitted:

Multicultural Affairs Queensland Event Funding (Wantok Festival)

Referred opportunities and no application (no eligible projects):

Regional Arts Fund (\$30k)
Quick Response Grants (\$3k)
Festivals Australia (no upper limit)
Visions Australia (no upper limit)
Queensland Arts Showcase Program - Arts ignite (\$60k for new works), Arts Illuminate (\$100k)

11.2 ORGANISATIONAL SERVICES**11.2.1 REPORT OF THE AUDIT COMMITTEE MEETING – 8 SEPTEMBER 2016**

Objective Reference: A1969109
Reports and Attachments (Archives)

Attachment: [Audit Committee Minutes – 8 September 2016](#)

Authorising Officer:



Andrew Ross
Acting General Manager Organisational Services

Responsible Officer/Author: Siggy Covill
Group Manager Internal Audit

PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 8 September 2016 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

BACKGROUND

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

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

ISSUES

Please refer to the attached Minutes of the Audit Committee meeting held on 8 September 2016.

STRATEGIC IMPLICATIONS**Legislative Requirements**

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

Risk Management

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

Financial

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

People

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

Environmental

There are no environmental impacts resulting from this report.

Social

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

Alignment with Council's Policy and Plans

Relationship to Corporate Plan: 8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

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

CONSULTATION

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

OPTIONS

1. That Council accepts this report, which summarises the issues discussed at the Audit Committee meeting of 8 September 2016;
2. That Council accepts this report and requests additional information; or
3. That Council not accepts this report and requests an alternative method of reporting.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr P Gleeson
Seconded by: Cr P Bishop

That Council resolves to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 8 September 2016.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.



Redland
CITY COUNCIL

MINUTES

AUDIT COMMITTEE MEETING

Thursday, 8 September 2016

Commencing at 10.00 am

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

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ATTACHMENT

1 DECLARATION OF OPENING

The Chairperson declared the meeting open at 10.04 am.

2 RECORD OF ATTENDANCE AND APOLOGIES

Membership:

Cr Wendy Boglary	Councillor Member and Acting Chairperson (alternate member)
Mr Virendra Dua	External Member
Mr Peter Dowling	External Member

Secretary:

Ms Siggy Covill	Group Manager Internal Audit
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Attendees:

Mr Bill Lyon	Chief Executive Officer
Ms Deborah Corbett-Hall	Chief Financial Officer
Ms Leandri Brown	Finance Manager Corporate Finance
Mr Denis Byram	Queensland Audit Office
Mr Martin Power	Bentleys - QAO Audit Representative

Observers:

Cr Paul Bishop	Councillor
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Minutes:

Ms Charmaine Shakespeare	PA to General Manager Organisational Services
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Apologies:

Cr Karen Williams	Councillor Member
Cr Paul Gleeson	Councillor Member and Chairperson
Mr Nick Clarke	General Manager Organisational Services
Ms Louise Rusan	General Manager Community and Customer Services
Mr Gary Soutar	General Manager Infrastructure and Operations
Ms Ashley Carle	Bentleys - QAO Audit Representative

3 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 21 July 2016 were presented for confirmation by the Committee.

3.1 BUSINESS ARISING FROM PREVIOUS MINUTES

The Chair asked that any business arising from the previous minutes of this Committee be carried forward to the next scheduled Audit Committee meeting on 13 October 2016.

COMMITTEE DECISION

That the Audit Committee notes the receipt and confirmation of the prior minutes as presented.

4 COUNCIL FINANCIAL REPORTS**4.1 DRAFT ANNUAL FINANCIAL STATEMENTS**

The Chief Financial Officer presented the draft annual financial statements of Council to the Audit Committee.

COMMITTEE DECISION

- 1. That the Audit Committee notes the draft annual financial statements as presented;**
- 2. That the Chief Financial Officer updates wording to the notes to the draft financial statements as discussed to provide further clarity in the disclosures; and**
- 3. That the Audit Committee notes the additional security measures and levels of scrutiny implemented by Financial Services to further mitigate fraud risks.**

5 UPDATE FROM EXTERNAL AUDITORS

Bentleys presented an update to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

6 MEETING CLOSURE

The meeting closed at 11.14 am.

ATTACHMENT

11.2.2 EXTENSION OF AUDIT COMMITTEE EXTERNAL MEMBER APPOINTMENT

Objective Reference: A1969132
Reports and Attachments (Archives)

Authorising Officer:



Andrew Ross
Acting General Manager Organisational Services

Responsible Officer/Author: Siggy Covill
Group Manager Internal Audit

PURPOSE

The purpose of this report is to seek extension of the appointment of the external member to the Audit Committee, Mr Virendra Dua, for a four-year period from 1 December 2016 to 30 November 2020.

BACKGROUND

The Redland City Council Audit Committee Charter (Corporate POL-3008) requires that the Audit Committee comprise of two Councillors and two independent external appointees. The contract for one of the external members, Mr Virendra Dua, is due to expire on 30 November 2016 and extension is sought for a further four-year period. The contract of the other external appointee, Mr Peter Dowling, is still valid until 30 November 2018.

ISSUES

Mr Dua has been on the Audit Committee under the current contract for a period of four years and has proven to be a valuable and knowledgeable member of the committee due to his experience and membership on the audit committees of other local governments and other organisations. If Council does not approve this extension, an expression of interest process will need to be engaged in to appoint an external Audit Committee member to ensure that the Audit Committee Charter is being complied with.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Requirements from the *Local Government Act 2009* and *Local Government Regulation 2012* have been considered during the preparation of this report.

Risk Management

Having experienced external members on the Audit Committee reduces the risk and enhances the ability of Councillors to discharge their legal responsibility to exercise due care, diligence and skill in relation to compliance with applicable laws and policy.

Financial

The remuneration for the external Audit Committee members has been included in the budget for FY 2016/2017 and will continue to be budgeted in the future years.

People

There are no specific implications on people due to the content of this report.

Environmental

There are no environmental impacts resulting from this report.

Social

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

Alignment with Council's Policy and Plans

Relationship to Corporate Plan: 8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

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

CONSULTATION

Consultation has taken place with the acting Mayor, Councillor Wendy Boglary, and Councillor Paul Gleeson, as current members of the Audit Committee, the Chief Executive Officer, the external auditors Bentleys and the Queensland Audit Office.

OPTIONS

1. That Council accepts this report requesting the extension of the appointment of the current external Audit Committee member, Mr Virendra Dua, for a four-year period from 1 December 2016 to 30 November 2020; or
2. That Council not accepts this report and requests for an expression of interest process to be engaged in for the appointment of an external member to the Audit Committee.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to accept this report requesting the extension of the appointment of the current external Audit Committee member, Mr Virendra Dua, for a four-year period from 1 December 2016 to 30 November 2020.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

11.2.3 REDLAND CITY COUNCIL MEETING SCHEDULE 2017

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Meeting Schedule January-December 2017](#)

Authorising Officer:



Andrew Ross
Acting General Manager Organisational Services

Responsible Officer: Jo Jones
Acting Group Manager Corporate Governance

Report Author: Susan Kerr
Acting Corporate Governance Project Officer

PURPOSE

The purpose of this report is for Council to adopt the Council meeting calendar for 2017.

BACKGROUND

The *Local Government Act 2009* (LG Act) 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 2017 has been developed to meet legislative requirements under the LG Act.

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

There are no significant risk management issues associated with this 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 2017 Council meeting commitments.

Environmental

There are no specific environmental implications associated with this report.

Social

Early adoption of Council's meeting schedule provides benefit 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 Inclusive and Ethical Governance.

CONSULTATION

Consultation has occurred with the Executive Leadership Team and the Corporate Meetings and Registers Team.

OPTIONS

1. That Council resolves to adopt the attached 2017 meeting calendar.
2. That Council amends the proposed 2017 meeting calendar

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr P Bishop
Seconded by: Cr P Gleeson

That Council resolves to adopt the attached 2017 meeting calendar.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

REDLAND CITY COUNCIL
MEETING SCHEDULE: JANUARY – DECEMBER 2017

JANUARY 2017		
25	Wednesday 9.30am	General Meeting
FEBRUARY 2017		
8	Wednesday 9.30am	General Meeting
22	Wednesday 9.30am	General Meeting
MARCH 2017		
8	Wednesday 9.30am	General Meeting
22	Wednesday 9.30am	General Meeting
APRIL 2017		
19	Wednesday 9.30am	General Meeting
MAY 2017		
10	Wednesday 9.30am	General Meeting
24	Wednesday 9.30am	General Meeting
JUNE 2017		
7	Wednesday 9.30am	General Meeting
21	Wednesday 9.30am	General Meeting
22	Thursday 9.30am	Special Meeting – Adoption of 2017/18 Budget (TBC)
JULY 2017		
12	Wednesday 9.30am	General Meeting
13	Thursday 9.30am	Special Meeting – Adoption of 2017/18 Budget (TBC)
26	Wednesday 9.30am	General Meeting
AUGUST 2017		
9	Wednesday 9.30am	General Meeting
23	Wednesday 9.30am	General Meeting
SEPTEMBER 2017		
6	Wednesday 9.30am	General Meeting
OCTOBER 2017		
4	Wednesday 9.30am	General Meeting
18	Wednesday 9.30am	General Meeting
NOVEMBER 2017		
8	Wednesday 9.30am	General Meeting
22	Wednesday 9.30am	General Meeting
DECEMBER 2017		
13	Wednesday 9.30am	General Meeting

11.2.4 CONSOLIDATED SUBORDINATE LOCAL LAWS NO. 2 (ANIMAL MANAGEMENT) 2015 AND NO. 5 (PARKING) 2015

Objective Reference: A124442
Reports and Attachments (Archives)

Attachments: [Subordinate Local Law 2 \(Animal Management\) 2015](#)
[Subordinate Local Law 5 \(Parking\) 2015](#)

Authorising Officer:



Andrew Ross
Acting General Manager Organisational Services

Responsible Officer: Jo Jones
Acting Group Manager Corporate Governance

Report Author: Jen Gisler
Acting Service Manager Strategy & Governance

PURPOSE

The purpose of this report is to proceed with the making of the consolidated versions of *Subordinate Local Law No.2 (Animal Management) 2015* and *Subordinate Local Law No.5 (Parking) 2015*, as per the requirements of the *Local Government Act 2009*.

BACKGROUND

At Council's General Meeting of the 9th December 2015 Council adopted a recommendation to make *Parking (Amendment) Subordinate Local Law (No. 1) 2015* which identified a declared off-street regulated parking area at Junner Street, Dunwich, North Stradbroke Island.

At the General meeting of the 24th August 2016, Council adopted a recommendation to make *Animal Management (Amendment) Subordinate Local Law (No.1) 2015*, which expanded designated koala areas to include five additional locations: Ferntree Park, Capalaba; St James's Park, Birkdale; North Stradbroke Island townships; part of Thornlands; and part of Thorneside. In designated koala areas, specific requirements for the keeping of a dog on land apply.

As a result, there is an opportunity for Council to adopt a consolidated version of *Subordinate Local Laws No.2* and *No.5*.

ISSUES

The *Local Government Act 2009* allows for the consolidation of local laws to accurately combine the local law as it was originally made with all subsequent amendments to that local law. To enable this to occur, Council must formally adopt the consolidated versions of *Subordinate Local Laws No.2* and *No.5* (as attached) that have been drafted by Council's solicitors, King and Co.

There is no change to the intent of an amended law when combined with a subordinate local law as originally made, to create a consolidated version. Upon the adoption of a consolidated version of a local law, the consolidated version is taken to be the local law.

Local Governments have the discretion of whether or not to consolidate local laws. However, it is recommended for Council to consider how easily members of the public or staff can understand the full scope and application of the local law and the later amendments if not presented in its consolidated form.

It is considered to be more efficient and transparent for Council's amended local laws to be consolidated when possible. Additionally, Council must write to the Minister of Local Government and Planning within seven days of the adoption of the consolidated versions providing a copy of the consolidated versions to the Minister.

STRATEGIC IMPLICATIONS

Legislative Requirements

This report is in line with the requirements of the *Local Government Act 2009* and *Local Government Regulation 2012*.

Risk Management

The risks associated with adopting a consolidated version of local laws are managed by conducting a process in accordance with the legislative requirements of the *Local Government Act 2009*, *Local Government Regulation 2012* and Council's adopted local law making process.

Financial

There is no financial implication of making the consolidated versions.

People

Copies of the consolidated versions will be available once approved by Council and made available for staff.

Environmental

There are no direct environmental impacts associated with this report.

Social

Local Government provides for good governance of their local government areas mainly through planning schemes and local laws. As such, Council's local law amendments relate to all members of the Redland community. Adoption of consolidated versions of local laws contributes to the good governance of the city.

Alignment with Council's Policy and Plans

The consolidation process is in keeping with Council's Corporate Plan 2015-2020 Outcome 8, Inclusive and Ethical Governance.

CONSULTATION

In proceeding with this consolidation of amended local laws with local laws as originally made, consultation has occurred with:

1. Corporate governance staff;
2. King and Company Solicitors; and
3. Relevant areas of Council applying the local laws.

OPTIONS

1. To accept the recommendations of this report and adopt the consolidated Subordinate Local Laws; or
2. To not accept the recommendations of this report.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr M Elliott
Seconded by: Cr P Mitchell

That Council resolves to:

1. Adopt a consolidated version of *Subordinate Local Law No. 5 (Parking) 2015* as attached to this report to Council pursuant to section 32 of the *Local Government Act 2009*; and
2. Adopt a consolidated version of *Subordinate Local Law No. 2 (Animal Management) 2015* as attached to this report to Council pursuant to section 32 of the *Local Government Act 2009*.

CARRIED 8/2

Crs Boglary, Mitchell, Gollè, Hewlett, Elliott, Huges, Bishop and Williams voted FOR the motion.

Crs Talty and Gleeson voted AGAINST the motion

Cr Edwards was not present when the motion was put.



Redland
CITY COUNCIL

Redland City Council

**Subordinate Local Law No. 2 (Animal
Management) 2015**



Redland City Council

Subordinate Local Law No. 2 (Animal Management) 2015

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 2 (Animal Management) 2015*.

2 Purpose and how it is to be achieved

- (1) The purpose of this subordinate local law is to supplement *Local Law No. 2 (Animal Management) 2015*, which provides for regulation of the keeping and control of animals within the local government's area.
- (2) The purpose is to be achieved by providing for—
 - (a) the circumstances in which the keeping of animals is prohibited or requires approval; and
 - (b) requirements for keeping animals, including minimum standards and proper enclosures; and
 - (c) the control of animals in public places and koala conservation areas; and
 - (d) matters regarding the impounding of animals and the sale or disposal of impounded animals; and
 - (e) the conditions to be complied with by persons who offer animals, or a particular species of animal, for sale; and
 - (f) the declaration of a species of animal as a declared dangerous animal and the criteria for declaration of a specific animal as a declared dangerous animal.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 2 (Animal Management) 2015* (the ***authorising local law***).

4 Definitions

- (1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.
- (2) The dictionary in schedule 7 defines particular words used in this subordinate local law.

Part 2 Keeping of animals

5 Circumstances in which keeping animals prohibited—Authorising local law, s 5(1)

For section 5(1) of the authorising local law, keeping an animal or animals mentioned in column 1 of schedule 1 is prohibited in the circumstances described in column 2 of schedule 1.

6 Circumstances in which keeping animals requires approval—Authorising local law, s 6(1)

- (1) For section 6(1) of the authorising local law, an approval is required for the keeping of an animal or animals in the circumstances specified in this section.
- (2) An approval (a **3 cat approval**) is required to keep 3 cats over the age of 3 months on premises unless a cattery approval or a pet shop approval has been granted in respect of the keeping of the cats on the premises.
- (3) An approval (a **3 dog approval**) is required to keep 3 dogs over the age of 3 months on premises unless a kennel approval or a pet shop approval has been granted in respect of the keeping of the dogs on the premises.
- (4) An approval (a **cattery approval**) is required to operate premises which are used or intended for use for the keeping, boarding, breeding or training of more than 3 cats.
- (5) An approval (a **kennel approval**) is required to operate premises which are used or intended for use for the keeping, boarding, breeding or training of more than 3 dogs.
- (6) An approval (a **pet shop approval**) is required to keep animals if the animals are kept for the purposes of the operation of a pet shop.
- (7) An approval (a **pet pig approval**) is required to keep a pig on premises.

7 Minimum standards for keeping animals—Authorising local law, s 7(1)

- (1) For section 7(1) of the authorising local law, the minimum standards for the keeping of animals are set out in schedule 2.
- (2) For section 7(1) of the authorising local law, column 2 of schedule 3 sets out the minimum standards for keeping an animal of the species or breed mentioned in column 1 of schedule 3.

8 Identification for dogs in certain circumstances—Authorising local law, s 8

For section 8 of the authorising local law, the identification required for a dog that is at a place other than the address stated in the registration notice for the dog is an identifying tag supplied by the local government—

- (a) stating the registration number of the dog; and
- (b) indicating that the identifying tag has been issued by the local government; and
- (c) containing other information the local government considers appropriate.

Part 3 Control of animals

9 Requirements for proper enclosures for keeping animals—Authorising local law, s 13(2)

For section 13(2) of the authorising local law, column 2 of schedule 4 sets out the requirements for proper enclosures for an animal of the species or breed mentioned in column 1 of schedule 4.

9A Koala conservation—Authorising local law, s 13A

- (1) For section 13A(1) of the authorising local law, schedule 4A sets out the requirements for keeping a dog on land that is within a koala area.
- (2) For section 13A(4) of the authorising local law, each area shaded in grey on a map in schedule 4B is designated as a koala area.
- (3) Each koala area on a map in schedule 4B is, for identification purposes, allocated the number which appears on the map in schedule 4B.

10 Criteria for declared dangerous animals—Authorising local law, s 17(1)

For section 17(1) of the authorising local law, an animal may be declared a dangerous animal where there is a high likelihood of the animal causing injury to a person or animal or damage to property, taking into account—

- (a) its prior history of attacking or causing fear to persons or animals or damaging property; and
- (b) the extent of injury or damage that could potentially be inflicted by an animal of its size and species or breed.

Part 4 Seizure, impounding or destruction of animals

11 Place of care for impounded animals—Authorising local law, s 22

For section 22 of the authorising local law, the place of care for animals impounded by the local government will be operated by the local government.

12 Animals that may be disposed of without auction or tender—Authorising local law, s 30(1)(b)

For section 30(1)(b) of the authorising local law, the species, breeds or classes of animal that may be sold by private agreement, destroyed or disposed of in some other way are the following—

- (a) dogs; and
- (b) cats; and
- (c) livestock; and
- (d) poultry and birds; and
- (e) pigs; and

- (f) other small domestic animals, including guinea pigs, rats and mice.

13 Register of impounded animals—Authorising local law, s 31(3)

For section 31(3) of the authorising local law, the register of impounded animals will be kept at the local government's public office.

Part 5 Registration of cats

14 What registration form must state—Authorising local law, s42

- (1) For section 42 of the authorising local law, a registration form for the registration of a cat must—
 - (a) be in the approved form; and
 - (b) state all of the following information about the owner of the cat—
 - (i) name;
 - (ii) residential address;
 - (iii) contact telephone number;
 - (iv) email address, if any; and
 - (c) state all of the following information about the cat—
 - (i) age;
 - (ii) breed;
 - (iii) colour;
 - (iv) sex;
 - (v) any other noticeable distinguishing features or marks;
 - (vi) address;
 - (vii) if it is desexed—that it is desexed.
- (2) In this section, the **address** for a cat is the address of the place where the cat is usually kept or proposed to be kept.

15 Local government must give registration notice — Authorising local law, s44(3)

For section 44(3) of the authorising local law, a registration notice must—

- (a) be given to the owner within 14 days after the cat is registered by the local government; and
- (b) state—
 - (i) the information, for the owner and the cat, required to be given under sections 42 and 43(2) of the authorising local law; and
 - (ii) the period of the registration.

16 Local government must give renewal notice — Authorising local law, s47(3)

For section 47(3) of the authorising local law, a renewal notice must—

- (a) be given at least 14 days before the period of registration for the cat expires; and
- (b) state—
 - (i) the information, for the owner and the cat, stated in the register of cats maintained by the local government; and
 - (ii) the period of renewal of registration; and
 - (iii) that the owner must, within 7 days, give the local government notice of any change to the information.

Part 6 Miscellaneous

17 Conditions regarding sale of animals—Authorising local law, s 52(1)

For the purposes of section 52(1) of the authorising local law, persons who offer for sale an animal of a species or breed mentioned in column 1 of schedule 5 must comply with the conditions set out in column 2 of schedule 5.

18 Animals excluded from application of the local law—Authorising local law, schedule

For the purposes of the definition of “*animal*” in the schedule to the authorising local law, fish are excluded from the application of the authorising local law.

19 Prescribed period for reclaiming animals—Authorising local law, schedule

For the purposes of the definition of “*prescribed period*” in the schedule to the authorising local law, the period within which an animal may be reclaimed is—

- (a) if the animal is a horse, cow, registered cat, registered dog or other identifiable animal—5 days; and
- (b) if the animal is an unregistered cat, unregistered dog or an animal which is not an identifiable animal—3 days.

Schedule 1 Prohibition on keeping animals

Section 5

Item	Column 1 Animal	Column 2 Circumstances in which keeping of animal or animals is prohibited
1	Dog	<p>(a) More than 2 dogs over the age of 3 months on premises unless the local government has granted, in respect of the keeping of the dogs on the premises—</p> <ul style="list-style-type: none"> (i) a 3 dog approval; or (ii) a kennel approval; or (iii) a pet shop approval. <p>(b) Any of the following breeds, and a cross-breed of any of the following breeds, anywhere in the local government area: American pit bull terrier or pit bull terrier; dogo Argentino; fila Brasileiro; Japanese tosa; Perro de Presa Canario or Presa Canario.</p>
2	Cat	<p>(a) More than 2 cats over the age of 3 months on premises unless the local government has granted, in respect of the keeping of the cats on the premises—</p> <ul style="list-style-type: none"> (i) a 3 cat approval; or (ii) a cattery approval; or (iii) a pet shop approval. <p>(b) A cat on premises in the ridgewood downs prohibition area.¹</p>
3	Livestock	<p>(a) 1 or more livestock on an allotment with an area less than 4,000m².</p> <p>(b) 1 or more livestock on premises in the ridgewood downs prohibition area.²</p>
4	Rooster, ostrich, emu, peacock, peahen, guinea fowl or similar bird	A bird to which this item 4 applies on an allotment with an area less than 4,000m ² .

¹ See definition of *ridgewood downs prohibition area* in the dictionary.

² See definition of *ridgewood downs prohibition area* in the dictionary.

Item	Column 1 Animal	Column 2 Circumstances in which keeping of animal or animals is prohibited
5	Domestic chicken, duck or drake	(a) A bird to which this item 5 applies on an allotment with an area less than 500m ² . (b) More than 6 birds to which this item 5 applies on an allotment with an area between 500m ² and 2,000m ² . (c) More than 12 birds to which this item 5 applies on an allotment with an area between 2001m ² and 4,000m ² .
6	Goose or turkey	A bird to which this item 6 applies on an allotment with an area less than 2,000 m ² .
7	Large parrot, cockatoo, galah or other bird of a similar size	(a) A bird to which this item 7 applies on— (i) multi-residential premises; or (ii) an allotment with an area less than 1,000m ² . (b) More than 1 bird to which this item 7 applies on an allotment with an area between 1000m ² and 3000m ² . (c) More than 2 birds to which this item 7 applies on an allotment with an area of 3001m ² or more.
8	Pig	(a) 1 or more pigs on an allotment with an area less than 4,000m ² . (b) 1 or more pigs on premises in the ridgewood downs prohibition area. ³ (c) 1 or more pigs on an allotment on any of the following— (i) North Stradbroke Island; (ii) Coochiemudlo Island; (iii) Russell Island; (iv) Macleay Island; (v) Lamb Island; (vi) Karragarra Island. (d) Subject to paragraphs (a), (b) and (c), more than 1 pig on an allotment with an area of 4,000m ² or more. (e) Subject to paragraphs (a), (b), (c) and (d), 1 pig on an allotment with an area of 4,000m ² or more unless the local government has granted, in respect of the keeping of the pig on the allotment, a pet pig approval.

³ See definition of *ridgewood downs prohibition area* in the dictionary.

A prohibition prescribed in this schedule does not apply to the keeping of an animal or animals on premises if—

- (a) the animal or animals were kept on the premises before the commencement of the authorising local law; and
- (b) the keeping of the animal or animals on the premises immediately before the commencement of the authorising local law did not contravene any provision of a local law of the local government that was repealed contemporaneously with the making of the authorising local law.

Schedule 2 Minimum standards for keeping animals generally

Section 7(1)

- (1) A person who keeps an animal on premises must—
 - (a) ensure that the animal is adequately identified so that the owner's name, address and telephone number are readily ascertainable; and
 - (b) ensure that waste waters from enclosures are drained in a nuisance free manner and that run-off is kept off adjoining premises or as otherwise directed by an authorised person; and
 - (c) ensure that excreta, food scraps and other material that is, or is likely to become, offensive is collected at least daily and, if not immediately removed from the premises, is kept in a waste container of a kind approved by an authorised person; and
 - (d) ensure that any enclosure in which the animal is kept is properly maintained in—
 - (i) a clean and sanitary condition; and
 - (ii) an aesthetically acceptable condition; and
 - (e) take all reasonable steps to prevent the animal from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of—
 - (i) adjoining premises; or
 - (ii) premises in the vicinity of the land on which the animal is ordinarily kept; and
 - (f) ensure that the area available to the animal kept on the premises is appropriately sized so that the animal can be effectively and comfortably kept.
- (2) For the purposes of subsection (1)(e), the local government may consider a noise to be a nuisance or disturbance if—
 - (a) the noise is made for more than a total of 6 minutes in any hour from 7a.m. to 10p.m. on any day; or
 - (b) the noise is made for more than a total of 3 minutes in any 30 minute period on any day after 10p.m. or before 7a.m.
- (3) Where an enclosure is to be built specifically for the purpose of housing an animal on premises, the enclosure must be constructed to prevent the animal from going within any of the following—
 - (a) 5m of any residence, other than a residence upon the premises on which the enclosure is to be constructed; and
 - (b) 1m of any boundary of the premises; and
 - (c) 10m of any premises used for the manufacture, preparation or storage of food for human consumption, other than food contained in hermetically sealed packages.
- (4) Subsection (3)(c) does not apply where an enclosure is built for the purpose of housing the animal if the premises are a domestic kitchen used solely for domestic purposes by the owner of, or responsible person for, the animal.

Schedule 3 Minimum standards for keeping particular animals

Section 7(2)

Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
1	Dog	<p>Each owner of, and responsible person for, a dog kept on premises must—</p> <p>(a) provide and maintain on any part of the premises which is accessible by the dog, structures or facilities which facilitate the escape of koalas from the premises; and</p> <p><i>Examples of structures or facilities which facilitate the escape of koalas—</i></p> <ol style="list-style-type: none"> 1 Fences which do not create a physical barrier to the movement of koalas. 2 Trees planted adjacent to the inside of a fence (which fence creates a physical barrier to the movement of koalas) to allow a koala to climb to the top of the fence. 3 A “koala pole” leant against the inside of a fence (which fence creates a physical barrier to the movement of koalas), to allow a koala to climb to the top of the fence. <p>(b) if a koala is on land to which the dog has access—</p> <ol style="list-style-type: none"> (i) protect the koala by restraining the dog until the koala has left the land; and (ii) confine the dog so that the dog can not attack the koala until the koala has left the land; and <p>(c) ensure that—</p> <ol style="list-style-type: none"> (i) a residence exists on the premises; and (ii) someone is usually living in the residence; and <p>(d) ensure that the premises are provided with an enclosure which complies with the requirements of schedule 4.</p>
2	Cat	<p>Each owner of, and responsible person for, a cat kept on premises must ensure that—</p> <ol style="list-style-type: none"> (a) a residence exists on the premises; and (b) someone is usually living in the residence; and (c) the premises are provided with an enclosure which complies with the requirements of schedule 4.

Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
3	Guard dog	<p>Each owner of, and responsible person for, a guard dog kept on premises must—</p> <ul style="list-style-type: none"> (a) keep the dog in an enclosure approved by an authorised person; and (b) ensure that the enclosure is constructed so as to prevent a koala from entering the enclosure; and (c) take such measures and do all such acts as may be required by an authorised person or, as the case may be, as may be necessary, to prevent the dog from escaping from the premises; and (d) display conspicuously at all times at each entrance to the premises, a notice in white lettering on a black background, the lettering being not less than 50mm in height and readily legible with the words— “BEWARE – DANGEROUS GUARD DOG”; and (e) ensure that the dog is under effective control at all times when the premises are open to access by the public.
4	Greyhound	<p>Each owner of, and responsible person for, a greyhound must ensure that the dog is kept—</p> <ul style="list-style-type: none"> (a) without nuisance; and (b) if a code of practice for the keeping of greyhounds has been approved by the Greyhound Racing Authority of Queensland—in accordance with the requirements of the code of practice.
5	Livestock	<p>Each owner of, and responsible person for, an animal to which this item 5 applies which is kept on premises must ensure that—</p> <ul style="list-style-type: none"> (a) the food of the animal is, so far as is practical, stored in a vermin proof container; and (b) the keeping of the animal does not have an adverse impact on— <ul style="list-style-type: none"> (i) the ability of occupiers of premises in the surrounding area to carry out the ordinary activities of the area and enjoy its amenity; and (ii) the health or safety of people or other animals; and (c) environmental impacts from the keeping of the animal are properly managed; and

Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
		<p><i>Examples of environmental impacts include—</i></p> <ol style="list-style-type: none"> 1 erosion; 2 dust; 3 weed infestation; 4 water pollution. <p>(d) if a code of practice for the keeping of an animal to which item 5 applies has been approved by the local government—the animal is kept in accordance with the requirements of the code of practice.</p>
6	A bird other than a bird described in any of items 4, 5, 6 or 7 of schedule 1	<p>Each owner of, and responsible person for, a bird to which this item 6 applies must ensure that—</p> <ol style="list-style-type: none"> (a) the bird is kept without nuisance; and (b) the bird is contained within an enclosed cage or aviary; and (c) the bird's food is kept in a properly sealed, vermin proof container; and (d) the cage or aviary in which the bird is kept is thoroughly cleaned at least once each week; and (e) if a code of practice for the keeping of birds of a relevant species has been approved by the local government—the bird is kept in accordance with the requirements of the code of practice.
7	Pigeon	<p>Each owner of, and responsible person for, 1 or more pigeons kept on premises must ensure that—</p> <ol style="list-style-type: none"> (a) the pigeons are kept without nuisance; and (b) the pigeons are contained within an enclosed cage or aviary; and (c) the pigeon's food is kept in a properly sealed, vermin proof container; and (d) the cage or aviary in which the pigeons are kept is— <ol style="list-style-type: none"> (i) thoroughly cleaned at least once each week; and (ii) located at the rear of, and behind, any residence situated on the premises; and (e) if the pigeons are kept in an urban area— the uncontrolled release of the pigeons (free lofting) is not permitted; and (f) if the pigeons are permitted to have free non-flight

Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
		<p>time — the free non-flight time is only conducted under the close supervision of the responsible person for the pigeons; and</p> <p>(g) the entry and exit of the pigeons from any loft, aviary or cage on the premises is fully controlled; and</p> <p>(h) if the pigeons are released from a loft, aviary or cage — the pigeons may only return through a one-way entrance to the loft, aviary or cage, which does not permit the uncontrolled exit of pigeons; and</p> <p>(h) if pigeons are released from the premises — every reasonable attempt is made to retrieve any pigeon that does not return to the premises; and</p> <p>(i) if pigeons are released from the premises — the pigeons are not permitted to roost on any land or premises adjoining the premises on which the pigeons are kept; and</p> <p>(j) the behaviour of the pigeons is appropriately conditioned to ensure rapid and voluntary return of the pigeons to the loft, aviary or cage at the premises after liberation; and</p> <p>(k) if a code of practice for the keeping of pigeons has been approved by the local government—the pigeons must be kept in accordance with the requirements of the code of practice.</p>
8	Bees	<p>(a) Each owner of, and responsible person for, bees must —</p> <p>(i) be a registered beekeeper under the <i>Apiaries Act 1982</i>; or</p> <p>(ii) the holder of a permit to keep bees granted under the <i>Apiaries Act 1982</i>.</p> <p>(b) Each owner of, and responsible person for, bees must ensure that —</p> <p>(i) the bees are kept without nuisance; and</p> <p>(ii) if a code of practice for the keeping of bees has been approved by the local government — the bees are kept in accordance with the requirements of the code of practice.</p>

Item	Column 1 Species or breed of animal	Column 2 Minimum standards for keeping animals
9	Duck, drake, goose, turkey, rooster, peacock, peahen, ostrich, emu, guinea fowl, and poultry	<p>Each owner of, and responsible person for, a bird to which this item 9 applies which is kept on premises must ensure that—</p> <ul style="list-style-type: none"> (a) the bird is kept without nuisance; and (b) the bird is contained within an enclosure; and (c) the bird's food is kept in a properly sealed, vermin proof container; and (d) the enclosure in which the bird is kept is— <ul style="list-style-type: none"> (i) thoroughly cleaned at least once each week; and (ii) if the bird is a domestic chicken, duck, drake, goose or turkey and the bird is kept on an allotment with an area less than 2000m²— located at the rear of, and behind, any residence situated on the premises; and (e) if a code of practice for the keeping of birds of a relevant species has been approved by the local government — the bird must be kept in accordance with the requirements of the code of practice.

Schedule 4 Requirements for proper enclosures for animals

Section 9

	Column 1 Species or breed of animal	Column 2 Requirements for proper enclosures
1	All animals regardless of species or breed	<p>(a) A proper enclosure is an area of the land on which the animal is kept, appropriately sized so as to be capable of effectively and comfortably housing the animal.</p> <p>(b) The area must be suitably fenced—</p> <ul style="list-style-type: none"> (i) appropriate to the species and breed of the animal to be enclosed; and (ii) so as to effectively enclose the animal on the land on which it is kept at all times; and (iii) so as to prevent any part of the animal from encroaching onto a public place or neighbouring property. <p>(c) For the purposes of this item 1, <i>suitably fenced</i> means enclosed by a fence —</p> <ul style="list-style-type: none"> (i) constructed of materials which are of sufficient strength to prevent the animal from escaping over, under or through the fence; and (ii) of a height which is sufficient to prevent the animal jumping or climbing over the fence; and (iii) where the animal has the ability to dig — which includes a barrier installed directly below the fence to prevent the animal digging its way out; and (iv) where the animal has the ability to climb— designed and constructed in such a way as to prevent the animal from climbing over the fence; and (v) of which all gates are kept closed and latched except when in immediate use by a person entering or leaving the land on which the animal is kept.
2	A dog kept at a caravan park	<p>The proper enclosure requirements for a person who keeps a dog at a caravan park site at a caravan park, are that the enclosure must—</p> <ul style="list-style-type: none"> (a) comprise part, or the whole, of the caravan park site; but (b) not extend beyond the external boundaries of the

		<p>caravan park site; and</p> <p>(c) be appropriately sized so as to be capable of effectively and comfortably housing the dog; and</p> <p>(d) be suitably fenced—</p> <p>(i) appropriate to the species and breed of the dog to be enclosed; and</p> <p>(ii) so as to at all times effectively enclose the dog within—</p> <p>(A) if the area of the enclosure comprises the whole of the caravan park site — the caravan park site to the satisfaction of an authorised person; or</p> <p>(B) if the area of the enclosure comprises only part of the caravan park site — the area of the enclosure to the satisfaction of an authorised person.</p>
3	Stallion and pig	A proper enclosure for the keeping of an animal to which this item 3 applies must, in addition to the requirements specified in item 1, be constructed within an additional or second suitable and adequate fence or enclosure that is provided at the land on which the animal is kept to a standard approved by an authorised person.
4	A cat kept on premises pursuant to a 3 cat approval	<p>A person who keeps a cat on premises pursuant to a 3 cat approval may comply with the requirements prescribed in item 1 if—</p> <p>(a) a building or structure (other than a fence) forms part, or the whole, of the proper enclosure; and</p> <p>(b) the building or structure—</p> <p>(i) is appropriately sized so as to be capable of effectively and comfortably housing the cat; and</p> <p>(ii) the building or structure effectively encloses the cat on the premises at all times; and</p> <p>(iii) the building or structure is—</p> <p>(A) constructed of materials which are of sufficient strength to prevent the cat from escaping over, under or through the building or structure; and</p> <p>(B) of a height which is sufficient to prevent the cat jumping or climbing over the building or structure; and</p> <p>(c) all gates and doors of the building or structure are kept closed and latched except when in immediate use by a person entering or leaving the premises on which the cat is kept.</p>

Schedule 4A Requirements for keeping a dog in a koala area

Section 9A(1)

- (1) A person who keeps a dog on a lot with an area of more than 2,000m² in a koala area must—
- (a) construct and maintain a proper enclosure⁴ (a “**koala area enclosure**”) having an area not more than 2,000m² and—
 - (i) keep the dog in the koala area enclosure; and
 - (ii) prevent the dog from wandering or escaping from the koala area enclosure; and
 - (iii) ensure that the dog is kept within the koala area enclosure at all times;or
 - (b) between sunset and sunrise tether the dog by a leash or chain which is—
 - (i) not more than 3m long; and
 - (ii) securely attached to the collar of the dog and a fixed stationery object on the lot; or
 - (c) between sunset and sunrise confine the dog to an enclosure which—
 - (i) is appropriately sized so as to be capable of effectively and comfortably housing the dog; and
 - (ii) has walls which are constructed so as to prevent the dog from escaping from the enclosure; and
 - (iii) is constructed so as to prevent a koala from entering the enclosure.

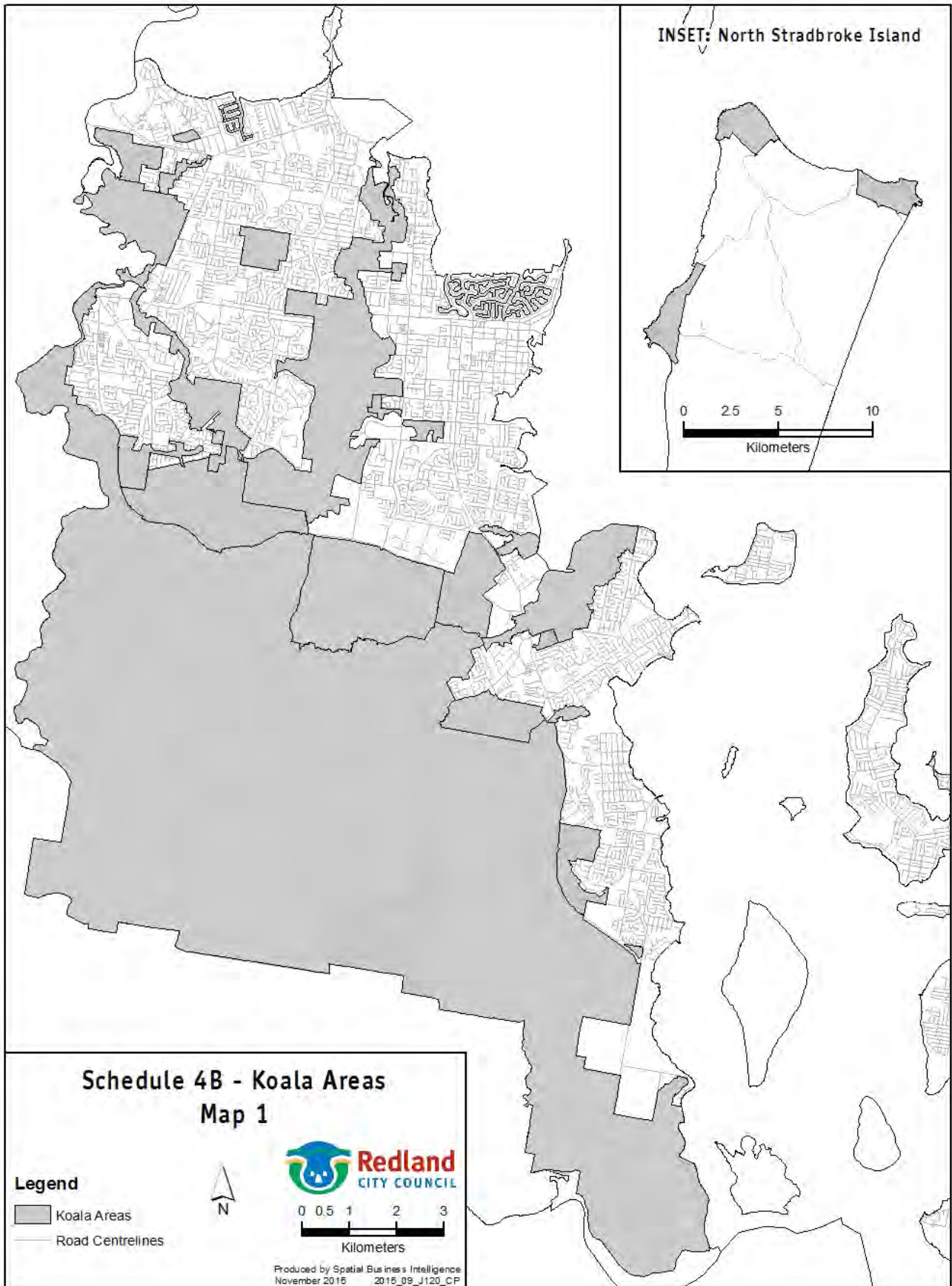
Example for paragraph (c): the enclosure may be—

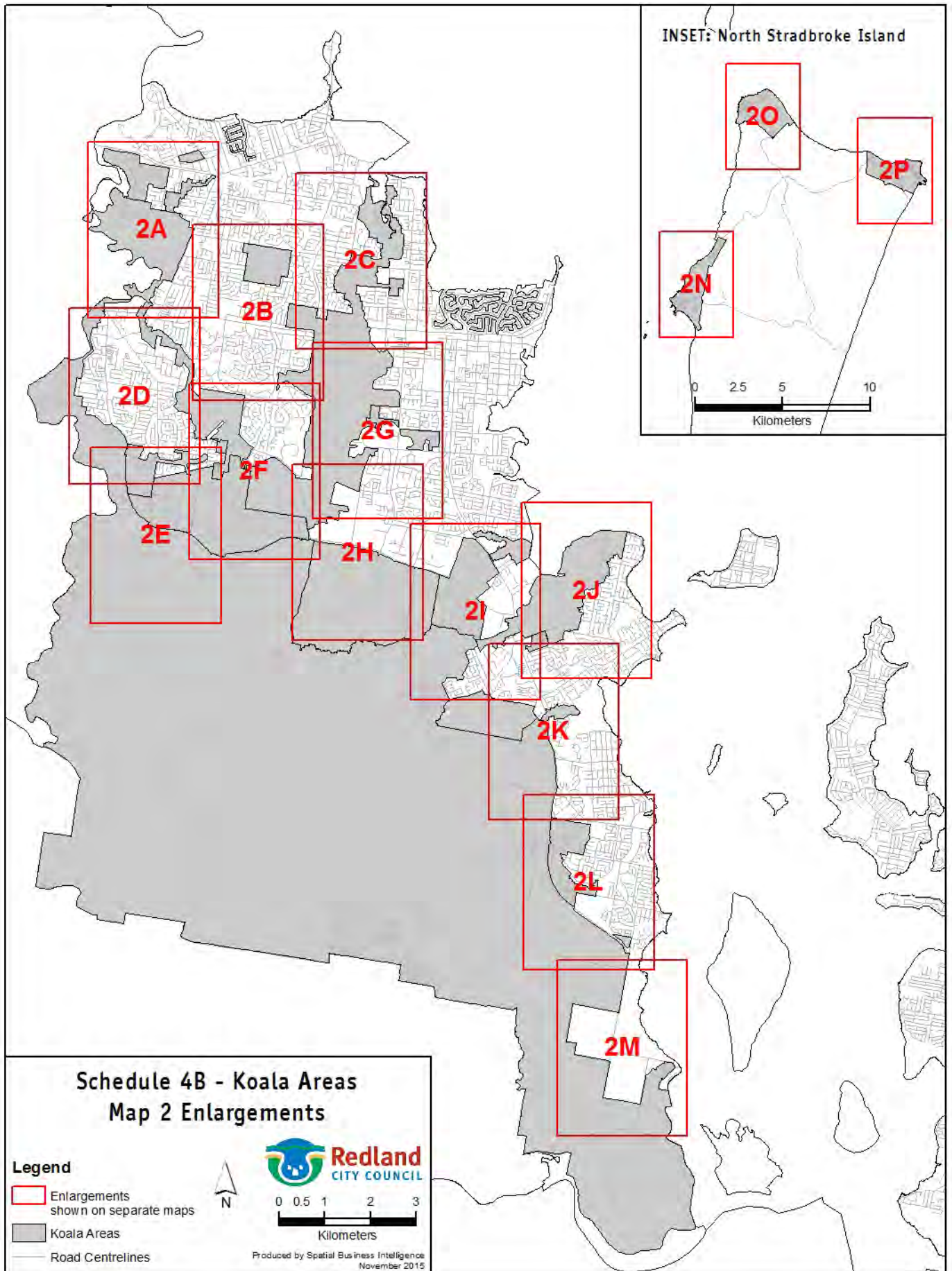
- (a) *a dwelling or part of a dwelling; or*
- (b) *a garage; or*
- (c) *a suitably fenced area which is constructed—*
 - (i) *outside a dwelling on the lot for the purpose of confining the dog between sunset and sunrise; and*
 - (ii) *so as to prevent a koala from entering the enclosure.*

⁴ See section 9 for requirements for proper enclosures for keeping animals.

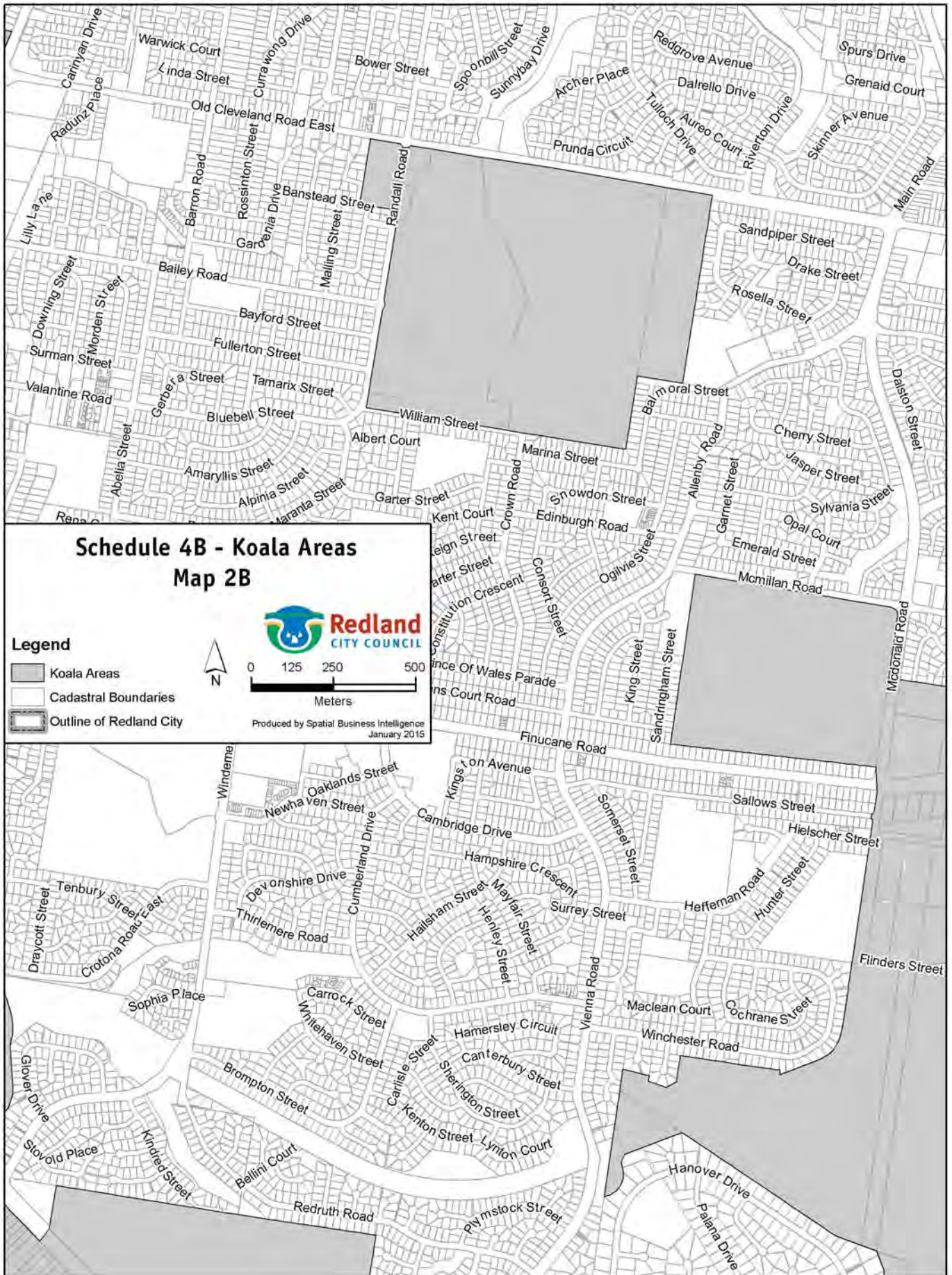
Schedule 4B Koala areas

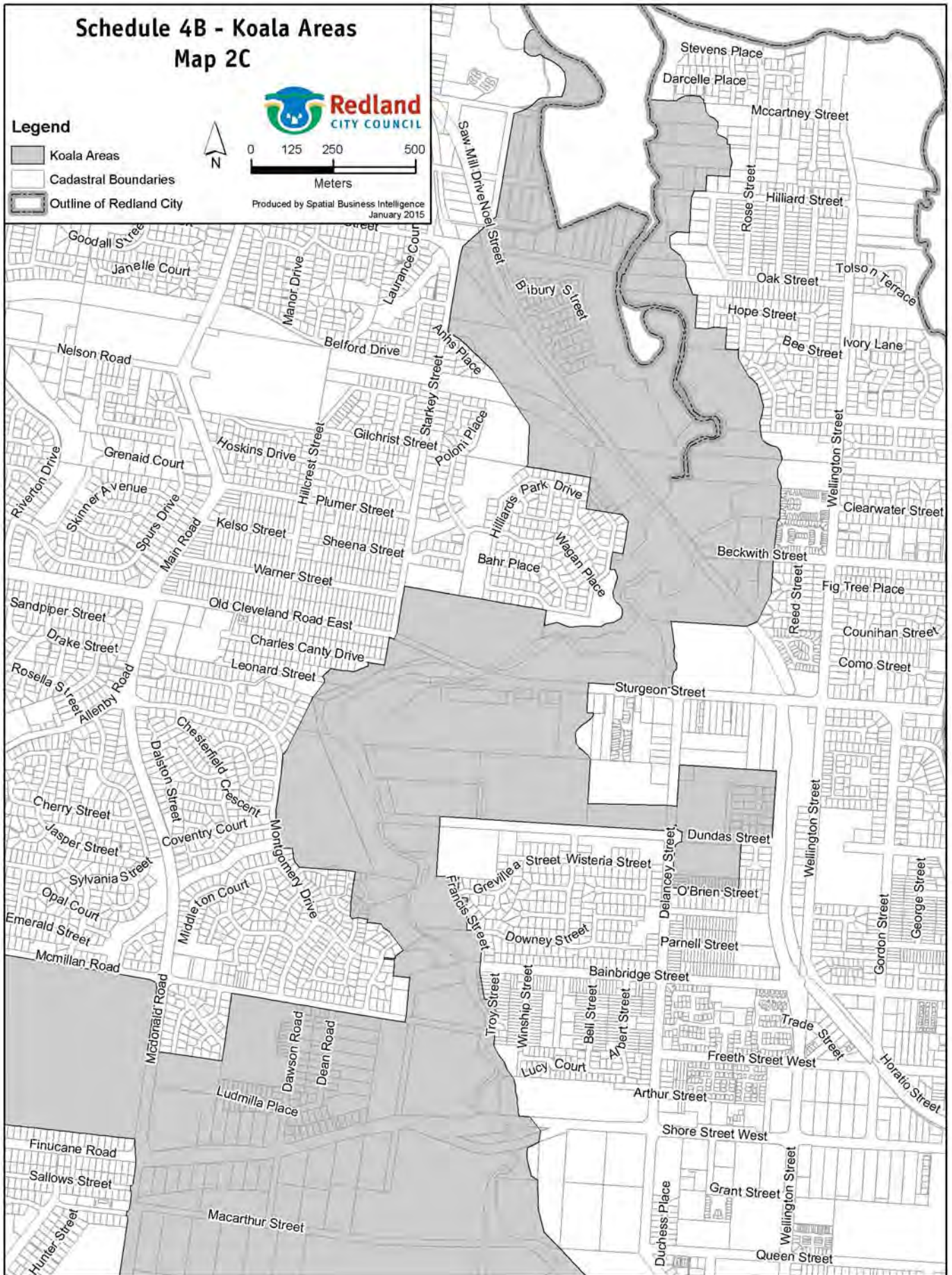
Section 9A(2) and (3)







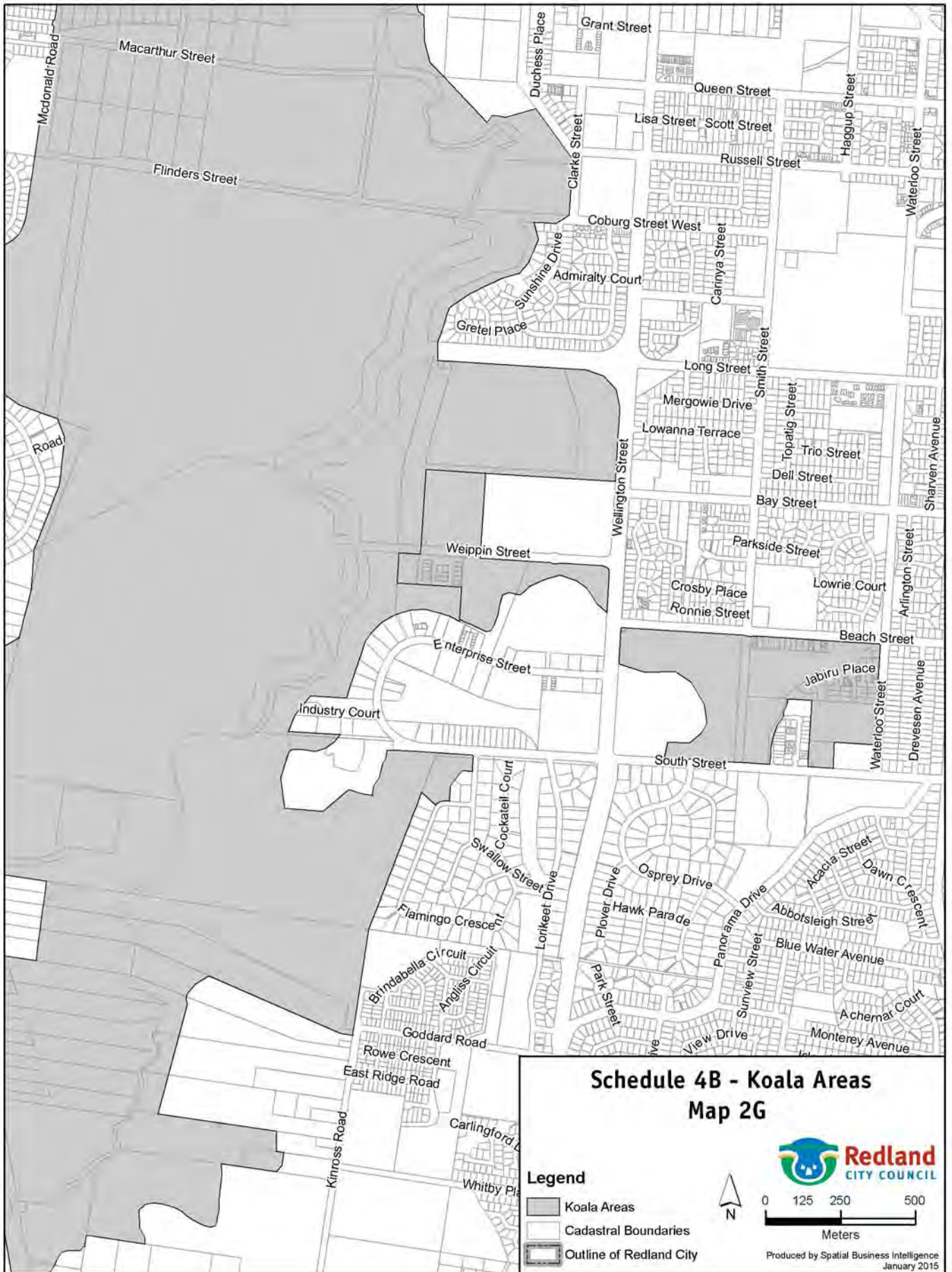




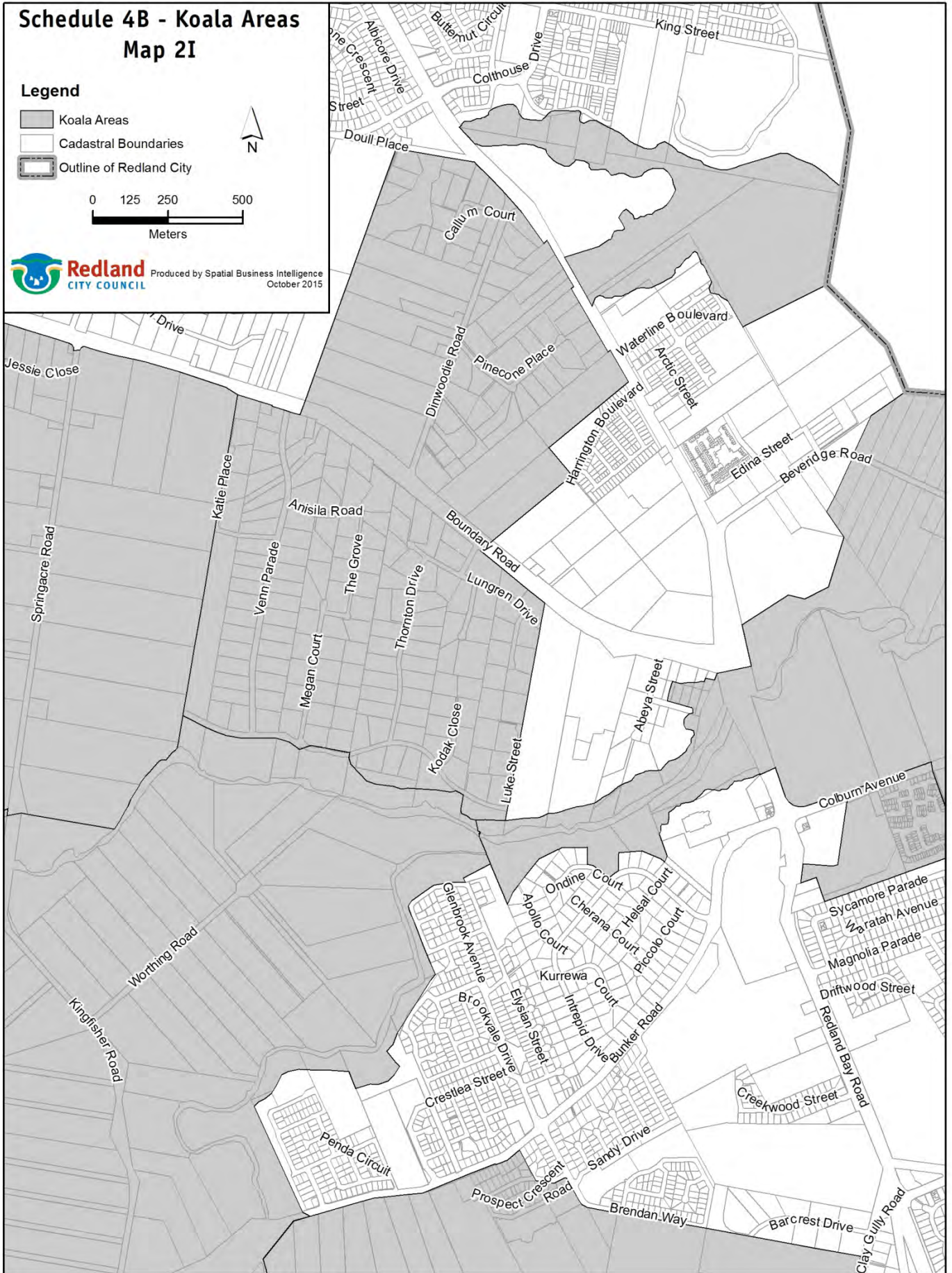




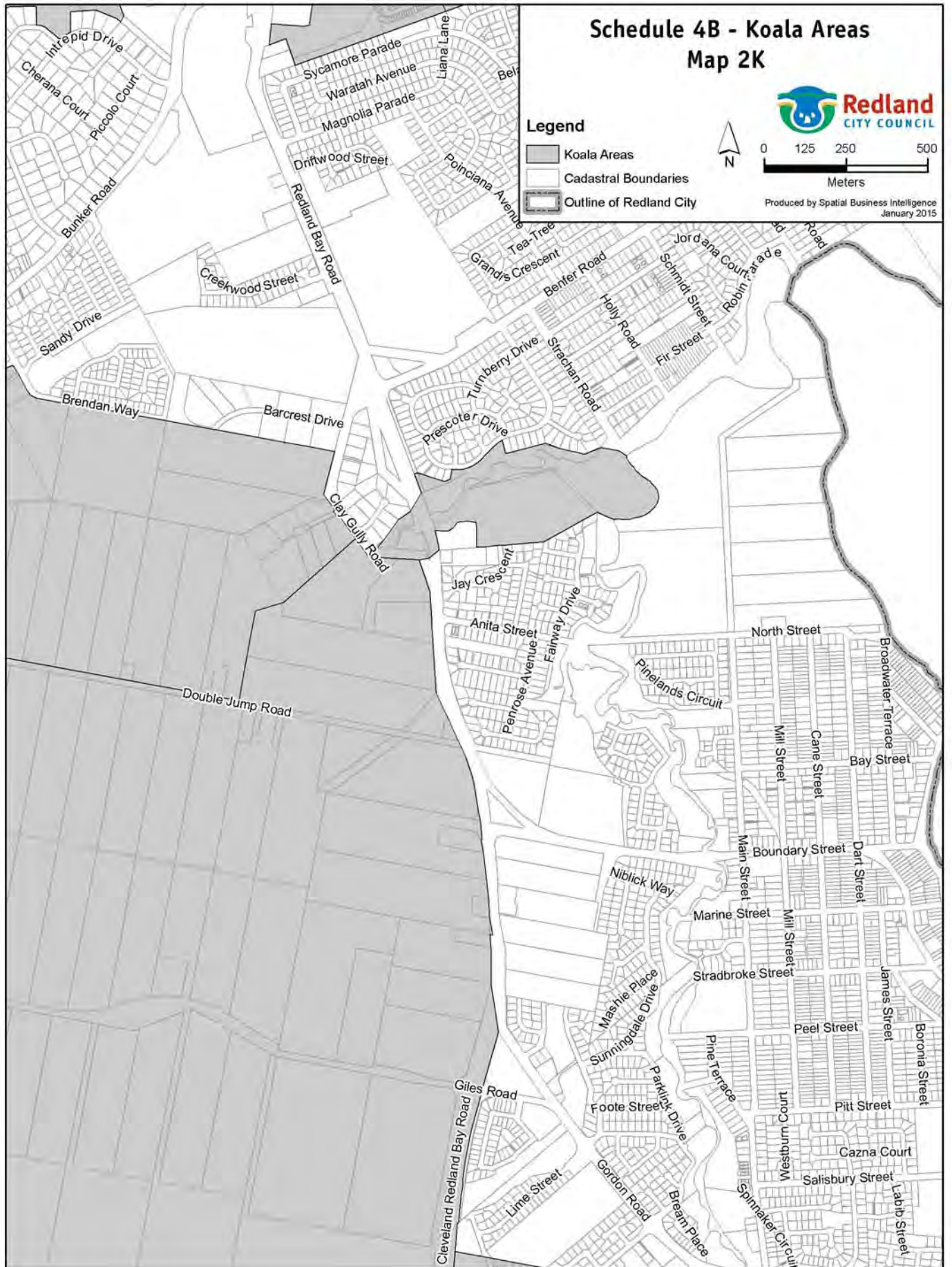


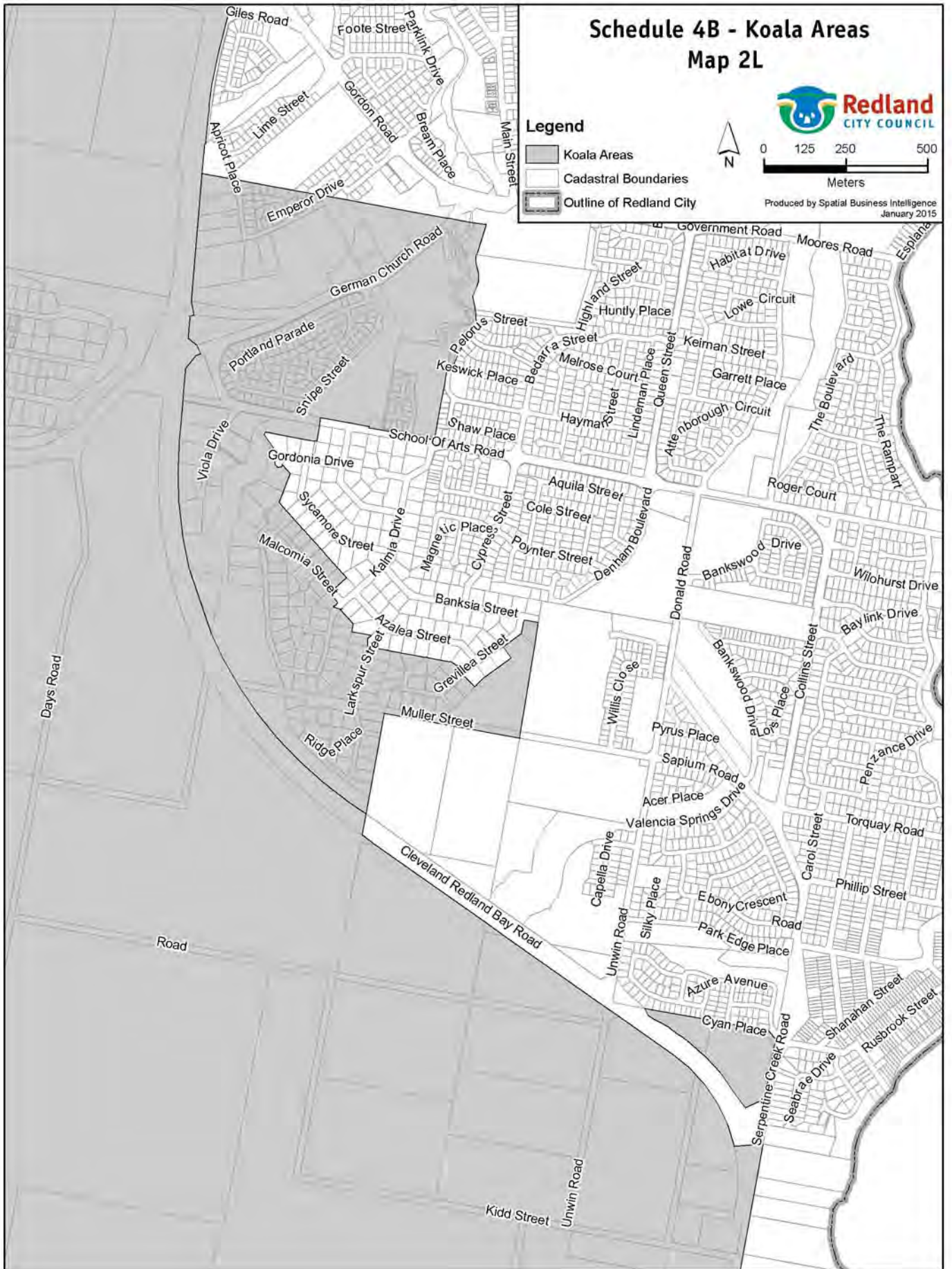


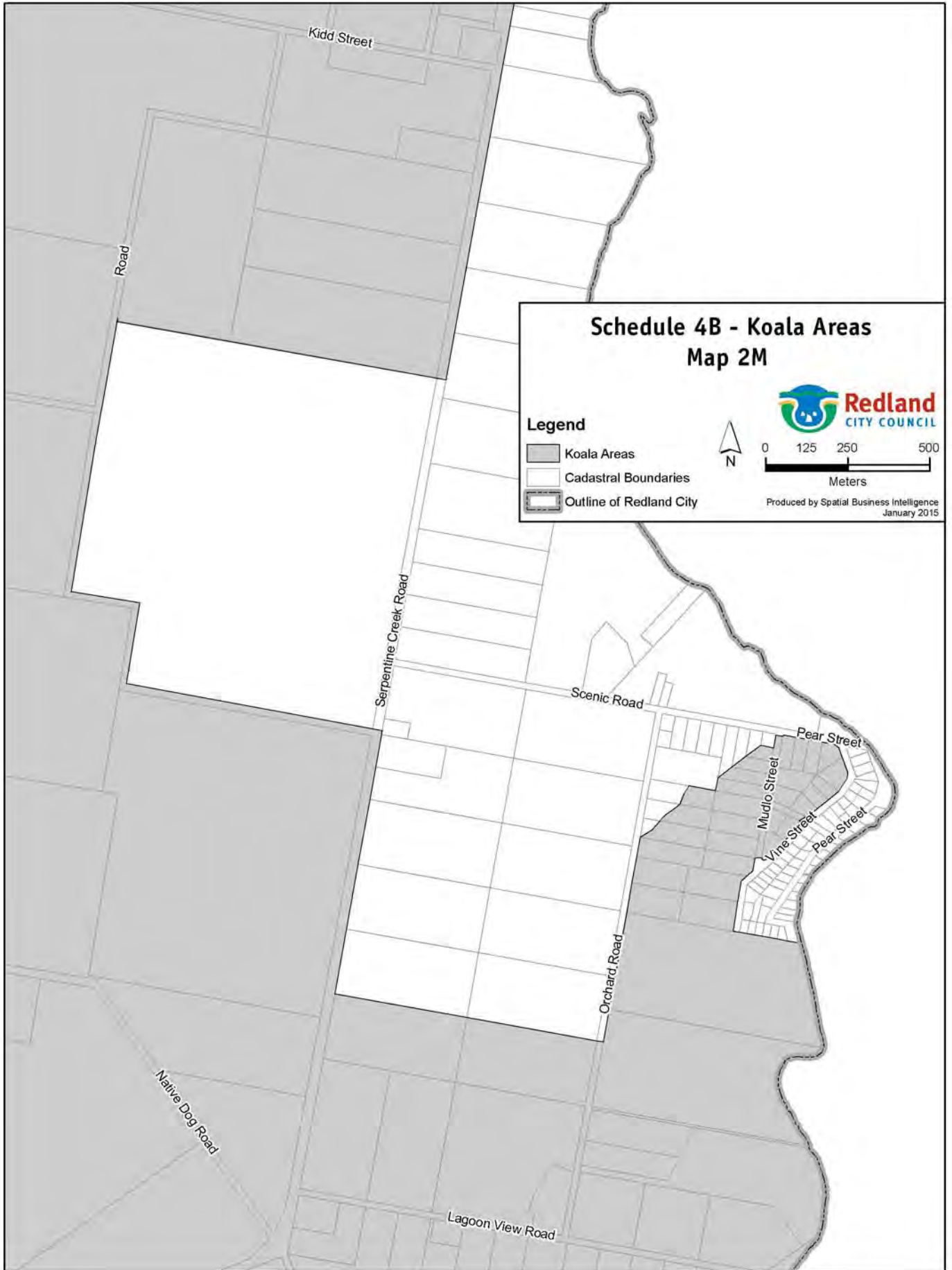










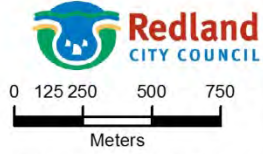




Schedule 4B - Koala Areas Map 2N

Legend

-  Koala Areas
-  Cadastral Boundaries
-  Outline of Redland City







Produced by Spatial Business Intelligence
September 2015




Schedule 4B - Koala Areas Map 20

Legend

-  Koala Areas
-  Cadastral Boundaries
-  Outline of Redland City



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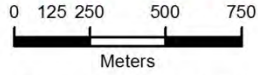
Produced by Spatial Business Intelligence
September 2015



Schedule 4B - Koala Areas Map 2P

Legend

-  Koala Areas
-  Cadastral Boundaries
-  Outline of Redland City



Produced by Spatial Business Intelligence
September 2015



Schedule 5 Conditions for sale of animals

Section 17

	Column 1 Species or breed of animal	Column 2 Conditions that must be complied with when offering animal for sale
1	A dog or a cat	<p>(a) A person who offers an animal of a species specified in this item 1 for sale must keep and maintain a written register detailing —</p> <ul style="list-style-type: none"> (i) the particulars and description of each animal offered for sale including breed, name, date of birth, identifying tag and any other form of identification; and (ii) a medical history for each animal listing vaccinations, inoculations and treatments that have been carried out; and (iii) if the animal is sold or otherwise disposed of — the name and address of the new owner of the animal and the date of sale or disposal of the animal. <p>(b) If section 44 of the Animal Management Act applies to an animal which is offered for sale by the person— the person must comply with the requirements of the section before the sale of the animal by the person.</p> <p>(c) If section 44 of the Animal Management Act does not apply to the animal offered for sale by the person—the person must supply a register to the local government, at least monthly, giving full details of —</p> <ul style="list-style-type: none"> (i) all animals sold or otherwise disposed of including the name and address of the new owner of the animal; and (ii) a full description of each animal sold or otherwise disposed of; and (iii) the date of sale or disposal of each animal. <p>(d) A person must not offer an animal of a species specified in column 1 item 1 for sale unless the animal has received all necessary vaccinations, inoculations and treatments which are appropriate according to the age of the animal.</p>

Schedule 6 Ridgewood downs prohibition area

Section 4



Schedule 7 Dictionary

Section 4

3 cat approval see section 6(2).

3 dog approval see section 6(3).

accommodation (at a caravan park) means—

- (a) a caravan; or
- (b) a complimentary accommodation.

allotment means a single parcel of land, or several contiguous parcels of land where all of the contiguous parcels of land are in —

- (a) the same ownership; or
- (b) the same occupation.

Animal Management Act see *Animal Management (Cats and Dogs) Act 2008*.

building has the meaning given in the *Building Act 1975*.

caravan has the meaning given in *Local Law No. 1 (Administration) 2015*.

caravan park —

- (a) means a place operated on a commercial basis for parking and residing in caravans; and
- (b) includes a place that provides for complimentary accommodation.

caravan park site (at a caravan park) means a part of the caravan park which is designated for a single accommodation of a particular type.

cat—

- (a) has the meaning given in section 11 of the Animal Management Act; and
- (b) includes a kitten regardless of age.

cattery approval see section 6(4).

complimentary accommodation has the meaning given in *Local Law No. 1 (Administration) 2015*.

destroy, an animal, includes causing it to be destroyed.

dog—

- (a) has the meaning given in section 11 of the Animal Management Act; and
- (b) includes a puppy regardless of age.

domestic purposes means the purposes of—

- (a) human consumption; or
- (b) food preparation; or
- (c) washing; or
- (d) other normal domestic duties.

guard dog—

- (a) means a dog released on residential premises or non-residential premises in the area of the local government without a handler for the purpose of guarding either persons or

property if the dog has been trained to attack; but

- (b) includes a dog released on residential premises or non-residential premises in the area of the local government without a handler for the primary purpose of acting as a deterrent to intruders.

horse includes a pony and a miniature horse.

identifiable animal means an animal—

- (a) wearing an identifying tag issued by the local government; or
- (b) otherwise identified so that the local government is able to ascertain the owner of the animal.

keep (an animal)—

- (a) includes board, breed and train; and
- (b) in the absence of evidence to the contrary, a person is presumed to keep an animal on land if the person —
 - (i) feeds and cares for the animal on the land; and
 - (ii) the animal is observed by an authorised person on the land on more than 1 occasion during a month.

kennel approval see section 6(5).

land has the meaning given in the *Sustainable Planning Act 2009*.

livestock includes a horse, donkey, cow, bull, ox, deer, sheep, goat, camel, llama and an alpaca.

lot —

- (a) means a separate, distinct parcel of land created on—
 - (i) the registration of a plan of subdivision under part 4, division 3 of the *Land Title Act 1994*; or
 - (ii) the recording of particulars of an instrument in accordance with the *Land Title Act 1994*; and

includes a lot under the *Building Units and Group Titles Act 1980*.

multi-residential premises means —

- (a) a residence which forms part of a group of 2 or more residences in circumstances where 2 or more of the residences of the group are directly adjacent to each other and share—
 - (i) a common wall; or
 - (ii) a ceiling in circumstances where 1 residence is directly under the floor of another residence; and
- (b) a residence situated on a lot which forms part of a community titles scheme as defined in the *Body Corporate and Community Management Act 1997*.

Examples of multi-residential premises —

Flats, boarding houses, tenement buildings, home units, townhouses and duplexes.

non-residential premises means premises other than residential premises.

occupier, of premises—

- (a) means the person who has the control or management of the premises; and
- (b) includes the owner of the premises where there is no person in apparent occupation of the premises.

pet pig approval see section 6(7).

pet shop means a shop or a stall at a market at which animals are offered for sale.

pet shop approval see section 6(6).

premises means any land, building or structure and includes any part thereof.

registered has the meaning given in the *Animal Management (Cats and Dogs) Act 2008*.

residence means a building, or part of a building, that is—

- (a) fixed to land; and
- (b) a self-contained unit used by, or intended for the exclusive residential use of, one household.

residential premises means premises used, or intended to be used, predominantly as a place of residence.

ridgewood downs prohibition area means the area shaded in grey on the map in schedule 6.

stallion means an uncastrated adult male horse.

structure has the meaning given in the *Local Government Act 2009*.

vehicle has the meaning given in the *Transport Operations (Road Use Management) Act 1995*.

Certification

This and the preceding 42 pages bearing my initials is a certified copy of a consolidated version of *Subordinate Local Law No. 2 (Animal Management) 2015* adopted in accordance with the provisions of the *Local Government Act 2009* by Redland City Council by resolution dated the day of , 2016.

.....
Chief Executive Officer

578511_1



Redland
CITY COUNCIL

Redland City Council

**Subordinate Local Law No. 5 (Parking)
2015**



Redland City Council

Subordinate Local Law No. 5 (Parking) 2015

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 5 (Parking) 2015*.

2 Purpose and how it is to be achieved

- (1) The purpose of this subordinate local law is to supplement *Local Law No. 5 (Parking) 2015*, which provides for the exercise of local government powers authorised under the TORUM Act.
- (2) The purpose is to be achieved by providing for—
 - (a) the establishment of traffic areas and off-street regulated parking areas; and
 - (b) the persons that may be issued with a parking permit; and
 - (c) the vehicles that may be issued with a commercial vehicle identification label; and
 - (d) the infringement notice penalty amounts for minor traffic offences.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 5 (Parking) 2015* (the *authorising local law*).

4 Definitions

- (1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.
- (2) The dictionary in schedule 5 defines particular words used in this subordinate local law.

Part 2 Declaration of parking areas for the TORUM Act

5 Declaration of traffic areas—Authorising local law, s 5

- (1) For section 5(1) of the authorising local law, each part of the local government area indicated by hatching on a map in schedule 1 is declared to be a traffic area.
- (2) For section 5(2) of the authorising local law, the boundaries of each traffic area are indicated by bold lines circumscribing the hatched area on a map in schedule 1.

6 Declaration of off-street regulated parking areas—Authorising local law, s 6

- (1) For section 6(1) of the authorising local law, the areas of land which are declared

to be an off-street regulated parking area are—

- (a) described in schedule 2 part 1; and
 - (b) indicated by hatching on a map in schedule 2 part 2.
- (2) For section 6(2) of the authorising local law, the boundaries of each off-street regulated parking area are indicated by a bold line circumscribing a hatched area on a map in schedule 2 part 2.

Part 3 Parking contrary to parking restriction

7 Parking permits issued by local government—Authorising local law, s 7(2)

- (1) This section prescribes—
- (a) the persons that may be issued with a parking permit mentioned in section 7(1) of the authorising local law; and
 - (b) the circumstances in which a parking permit may be issued.
- (2) A parking permit (a *resident parking permit*)—
- (a) may be issued to a person whose circumstances are as follows—
 - (i) the person resides in a residence¹ situated on a section of road and parking immediately adjacent to the residence is regulated by time; and
 - (ii) the issue of the parking permit would not unduly impede the flow of traffic either on the road or in the area; and
 - (iii) the residence does not have, and cannot reasonably be provided with, adequate off-street parking; and
 - (iv) if the parking permit is granted — there would not be in force more than 3 resident parking permits for the same residence; but
 - (b) must not be issued to permit a vehicle to be parked contrary to an indication on an official traffic sign installed on a road in a no parking permit area.
- (3) A parking permit (a *community service organisation parking permit*) may be issued to a person whose circumstances are as follows—
- (a) the person is a community service organisation²; and
 - (b) the person will use the parking permit for an activity which is consistent with the objects of the community service organisation; and
 - (c) the activity is undertaken on a section of road where —
 - (i) parking is regulated by time; and
 - (ii) the issue of the parking permit would not unduly impede the flow of traffic either on the road or in the area.
- (4) A parking permit (a *temporary parking permit*) may be issued to allow the holder

¹ See definition of *residence* in the dictionary.

² See definition of *community service organisation* in the dictionary.

of the parking permit to park 1 or more vehicles in a designated parking space or spaces for a period specified in the parking permit despite an indication on an official traffic sign to the contrary and despite the fact that paid parking would otherwise apply to the space or spaces.

- (5) A temporary parking permit may only be granted if the local government is satisfied that—
 - (a) the applicant is engaged in some temporary activity affecting premises immediately adjacent to the designated parking space or spaces to which the application relates; and
 - (b) it is not reasonably practical for the applicant to carry out the activity unless the designated parking space or spaces to which the application relates are allocated to the applicant's exclusive use for the duration of the activity.
- (6) A parking permit (a **works zone parking permit**) may be issued to a person if the local government is satisfied that—
 - (a) the part of the road to which the application relates is adjacent to a site at which the person is proposing to undertake building or construction work; and
 - (b) the carrying out of the building or construction work is lawful; and
 - (c) having regard to the nature of the building or construction work and the characteristics of the site, it is not reasonably practical for all work activity involving vehicle loading and unloading and associated vehicle movements to be confined within the site.
- (7) A parking permit (a **local government works parking permit**) may be issued to allow a person to park 1 or more vehicles in a designated parking space or spaces, and for a period specified in the parking permit despite an indication on an official traffic sign to the contrary and despite the fact that paid parking would otherwise apply to the space or spaces if the person is—
 - (a) an employee, contractor or agent of the local government; and
 - (b) parking the vehicle or vehicles in the space or spaces—
 - (i) for the purpose of carrying out work for or on behalf of the local government; and
 - (ii) in the course of carrying out his or her duties for or on behalf of the local government.
- (8) A parking permit (a **visitor parking permit**)—
 - (a) may be issued to a person whose circumstances are as follows—
 - (i) the person (the **resident**) resides in a residence situated on a section of road and parking immediately adjacent to the residence is regulated by time; and
 - (ii) the parking permit is to be made available by the resident for use by another person who —
 - (A) is visiting or attending at the residence identified in the parking permit; and

- (B) intends parking on the section of road immediately adjacent to the residence; and
 - (iii) the issue of the parking permit would not unduly impede the flow of traffic either on the road or in the area; and
 - (iv) the residence does not have and cannot reasonably be provided with adequate off-street parking; and
 - (v) if the parking permit is granted — there would not be in force more than 2 visitor parking permits for the same residence; but
- (b) must not be issued to permit a vehicle to be parked contrary to an indication on an official traffic sign installed on a road in a no parking permit area.

8 Commercial vehicle identification labels—Authorising local law, s 8(2)

- (1) For section 8(2) of the authorising local law, this section prescribes the vehicles that may be issued with a commercial vehicle identification label.
- (2) A vehicle may be issued with a commercial vehicle identification label if the vehicle—
 - (a) is used for carrying on a business that requires the regular use of loading zones; and
 - (b) is—
 - (i) a horse drawn vehicle constructed, fitted or equipped for the carriage of goods; or
 - (ii) a motor vehicle (excluding any car or motorbike) constructed, fitted or equipped for the carriage of goods; or
 - (iii) a motor vehicle constructed, fitted or equipped for the carriage of persons.
- (3) Also, a vehicle may be issued with a commercial vehicle identification label if a commercial vehicle identification label is displayed on the vehicle and—
 - (a) the vehicle on which the label is displayed is the vehicle specified on the label; and
 - (b) the date specified on the label has not passed.

Part 4 Minor traffic offence infringement notice penalties

9 Infringement notice penalty amounts—Authorising local law, s 9

For section 9 of the authorising local law, the infringement notice penalty amount³ for an offence mentioned in column 1 of schedule 4 is the corresponding amount stated in column 2 of schedule 4.

³ Under section 108 of the *Transport Operations (Road Use Management) Act 1995* —

- (a) a local government may, under a local law, prescribe an amount as an infringement notice penalty for a minor traffic offence; and
- (b) for the *State Penalties Enforcement Act 1999*, the minor traffic offence is an infringement notice offence and the penalty is the infringement notice penalty for the offence.

See sections 5 (Meaning of penalty unit) and 5A (Prescribed value of particular penalty unit) of the *Penalties and Sentences Act 1992* and section 2B of the *Penalties and Sentences Regulation 2005*.

Schedule 1 Declaration of traffic area

Section 5

No traffic area declared.

Schedule 2 Declaration of off-street regulated parking areas

Section 6

Part 1 Areas declared to be an off-street regulated parking area.

1. Capalaba

Description of car park or area	Map ref.	Location or address of car park or area
Dollery Road off-street car park as identified in schedule 2, part 2.	1A	Between Faccio Lane and Noeleen Street, Capalaba.
School Road off-street car park as identified in schedule 2, part 2.	1B	Between Mount Cotton Road, Capalaba and Burns Street, Capalaba.

2. Cleveland

Description of car park or area	Map ref.	Location or address of car park or area
Doig Street off-street car park (E) as identified in schedule 2, part 2.	2B(iv)	Between Middle Street and Queen Street, Cleveland.
Doig Street off-street car park (W) as identified in schedule 2, part 2.	2B(ii)	Between Queen Street and Middle Street, Cleveland.
Emmett Drive off-street car park as identified in schedule 2, part 2.	2F(ii)	Between Emmett Drive, Cleveland and Wharf Street, Cleveland.
Iluka Arcade off-street car park as identified in schedule 2, part 2.	2B(iii)	Doig Street, Cleveland.
John Street off-street car park as identified in schedule 2, part 2.	2C	Between Queen Street and Russell Street, Cleveland.
Middle Street (East) off-street car park as identified in schedule 2, part 2.	2F(i)	Middle Street, Cleveland, Cleveland.
Middle Street (West) off-street car park as identified in schedule 2, part 2.	2D	Corner Wynyard Street, Cleveland and Middle Street, Cleveland.
Queen Street off-street car park (N) as identified in schedule 2, part 2.	2E(ii)	Between Wynyard Street and Waters Street, Cleveland.
Queen Street off-street car park (S) as identified in schedule 2, part 2.	2E(iii)	Between Queen Street and Waters Street, Cleveland.
Shore Street West off-street car park as identified in schedule 2, part 2.	2A	Between Shore Street West and Kyling Lane, Cleveland.
Toondah Harbour off-street car park as identified in schedule 2, part 2.	2F(iii)	Emmett Drive, Cleveland.
Waterloo Street off-street car park as identified in schedule 2, part 2.	2B(i)	Between Middle Street and Queen Street, Cleveland.
Wynyard Street off-street car park as identified in schedule 2, part 2.	2E(i)	Between Middle Street and Queen Street, Cleveland.

3. Macleay Island

Description of car park or area	Map ref.	Location or address of car park or area
Macleay Island Ferry Terminal car and boat trailer park as identified in schedule 2, part 2.	3A	Brighton Road and Russell Terrace, Macleay Island.

4. North Stradbroke Island

Description of car park or area	Map ref.	Location or address of car park or area
One Mile Ferry Terminal car park as identified in schedule 2, part 2.	4A	Yabby Street, One Mile, Dunwich, North Stradbroke Island.
Junner Street Ferry Terminal car park as identified in schedule 2, part 2.	4B	Junner Street Ferry Terminal car park, Dunwich, North Stradbroke Island.

5. Redland Bay

Description of car park or area	Map ref.	Location or address of car park or area
Weinam Creek Cenotaph off-street car park as identified in schedule 2, part 2.	5A(ii)	Banana Street, Redland Bay.
Weinam Creek off-street car and boat trailer park as identified in schedule 2, part 2.	5A(iii)	Banana Street, Redland Bay.
Weinam Creek Overflow car park as identified in schedule 2, part 2.	5B	Meissner Street, Redland Bay.
Weinam Creek vehicle barge off-street car park as identified in schedule 2, part 2.	5A(i)	Weinam Street and Esplanade, Redland Bay.

6. Russell Island

Description of car park or area	Map ref.	Location or address of car park or area
Russell Island Ferry Terminal car and boat trailer park as identified in schedule 2, part 2.	6A(ii)	Alison Crescent, Hawthornden Drive and High Street, Russell Island.
Russell Island off-street car park as identified in schedule 2, part 2.	6A(i)	Bayview Road, Russell Island.

7. Victoria Point

Description of car park or area	Map ref.	Location or address of car park or area
Victoria Point off-street car and boat trailer park as identified in schedule 2, part 2.	7A	Masters Avenue, Victoria Point.
Victoria Point shops off-street car park as identified in schedule 2, part 2.	7B	Bunker Road and Cleveland – Redland Bay Road, Victoria Point.

8. Wellington Point

Description of car park or area	Map ref.	Location or address of car park or area
Wellington Point off-street car and boat trailer park as identified in schedule 2, part 2.	8A	Main Road, Wellington Point.

Part 2

Maps of off-street regulated parking areas

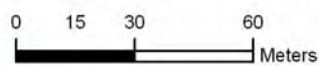
Map 1A




Schedule 2 - Part 2

Map 1A: Capalaba

Declared Off-Street Regulated Parking Areas



 1A: Dolley Road off-street car park

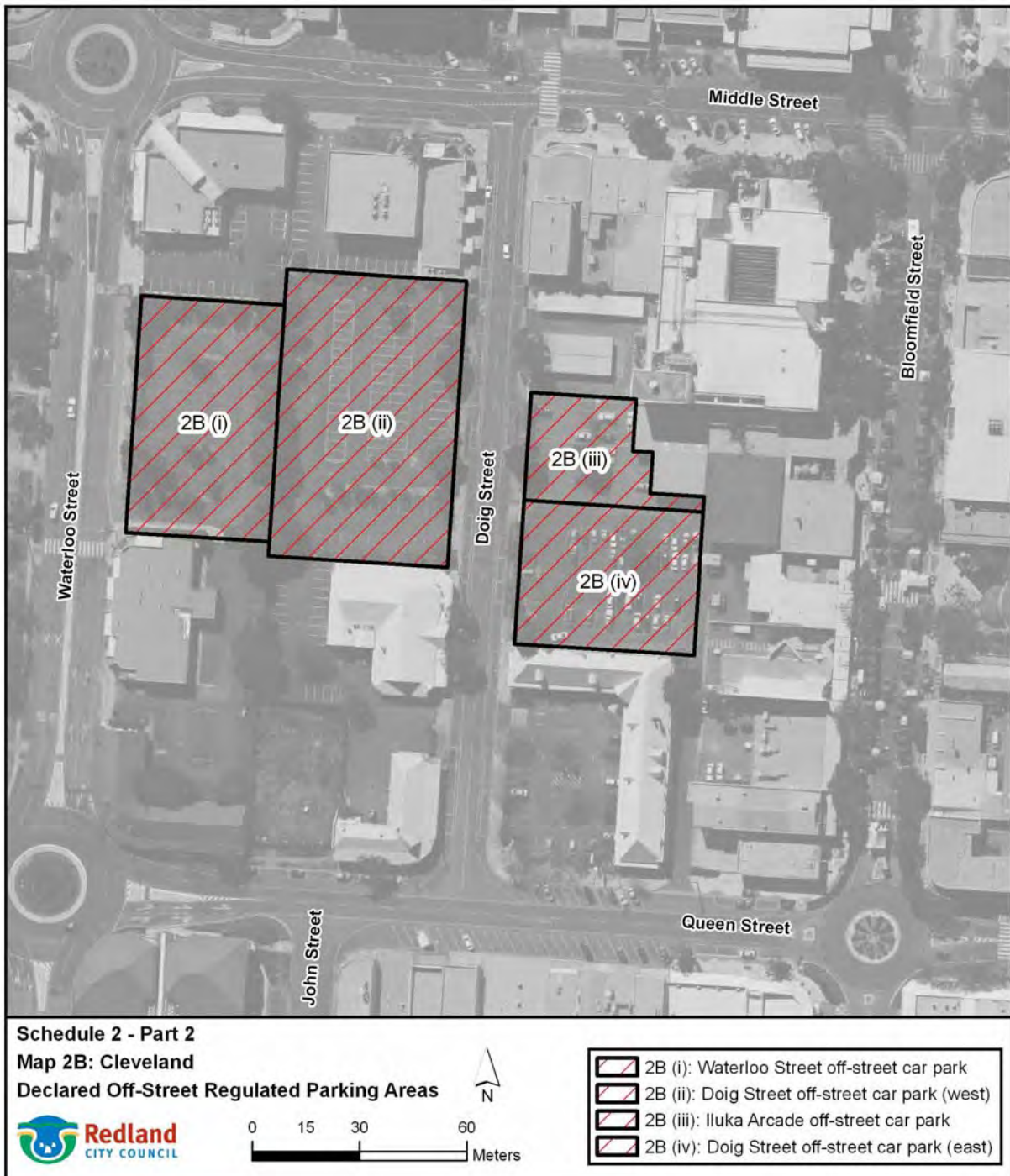
Map 1B



Map 2A



Map 2B



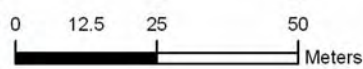
Map 2C




Schedule 2 - Part 2

Map 2C: Cleveland

Declared Off-Street Regulated Parking Areas



 2C: John Street off-street car park

Map 2D




Schedule 2 - Part 2

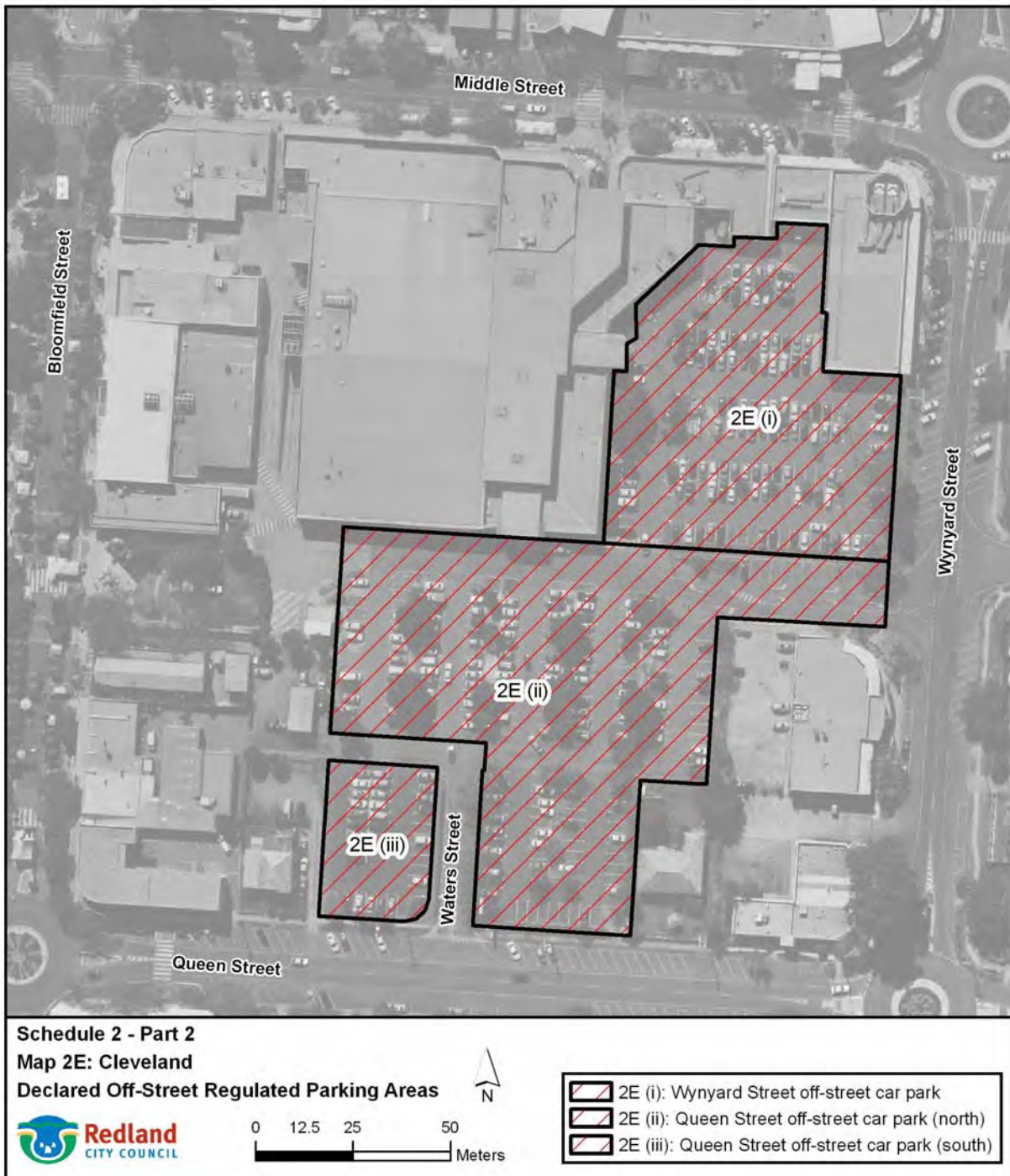
Map 2D: Cleveland

Declared Off-Street Regulated Parking Areas

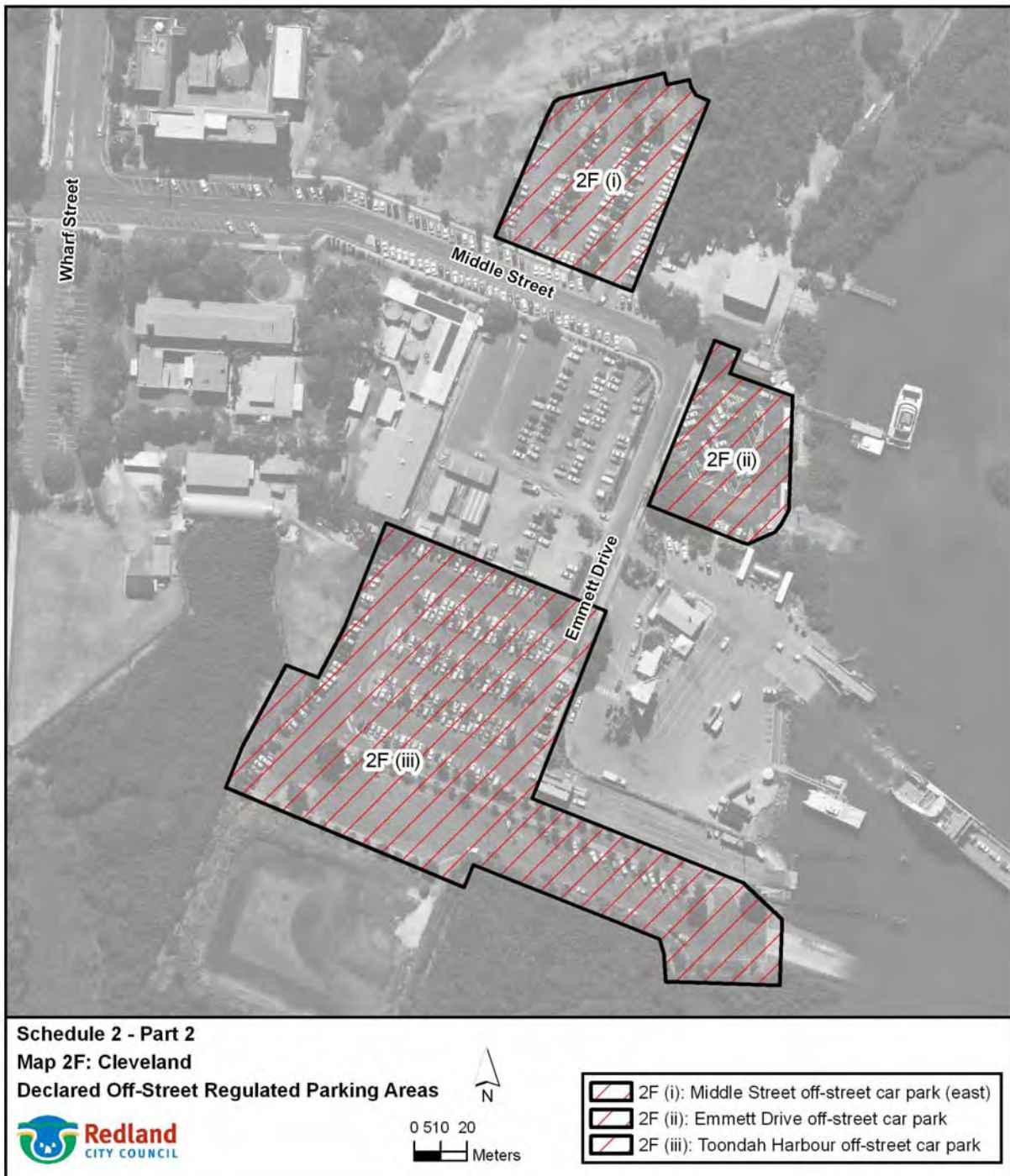


 2D: Middle Street off-street car park (west)

Map 2E



Map 2F



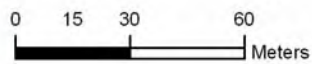
Map 3A




Schedule 2 - Part 2

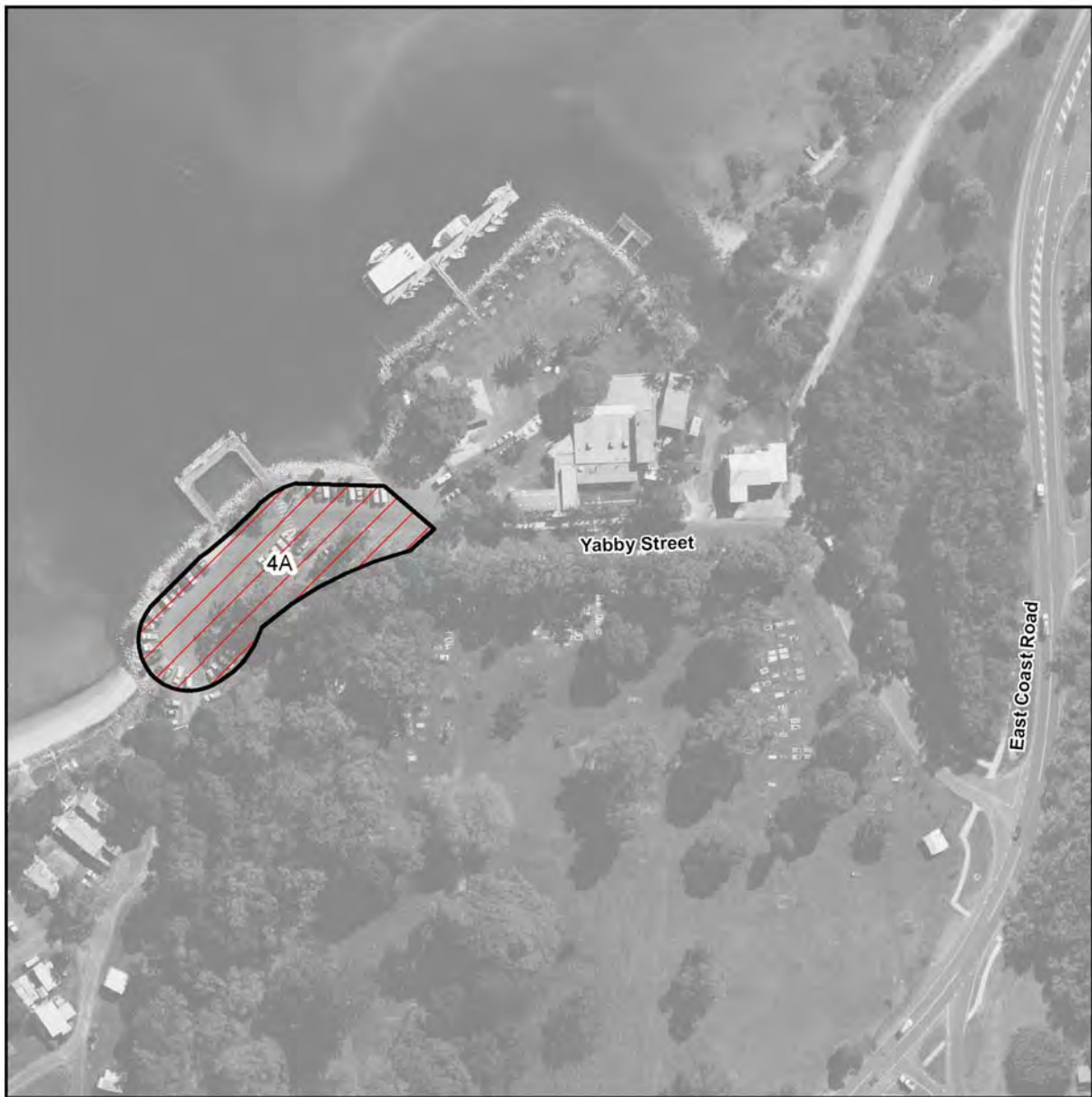
Map 3A: Macleay Island

Declared Off-Street Regulated Parking Areas



 3A: Macleay Island ferry terminal car and boat trailer park

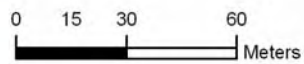
Map 4A




Schedule 2 - Part 2

Map 4A: North Stradbroke Island

Declared Off-Street Regulated Parking Areas



 4A: One Mile ferry terminal off-street car park

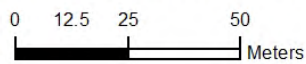
Map 4B




Schedule 2 - Part 2

Map 4B: North Stradbroke Island

Declared Off-Street Regulated Parking Areas



 Map 4B: Junner Street ferry terminal off-street car park

Map 5A



Map 5B




Schedule 2 - Part 2

Map 5B: Redland Bay

Declared Off-Street Regulated Parking Areas



 5B: Weinam Creek overflow off-street car park

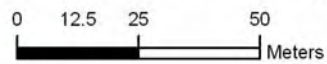
Map 6A





Schedule 2 - Part 2

Map 6A: Russell Island

Declared Off-Street Regulated Parking Areas

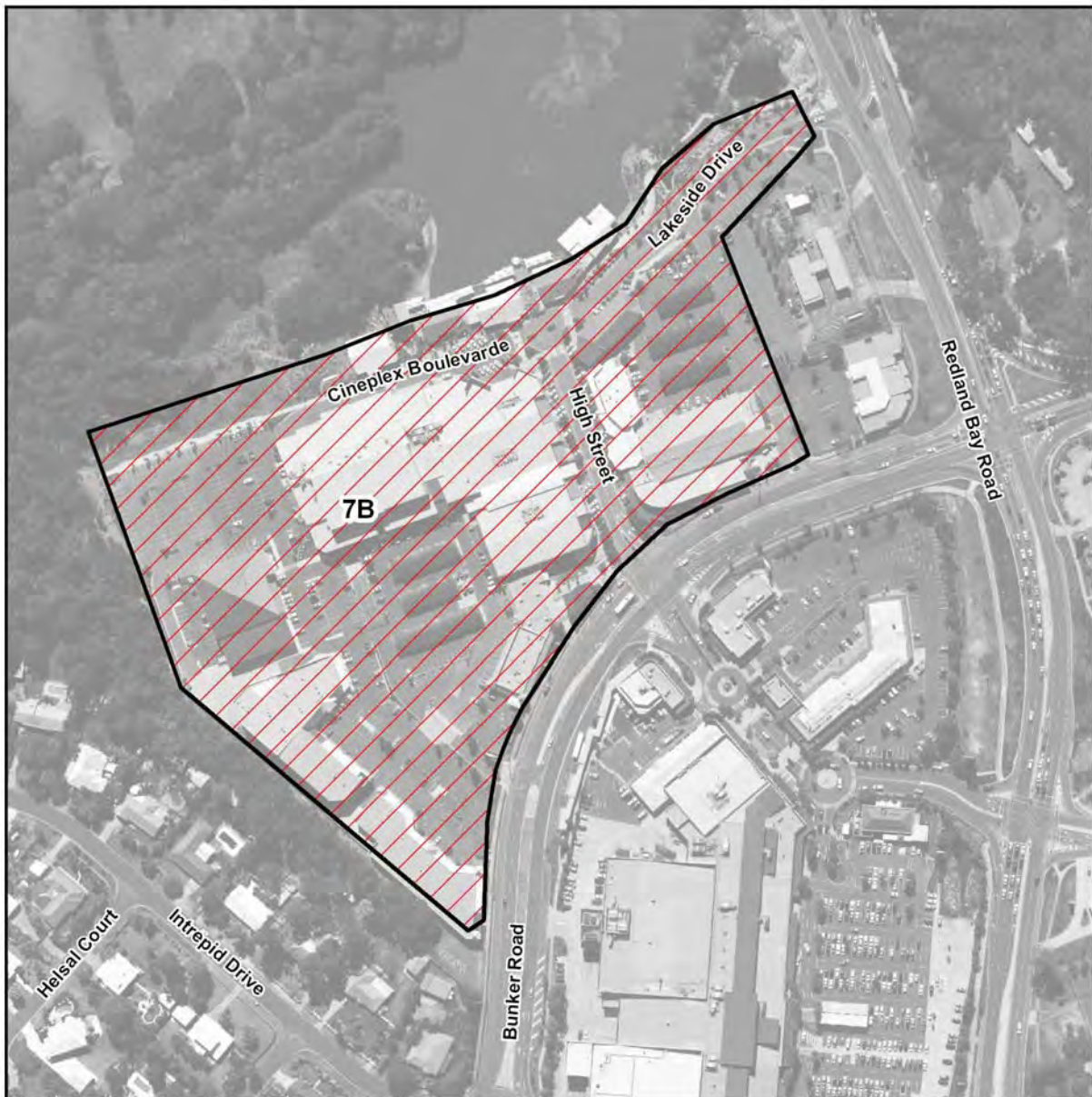


-  6A (i): Russell Island off-street car park
-  6A (ii): Russell Island ferry terminal off-street car and boat trailer park

Map 7A



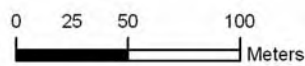
Map 7B




Schedule 2 - Part 2

Map 7B: Victoria Point

Declared Off-Street Regulated Parking Areas



 7B: Victoria Point Shops off-street car park

Map 8A



Schedule 3 Definition — no parking permit area

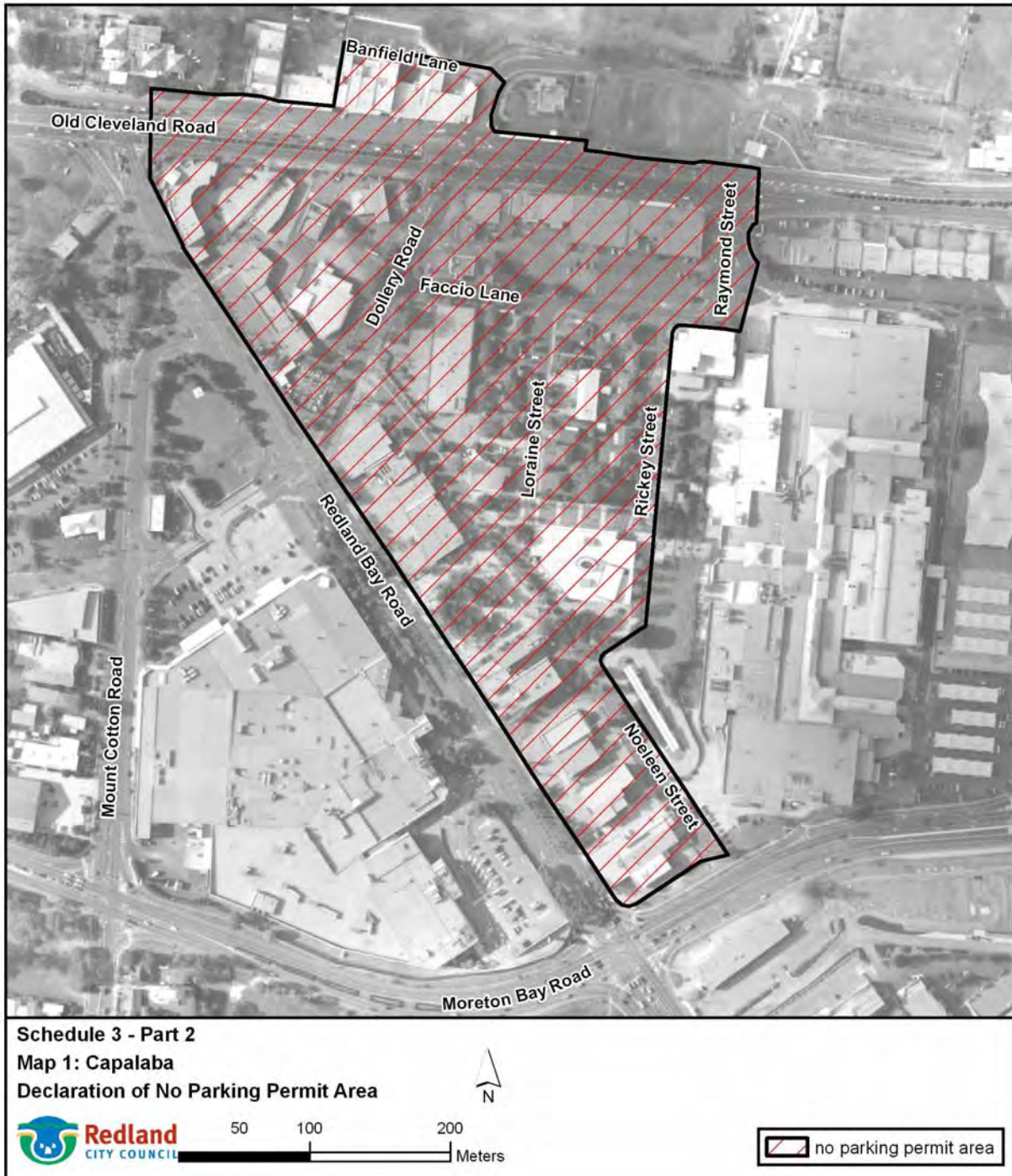
Section 4

Part 1 Description of no parking permit areas

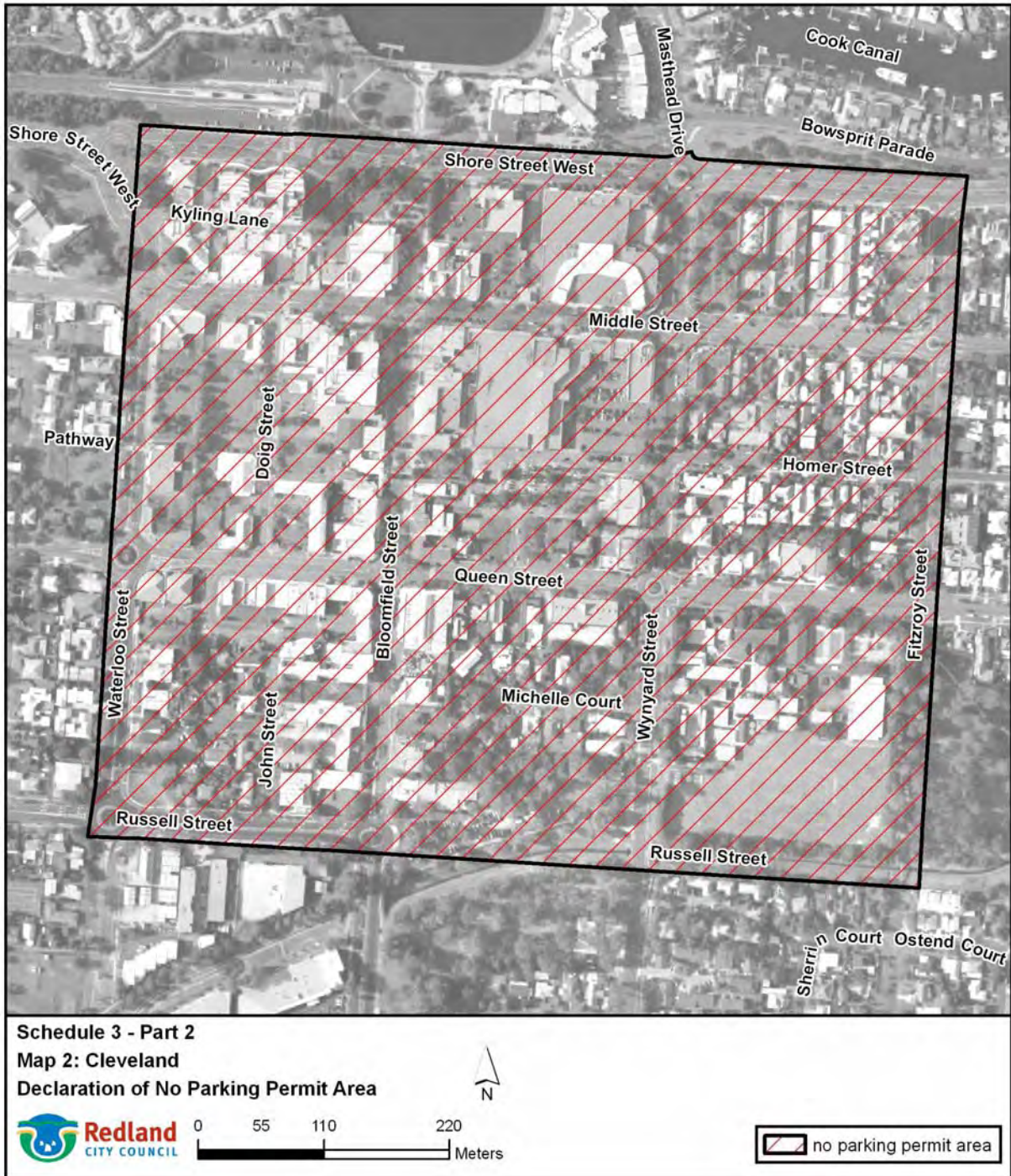
- (1) The Capalaba no parking permit area being the area indicated by hatching on part 2 map 1.
- (2) The Cleveland no parking permit area being the area indicated by hatching on part 2 map 2.
- (3) The Redland Bay no parking permit area being the area indicated by hatching on part 2 map 3.
- (4) The Victoria Point no parking permit area being the area indicated by hatching on part 2 map 4.
- (5) The Wellington Point no parking permit area being the area indicated by hatching on part 2 map 5.

Part 2 Maps of no parking permit areas

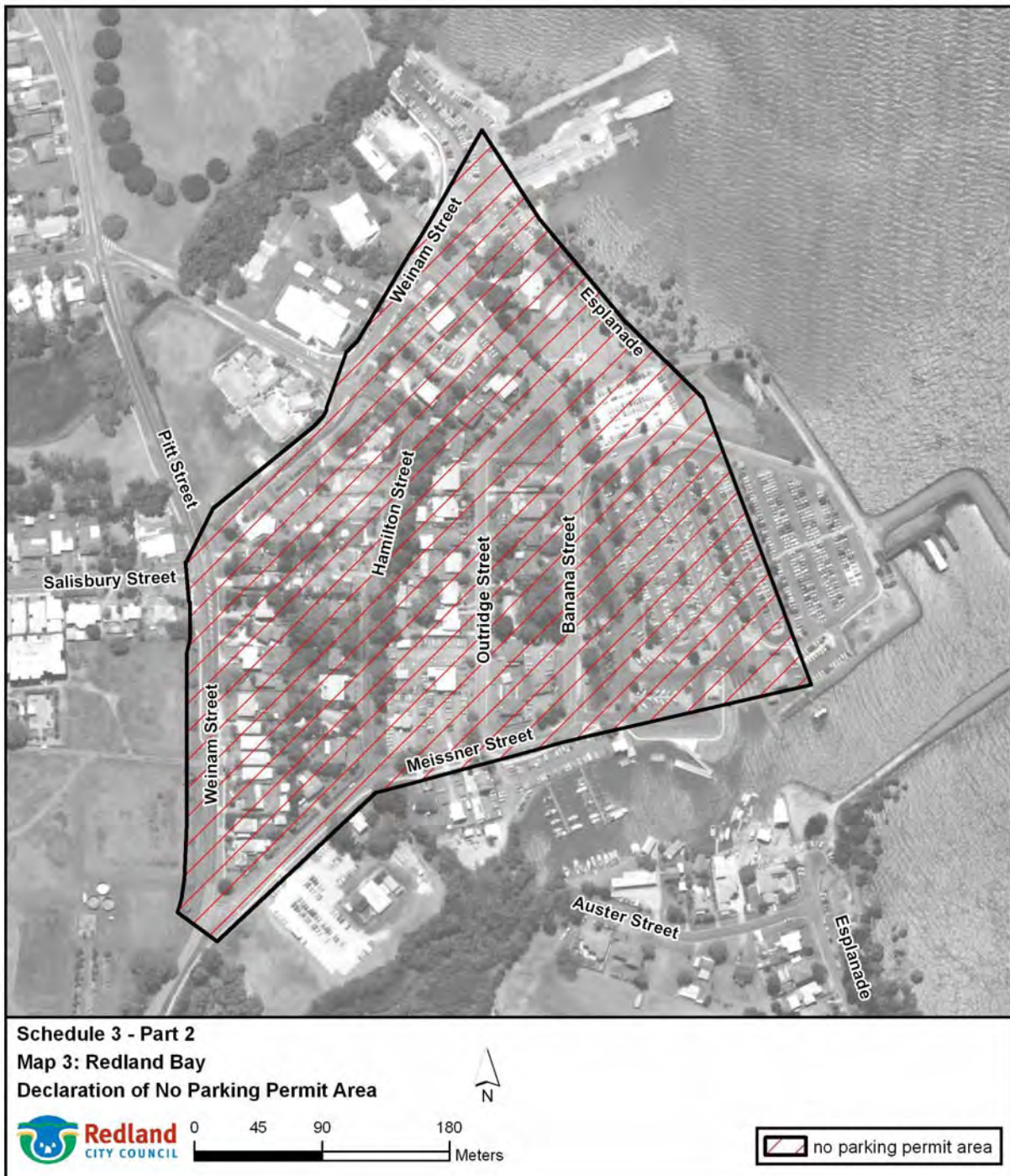
Map 1 - Capalaba



Map 2 - Cleveland



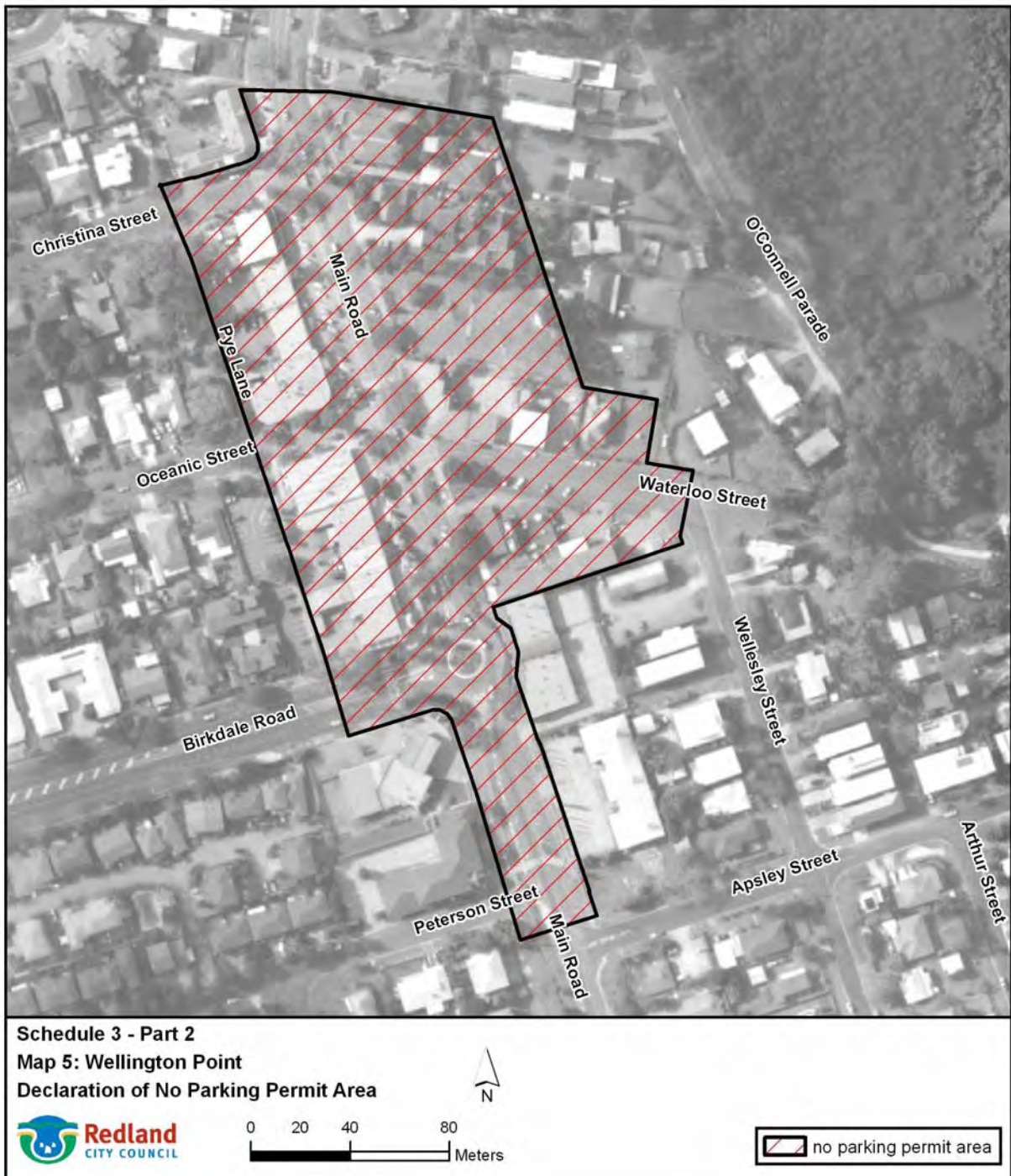
Map 3 – Redland Bay



Map 4 – Victoria Point



Map 5 – Wellington Point



Schedule 4 Infringement notice penalty amounts for certain minor traffic offences

Section 9

Column 1		Column 2
<i>Transport Operations (Road Use Management) Act 1995 provision</i>	Minor Traffic Offence	Infringement notice penalty amount
106(1)(a)(i)	Parking a vehicle in a designated parking space unless a parking meter or parkatarea installed for the space indicates that the parking fee has been paid	0.7 penalty units
106(1)(a)(ii)	Parking a vehicle in a designated parking space unless the person has done what is required by an authorised system that applies in relation to the space	0.7 penalty units
106(1)(b)	Parking a vehicle in a designated parking space for a time longer than the maximum time indicated on the official traffic sign installed for the space	0.7 penalty units
106(1)(c)	Parking a vehicle in a designated parking space if another vehicle is parked in the space	0.7 penalty units
106(1)(d)	Parking a vehicle in a designated parking space so that the vehicle is not wholly within the space	0.7 penalty units

Column 1		Column 2
<i>Transport Operations (Road Use Management – Road Rules) Regulation 2009 provision</i>	Minor Traffic Offence	Infringement notice penalty amount
167	Stopping on a length of road or in an area to which a no stopping sign applies	0.7 penalty units
168	Unauthorised driver stopping on a length of road or in an area to which a no parking sign applies	0.7 penalty units

Column 1		Column 2
<i>Transport Operations (Road Use Management – Road Rules) Regulation 2009 provision</i>	Minor Traffic Offence	Infringement notice penalty amount
169	Stopping at the side of a road marked with a continuous yellow edge line	0.7 penalty units
170(1)	Stopping in an intersection	0.7 penalty units
171	Stopping on a children's crossing or on the road within 20m before the crossing or 10m after the crossing	0.7 penalty units
172(1)	Stopping on a pedestrian crossing that is not at an intersection or on a road within 20m before a crossing and 10m after the crossing otherwise than as permitted by a sign	0.7 penalty units
173	Stopping on a marked foot crossing that is not at an intersection, or on a road within 10m before the traffic lights pole nearest to the driver at the crossing and 3m after the crossing unless permitted by a sign	0.7 penalty units
175	Stopping on a level crossing, or on a road within 20m before the nearest rail or track to the driver approaching the crossing and 20m after the nearest rail or track to the driver leaving the crossing unless permitted by a sign	0.7 penalty units
176(1)	Stopping on a road contrary to a clearway sign	0.7 penalty units
179(1)	Stopping an unauthorised vehicle in a loading zone	0.7 penalty units
181	Unauthorised driver stopping in a works zone	0.7 penalty units
182(1)	Stopping an unauthorised vehicle in a taxi zone	0.7 penalty units
183(1)	Stopping an unauthorised vehicle in a bus	0.7 penalty units

Column 1		Column 2
<i>Transport Operations (Road Use Management – Road Rules) Regulation 2009 provision</i>	Minor Traffic Offence	Infringement notice penalty amount
	zone	
183(1)	Stopping a bus in a bus zone contrary to a bus zone sign	0.7 penalty units
185(1)	Stopping an unauthorised vehicle in a permit zone	1.4 penalty units
186(1)	Stopping in a mail zone	0.7 penalty units
189(1)(a)	Stopping on a two way road between the centre of the road and another vehicle parked at the side of the road	0.7 penalty units
191	Stopping on a road so as to obstruct traffic	0.7 penalty units
195(1)	Stopping within 20m before a bus stop unless permitted by a sign	0.7 penalty units
195(1)	Stopping within 10m after a bus stop unless permitted by a sign	0.7 penalty units
197(1)	Stopping on a bicycle path, footpath, shared path or dividing strip or a nature strip adjacent to a length of road in a built-up area unless permitted by a sign	0.7 penalty units
198(2)	Stopping on or across a driveway unless dropping off or picking up, passengers	0.7 penalty units
199	Stopping near a postbox	0.7 penalty units
200(1)	Stopping a heavy vehicle or a long vehicle on a length of road that is not in a built-up area otherwise than on the shoulder of the road	1.4 penalty units
200(2)	Stopping a heavy vehicle or a long vehicle on a length of road in a built-up area for	1.4 penalty units

Column 1		Column 2
<i>Transport Operations (Road Use Management – Road Rules) Regulation 2009 provision</i>	Minor Traffic Offence	Infringement notice penalty amount
	longer than 1 hour unless permitted to stop on the length of road for longer than 1 hour by information on or with a traffic controlled device	
202	Stopping contrary to a motorbike parking sign	0.7 penalty units
203(1)	Stopping contrary to a people with disabilities parking sign	1.4 penalty units
Part 12	Other parking offences provided for in Part 12 (Restrictions on stopping and parking)	0.7 penalty units

Schedule 5 Dictionary

Section 4

community service organisation means an association incorporated under the *Associations Incorporation Act 1981* which has as the main purpose of its objects, making financial gain for community service, charitable or similar purposes.

community service organisation parking permit see section 7(3).

local government works parking permit see section 7(7).

no parking permit area means an area—

- (a) described in schedule 3 part 1; and
- (b) indicated by hatching on a map in schedule 3 part 2; and
- (c) the boundaries of which are indicated by a bold line circumscribing a hatched area on a map in schedule 3 part 2.

residence means a building, or part of a building, that is —

- (a) fixed to land; and
- (b) designed, or approved by a local government, for human habitation by a single family unit; and
- (c) used for residential purposes.

resident see section 7(8)(a)(i).

resident parking permit see section 7(2).

temporary parking permit see section 7(4).

visitor parking permit see section 7(8).

works zone parking permit see section 7(6).

Certification

This and the preceding 39 pages bearing my initials is a certified copy of a consolidated version of *Subordinate Local Law No. 5 (Parking) 2015* adopted in accordance with the provisions of the *Local Government Act 2009* by Redland City Council by resolution dated the day of , 2016.

.....
Chief Executive Officer

11.3 COMMUNITY & CUSTOMER SERVICES**11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS**

Objective Reference: A124442
Reports & Attachments (Archive)

Attachment: [Decisions Made Under Delegated Authority 21.08.2016 to 24.09.2016](#)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Debra Weeks
Senior Business Support Officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

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

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

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

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

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr T Huges

Seconded by: Cr M Elliott

The Council resolves to note this report.

CARRIED 10/0

Crs Boglary, Mitchell, Gollè, Hewlett, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Cr Edwards was not present when the motion was put.

Decisions Made Under Delegated Authority 21.08.2016 to 27.08.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
OPW002064	Advertising Device	Category1	Signarama Redlands	6-8 Waterloo Street, Cleveland QLD 4163	Code Assessment	23/08/2016	Development Permit	2
BWP003709	Design & Siting - Setback	Category1	Philip Impey Architect	27A Princess Street, Cleveland QLD 4163	Concurrence Agency Response	24/08/2016	Approved	2
BWP003731	Design and Siting - Additions	Category1	The Certifier Pty Ltd	1-19 Dinwoodie Road, Thornlands QLD 4164	Concurrence Agency Response	25/08/2016	Approved	3
OPW002050	Advertising Device	Category1	Renaissance Retirement Living	36-40 Bunker Road, Victoria Point QLD 4165	Code Assessment	23/08/2016	Development Permit	4
BWP003701	Design & Siting 19	Category1	The Certifier Pty Ltd	62 Peel Street, Redland Bay QLD 4165	Concurrence Agency Response	24/08/2016	Approved	5
BWP003717	Design & Siting - Carport	Category1	Ashley Dean Jackson	222 Main Street, Redland Bay QLD 4165	Concurrence Agency Response	26/08/2016	Approved	5
BWP003726	Additions	Category1	B Approved	36 Phillip Street, Redland Bay QLD 4165	Concurrence Agency Response	25/08/2016	Approved	5
OPW002023	Childcare and Commercial Development	Category1	Powercat Partners Pty Ltd	101 Valley Way, Mount Cotton QLD 4165	Compliance Assessment	25/08/2016	Compliance Certificate	6
BWP003714	Design & Siting - Addition to existing house	Category1	Bradley Ross Ashcroft	52 Summit Street, Sheldon QLD 4157	Concurrence Agency Response	26/08/2016	Approved	6
MCU013807	Dwelling House - Overlay Assessment	Category1	G Developments Pty Ltd	23 Pyrus Place, Redland Bay QLD 4165	Code Assessment	25/08/2016	Development Permit	6

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
ROL006083	Standard Format: 2 into 3 Lots	Category1	Michell Town Planning & Development	107 Bailey Road, Birkdale QLD 4159	Code Assessment	24/08/2016	Development Permit	8
BWP003729	Design and Siting - Additions to existing dwelling	Category1	The Certifier Pty Ltd	42 Chatsworth Circuit, Capalaba QLD 4157	Concurrence Agency Response	22/08/2016	Approved	9
BWP003641	Design & Siting - Shed	Category1	Kim Maree Klynnyk The Certifier Pty Ltd	2 Boambillee Street, Thorneside QLD 4158	Permissible Change	22/08/2016	Development Permit	10
BWP003708	Deck roof boundary	Category1	Bartley Burns Certifiers & Planners	71 Dorsal Drive, Birkdale QLD 4159	Concurrence Agency Response	26/08/2016	Approved	10
MCU013804	Home Business - ADA	Category1	Rochelle Anne Manners	10 Lewisham Court, Birkdale QLD 4159	Code Assessment	22/08/2016	Development Permit	10
Category 2								
OPW002070	Commercial driveway access upgrade	Category2	Darwalla Egg Producers Pty Ltd	70-96 Hillview Road, Mount Cotton QLD 4165	Code Assessment	22/08/2016	Development Permit	6

Decisions Made Under Delegated Authority 28.08.2016 to 03.09.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003727	Shade Sail	Category1	Helen McGarry McVicar Martin John McVicar	197 Wellington Street, Ormiston QLD 4160	Concurrence Referral	2/09/2016	Approved	1
BWP003719	Combined Design & Siting and Build over Sewer - front boundary setback	Category1	Chris Easton	19 Cassandra Street, Cleveland QLD 4163	Concurrence Referral	30/08/2016	Approved	2
BWP003721	Design & Siting - Setback	Category1	Applied Building Approvals	67 Coburg Street East, Cleveland QLD 4163	Concurrence Referral	1/09/2016	Approved	2
BWP003723	Design and Siting - Shed	Category1	Strickland Certification Pty Ltd	12 Gonzales Street, Amity QLD 4183	Concurrence Referral	30/08/2016	Approved	2
BWP003724	Design & Siting - Dwelling	Category1	Affordable Housing Company	13A Cassandra Street, Cleveland QLD 4163	Concurrence Referral	30/08/2016	Approved	2
BWP003748	Design and Siting - Dwelling and Double Garage	Category1	Apex Certification & Consulting	8 Affinity Way, Thornlands QLD 4164	Concurrence Referral	31/08/2016	Approved	3
BWP003751	Design and Siting - Dwelling and Double Garage	Category1	Apex Certification & Consulting	25 Arkwright Street, Thornlands QLD 4164	Concurrence Referral	31/08/2016	Approved	3
BWP003668	Design & Siting - Carport and Gatehouse	Category1	The Certifier Pty Ltd	27 Daysland Street, Victoria Point QLD 4165	Concurrence Referral	29/08/2016	Approved	4
MCU013799	Dwelling House	Category1	Building Code Approval Group Pty Ltd	43A Wilson Esplanade, Victoria Point QLD 4165	Code Assessment	29/08/2016	Development Permit	4
MCU013638	Bed & Breakfast - Tourism Accommodation Incentive Package	Category1	Helene Margot Grillot	17-19 Attunga Street, Macleay Island QLD 4184	Code Assessment	29/08/2016	Development Permit	5

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP003682	Domestic Outbuildings x 3	Category1	The Certifier Pty Ltd	148 The Esplanade, Karragarra Island QLD 4184	Code Assessment	2/09/2016	Development Permit	5
MCU013809	Dwelling ADA	Category1	Applied Building Approvals	42 Alexander Street, Macleay Island QLD 4184	Code Assessment	29/08/2016	Development Permit	5
OPW001690	Advertising Device	Category1	Nikwood Pty Ltd Outdoor Intelligence Pty Ltd	Victoria Point Lakeside Shopping Centre7-13 Bunker Road, Victoria Point QLD 4165	Extension to Relevant Period	1/09/2016	Approved	6
MCU013779	New Dwelling	Category1	Hallmark Homes Pty Ltd	3 Vanstone Way, Redland Bay QLD 4165	Code Assessment	1/09/2016	Development Permit	6
BWP003734	Design and Siting - Dwelling Set backs	Category1	G Developments Pty Ltd	23 Pyrus Place, Redland Bay QLD 4165	Concurrence Referral	1/09/2016	Approved	6
BWP003735	Design & Siting - Carport	Category1	Darren John McCartney	12 Malcomia Street, Redland Bay QLD 4165	Concurrence Referral	1/09/2016	Approved	6
BWP003745	Design and Siting - Dwelling	Category1	Professional Certification Group	9 Madison Court, Redland Bay QLD 4165	Concurrence Referral	2/09/2016	Approved	6
MCU013776	Dwelling House	Category1	The Certifier Pty Ltd	171-187 Ney Road, Capalaba QLD 4157	Code Assessment	2/09/2016	Development Permit	9
BWP003722	Design & Siting - Carport	Category1	Shaun Michael Winks	64 Koala Place, Capalaba QLD 4157	Concurrence Referral	29/08/2016	Approved	9
BWP003691	Domestic Outbuilding - Garage	Category1	Ross Forsythe Gillespie	79 Cavell Street, Birkdale QLD 4159	Code Assessment	31/08/2016	Development Permit	10

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP003742	Design and Siting - Carport	Category1	Fluid Approvals	1 Ian Street, Thorneside QLD 4158	Concurrence Referral	30/08/2016	Approved	10
Category 2								
MCU012766	General Industry - 9 Units	Category2	Building Code Approval Group Pty Ltd	13-17 Enterprise Street, Cleveland QLD 4163	Extension to Relevant Period	2/09/2016	Approved	2
MC011186	Extension to Shop	Category2	Landel Pty Ltd Lanrex Pty Ltd Pd Plan Town Planning	Victoria Point Town Centre, 349-369 Colburn Avenue, Victoria Point QLD 4165	Extension to Relevant Period	2/09/2016	Approved	4
OPW002036	Revetment Wall and Beach Protection Works	Category2	Redland City Council	2 Bay Street, Redland Bay QLD 4165	Code Assessment	1/09/2016	Development Permit	5
OPW001997	Operational Works - Multiple Dwelling x 6 Units	Category2	A-List Property Specialists Pty Ltd As Trustee	54 Valantine Road, Birkdale QLD 4159	Compliance Assessment	2/09/2016	Compliance Certificate	8

Decisions Made Under Delegated Authority 04.09.2016 to 17.09.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
MCU012296	Dual Occupancy	Category1	Bartley Burns Certifiers & Planners Suzanne Kate Hembrow	10 Main Road, Wellington Point QLD 4160	Permissible Change	16/09/2016	Development Permit	1
BWP003730	Design and Siting - Garage/ Carport	Category1	Lee-ann Elizabeth Stevens	8 Sheena Street, Wellington Point QLD 4160	Concurrence Agency Response	5/09/2016	Approved	1
BWP003798	Design and Siting - Domestic Outbuilding (Carport) & Domestic Additions (Pergola)	Category1	Fastrack Building Certification	18 Edie Terrace, Wellington Point QLD 4160	Concurrence Agency Response	15/09/2016	Approved	1
MC011788	Dual Occupancy	Category1	BB Design Pty Ltd As Trustee	125 Tramican Street, Point Lookout QLD 4183	Permissible Change	13/09/2016	Development Permit	2
MCU013552	Multiple Dwelling - 5 townhouses	Category1	Development Management Solutions Pty Ltd	159 Middle Street, Cleveland QLD 4163	Permissible Change	16/09/2016	Development Permit	2
BWP003769	Design and Siting - Dwelling House	Category1	Casey Jackson Homes Pty Ltd	11 Vassi Concord, Cleveland QLD 4163	Concurrence Agency Response	8/09/2016	Approved	2
ROL006102	Boundary Realignment - 2 into 2 Lots	Category1	Redland Investment Corporation Pty Ltd	2-16 Wynyard Street, Cleveland QLD 4163	Code Assessment	16/09/2016	Development Permit	2
ROL006089	1 into 2 Standard Format	Category1	Bmj Designs	115 Ziegenfusz Road, Thornlands QLD 4164	Compliance Assessment	13/09/2016	CompPermit	3

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013805	Dwelling House - Secondary Dwelling ADA	Category1	William Grant Page	184-186 Waterloo Street, Cleveland QLD 4163	Code Assessment	5/09/2016	Development Permit	3
BWP003755	Design and Siting - Shed	Category1	Reliable Certification Services	17 Osprey Drive, Thornlands QLD 4164	Concurrence Agency Response	13/09/2016	Approved	3
ROL006070	Standard Format 1 into 2 Lots	Category1	East Coast Surveys Pty Ltd	107 Point O'Halloran Road, Victoria Point QLD 4165	Code Assessment	9/09/2016	Development Permit	4
BWP003743	Design & Siting - Dwelling House - Secondary Dwelling & Carport	Category1	The Certifier Pty Ltd	8 Strachan Road, Victoria Point QLD 4165	Concurrence Agency Response	6/09/2016	Approved	4
BWP003753	Design & Siting - Carport & Additions	Category1	Applied Building Approvals	5 Church Street, Victoria Point QLD 4165	Concurrence Agency Response	9/09/2016	Approved	4
BWP003758	Design & Siting - 2 x Carports	Category1	Strickland Certification Pty Ltd	50 Point O'Halloran Road, Victoria Point QLD 4165	Concurrence Agency Response	13/09/2016	Approved	4
MCU013562	New Dwelling	Category1	Applied Building Approvals	20 Hastings Terrace, Macleay Island QLD 4184	Permissible Change	7/09/2016	Development Permit	5
ROL006075	Standard Format - 1 into 3	Category1	Michael Edward Hall	37 Stradbroke Street, Redland Bay QLD 4165	Code Assessment	9/09/2016	Development Permit	5
BWP003733	Design and Siting - Open Carport and Shed	Category1	Applied Building Approvals	18-20 Reading Street, Russell Island QLD 4184	Concurrence Agency Response	5/09/2016	Approved	5
BWP003768	Design and Siting - Dwelling	Category1	GMA Certification Group Pty Ltd	47 Hemp Hill Road, Russell Island QLD 4184	Concurrence Agency Response	13/09/2016	Approved	5

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP003632	Retaining wall over 1 meter in height - Related application BWP003631	Category1	All Star Energy	38 Sunrise Court, Mount Cotton QLD 4165	Code Assessment	14/09/2016	Development Permit	6
BWP003741	Design and Siting - Shed	Category1	Fluid Approvals	15 Sheoak Court, Mount Cotton QLD 4165	Concurrence Agency Response	7/09/2016	Approved	6
BWP003760	Design and Siting - Dwelling House	Category1	Dixon Homes Pty Ltd (Sherwood)	59 Unwin Road, Redland Bay QLD 4165	Concurrence Agency Response	15/09/2016	Approved	6
BWP003762	Design and Siting - Dwelling	Category1	Suncoast Building Approvals	21 Fiddlewood Street, Victoria Point QLD 4165	Concurrence Agency Response	14/09/2016	Approved	6
BWP003765	Design and Siting - Dwelling	Category1	Javica Pty Ltd	49 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	5/09/2016	Approved	6
MCU013817	Overlay Assessment - Dwelling House	Category1	G Developments Pty Ltd	41 Pyrus Place, Redland Bay QLD 4165	Code Assessment	6/09/2016	Development Permit	6
BWP003770	Design and Siting - Dwelling	Category1	G Developments Pty Ltd	41 Pyrus Place, Redland Bay QLD 4165	Concurrence Agency Response	6/09/2016	Approved	6
BWP003771	Design and Siting - Carport	Category1	DBR Building Certification	17 Summerhill Street, Victoria Point QLD 4165	Concurrence Agency Response	16/09/2016	Approved	6
BWP003776	Design and Siting - Dwelling	Category1	Shaun Michael Winks	65 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	14/09/2016	Approved	6
BWP003778	Design and Siting - Dwelling	Category1	Professional Certification Group	51 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	14/09/2016	Approved	6
ROL006029	Standard Format 1 into 5 Lots	Category1	East Coast Surveys Pty Ltd	191 Panorama Drive, Thornlands QLD 4164	Code Assessment	15/09/2016	Development Permit	7
BWP003552	Domestic Outbuilding	Category1	Applied Building Approvals	14-16 Nanette Court, Alexandra Hills QLD 4161	Permissible Change	14/09/2016	Development Permit	7

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP003739	Design and Siting - Extension of Dwelling	Category1	Building Certification Consultants Pty Ltd	18 Runnymede Road, Capalaba QLD 4157	Concurrence Agency Response	6/09/2016	Approved	7
BWP003774	Design and Siting - Shed	Category1	DBR Building Certification	261 Finucane Road, Alexandra Hills QLD 4161	Concurrence Agency Response	6/09/2016	Approved	7
BWP003775	Design and Siting - Carport	Category1	All Approvals Pty Ltd	16 Greystoke Place, Alexandra Hills QLD 4161	Concurrence Agency Response	14/09/2016	Approved	7
BWP003750	Design and Siting - Carport	Category1	DBR Certification	2 King Street, Alexandra Hills QLD 4161	Concurrence Agency Response	9/09/2016	Approved	8
BWP003763	Design and Siting - Carport	Category1	Building Certification Consultants Pty Ltd	6 Daveson Road, Birkdale QLD 4159	Concurrence Agency Response	13/09/2016	Approved	8
BWP003772	Design and Siting - Carport	Category1	DBR Building Certification	7 Normanby Street, Alexandra Hills QLD 4161	Concurrence Agency Response	15/09/2016	Approved	8
ROL006047	Standard Format: 2 into 4	Category1	Gateway Survey & Planning	129 Killarney Crescent, Capalaba QLD 4157	Code Assessment	9/09/2016	Development Permit	9
BWP003756	Design and Siting - Dwelling Extension	Category1	Reliable Certification Services	53 Agnes Street, Birkdale QLD 4159	Concurrence Agency Response	5/09/2016	Approved	10
BWP003764	Design and Siting - Dwelling	Category1	Professional Certification Group	19 David Street, Thorneside QLD 4158	Concurrence Agency Response	6/09/2016	Approved	10
Category 2								
OPW002083	Temporary Footpath - Waterline	Category2	Metricon Homes (Qld) Pty Ltd As Trustee	1 Seawater Street, Thornlands QLD 4164	Code Assessment	15/09/2016	Development Permit	3

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
ROL005916	Standard Format 1 into 5 Lots	Category2	Eagle Surveys Pty Ltd	86-90 School Road, Victoria Point QLD 4165	Permissible Change	14/09/2016	Development Permit	4
OPW001961	Operational Works - 1 into 5	Category2	HCE Engineers	86-90 School Road, Victoria Point QLD 4165	Code Assessment	13/09/2016	Development Permit	4
OPW002016	Operational Works - Prescribed Tidal Works	Category2	Arup Pty Ltd Redland City Council	Macleay Island Bowls Club, 28-36 Benowa Street, Macleay Island	Code Assessment	8/09/2016	Development Permit	5
OPW002018	Operational Works - 64 Lots	Category2	Harridan Pty Ltd MPN Consulting	70-92 Muller Street, Redland Bay QLD 4165	Code Assessment	15/09/2016	Development Permit	6
OPW002005.1	Operational Works - 2 into 156 Lots (Stage 1)	Category2	Orchard (Thornlands) Developments Pty Ltd	100 Kinross Road, Thornlands QLD 4164	Code Assessment	8/09/2016	Development Permit	7
OPW002085	Operational Works - ROL 2 into 3	Category2	Adele Property Pty Ltd As Trustee	107 Bailey Road, Birkdale QLD 4159	Code Assessment	15/09/2016	Development Permit	8
OPW001996	Multiple Dwellings x 9	Category2	Pearlbulk Pty Ltd	9 Hemmo Street, Capalaba QLD 4157	Compliance Assessment	9/09/2016	Compliance Certificate	9
OPW002075	Multiple dwelling x 10 - OPW - Landscaping work	Category2	Ausphoenix Pty Ltd	38 Pittwin Road South, Capalaba QLD 4157	Compliance Assessment	8/09/2016	Compliance Certificate	9

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 3								
OPW002058	Operational Works - ROL 1 into 3	Category3	HCE Engineers	17 Beckwith Street, Ormiston QLD 4160	Code Assessment	8/09/2016	Development Permit	1
MCU013661	Apartment Building	Category3	Javica Pty Ltd	16 Wharf Street, Cleveland QLD 4163	Impact Assessment	6/09/2016	Development Permit	2
MCU013278	Apartment Building x 12	Category3	Bartley Burns Certifiers & Planners Lovric Projects Qld Pty Ltd The Certifier Pty Ltd	159-161 Birkdale Road, Birkdale QLD 4159	Permissible Change	6/09/2016	Development Permit	10

Decisions Made Under Delegated Authority 18.09.2016 to 24.09.2016								
Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003780	Building Over/near relevant infrastructure - Dwelling House	Category1	Steve Bartley & Associates Pty Ltd	35 Bayview Street, Wellington Point QLD 4160	Concurrence Agency Response	19/09/2016	Approved	1
BWP003784	Design and Siting - Carport	Category1	Fastrack Building Certification	14 Beldale Court, Wellington Point QLD 4160	Concurrence Agency Response	19/09/2016	Approved	1
BWP003785	Design and Siting - Carport and Dwelling Extension	Category1	Cyber Drafting & Design	5 Genevieve Court, Wellington Point QLD 4160	Concurrence Agency Response	19/09/2016	Approved	1
MCU013755	Multiple Dwelling x 5	Category1	Mahey Pty Ltd As Trustee	5 Yarrow Court, Cleveland QLD 4163	Code Assessment	20/09/2016	Development Permit	2
BWP003740	Build Over Sewer	Category1	Australasian Homes	18 Affinity Way, Thornlands QLD 4164	Concurrence Agency Response	21/09/2016	Approved	3
BWP003786	Design & Siting - Additions to existing house	Category1	Matrix Certification Services Pty Ltd	1 Island Outlook Avenue, Thornlands QLD 4164	Concurrence Agency Response	23/09/2016	Approved	3
BWP003811	Design and Siting - Dwelling	Category1	Professional Certification Group	30 Affinity Way, Thornlands QLD 4164	Concurrence Agency Response	21/09/2016	Approved	3
MCU013757	Dual Occupancy	Category1	Dixon Homes Pty Ltd (Sherwood)	4 Sycamore Parade, Victoria Point QLD 4165	Code Assessment	21/09/2016	Development Permit	4
BWP003791	Design & Siting - Roofed Patio	Category1	Carolyn Joyce Brammer	170 Victoria Parade North, Coochiemudlo Island QLD 4184	Concurrence Agency Response	20/09/2016	Approved	4
MCU013575	Dwelling House & Outbuilding - ADA	Category1	Robert Cyril Stampton	23 Barramundi Street, Macleay Island QLD 4184	Permissible Change	21/09/2016	Development Permit	5
BWP003790	Design & Siting - Retaining Wall and	Category1	The Certifier Pty Ltd	39 Hamilton Street, Redland Bay QLD 4165	Concurrence Agency Response	22/09/2016	Approved	5

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013829	Dwelling House - ADA	Category1	Applied Building Approvals	6 Crescent Drive, Russell Island QLD 4184	Code Assessment	22/09/2016	Development Permit	5
BWP003788	Design & Siting - Roofed Patio, Deck, Additions to existing	Category1	The Certifier Pty Ltd	8 Hoop Pine Street, Mount Cotton QLD 4165	Concurrence Agency Response	22/09/2016	Approved	6
BWP003796	Design & Siting-Outbuilding-Shed	Category1	Steven Robert Sloan	16 Bunya Pine Place, Mount Cotton QLD 4165	Concurrence Agency Response	19/09/2016	Approved	6
BWP003797	Design and Siting - Carport	Category1	Fastrack Building Certification	13 Grevillea Street, Redland Bay QLD 4165	Concurrence Agency Response	21/09/2016	Approved	6
MCU013828	Home Business - ADA	Category1	Helen Moudanidis	8 Golden Wattle Avenue, Mount Cotton QLD 4165	Code Assessment	21/09/2016	Development Permit	6
BWP003736	Design And Siting - Shade Sail	Category1	The Certifier Pty Ltd	37 Hanover Drive, Alexandra Hills QLD 4161	Concurrence Agency Response	19/09/2016	Approved	7
BWP003779	Design and Siting - Carport	Category1	Building Approvals Qld	3 Kaloma Court, Alexandra Hills QLD 4161	Concurrence Agency Response	19/09/2016	Approved	7
BWP003782	Design and Siting - Carport	Category1	Fluid Approvals	22 Chelsea Crescent, Alexandra Hills QLD 4161	Concurrence Agency Response	20/09/2016	Approved	7
BWP003699	Combined design & siting and BOS	Category1	Queensland One Homes (Qld) Pty Ltd	64 Randall Road, Birkdale QLD 4159	Concurrence Agency Response	23/09/2016	Approved	8
BWP003759	Proposed Shed	Category1	DBR Certification	20 Melaleuca Drive, Capalaba QLD 4157	Code Assessment	23/09/2016	Development Permit	9
BWP003749	Design & Siting - Carport	Category1	The Certifier Pty Ltd	25-27 Collingwood Road, Birkdale QLD 4159	Concurrence Agency Response	19/09/2016	Approved	10

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP003767	Design and Siting - Caravan Port	Category1	The Certifier Pty Ltd	29 Hooper Street, Birkdale QLD 4159	Concurrence Agency Response	19/09/2016	Approved	10
BWP003799	Design and Siting - Carport	Category1	Fastrack Building Certification	8 Marjorie Street, Thorneside QLD 4158	Concurrence Agency Response	23/09/2016	Approved	10
BWP003804	Retaining Wall Exceeding 1m and Swimming Pool	Category1	Apex Certification & Consulting	9 Seaside Close, Thorneside QLD 4158	Code Assessment	23/09/2016	Development Permit	10
Category 2								
MC012013	Apartment Building (30 units) and Multiple Dwellings (12 units)	Category3	Austech Developments Pty Ltd As Trustee Middle Street Properties No.1 Pty Ltd As Trustee	211 Middle Street, Cleveland QLD 4163	Permissible Change	20/09/2016	Development Permit	2
MCU013483	Extension to Hotel	Category2	Paynter Dixon Qld Pty Ltd	204 Middle Street, Cleveland QLD 4163	Permissible Change	22/09/2016	Development Permit	2
MCU013731	Combined - Service Station and Retail Warehouse and Advertising Device	Category2	Gateway Central (Qld) Pty Ltd	75 Boundary Street, Redland Bay QLD 4165	Code Assessment	21/09/2016	Development Permit	6
OPW002081	Operational Works - Domestic Driveway Crossover	Category2	Lee-ann Linninger	49 Orchid Drive, Mount Cotton QLD 4165	Code Assessment	20/09/2016	Development Permit	6
OPW002078	Operational Works - Multiple Dwellings x 5 Units	Category2	Fryar Property Investments Pty Ltd As Trustee	160 Finucane Road, Alexandra Hills QLD 4161	Compliance Assessment	19/09/2016	Compliance Certificate	8
OPW002067	Operational Works - MCU - Multiple dwelling x 10	Category2	Projects And Designs Pty Ltd	38 Pittwin Road South, Capalaba QLD 4157	Compliance Assessment	22/09/2016	Compliance Certificate	9

**11.3.2 PLANNING & ENVIRONMENT COURT MATTERS LIST – CURRENT AS AT
28 SEPTEMBER 2016**

Objective Reference: A124442
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer
Services

Responsible Officer:

David Jeanes
Group Manager City Planning and Assessment

Report Author:

Kim Peeti
Acting Service Manager Planning Assessment

PURPOSE

The purpose of this report is for Council to note the current appeals and other matters/proceedings in the Planning and Environment Court.

BACKGROUND

Information on these matters 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 Infrastructure, Local Government and Planning (DILGP)

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

The database contains:

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

APPEALS

1.	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:		A minor change to the application was allowed by the Court on 4 November 2015. Mediation adjourned, however no date currently scheduled. The matter is listed for review on 30 September 2016.

2.	File Number:	Appeal 3641 of 2015 - (MCU012812)
Applicant:		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Application Details:		Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 16 September 2015. Without Prejudice meeting held December 2015. Direction orders obtained on 24 August 2016. Matter is set down for four day hearing in January 2017.

3.	File Number:	Appeal 4541 of 2015 - (ROL005873)
Applicant:		Loncor Properties Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 43 lots) 35-41 Wrightson Road, Thornlands
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 20 November 2015. Set down for hearing 25 to 28 October 2016.

4.	File Number:	Appeals 4940 of 2015, 2 of 2016 and 44 of 2016 (MCU013296)
Applicant:		Lipoma Pty Ltd, Lanrex Pty Ltd and Victoria Point Lakeside Pty Ltd
Application Details:		Preliminary Approval for Material Change of Use for Mixed Use Development and Development Permit for Reconfiguring a Lot (1 into 2 lots) - 128-144 Boundary Road, Thornlands
Appeal Details:		Submitter appeals against approval.
Current Status:		Appeals filed in Court on 18 December 2015, 4 January 2016 and 6 January 2016. Directions orders obtained 19 February 2016. Trial set down for 27-30 September 2016.

5.	File Number:	Appeal 2709 of 2016 - (ROL005993)
Applicant:		Golden Ponds Estates Pty Ltd
Application Details:		Reconfiguration of Lots by 1 into 2 lots subdivision at 60 Korsman Drive, Thornlands.
Appeal Details:		Applicant appeal against Council refusal
Current Status:		Appeal filed 12 July 2016. Experts being briefed.

6.	File Number:	Appeal 3348 of 2016 - (MCU013632)
Applicant:		Gregory Mark Wood
Application Details:		Home Business at 31 Drevesen Avenue, Cleveland (Lot 42 on RP118194)
Appeal Details:		Applicant appeal against conditions
Current Status:		Appeal filed 23 August 2016. Review set down for 9 December 2016.

7.	File Number:	Appeal 3568 of 2016 - (MCU013598)
Applicant:		Francis P Balzary
Application Details:		Material Change of Use for Commercial Office (Real Estate) at 1-3 Magnolia Parade, Victoria Point.
Appeal Details:		Submitter appeal against Council approval
Current Status:		Appeal filed 5 September 2016. Mediation scheduled for 18 October 2016 and trial in January 2017.

OTHER PLANNING & ENVIRONMENT COURT MATTERS/PROCEEDINGS

8.	File Number:	2771, 2772 and 2774 of 2016
Applicant:		KFA Investments Pty Ltd
Development:		Unlawful filling at 91-101, 91-141 and 115 Rocky Passage Road, Redland Bay (Lot 1, Lot 2 and Lot 4 on SP117632)
Appeal Details:		Appeals against Enforcement Notices
Current Status:		Appeals filed 15 July 2016. Without Prejudice meeting on 3 August 2016. Review set down for 8 December 2016.

9.	File Number:	3075 of 2016
Applicant:		Michelle Maree Webb
Development:		Dwelling House at 236-246 Queen Street, Cleveland (Lot 20 on SP175602)
Proceeding Details:		Council application for declarations that the Building Works approval (BD155692) be set aside, a Material Change of Use be applied for, the premises be revegetated and associated orders
Current Status:		Proceedings filed in Court on 5 August 2016. Mediation scheduled for 4 October 2016 and review on 12 October 2016.

10.	File Number:	3570 of 2016
Applicant:		Redland City Council
Respondent:		John Alexander Anderson
Development:		Outdoor storage of goods, machinery, and vehicles at 79 and 81 Harvey Street, Russell Island
Appeal Details:		Unlawful use
Current Status:		Appeal filed 23 September 2016.

11.	File Number:	3571 of 2016
Applicant:		Redland City Council
Respondent:		John Alexander Anderson
Development:		Outdoor storage of goods, machinery, containers and vehicles at 24 Pia Street, Russell Island
Appeal Details:		Unlawful use
Current Status:		Appeal filed 23 September 2016.

12.	File Number:	3573 of 2016
Applicant:		Redland City Council
Respondent:		Clint John McDonald and Lucas John McDonald
Development:		Dwelling House or Warehouse at 3 Basil Court, Lamb Island
Appeal Details:		Unlawful use
Current Status:		Appeal filed 23 September 2016.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr J Talty
Seconded by: Cr T Huges

That Council resolves to note this report.

CARRIED 10/0


Crs Boglary, Mitchell, Gollè, Hewlett, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Cr Edwards was not present when the motion was put.

**11.3.3 REQUEST FOR NEGOTIATED INFRASTRUCTURE CHARGES NOTICE
RELATING TO 26-32 SCOTTS ROAD MACLEAY ISLAND – MENS SHED**

Objective Reference: A1946597
Reports and Attachments (Archives)

Attachments: [Decision Notice with Conditions](#)
[Infrastructure Charges Notice](#)
[Applicant's Letter and Request Form](#)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer
Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Author: Roman Thomas
Infrastructure Charges Officer

PURPOSE

Council has received a request for a Negotiated Infrastructure Charges Notice in relation to an approved development permit for a Community Facility - Men's Shed (MCU013584). Given the nature of the approved use, the charges are considered by the applicant to be overly onerous considering the community benefit.

There is no delegation to officers to exempt development from charges. This report recommends that the applicable infrastructure charges be waived in their entirety for the Macleay Island Men's Shed.

BACKGROUND

The application for a material change of use for a Men's Shed was approved on land owned by the Roman Catholic Archdiocese of Brisbane on 13th June 2016, subject to the conditions as shown in Attachment 1. As part of this approval, infrastructure charges were issued under the Redland City Council's Adopted Infrastructure Charges Resolution (No. 2.2) of 2015. These charges were \$11,700.00 for Redland City Council and \$360.00 for Redland Water, totalling \$12,060.00 (refer to Attachment 2). The applicant lodged a request for a negotiated notice in relation to the infrastructure charges levied which can be found in Attachment 3.

ISSUES**Applicable Charges**

The applicant is of the view that the infrastructure charges levied, on top of the application fees already paid, are unreasonable considering the existing approved use of the premises as a place of worship with ancillary uses, and that there will be a clear community benefit from the Men's Shed operation. The \$12,060.00 charge is not insignificant and may impact adversely on the feasibility of the project going forward. By Council increasing its social investment in social projects like the Men's Shed, it

strengthens those groups that provide non-profit support to, and wellbeing of, its community. This is likely to deliver an overall community benefit at little cost to ratepayers.

Council has previously supported Community Facility uses such as Men's Sheds. This has included a recent approval for the Men's Shed in Beachwood Street Park, Redland Bay (MCU013742). No charges were applicable to this permitted use as it involved a lease of Council land that consequently classified it as a 'Minor use', which attracts no charge. Under Council's charging instrument, no credits are available to the Macleay Island Men's Shed as it is an intensification over and above the existing use of the site as a single dwelling. Consequently there is an equity issue in relation to the use and different land tenures.

Further, the hours of operation are restricted to the hours 9.00am to 4.00pm Monday to Friday and 9.00am to 12.00pm Saturday. Due to the approved use having a lesser impact on Council's infrastructure networks because of these restrictions and its casual operation, it is considered unreasonable that infrastructure charges be applied in these circumstances.

Policy

As part of a determination of infrastructure charges applicable to the Karragarra Island Rural Fire Services shed (MCU012514) in February 2012, Council was asked to consider formalising its discretion to remove or reduce charges on not-for-profit community organisations through its charging instrument. This included a delegation to the Group Manager City Planning & Assessment up to a value of \$30,000 and subject to strict eligibility criteria. However, Council resolved to maintain its discretion to decide each request on a case-by-case basis. Consequently, this Men's Shed application is being referred to a General Meeting for consideration.

STRATEGIC IMPLICATIONS

Legislative Requirements

The request is being assessed in accordance with the *Sustainable Planning Act 2009*. The request has been assessed against the Redlands Adopted Infrastructure Charges Resolution 2.2 of 2015.

Risk Management

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a decision to refuse the request.

Financial

If supported, Council will waive all infrastructure contributions levied on the approved development in accordance with the *State Planning Regulatory Provisions (adopted charges)* and Council's Adopted Infrastructure Charges Resolution.

If the proposal is refused, there is potential that an appeal could be lodged and subsequent legal costs may apply.

People

There are no implications for staff.

Environmental

N/A.

Social

The applicant considers that the Men's Shed is a valuable facility which is much needed by the Island Community, and potentially unviable with the current infrastructure charges which have been levied.

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the "issues" section of this report.

CONSULTATION

The author has consulted with other internal assessment and planning teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

OPTIONS

The permitted development requires Council's discretion to waive infrastructure charges in accordance with the request for a Negotiated Infrastructure Charges Notice lodged under the *Sustainable Planning Act 2009*.

Council's options are to:

1. Adopt the officer's recommendation to waive the applicable infrastructure charges;
or
2. Resolve to waive a portion of the applicable infrastructure charges; or
3. Resolve to keep to the applicable infrastructure charges as previously levied.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Edwards
Seconded by: Cr L Hewlett

That Council resolves to waive infrastructure charges for the approved development MC013584 (Mens Shed – 26-32 Scotts Road, Macleay Island).

CARRIED 9/2

Crs Boglary, Mitchell, Hewlett, Edwards, Elliott, Huges, Talty, Bishop and Williams voted FOR the motion.

Crs Gollè and Gleeson voted AGAINST the motion.

15 June 2016

Your Ref: N/A
Our Ref: BD:kg
File No: MCU013584
Contact: Planning Assessment

Mr R J Hopgood
103 Coondooroopa Drive
Macleay Island QLD 4184

Dear Sir/Madam

Decision Notice

Sustainable Planning Act 2009

APPLICATION DETAILS

Proposed Development:	Community Facility - Bay Island Men's Shed
Application Reference No:	MCU013584
Legal Description:	Lot 58 on SP146255 & Lot 1 on RP 178378
Site Location:	26 & 28-32 Scotts Road, Macleay Island

The development application for a Material Change of Use for a Community Facility - Bay Island Men's Shed at the above location has been assessed and after considering all relevant matters, a **Development Permit** has been granted subject to conditions. The decision was made on 13 June 2016 by Council's delegate.

The following schedule provides all the relevant details.

APPROVAL TYPE

	Development Permit	Preliminary Approval
Building Works assessable against the Planning Scheme	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing or Drainage Works	<input type="checkbox"/>	<input type="checkbox"/>
Operational Works	<input type="checkbox"/>	<input type="checkbox"/>
Reconfiguring a Lot	<input type="checkbox"/>	<input type="checkbox"/>
Material Change of Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REFERRAL AGENCIES

There were no Referral Agencies applicable to the application.

CONDITIONS & ADVICE

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
<u>Approved Plans and Documents</u>	
2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.	Prior to the use commencing and ongoing.

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Locality Sketch	DA1	Robert J Hopgood	27/09/2015
Elevations/Sections/Floor Plan	DA2	Robert J Hopgood	27/09/2015
Noise Management Plan	Noise management Plan stand alone.docx.	Palmer Acoustics	07/12/2015

Table 1: Approved Plans and Documents

<u>Cessation of Use</u>	
3. The use of the land on Lot 1 RP 178378 as a Community Facility (Bay Islands Men's Shed) must cease, if the use of the land on Lot 58 on SP146255 as a Community Purpose (Place of Worship) ceases use.	Ongoing
<u>Land Dedication and Design</u>	
4. Demolish or relocate/remove or obtain the relevant approvals for all existing structures on site in accordance with the approved plan(s) and cap all services prior to demolition commencing.	Prior to the use commencing.
5. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours.	Prior to the use commencing and ongoing.

Access, Roadworks and Parking		
<p>6. Provide shared parking for the Community facility use within the existing Church car park located on Lot 58 on SP146255.</p> <p>Access to car parking spaces must remain unobstructed and available during the approved hours of operation. Loading and unloading operations must be conducted wholly within the site.</p>		Prior to the use commencing and ongoing.
Hours of Operation		
<p>7. Operate the approved use as per the approved Noise Management Plan, however the use of power tools is to be limited to between the hours of 9:00am to 4:00pm Monday to Friday; and 9:00am to 12:00pm Saturday.</p>		Ongoing
Compliance Assessment		
<p>8. Submit to Council, and receive approval for, Compliance Assessment for the documents and works referred to in Table 2:</p>		Prior to site works commencing.

Document or Works Item	Compliance Assessor	Assessment Criteria
Revised Acoustic Report	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 11 Policy 5 – Environmental Emissions. Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>.

Table 2: Compliance Assessment

Stormwater Management		
<p>9. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> A lawful point of discharge being Scotts Road. 		Prior to the use commencing and ongoing.
<p>10. Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.</p>		Prior to the use commencing and ongoing.

Infrastructure and Utility Services	
11. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.	At the time of works occurring.
12. Ensure development does not interfere with the existing wastewater disposal area on Lot 1 on RP178378.	Prior to site works commencing and ongoing.
Construction	
13. Install erosion and sediment control measures prior to commencement of the civil works, earthworks and construction phases of the development to minimise the export of silts, sediment, soils and associated pollutants from the site. Design, install and maintain the above measures in accordance with the Redlands Planning Scheme Policy 9, Chapter 4 Erosion Prevention and Sediment Control and the Institute of Engineers' Erosion and Sediment Control Guidelines.	Prior to site works commencing.
14. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM) Section 3.02 'Lawful Point of Discharge'. Maintain the temporary system for the duration of the building works.	During construction.
15. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.	Prior to the use commencing.
Waste Management	
16. Maintain the existing residential waste management system for the Community Facility use.	Prior to the use commencing and ongoing.
Landscaping	
17. Provide screen planting to the rear (Southern Boundary) to screen the proposed building from the neighbouring properties. Advice: Council suggests using <i>Syzygium</i> (Lily Pily) at 2.0m spacing. Do not use any species listed as declared or non-declared weed species in Part B of Council's Pest Management Plan (PMP) 2012-2016. Any excavation works in this location requiring retention must provide sufficient space for the above plantings.	Prior to the use commencing.

*Note: You can access the PMP at:
<http://www.redland.qld.gov.au/EnvironmentWaste/EnvironmentPlans/Pages/Pest-Management-Plan.aspx>*

- | | |
|---|-------------------------------------|
| <p>18. Arrange with Council for the following inspections to be carried out at the following stages:</p> <p>a) Compliance inspection – on completion of landscaping works required by this approval and its conditions.</p> <p>The development must pass the Compliance inspection before the use commences.</p> | <p>Prior to the use commencing.</p> |
|---|-------------------------------------|

Acoustic Requirements

- | | |
|---|--|
| <p>19. Submit a revised acoustic assessment of the original noise report 'The Bay Islands Men's Shed Inc. 28-32 Scotts Road Macleay Island, Noise Assessment', dated 22 September 2015 project number 3888 prepared by Palmer Acoustics, that addresses the following items:</p> <ul style="list-style-type: none"> • Provide further clarification that recommendations in the report will ensure compliance with Part 11 - Planning Scheme Policy 5 - Environmental Emissions, and Schedule 1 of the Environmental Protection (Noise) Policy 2008. • Provide further clarification that should power tools be used outside the shed, that the use of portable acoustic screens will ensure compliance with Part 11 - Planning Scheme Policy 5 - Environmental Emissions, and Schedule 1 of the Environmental Protection (Noise) Policy 2008. • Provide confirmation that the Bay Island Men's Shed is of a like nature to the Sunnybank Men's Shed in respect to activities, numbers etc. • Provide further calculations on the shielding effect of the bulk of the shed. (In particular how the 12dB figure has been calculated). • Address any significant changes within a revised acoustic report and any minor changes within a letter from the acoustic consultant. | <p>As part of request for compliance assessment.</p> |
|---|--|

Water Pollution Requirements

- | | |
|--|--|
| <p>20. Locate all liquid chemicals and fuel in a covered and bunded area. The storage area must be constructed of an impervious material with a minimum holding capacity of 110% of the largest container stored within it. Maintain the minimum holding capacity at all times.</p> | <p>Prior to the use commencing and ongoing</p> |
|--|--|

ADDITIONAL APPROVALS

The following further **Development Permits** and/or **Compliance Permits** are necessary to allow the development to be carried out.

- Building Works approval to change the building classification of the shed approved in BD155720 to a Class 9b – Assembly Building.
- Building works – demolition:
 - Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development. Referral Agency Assessment through Redland City Council is required to undertake the removal works.

Further approvals, other than a Development Permit or Compliance Permit, are also required for your development. This includes, but is not limited to, the following:

- Compliance assessment as detailed in Table 2 of the conditions.

ASSESSMENT MANAGER ADVICE

- **Infrastructure Charges**

Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

- **Live Connections**

Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.

Further information can be obtained from Redland Water on 07 3829 8999.

- **Coastal Processes and Sea Level Rise**

Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.

- **Hours of Construction**

Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- **Survey and As-constructed Information**

Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:

- a) A map detailing coordinated and/or levelled PSMs adjacent to the site.
- b) A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
- c) An extract from Department of Natural Resources and Mines SCDM database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

This information can be supplied without charge once Council received a signed declaration from the consultant agreeing to Council's terms and conditions in relation to the use of the supplied information.

Where specific areas within a lot are being set aside for a special purpose, such as building sites or environmental areas, these areas should be defined by covenants. Covenants are registered against the title as per Division 4A of the *Land Title Act 1994*.

- **Services Installation**

It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

- **Fire Ants**

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website www.daf.qld.gov.au/fireants

- **Cultural Heritage**

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.

- **Fauna Protection**

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

- **Environment Protection and Biodiversity Conservation Act**

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **vulnerable** under this Act may

affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

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

- **Release of Water Contaminants**

Please be aware that prescribed water contaminants must not be released to waters, a roadside gutter, stormwater drainage or into another place so that contaminants could reasonably be expected to move into these areas. Refer to the *Environmental Protection Act 1994* for further information on the release of prescribed water contaminants.

NEGOTIATION OF A DECISION

You are entitled to make representations to Council about this decision in accordance with Section 361 of the *Sustainable Planning Act 2009*.

SUBMISSIONS

There were 5 properly made submissions about the application. The name and address of the principal submitter for each properly made submission are as follows:

	Name of Principal Submitter	Address
1.	Cherie Abbott	9 Glen Street, MACLEAY ISLAND
2.	John Broughton	6 Glen Street, MACLEAY ISLAND
3.	Rod Brownsey	10 Glen Street, MACLEAY ISLAND
4.	Ray Noy	35 Scotts Road, MACLEAY ISLAND
5.	Erwin Pitsch	PO Box 1061, MACLEAY ISLAND

RIGHTS OF APPEAL

A copy of the rights of appeal under Section 461 and Section 462 of the *Sustainable Planning Act 2009* for Applicants is appended, together with Division 11 Part 1 (Chapter 7) of the Act which deals with the making of an Appeal to the Planning and Environment Court.

A Submitter for a development application may also appeal to the Planning and Environment Court. Information about Submitter appeal rights for the Planning and Environment Court is set out in Sections 462, 463 and 464 of the *Sustainable Planning Act 2009*.

Applicants and Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For further details, please refer to the *Sustainable Planning Act 2009* Chapter 7, Part 2.

OTHER DETAILS

Should you wish to obtain more information about Council's decision please contact Council's Planning Assessment team on (07) 3829 8999 or DAmailbox@redland.qld.gov.au. Electronic copies of this Decision Notice are also available online at www.redland.qld.gov.au or at Council offices.

Yours sincerely



for David Jeanes
Group Manager
City Planning & Assessment

City Planning & Assessment Customer Feedback

We would like your feedback about your dealings with City Planning & Assessment, and suggestions for continuous improvement.

To take a quick survey please visit the website below, or scan the QR Code with your smart phone device.

<http://www.redland.qld.gov.au/Haveyoursay/Pages/Customer-feedback.aspx>



Sustainable Planning Act

Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the *applicant's appeal period*) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters—general

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the *submitter's appeal period*) after the decision notice or negotiated decision notice is given to the submitter.

Sustainable Planning Act

Division 11 Making an appeal to court

481 How appeals to the court are started

- (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
- (2) The notice of appeal must state the grounds of the appeal.
- (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
- (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

482 Notice of appeal to other parties—development applications and approvals

- (1) An appellant under division 8 must give written notice of the appeal to—
 - (a) if the appellant is an applicant—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any concurrence agency; and
 - (iv) any principal submitter whose submission has not been withdrawn; and
 - (v) any advice agency treated as a submitter whose submission has not been withdrawn; or
 - (b) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal—
 - (i) the chief executive; and
 - (ii) the assessment manager; and
 - (iii) any referral agency; and
 - (iv) the applicant; or
 - (c) if the appellant is a person to whom a notice mentioned in section 465(1) has been given—
 - (i) the chief executive; and
 - (ii) the assessment manager for the development application to which the notice relates; and
 - (iii) any entity that was a concurrence agency for the development application to which the notice relates; and
 - (iv) the person who made the request under section 383 to which the notice relates, if the person is not the appellant; or
 - (d) if the appellant is a person mentioned in section 466(1)—
 - (i) the chief executive; and
 - (ii) the responsible entity for making the change to which the appeal relates; and
 - (iii) the person who made the request to which the appeal relates under section 369, if the person is not the appellant; and

- (iv) if the responsible entity is the assessment manager—any entity that was a concurrence agency for the development application to which the notice of the decision on the request relates; or
 - (e) if the appellant is a person to whom a notice mentioned in section 467 has been given—the entity that gave the notice.
- (2) The notice must be given within—
- (a) if the appellant is a submitter or advice agency whose response to the development application is treated as a submission for an appeal—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (3) The notice must state—
- (a) the grounds of the appeal; and
 - (b) if the person given the notice is not the respondent or a co-respondent under section 485—that the person may, within 10 business days after the notice is given, elect to become a co-respondent to the appeal by filing in the court a notice of election in the approved form.

483 Notice of appeals to other parties—compliance Assessment

- (1) An appellant under division 9 must, within 10 business days after the day the appeal is started, give written notice of the appeal to—
- (a) if the appellant is a person to whom an action notice, compliance permit or compliance certificate has been given—
 - (i) the compliance assessor who gave the notice, permit or certificate; and
 - (ii) if the compliance assessor was a nominated entity of a local government and a copy of the request for compliance assessment was given to the local government under section 402—the local government; or
 - (b) if the appellant is a person to whom a notice mentioned in section 470(1) has been given—
 - (i) the entity that gave the notice; and
 - (ii) if the entity that gave the notice was a nominated entity of a local government and the written agreement of the local government was required to give the notice—the local government.
- (2) The notice must state the grounds of the appeal.

484 Notice of appeal to other parties—other matters

- (1) An appellant under division 10 must, within 10 business days after the day the appeal is started, give written notice of the appeal to—
- (a) if the appeal is under section 471—the local government and coordinating agency for the application for approval of the master plan; or
 - (b) if the appeal is under section 472 or 475—the local government; or
 - (c) if the appeal is under section 478—the entity that gave the notice the subject of the appeal; or
 - (d) if the appellant is a person to whom an enforcement notice is given—the entity that gave the notice and if the entity is not the local government, the local government; or

- (e) if the appellant is a person dissatisfied with a decision about compensation—the local government that decided the claim; or
 - (f) if the appellant is a person dissatisfied with a decision about acquiring designated land—the designator; or
 - (g) if the appellant is a party to a proceeding decided by a building and development committee—the other party to the proceeding.
- (2) The notice must state the grounds of the appeal.

485 Respondent and co-respondents for appeals under div 8

- (1) Subsections (2) to (8) apply for appeals under sections 461 to 464.
- (2) The assessment manager is the respondent for the appeal.
- (3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
- (4) Any submitter may elect to become a co-respondent for the appeal.
- (5) If the appeal is about a concurrence agency's response, the concurrence agency is a co-respondent for the appeal.
- (6) If the appeal is only about a concurrence agency's response, the assessment manager may apply to the court to withdraw from the appeal.
- (7) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.
- (8) A person to whom a notice of appeal is required to be given under section 482 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.
- (9) For an appeal under section 465—
 - (a) the assessment manager is the respondent; and
 - (b) if the appeal is started by a concurrence agency that gave the assessment manager a notice under section 385—the person asking for the extension the subject of the appeal is a co-respondent; and
 - (c) any other person given notice of the appeal may elect to become a co-respondent.
- (10) For an appeal under section 466—
 - (a) the responsible entity for making the change to which the appeal relates is the respondent; and
 - (b) if the responsible entity is the assessment manager—
 - (i) if the appeal is started by a person who gave a notice under section 373 or a pre-request response notice—the person who made the request for the change is a co-respondent; and
 - (ii) any other person given notice of the appeal may elect to become a co-respondent.
- (11) For an appeal under section 467, the respondent is the entity given notice of the appeal.

486 Respondent and co-respondents for appeals under div 9

- (1) For an appeal under section 468 or 469—
 - (a) the compliance assessor is the respondent; and

- (b) if the compliance assessor is a nominated entity of a local government and the appeal relates to a matter required by a local government—the local government is a co-respondent.
- (2) However, if the appeal is only about a matter required by the local government, the compliance assessor may apply to the court to withdraw from the appeal.
- (3) For an appeal under section 470—
 - (a) the entity that gave the notice to which the appeal relates is the respondent; and
 - (b) if the entity mentioned in paragraph (a) is a nominated entity of a local government and the local government did not agree to the request mentioned in section 470(1)—the local government is a co-respondent.
- (4) However, if the appeal is only about the local government's refusal of the request, the entity that gave the notice to which the appeal relates may apply to the court to withdraw from the appeal.

487 Respondent and co-respondents for appeals under div 10

- (1) This section applies if an entity is required under section 484 to be given a notice of an appeal.
- (2) The entity given notice is the respondent for the appeal.
- (3) However, if under a provision of the section more than 1 entity is required to be given notice, only the first entity mentioned in the provision is the respondent.
- (4) The second entity mentioned in the provision may elect to be a co-respondent.

488 How an entity may elect to be a co-respondent

An entity that is entitled to elect to be a co-respondent to an appeal may do so, within 10 business days after notice of the appeal is given to the entity, by following the rules of court for the election.

489 Minister entitled to be party to an appeal involving a State interest

If the Minister is satisfied an appeal involves a State interest, the Minister may, at any time before the appeal is decided, elect to be a party to the appeal by filing in the court a notice of election in the approved form.

490 Lodging appeal stops particular actions

- (1) If an appeal, other than an appeal under section 465, 466 or 467, is started under division 8, the development must not be started until the appeal is decided or withdrawn.
- (2) If an appeal is about a condition imposed on a compliance permit, the development must not be started until the appeal is decided or withdrawn.
- (3) Despite subsections (1) and (2), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

Redland City Council Infrastructure Charges Notice (ICN) Section 635 of the *Sustainable Planning Act 2009*

To: Mr R J Hopgood
103 Coondoorroopa Drive
Macleay Island QLD 4184

Date of Issue: 15/06/2016

File No: MCU013584

Notice No: 001280

Land to which the infrastructure charges in this ICN apply:

Property description: Lot 58 on SP146255 & Lot 1 on RP 178378
Property address: 26 & 28-32 Scotts Road, Macleay Island
Application description: Community Facility - Bay Island Men Shed
Application number: MCU013584
Stage: N/A
Current amount of levied charge: \$11,700.00

Calculation of levied charge: The levied charge has been calculated in accordance with the *Sustainable Planning Act 2009* and Redland City Council's Adopted Infrastructure Charges Resolution as follows:

Redland City Council		Notice #001280
Non-Residential Component		
180m2 Men's Shed X \$70/m2 Places of Assembly (Community Use) X 0.79 (RCC Split)		\$9,900.00
Stormwater Infrastructure		
180m2 impervious area X \$10/m2		\$1,800.00
Total Council Charge:		\$11,700.00

Offsets: There are no offsets that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

Refunds: There are no refunds that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

Levied charges by Redland Water: This ICN does not include levied charges for water and wastewater. These charges will be the subject of a separate ICN issued by Redland Water.

Automatic increase of levied charge: The levied charge is subject to an automatic increase from the date of this ICN to the date the levied charge is paid, by the moving three year average producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge Construction Index for Queensland published by the Australian Bureau of Statistics, calculated in accordance with Redland City Council's Adopted Infrastructure Charges Resolution and the *Sustainable Planning Act 2009*.

Due date for payment:

Material Change of Use – when the change happens (on or before final plumbing approval)

Payment details:

Payment must be made to **Redland City Council** by the due date stated in this ICN. **Please note, payment must be accompanied by an invoice.**

Payment can be made at any Council Customer Service Centre or by cheque to:

Redland City Council | PO Box 21 | Cleveland QLD 4163

Levied charge taken to be a rate:

Levied charges are, for the purposes of recovery, taken to be a rate in accordance with the *Sustainable Planning Act 2009*.

Compound interest at the rate of **11% per annum calculated daily** is payable on all outstanding levied charges.

Redland City Council may pursue legal remedies to recover any outstanding levied charge.

GST:

Levied charges under this ICN are GST exempt.

Information notice about decision:

A decision has been made by Redland City Council to issue this ICN for additional demand placed upon trunk infrastructure generated by the development.

Levied charges have been calculated in accordance with Redland City Council's Adopted Infrastructure Charges Resolution and the *Sustainable Planning Act 2009*.

Appeal rights

You are entitled to appeal to the Planning and Environment Court or a building and development committee about this notice. Information about your appeal rights is contained in Sections 478 and 535 of the *Sustainable Planning Act 2009*. It is recommended that legal advice be obtained for any appeal.

Enquiries:

For enquiries relating to this ICN, please contact Council's City Planning and Assessment group on:

☎ **(07) 3829 8999** between 8:30am to 4:30pm Monday to Friday

✉ rcc@redland.qld.gov.au

📄 Redland City Council | City Planning & Assessment | PO Box 21 | Cleveland QLD 4163



Giles Tyler
Principal Advisor
Infrastructure Planning & Charges Unit



Redland Water
 ABN 86 058 929 428
 Cnr Bloomfield & Middle Streets
 Cleveland Qld 4163
 PO Box 21 Cleveland Qld 4163
Telephone 07 3829 8999
 Facsimile 07 3829 8765
 Email rcc@redland.qld.gov.au
www.redland.qld.gov.au

Redland Water – Infrastructure Charges Notice (ICN)

Section 635 of the *Sustainable Planning Act 2009*

To: Mr R J Hopgood
103 Coondooroopa Drive
Macleay Island QLD 4184

Date of Issue: 15/06/2016

File No: MCU013584

Notice No: 001280

Land to which the infrastructure charges in this notice apply:

Property description: Lot 58 on SP146255 & Lot 1 on RP 178378
Property address: 26 & 28-32 Scotts Road, Macleay Island

Application description: Community Facility - Bay Island Men Shed

Application number: MCU013584

Stage: N/A

Current amount of levied charge: \$360.00

Calculation of levied charge: The levied charge has been calculated in accordance with the *Sustainable Planning Act 2009* and Redland City Council's Adopted Infrastructure Charges Resolution as follows:

Redland Water	Notice #001280
Non-Residential Component	
180m2 Men's Shed X \$70/m2 Places of Assembly (Community Use) X 0.03 (RW split - no wastewater charges applicable)	\$360.00
Total Redland Water Charge:	\$360.00

Offsets: There are no offsets that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

Refunds: There are no refunds that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

Infrastructure charges for other networks: Levied charges for stormwater, transport, parks and community facilities infrastructure networks will be the subject of a separate ICN issued by Redland City Council.

Automatic increase of levied charge: The levied charge is subject to an automatic increase from the date of this ICN to the date the levied charge is paid, by the moving three year average producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge Construction Index for Queensland published by the Australian Bureau of Statistics, calculated in accordance with Redland City Council's Adopted Infrastructure Charges Resolution and the *Sustainable Planning Act 2009*.

Due date for payment:

Material Change of Use – when the change happens (on or before final plumbing approval).

Payment details:

Payment must be made to **Redland Water** by the due date stated in this ICN. **Please note, payment must be accompanied by an invoice.**

Payment can be made at any Redland City Council Customer Service Centre or by cheque to:

Redland Water | PO Box 21 | Cleveland QLD 4163

Levied charge taken to be a rate:

Levied charges are, for the purposes of recovery, taken to be a rate in accordance with the *Sustainable Planning Act 2009*.

Compound interest at the rate of **11% per annum calculated daily** is payable on all outstanding levied charges.

Redland Water may pursue legal remedies to recover any outstanding levied charge.

GST:

Levied charges under this ICN are GST exempt.

Information notice about decision:

A decision has been made by Redland Water to issue this ICN for additional demand placed upon trunk infrastructure generated by the development.

Levied charges have been calculated in accordance with Redland City Council's Adopted Infrastructure Charges Resolution and the *Sustainable Planning Act 2009*.

Appeal rights:

You are entitled to appeal to the Planning and Environment Court or a building and development committee about this notice. Information about your appeal rights is contained in Sections 478 and 535 of the *Sustainable Planning Act 2009*. It is recommended that legal advice be obtained for any appeal.

Enquiries:

For enquiries relating to this ICN, please contact Redland City Council's City Planning and Assessment group on:

☎ **(07) 3829 8999** between 8:30am to 4:30pm Monday to Friday

✉ rcc@redland.qld.gov.au

📄 Redland City Council | City Planning & Assessment | PO Box 21 | Cleveland QLD 4163

Giles Tyler
Principal Advisor
Infrastructure Planning & Charges Unit

103 Coondooropa Drive,
Macleay Island, Q.4184.

26 June, 2016

Giles Tyler
Principal Advisor
Infrastructure Planning & Charges Unit.
Redland City Council.

Dear Giles,

Re: MCU013584 Scotts Road, Macleay Island
INFRASTRUCTURE CHARGES NOTICE – 001280

Thank you for forwarding the form for the Negotiated Infrastructure Charges Notice.

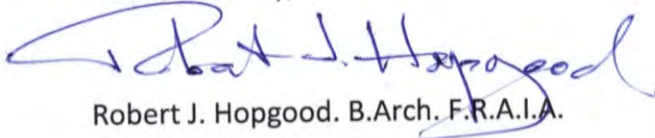
I have completed the form, & it is attached. I would like to remind Council that this project has received strong letters of support from other not for profit community organizations like ourselves, as well as our Mayor Karen Williams, & our Councillor Mark Edwards.

It seems inconceivable that we could be expected to pay these charges as there is no additional infrastructure required, nor any increased use of any existing infrastructure. We pay rates for the services provided, while using far less water than the norm for the community, produce less waste, & control the storm water on site & its discharge to the legal point of discharge at our expense.

This valuable Facility, much needed by our Isolated & Socially Disadvantaged Community, could seriously be put at risk by these demands for a total of \$12,060, on top of the various application & approval fees we have already paid, or are still required to pay.

We therefore request that they be completely waived in this instant.

Yours Sincerely,



Robert J. Hoppood. B.Arch. F.R.A.I.A.

Request for Negotiated Infrastructure Charges Notice *(Negotiated Decision)*



Applicant Details

Title: Mr Mrs Ms Miss

Given name(s)

Surname

Postal address

Suburb Postcode

Phone (W) (H) Mobile

Email address

Property Details

Site address

Suburb Postcode

Lot number Plan number

Staged Development?
 Yes No No. of Stages

Fee

Application fee for adjustment of an establishment cost for trunk infrastructure

Refer to Current Schedule Fees & Changes

Which part/s of the ICN are being negotiated?

Which part/s of the ICN are being negotiated? Cont.

Please provide justification for this negotiation based upon references to the QPP, SPA 2009, SPRP, RPS, Redlands Adopted Infrastructure Charges Resolution or other relevant legislation as applies to this application.

Applicant's Declaration

I certify that I make this claim in accordance with the Redland Adopted Infrastructure Charges Resolution and am entitled to make this claim.

Applicant's name

Applicant's signature Date

Submitting Forms

When submitting Council Forms and/or attachments, please use one of the following

- **By Email** to DAmailbox@redland.qld.gov.au
(In the subject line, note the title of the form and relevant application address)

- **In Person** to
 Customer Service Centre
 Middle Street, Cleveland

OR Customer Service Centre
 Nolleen Street Capalaba
(Note, any documents submitted at the counter will not be returned, so ensure only copies are submitted with this form)

CSIPCU004.07/03/2016

CREDIT CARD DETAILS – VISA / MASTERCARD ONLY

Charge amount \$ Expiry / Card holder name

Card number Signature

Information Privacy Act 2009 - Redland City Council is collecting your personal information in order to process this application. The information will only be used by authorised Council Officers for the purpose of this application and ensuring our records are accurate. Your information will not be given to any other person or agency unless you have given us permission or we are required by law to do so

11.3.4 RENEWABLE ENERGY FEASIBILITY

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Feasibility Study into Renewable Energy and Management Options for Redland City 2016 \(Redacted\)](#)

Authorising Officer:



Louise Rusan
General Manager Community and Customer Services

Responsible Officer: Gary Photinos
Group Manager Environment and Regulation

Report Author: Helena Malawkin
Senior Adviser Environment

PURPOSE

That Council receive the findings of the confidential report "*Feasibility Study into Renewable Energy and Management Options for Redland City 2016*"(as attached) and to resolve a course of action to implement the recommendations of the study. The report identified that Council:

- centralise its monitoring and reporting of energy use to continue to drive efficiencies in energy management,
- proceed with embedded energy solutions (both ground based and roof top mounted) at a number Council sites, and
- consider the potential to build a large ground mounted solar panel array (solar farm) located at the Cleveland Wastewater Treatment Plant as an embedded energy solution for that site.

BACKGROUND

Council at its General Meeting 29 July 2015 resolved:

"That Council request that the Chief Executive Officer provide a report to Council by the end of November 2015, identifying and outlining the viability of options for Council's involvement (either solely or jointly with other partners) in creating and managing solar farms. The consideration of the viability of any option should include the potential for a financial return to the community."

The Chief Executive Officer presented a report to the General Meeting 4 November 2015 where the decision was made to:

"...commission a feasibility study to investigate and identify opportunities for comprehensive solutions for renewable energy and energy management that will help deliver the best renewable options, positive returns and provide future energy resilience for Council and the community."

Local Government Infrastructure Services (LGIS) were commissioned to undertake a Feasibility Study into Renewable Energy and Management Options for Redland City. The results and report were presented at a Councillor Workshop on 12 July 2016 (confidential attachment).

ISSUES

The Local Government Infrastructure Services Collaboration

Local Government Infrastructure Services (LGIS) is an infrastructure services company fully owned by the Local Government Association of Queensland with experience in renewable energy programs. In preparation of the feasibility study LGIS has collaborated with Enigin Partners (engineering and energy professionals) to provide technical advice and the University of Queensland, Global Change Institute (GCI).

GCI is an independent source of game-changing research, ideas and advice for solving the challenges of a rapidly changing world. GCI works to address the impacts of climate change, technological innovation and population growth through collaborative research across key themes including clean energy.

Key highlights and issues from the feasibility study report are summarised below.

The Feasibility Study findings, including preliminary cost benefit analysis:

- A large ground mounted solar panel array (solar farm) of 1 MW to 1.5 MW at the Cleveland Wastewater Treatment Plant site is viable with total net cost savings and revenue over 20 years of \$4.4 million to \$6.1 million, and capital costs of \$2.2 million to \$3.3 million. The simple payback period is estimated at 10 years for this type investment.
- Roof mounted, “embedded” solar power at seven large electricity consumption sites would be viable and deliver net savings and revenue over 20 years of up to \$4.3 million, for a capital cost of \$2 million.
- Community Halls provide the opportunity to install smaller roof mounted solar systems for on-site use of generated power to save costs and earn some revenue through export of excess power (feed-in tariff). Initial analysis estimated the cost at \$132,000 to install roof mounted solar systems for 16 Community Halls, and initial cost savings and revenue estimated at \$13,300 in the first year of operation.
- Centralised energy management and additional monitoring through strategically located sub-meters could find additional efficiency cost savings of up to \$51,000 per year at five sites (Chambers, Cleveland Library, Capalaba Centre, Redlands Performing Arts Complex (RPAC), Cleveland Wastewater Treatment Plant), for a combined investment and installation cost of \$86,000. This project would enable further efficiencies, and real-time tracking of energy use. Connecting data from energy monitoring to a business intelligence platform, either internally developed or purchased would enable consistent handling and checking of bills, and automated reporting of greenhouse gas emissions, and tracking of emissions against targets.

Preliminary Cost Benefit Analysis

A financial model was developed by LGIS to test the return on investment for energy management and generation initiatives.

The financial model criteria and inputs included:

- estimated costs and savings for 20 years,
 - consumption tariff savings,
 - feed in tariff revenue,
 - Operating costs – cleaning,
 - Choice on inverter,
 - Large Generation Certificate (LGC) revenue,
-

- Small Generation Certificate (SGC) revenue,
- Tariff price escalation,
- Consumer price index (CPI),
- Capital costs for solar panels and inverters, installation, approvals and insurance

Technical and Financial Issues

The study evaluated options based on assumptions relating to the specifications of technology and the costs, and availability of finance. In the next stage of developing viable projects, specifications and scoping documents would be developed to include detailed technical and financial assessments including:

- Solar power site (or roof) issues:
 - Physical infrastructure (mounting structures, size, aspects)
 - Electrical engineering (connections)
 - Environmental (shading, soil, run off)
- Technology options:
 - Panels (e.g., quantify costs and specifications), and
 - Inverters (e.g., standard or micro inverters)
- Connection fees
- Whole of life costs (e.g., equipment replacement, maintenance)
- Connection agreements with Energex:
 - Site specific
 - Technical considerations
 - Time frame for establishment
- Safety and performance standards and compliance

Implementing Report Findings

The feasibility study has identified a number of viable renewable and energy management projects that create cost savings for Council and the community, and are consistent with the resolutions of Council.

To enable implementation of the feasibility study, it is recommended Council develop an Energy Generation, Management and Reporting Program, in consultation with the Project Management Office to deliver multiple projects over several years to commence as determined by Council:

1. A Centralised Energy Monitoring, Management and Reporting capability. This is to include additional sub metering, real-time tracking of energy use, consistent handling and checking of bills and automated reporting of greenhouse gas emissions consistent with the Corporate Plan Green Living performance indicator of annual corporate greenhouse gas emissions.
2. Community Halls Roof Top Solar Project. Buildings are inspected for site safety and access to identify most cost effective buildings for roof top solar, and installed on all chosen Community Halls
3. Proof of Concept Solar Project. An embedded solar power generation trial project is designed, installed and commissioned via a tender process at a Council facility (e.g. South Street depot or the new Animal Shelter building) to provide proof of concept of solar generation.

4. Solar Farm Project. A solar power generation farm at the Cleveland Wastewater Treatment Plant site to offset electricity costs at Council's highest energy consumers.

As part of developing the program, a business case and budget review submission will be prepared detailing cost implications and revenue sources, for work in the current financial year and projections for future years. This would be developed with the Financial Services Group and the Project Management Office (PMO).

Future technology considerations

Battery storage options could be a useful addition to solar power generation projects as some of the peak energy demand periods fall outside of prime solar generation periods. For example, the peak demand periods for the RPAC and the Showgrounds are at night as are some of Council's Community Halls. Storing energy via battery technology is an opportunity to reduce peak demand charges. As peak charges can significantly influence the overall charge for energy at a facility, reducing peak charges through battery storage of energy could deliver significant cost savings in future.

Energy storage (battery technology) is still fairly immature in Australia's small market with few distributors and fewer local manufacturers. However, internationally much effort is going into research and development activities. Consequently energy storage is evolving with products and prices expected to come down and stabilise in the next three to five years. For these reasons, battery storage options should be considered as part of future stages of energy management projects after solar generation is proven. All future solar installations should include in the design specification, future ability to easily connect to storage systems without expensive retrofitting of equipment.

To date there are two local battery storage suppliers in south east Queensland providing flow batteries and lead acid batteries. Future partnerships could be investigated to test and trial battery technology in conjunction with embedded solar.

STRATEGIC IMPLICATIONS

Legislative Requirements

Renewable energy projects represent considerable investments for Council and all financial transactions must be compliant with the *Local Government Act*. All other legislative requirements and compliance will be identified during detailed scoping and specifications to procure stages.

Risk Management

Electricity retail prices have risen by over 60% between 1990 and 2012 with most of that increase occurring over four years, 2009 to 2012 ([Commonwealth Government](#)). Market analysis undertaken by [CSIRO](#)¹ indicates that electricity prices will continue to modestly increase up to 2030 (as high as \$80 per MWh for wholesale electricity prices nationally, currently at just below \$50 per MWh for Queensland). Considering the "Corporate Risk Assessment Methodology Guideline" (GL-2701-005) it has been determined that there is an overall risk rating 16 (medium) to Council from the business as usual scenario.

¹ Brinsmead T.S., J. Hayward and P. Graham (2014) *Australian Electricity Market Analysis report to 2020 and 2030*, CSIRO Report No. EP141067.

By investing in energy management and renewable energy Council can mitigate its risk exposure relation to increased expenditure on electricity bills to an overall risk rating 4 (low). Additional risk management issues and mitigation measures will be identified during detailed scoping and specifications to procurement stages.

By choosing to invest in energy management capability Council exposes itself to a risk that energy savings realised do not meet the costs of establishing the system capability. This risk is considered to be minor. Whereas the risk associated with insufficient energy management controls leading to ongoing inefficiency in energy use is considered to be medium.

Financial

A preliminary cost analysis has been undertaken to determine a payback period for Council.

To implement the Energy Generation, Management and Reporting Program officers would prepare a business case (including financial analysis) and budget review submission to Council detailing cost implications and revenue sources, for work in the current financial year and projections for future years. This would be developed with the Financial Services Group and the PMO.

People

There is current capacity in Council to manage implementation of the Program and additional staff is not required. Future operation and maintenance of solar power generation technology may require staff, either in-house or contractors.

Environmental

Improved energy efficiency and increased use of sustainably sourced energy reduces Council's reliance on greenhouse gas intensive energy sources. This helps to reduce Council's environmental impact and achieve Council's environmental commitments to greenhouse gas emission reduction targets contained in Council's endorsed strategy *Confronting our Climate Future A strategy to 2030 for Redland City to: reduce greenhouse gas emissions, respond to climate change, and achieve energy transition.*

Social

This report does not have any direct social impacts.

Alignment with Council's Policy and Plans

The implementation of renewable energy generation and energy management options as outlined in this report supports the achievement of Council's Corporate Plan 2020 strategic outcome under Theme 2, Green Living: Strategic Outcome 2.1 *Council's policies and plans support ecologically sustainable development and respond to climate change issues.*

The report recommendations also assist Council to achieve Theme 8 Inclusive and Ethical Governance: Strategic Outcome 8.2 *Council produces and delivers against sustainable financial forecasts as a result of best practice capital and asset management plans that guide project planning and service delivery across the city.*

The report recommendations are consistent with the Council's adopted Green Living Policy POL – 3130 which commits Council to:

- Focus on energy and resource efficiency, waste reduction and avoid losses to reduce council's corporate greenhouse gas emissions consistent with targets to achieve a 75% reduction on 1998 levels by 2050.

CONSULTATION

The feasibility study has developed through a “One Team” approach across Council. This included input to the study scope, methodology, data collection and write up by members of a working group including the following internal stakeholders:

- General Counsel.
- Financial Services Manager: Business Partnering.
- Group Manager, Water and Waste Infrastructure.
- Acting Service Manager, Facilities Services.
- Projects Coordinator, Facilities Services.
- Group Manager, Environment and Regulation.
- Service Manager, Environment and Education Unit.
- Procurement Transformation Manager.
- Senior Procurement Officer.
- The Chief Executive Officer has also provided direct input to the working group on strategic matters.

On 12 July, 2016 a Councillor workshop was held to present the feasibility study findings.

OPTIONS

Option 1 (Commence Current Financial Year)

That Council resolves to endorse the Development of an Energy Generation, Management and Reporting Program - A staged approach to implementing a Renewable Energy Program for Redland City Council over the next 4 financial years commencing 2016/2017.

That Council receives the confidential report “Feasibility Study into Renewable Energy and Management Options for Redland City 2016” and resolves:

1. That the necessary business cases and budget review submissions for an Energy Generation, Management and Reporting Program be prepared through the Portfolio Management Office (PMO) process and Council budget meetings detailing cost implications and revenue sources, for the works to commence in the current financial year 2016/2017; and
2. Subject to business case acceptance, endorse the development of an Energy Generation, Management and Reporting Program (under Council’s Project and Program Management Framework), to deliver multiple projects over the period 2016/17 to 2019/20 at an estimated projected cost of \$3.626 million as follows:
 - a. A centralised energy monitoring, management and reporting project by the end of 2016/17 financial year, including a business intelligence energy monitoring platform developed in house and strategically located sub-meters purchased and installed, subject to budget approval;
 - b. A proof of concept solar generation trial project installed at a Council facility (e.g. South Street depot or the new Animal Shelter building) by the end of 2017/18 financial year, subject to budget approval;
 - c. A community halls roof top solar project by the end of 2017/18 financial year for the top seven Community Halls, subject to budget approval; and

- d. A 1.5 MW solar farm project at the Cleveland Wastewater Treatment Plant to off-set electricity costs at one of Council's highest energy use facilities by the end of 2019/2020 financial year, subject to budget approval.

Option 2 (Commence next Financial Year 2017/2018)

That Council resolves to endorse the Development of an Energy Generation, Management and Reporting Program -- A staged approach to implementing a Renewable Energy Program for Redland City Council over the next 5 financial years commencing 2017/2018.

That Council receives the confidential report "Feasibility Study into Renewable Energy and Management Options for Redland City 2016" and resolve:

1. That the necessary business cases and budget submissions for an Energy Generation, Management and Reporting Program be presented to ensuring Council budget meetings detailing cost implications and revenue sources, for the works to commence in the financial year 2017/2018; and
2. Subject to business case acceptance, endorse the development of an Energy Generation, Management and Reporting Program (under Council's Program Management Framework), to deliver multiple projects over the period 2017/18 to 2020/21 at an estimated projected cost of \$3.626 million as follows:
 - a. A centralised energy monitoring, management and reporting project by the end of 2017/18 financial year, including a business intelligence energy monitoring platform developed in house and strategically located sub-meters purchased and installed subject to budget approval;
 - b. A proof of concept solar generation trial project installed at a Council facility (e.g. South Street depot or the new Animal Shelter building) by the end of 2018/19 financial year subject to budget approval;
 - c. A community halls roof top solar project by the end of 2018/19 financial year for the top seven Community Halls, subject to budget approval;
 - d. A 1.5 MW solar farm project at the Cleveland Wastewater Treatment Plant to off-set electricity costs at one of Council's highest energy use facilities by the end of 2020/2021 financial year, subject to budget approval.

Option 3: (Defer)

That Council resolves to receive the confidential report "Feasibility Study into Renewable Energy and Management Options for Redland City 2016" and defer the development of a staged renewable energy program for Redland City Council subject to further investigation and feasibility review as directed by Council.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr P Gleeson
Seconded by: Cr P Bishop

That Council receives the confidential report "Feasibility Study into Renewable Energy and Management Options for Redland City 2016" and resolves as follows:

1. That the necessary business cases and budget review submissions for an Energy Generation, Management and Reporting Program be prepared

through the Portfolio Management Office (PMO) process and Council budget meetings detailing cost implications and revenue sources, for the works to commence in the current financial year 2016/2017; and

2. Subject to business case acceptance, endorse the development of an Energy Generation, Management and Reporting Program (under Council's Project and Program Management Framework), to deliver multiple projects over the period 2016/17 to 2019/20 at an estimated projected cost of \$3.626 million as follows:
 - a. A centralised energy monitoring, management and reporting project by the end of 2016/17 financial year, including a business intelligence energy monitoring platform developed in house and strategically located sub-meters purchased and installed subject to budget approval;
 - b. A proof of concept solar generation trial project installed at a Council facility (e.g. South Street depot or the new Animal Shelter building) by the end of 2017/18 financial year, subject to budget approval;
 - c. A community halls roof top solar project by the end of 2017/18 financial year for the top seven Community Halls, subject to budget approval; and
 - d. A 1.5 MW solar farm project at the Cleveland Wastewater Treatment Plant to off-set electricity costs at one of Council's highest energy use facilities by the end of 2019/2020 financial year, subject to budget approval; and
3. That report "Feasibility Study into Renewable Energy and Management Options for Redland City 2016" remains confidential and that Council release a redacted version of the report whereby the commercial in confidence information has been removed.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

Feasibility Study into Renewable Energy and Management Options for Redland City

Redland City Council | June 2016

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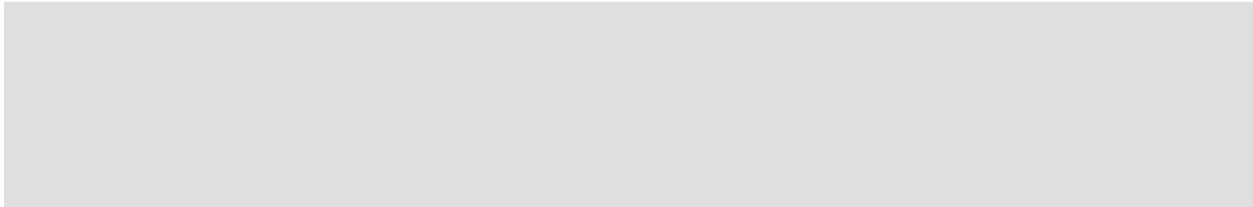
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Executive Summary

Redland City Council engaged Local Government Infrastructure Services (LGIS) to undertake this feasibility study into renewable energy technology and management options for reducing the electricity demand of Council's assets.

The feasibility study includes a review of Council's electricity demand and current monitoring and management of electricity consumption to determine the potential for energy efficiency solutions. LGIS investigated the potential for sub-metering at Council's large sites and power factor correction to decrease energy usage and costs at those sites, and across Council's operations in general. On-site surveys and reviews of energy bills for eight large sites revealed energy management achievements including advanced control proficiency, technical efficiency achievements resulting in very good power factors at some sites and management and staff who are passionate about energy efficiency.

Some areas for improvement were also noted in the surveys, such as a lack of real-time energy sub-monitoring and energy performance indicators, a tendency to oversize, over-illuminate and over-cool some sites and lack of a Council-wide energy management strategy and plans.

LGIS considers sub-metering at the following sites could inform energy management activities that would lead to annual energy cost savings of at least \$90,000 at the sites and other similar sites across Council.

- Council Chambers Building
- Cleveland Library Building
- Capalaba Place Building
- Redlands Entertainment Centre
- Cleveland Sewage Treatment Plant (STP)

LGIS recommends Council appoint a dedicated Energy Services Manager to analyse reports from the sub-metering, advise managers responsible for energy efficiency and develop benchmarks and targets for energy use. The Energy Services Manager would also assess options for increasing power factor at the Cleveland Library, Capalaba Centre, Redland Entertainment Centre and the Showgrounds Amusements, which could result in annual cost savings of \$37,000. LGIS could provide the sub-metering equipment and Energy Services Manager role as ongoing engagement, to ensure dedicated and suitably qualified resources are assigned to the role.

Council should also centralise its monitoring and reporting of energy use to provide efficiencies in handling energy bills and ensure a consistent approach across Council to reporting. These activities could be expanded to include all energy use including fuel to facilitate monitoring and reporting of greenhouse gas emissions through an external provider service.

There is a range of renewable energy technologies that could provide embedded energy solutions at Council sites. The most developed technologies for which resources exist in the Redland area are bioenergy and solar energy. The eight large sites surveyed are potentially suitable locations for embedded solar power as they have large structures for roof-mounted solar panels and high levels of electricity consumption that could be offset by solar power. LGIS identified the appropriate power capacities for each site estimated the corresponding electricity cost savings and revenue from sale of excess power, as well as operating costs and revenue for renewable energy certificates for 20 years operation at the sites. The combined preliminary cost benefit analysis for the seven viable sites indicated net savings and revenue over 20 years of up to \$4.3 million, for a capital cost of \$2.0 million.

Council identified the potential for a large ground mounted solar panel array located at the Cleveland STP to produce power than could be used on site and a large excess that would generate a revenue stream from payment of a feed-in tariff for exported power. Preliminary cost benefit analyses indicated solar farms of 1 MW to 1.5 MW capacity would be viable, with total net cost saving and revenue over 20 years of \$4.4 million to \$6.1 million, and capital costs of \$2.2 million to \$3.3 million.

Council's 16 community halls provide an opportunity for installation of much smaller roof mounted solar systems than considered for the large sites, mainly for on-site use of generated power to provide cost savings with some export of excess power with a feed-in tariff. Initial analyses of costs and savings for these sites estimated the costs of the solar power systems would be approximately \$132,000 and initial cost savings and revenue would be about \$14,000 per annum. This indicates that solar power at the halls sites could be viable, depending on the power use profile, structural characteristics and potential shading of each site.

LGIS recommends that Council realise the savings and revenue of more than \$10 million over 20 years that could be provided by embedded solar energy projects at large sites, a solar farm at the Cleveland STP and the community halls, for a capital cost of up to approximately \$5.4 million. Council should engage LGIS to undertake preliminary concept designs of the solar power projects identified as viable in this review, which would optimise the capacity of the plants to provide the maximum return on investment for Council.

Council should minimise its risks by proceeding further with the projects on a staged approach with multiple hold points, where Council approval will be required at each hold point before proceeding further.

1 Background

On 4 November 2015 Redland City Council resolved to:

...commission a feasibility study to investigate and identify opportunities for comprehensive solutions for renewable energy and energy management that will help deliver the best renewable options, positive returns and provide future energy resilience for Council and the community.

Council engaged Local Government Infrastructure Services (LGIS) to undertake this feasibility study into renewable energy technology and management options for reducing the electricity demand of Council's assets.

Council's resolution was based on consideration of an officer report to Council on the options for renewable energy opportunities for Redland City, which was discussed with LGIS during drafting. The options paper noted that Council joined the Cities for Climate Protection Program in 1999 and committed to voluntary actions to reduce greenhouse gas emissions, including reducing energy consumption. Council set targets for corporate emissions under its Local Greenhouse Action Plan 2003-2010, but only 50 per cent of the targeted reductions were achieved. In fact 22 per cent increases in emissions were recorded at some Council operations during the 10 years to 2008.

In light of the increases in emissions Council implemented an Eco-efficiency program in 2009 and appointed an Eco-efficiency coordinator, which resulted in significant energy cost savings at Council's four main buildings. Revised corporate emissions targets were adopted in 2010 under a new climate change policy, strategy and five year action plan, which included investigating developing solar power stations on Council properties and installing solar PV panels on community halls. The investigations indicated these installations could provide a revenue stream, based on the high feed-in tariffs available at the time of up to 44 cents per kilowatt-hour (kWh). Current feed in tariffs available from energy retailers are much less than this amount and therefore solar installations may now not be viable as sources of revenue.

The options paper reported that in 2012 Council's electricity bills were \$88,300 less than those for the previous year due to demand management actions. Council negotiated a large site bulk tariff with its retailer, which was renegotiated for a further three years in August 2015 at a substantially reduced rate compared with standard domestic tariffs. However, most of Council's assets are classified as small sites and subject to domestic usage charges. These charges have increased for Community Halls, for example, from \$31,000 in the 2009/10 financial year to more than \$45,000 in 2014/15. Such energy cost increases are expected to continue in the future.

The options paper also noted that the responsibility for checking, paying and following up on discrepancies in energy billing is fragmented across Council. Centralised management and payment of electricity bills is reported to have resulted in savings of tens to hundreds of thousands at other councils. Commercial services are available to monitor and report on electricity use and expenditure, and coordinate demand management activities.

This feasibility study includes a review of Council's electricity demand and current monitoring and management of electricity consumption to determine the potential for energy efficiency solutions. This included visiting nominated large Council sites to:

- characterise Council assets
- identify potential energy efficiency measures
- assess potential energy reduction, and
- identify sites where embedded energy generation could be justified.

For sites where embedded energy could be justified, LGIS reviewed the capacity for renewable energy generation and determined any energy storage requirements. We also identified any technical and financial issues and any approvals needed for embedded energy generation at the sites.

The information for each site or groups of sites was assessed in a preliminary cost benefit analysis to identify which energy management and renewable energy options could be viable. The total cost and savings were evaluated over a 20 year period to provide an initial, high level indication as to the potential financial and technical viability of the options, and whether proceeding to the next stage, Concept Design Study, would be justified.

Based on the result of the preliminary cost benefit analyses, this report provides a scope of works and cost estimates for Concept Design Studies and recommendations for proceeding further with the projects.

2 Council Energy Consumption and Energy Management Practices

2.1 Large Sites

Council negotiated with its energy retailer, ERM Business Energy, a bulk energy tariff for 21 large energy usage sites. Details of sites and energy consumption and charges for each site are provided in Attachment A. In total, the large sites used 13,000,000 kWh of electricity in 2014/15 with energy charges of \$2.16 million.

The current time of use unit prices for the large sites vary from 4.357 cents per kWh for off peak use to 8.157 cents per kWh for peak hours. In addition, ERM charges a network charge of 1.892 cents per kWh, demand charges of \$22.194 per kilovolt-ampere (kVA) per month and fixed supply and meter charges of approximately \$250 per month for each site. These prices are fixed until August 2018.

LGIS reviewed in detail the energy consumption and management practices at eight of the large sites to assess the effectiveness of current practices, and determine whether need sub-metering and more advanced energy management could provide significant savings in energy costs.

The following large sites were investigated as unique sites within Council:

- Council Chambers Building
- Cleveland Library Building
- Capalaba Place Building
- Redlands Entertainment Centre
- Showgrounds Amusements
- South Street Depot

The other large sites are either sewage treatment plants or pump stations. The following sites were investigated as representatives of each of these type of assets:

- Cleveland Sewage Treatment Plant
- Sewage Pump Station No 6

For each of the above sites a system methodology was used to evaluate each site's potential for energy savings and improvements to Council's current energy management practices. The same methodology was used on all sites: commercial properties as well as business operations.

The investigations began with site surveys with relevant Council employees providing input on the property and current energy management and efficiency practices at each site. The investigations also included:

- discussions with senior staff responsible for facility management
- desktop reviews of a recent invoice and energy profile for each site
- development and analysis of an energy balance to breakdown loads by energy service type, and
- relative benchmarking of the commercial sites.

A single month's electricity account for each site was analysed (with typical adjustments to account for the month of the bill) to enable benchmarking of sites and a high-level assessment of whether current energy management practices can be improved. The key observations from the site surveys and benchmarking data are provided in Attachment B, and consumption and bill data for each site is summarised in Table 1.

Table 1 Redland City Council Large Site Annual Electricity Consumption and Costs

SITE	LOCATION	ANNUAL CONSUMPTION (kWh)	ANNUAL BILL
Council Chambers Building	21 Bloomfield St, Cleveland	1,088,000	\$200,000
Cleveland Library	21 Bloomfield St, Cleveland	676,500	\$139,250
Capalaba Place Building	42 Norman St, Capalaba	284,200	\$61,440
Redlands Entertainment Centre	Cleveland	335,100	\$85,000
Showgrounds Amusements	60 Smith St, Cleveland	126,000	\$58,300
South Street Depot	199 South St, Cleveland	562,500	\$105,000
Cleveland Sewage Treatment Plant	Weypin St, Cleveland	1,852,000	\$261,000
Sewage Pump Station No 6	137 Princess St, Cleveland	356,600	\$78,100

As the investigations assessed current management and practices, any energy improvements and efficiency upgrades that would normally occur at the end of an asset's life were not considered in detail. The result of LGIS's site visits, data analysis and investigations of current practices for each of the eight sites are set out below.

2.1.1 Council Chambers Building

The Council Chambers Building at Cleveland includes the Art Gallery and the main computing centre, and has the highest energy consumption of any single Council site. The 2014/15 energy consumption at the site was 1,088,000 kWh for a total cost of \$200,000.

The building houses approximately 400 staff and operates mainly on week days with much less energy use at weekends, as can be seen in the typical power profile included in Attachment B. The largest component of energy use would be for computers and other business machines.

The Council Chambers Building has received the highest level of energy services refurbishment to date. In particular:

- lighting has been progressively bought up-to-date
- the heating, ventilation and cooling system (HVAC) is quite modern, uses fresh air cooling, and has been well balanced, and
- a modern building management system (BMS) has been used to great effect for energy efficiency.

Current Energy Management Practices

Council officers at this site have been practising effective energy management, in particular through:

- regular after-hours walk-arounds noting computers left on and notifying relevant managers
- monitoring HVAC energy use, resetting temperature settings, staged shutdowns, purges, fresh air cooling, strict guidelines on after-hours use and heating use (relying on internal heat loads where possible).

The building has a sophisticated BMS controlling HVAC and lighting automation and giving feedback to operations staff on relevant KPIs. Council officers' work on restricting HVAC energy consumption (while working within normal budget constraints) is at a level rarely practised in Australia. This is facilitated by a modern HVAC system controlled by a modern, modern BMS, and the officers' initiative to experiment with the systems to achieve high levels of energy efficiency.

However there is no energy sub-monitoring in place to support energy optimisation practices on a daily basis, and no performance indicators were offered to confirm the total system has been optimised. In addition there is no regular benchmarking of the site's energy productivity - against itself, the rest of Council's sites or international best-in-class comparisons. As a result, and in the absence of evidence otherwise - LGIS considers it most likely that the potential for sub-system optimisation has not been explored and further gains are possible.

The high power factor (which is measure of the efficiency of an asset in using supplied electricity) for the building of 0.972 (see Attachment B) was achieved without installation of power factor correction. This demonstrates careful attention to efficiency factors, particularly in lighting and HVAC.

The energy management leadership practised at this site is an excellent basis on which to further energy management and target deeper savings in this building, and also as a model for use in other buildings in Council's portfolio. Key observations and areas where further efficiencies can be gained are described in detail in Attachment B and summarised below.

Potential Energy Reductions

Based on its observations of current energy management and practices and experience of savings achieved at similar sites, LGIS considers the following opportunities exist to make further energy efficiency gains at the Council Chambers Building utilising sub-monitoring and active energy management.

1. Enhanced energy management to encourage staff to participate fully in energy management

The current active energy management practices could be enhanced (though real-time energy monitoring in particular) to facilitate the further engagement of management and staff. Behavioural and other programs would also remain in focus adding further to savings. The potential savings that could be provided by active energy management practices are 9 per cent of energy use, corresponding to a 4 per cent reduction in electricity costs.

2. After-hours energy use

After-hours power use is very high at 50 per cent of the site's average business hours use. In particular, other than security lighting, only the computing centre and some IT infrastructure is essential to be powered after hours, so other equipment and lighting can be shut down. The Art Gallery HVAC is also a significant contributing factor to after-hours use. A 33 per cent reduction in after-hours power use should be attainable, which would result in a 6 per cent reduction in electricity costs.

3. Demand charges

Energy demand occasionally rises to 10 per cent more than the regular maximums. Real-time monitoring of energy demand and targeting of excessive use could potentially provide a 10 per cent reduction in demand, which would result in a 4 per cent reduction in electricity costs.

4. Further trials of energy productivity

Council staff could trial the following energy efficiency options.

- Single light lighting control
- Windows heat barrier screens
- Further HVAC experimentation: 100 per cent fresh air cooling; higher air flows with higher SAT resets, etc.

5. Replicate successful elements at other Council buildings

The current energy management program at the Council Chambers Building should be enhanced and used as a model for other buildings in Council's portfolio.

2.1.2 Cleveland Library

The Cleveland Library Building contains Council's main library and some offices. The 2014/15 energy consumption at the site was 676,500 kWh for a total cost of \$139,250.

The Library building is used by approximately 300 staff, with the library operating six days per week and the offices on weekdays only. The example power profile at Attachment B shows regular high power use peaks, varying by 25 per cent, dominate energy use. The peak demand charge is the largest component of the electricity cost, being approximately 53 per cent of site's electricity costs.

Current Energy Management Practices

Energy efficiency and energy management is less advanced in the Cleveland Library building than at the Council Chambers. While excellent work has been done with the fluorescent lighting in the open plan offices, where selective de-lamping has reduced average lighting intensity and all electrical facilities are in very good condition, there is no evidence the efficiency or performance of electrical equipment use has been optimised.

This building uses more power for air conditioning than does the Council Chambers building suggesting that either the building itself has a poorer thermal performance and/or the HVAC system is less efficient. In addition the after-hours energy use is consistently more than would be expected and appears to be unjustified.

There is currently no energy sub-monitoring to support energy optimisation practices. In addition there is no regular benchmarking of the site's energy productivity - versus itself, the best of RCC's sites or international best-in-class comparisons.

The library's poor-to-average power factor (0.855 as shown in Attachment B) is a sign of poor equipment and motor efficiencies. In the case of motors this is most often related to oversizing. The poor power factor resulted in increased kVA readings leading to a 17 per cent increase in peak demand charges.

Key observations and areas where further efficiencies can be gained are described in detail in Attachment B and summarised below.

Potential Energy Reductions

Based on its observations of current energy management and practices and experience of savings achieved at similar sites, LGIS considers the following opportunities exist to make further energy efficiency gains at the Cleveland Library utilising sub-monitoring and active energy management.

1. Peak demand tariff

The Council Chamber's peak demand tariff (\$18.754 per kVA) is 15 per cent lower than this building's rate (\$22.194 per kVA). Renegotiating this building's tariff to match that of the Council Chambers would reduce total costs by approximately 8 per cent.

2. Power factor

Increasing the power factor to 0.99 would reduce peak demand costs by 17 per cent and reduce total costs by 9 per cent. The current poor-to-average power factor is most likely caused by under loaded HVAC/AHU motors, fans and pumps and by inefficient induction loads such as older technology lighting.

Installation of solar power at this site could improve the power factor as the inverters can compensate for the current low power factor. Otherwise the power factor could be improved by eliminating the inefficiencies of the equipment

causing the issue (large HVAC motors, large quantities of inefficient lighting, etc). This will decrease both energy use and demand, often at a lower cost than installation of power factor correction equipment. Such equipment should only be installed as a last resort once major inefficiencies have been reduced as much as possible.

3. Peak demand

Demand occasionally rises to 10 per cent more than the regular peak demand. As the peak demand charge is the largest component (about 53 per cent) of the site's electricity cost, a demand energy management strategy should be a priority. Demand monitoring and targeting these occasional peaks could eliminate at least the 10 per cent excess and result in cost savings of at least 5 per cent.

4. After-hours energy use

After-hours energy use is consistently high in relation to day-time use and appears to be unjustified by the likely loads. The after-hours loads can be investigated and reductions targeted through energy sub-monitoring. A 33 per cent reduction in after-hours power use should be attainable and would result in a 2.5 per cent reduction in electricity costs.

5. Heat loads and HVAC efficiency

At peak demand the HVAC chilling load, most likely attributable to external heat (dehumidification plus heat penetration), is 53 per cent of total power use. This is a relatively large component of use and suggests that in this building the HVAC systems are significantly less efficient or are being called on to remove excess heat due to building fabric inefficiencies.

Sub-monitoring would provide significant information to aid analysis of the cause of the HVAC load and scope for potential savings. A 10 per cent reduction in HVAC demand would result in a 4 per cent reduction in electricity costs

6. Further savings

Sub-monitoring could identify and quantify further energy inefficiencies at the library and inform the development of effective solutions to improve energy efficiency, facilitate productivity improvements and reduce likelihood of future oversizing due to one-on-one replacements.

Elements of the current energy management program employed at Council Chambers could be applied to this building to produce further savings. For example, policies to reduce computer and peripheral loads (currently the largest single energy use for this site) and to force sleep mode when desks are not occupied could produce significant savings.

2.1.3 Capalaba Place

Capalaba Place includes the Capalaba library main library plus meeting rooms and 100 seat auditorium. The 2014/15 energy consumption at the site was 284,200 kWh for a total cost of \$61,440.

Regular high power use peaks dominate energy use (see Attachment B) and the peak demand charge is the largest component of the electricity cost (about 50 per cent of the site's electricity costs).

Current Energy Management Practices

Few energy efficiency and energy management practices were evident during the survey of Capalaba Place. While voltage optimisation equipment is installed on the fluorescent lighting circuits and all electrical facilities are in very good condition, there is no evidence that electrical efficiency or performance has been optimised.

Air conditioning dominates power use for this site, using up to 82 per cent of all energy at peak demand. This suggests that the building structure has a poor thermal performance and/or the HVAC system is not efficient.

There is currently no energy sub-monitoring to support energy optimisation practices. In addition there is no regular benchmarking of the site's energy productivity against itself, the best of Council's sites or international best-in-class comparisons.

The site's poor-to-average power factor (0.851 as shown in Attachment B) is an indication of equipment and motor inefficiencies. In the case of motors this is most often related to oversizing. The low power factor results in increased kVA readings leading to an 18 per cent increase in KVA peak demand charges.

Key observations and areas where further efficiencies can be gained are described in detail in Attachment B and summarised below.

Potential Energy Reductions

Based on its observations of current energy management and practices and experience of savings achieved at similar sites, LGIS considers the following opportunities exist to make further energy efficiency gains at Capalaba Place utilising sub-monitoring and active energy management.

1. Peak demand tariff

The Council Chamber's peak demand tariff (\$18.754 per kVA) is 15 per cent lower than this building's rate (\$22.194 per kVA). Renegotiating this building's tariff to match that of the Council Chambers would reduce total costs by approximately 8 per cent.

2. Power factor

Increasing the power factor to 0.99 would reduce peak demand costs by 18 per cent and reduce total costs by 9 per cent. The current low power factor is most likely caused by under loaded HVAC/AHU motors, fans and pumps and by inefficient induction loads such as older technology lighting.

Installation of solar power at this site could improve the power factor as the inverters can compensate for the current low power factor. Otherwise the power factor could be improved by eliminating the inefficiencies of the equipment causing the issue (large HVAC motors, large quantities of inefficient lighting, etc). This will both decrease energy use and reduce demand, often at a lower cost than installation of power factor correction equipment. Such equipment should only be installed as a last resort once major inefficiencies have been reduced as much as possible.

3. Peak demand

As the peak demand charge is about 50 per cent of the site's electricity cost, a demand energy management strategy should be a priority. Demand monitoring and targeting occasional peaks could eliminate at least 10 per cent of consumption and result in bill cost savings of at least 5 per cent.

4. Heat loads and HVAC efficiency

At peak demand, the HVAC chilling load, most likely attributable to external heat (dehumidification plus heat penetration), is 63 per cent of total power use. This is a relatively large component of use, and suggests that at this site the HVAC systems are significantly less efficient or are being called on to remove more heat due to building material inefficiencies. A 10 per cent reduction in HVAC demand would result in a 5 per cent reduction in electricity costs.

The chillers combined are likely to be oversized by 100 per cent, which would be exacerbated if further efficiency measures were to be introduced. Significant capital saving could therefore be made by right-sizing when replacing these current units.

Sub-monitoring would provide significant information to aid analysis of the cause of the HVAC load and scope for potential savings.

5. Further savings

Sub-monitoring could identify and quantify further energy inefficiencies at the site and inform the development of effective solutions to improve energy efficiency, facilitate productivity improvements and reduce likelihood of future oversizing due to one-on-one replacements.

Elements of the current energy management program employed at Council Chambers could be applied to this site to produce further savings. For example, policies to reduce computer and peripheral loads (currently the largest single energy use for this site) and to force sleep mode when desks are not occupied could produce significant savings.

2.1.4 Redland Performing Arts Centre

The Redland Performing Arts Centre (RPAC) consists of two adjoining buildings:

- The 8 years old, 550 seat Concert Hall.
- The 30 years old Redland Community Centre (RCCC) which has a 200 seat Auditorium theatre space and 250 seat open Gallery space.

The buildings share a common MDB and NMI meter, but otherwise the electrical services of the buildings are separate. Their electrical service technologies are also separated by the 22 years difference in building ages.

The 2014/15 energy consumption at the site was 335,100 kWh for a total cost of \$84,900. Air conditioning dominates energy consumption, consuming up to 75 per cent of peak demand energy use. This is despite the provision of chilled water storage at the site.

High power use peaks of up to 220 kW feature in the power profile of this site (see Attachment B) and peak demand charges is the largest component (58 per cent) of the site's electricity costs. These demand peaks are due to a combination of:

- high HVAC demand during concert hall use, and
- use of stage lighting, which has a capacity of 123kW.

Current Energy Management Practices

While the two buildings form one site, the 22 years difference in ages of the buildings and some energy services suggest each should be reviewed separately. In the Concert Hall, more energy efficient electrical equipment is being installed as original equipment needs replacing eg, LED stage lighting stock and house lighting, and heat pumps are replacing old hot water systems.

Similarly at the RCCC, LED lighting has been newly installed in the Gallery. Otherwise the electrical services are old, and the technology older.

While all electrical facilities are in very good condition, and the air-conditioning temperature is set to a reasonable 23 to 24°C, there is otherwise little evidence that energy efficiency or performance is being optimised. For example, while there is a sophisticated BMS controlling house lighting and the air conditioning system, LGIS noted that:

- the power use curves suggest that the storage unit is not being used to minimise peak demand
- the HVAC pump and cooling coils are deteriorating, and
- the HVAC is regularly used when there are very few staff and theatre technicians

Overall there appears to be no energy management plan, and there is currently no energy sub-monitoring to support energy optimisation practices. In addition there is no regular benchmarking of the site's energy productivity against itself, the best of Council's sites or international best-in-class comparisons.

RPAC's poor power factor (0.783 as shown in Attachment B) is a sign of poor equipment and motor efficiencies. In the case of motors this is most often related to oversizing. The poor power factor resulted in increased kVA readings leading to a 28 per cent increase in kVA peak demand charges.

Key observations and areas where further efficiencies can be gained are described in detail in Attachment B and summarised below.

Potential Energy Reductions

Based on its observations of current energy management and practices and experience of savings achieved at similar sites, LGIS considers the following opportunities exist to make further energy efficiency gains at RPAC utilising sub-monitoring and active energy management.

1. Peak demand tariff

The Council Chamber's peak demand tariff (\$18.754 per kVA) is 15 per cent lower than this building's rate (\$22.194 per kVA). Renegotiating this site's tariff to match that of the Council Chambers would reduce total costs by approximately 8 per cent.

2. Power factor

Increasing the power factor to 0.99 would reduce peak demand costs by 28 per cent and reduce total electricity costs by 16 per cent. The current poor-to-average power factor is most likely caused by under loaded HVAC/AHU motors, fans and pumps and by inefficient induction loads such as older technology lighting.

Installation of solar power at this suite could provide only limited improvement in power factor as most of the demand is at night. The power factor could best be improved by eliminating the inefficiencies of the equipment causing the issue (large HVAC motors, large quantities of inefficient lighting, etc). This would decrease both energy use and demand, often at a lower cost than installation of power factor correction equipment. Such equipment should only be installed as a last resort once major inefficiencies have been reduced as much as possible.

3. Peak demand

As the peak demand charge is about 58 per cent of the site's electricity cost, a demand energy management strategy should be a priority. Demand monitoring and targeting occasional peaks could eliminate at least 10 per cent of consumption and result in bill cost savings of at least 5 per cent.

4. Heat loads and HVAC efficiency

External wall temperature measurements in areas exposed to direct sunlight ranged from 42°C to as high as 71°C. This and other heat is entering or being created inside the building and then has to be removed by air conditioning. Preventing these loads can be far more cost effective than increasing operation of the air conditioning.

Improvements to the energy efficiency and performance of the HVAC system should be investigated, as:

- the water pump is showing signs of age (noisy) and is not VSD controlled
- cooling coils in poor condition (calcified and corroded)
- the chilled water storage tank is heated externally to 61°C, adding heat to the stored water and decreasing cooling efficiency
- chilled water storage does not appear to be appreciably reducing peak demand, and
- the RCCC AHUs are more than 20 years old and inefficient, and do not cater for fresh air cooling.

Upgrading the HVAC system for high efficiency could significantly reduce RPAC's energy costs. Sub-monitoring would provide significant information to aid analysis to determine how the current system is performing and the actual load profile before upgrades are planned.

As the air conditioning use consumes 60 per cent of all energy use at the site, a 20 per cent increase in HVAC system energy efficiency would result in a 12 per cent reduction in electricity costs.

5. Further savings

Sub-monitoring could identify and quantify further energy inefficiencies at the site and inform the development of effective solutions to improve energy efficiency, facilitate productivity improvements and reduce likelihood of future oversizing due to one-on-one replacements. As noted for other sites, elements of the current energy management program employed at Council Chambers could be applied to this site to produce further savings.

2.1.5 Showgrounds Amusements

The showgrounds electricity use is very low during daylight hours but is frequently very high at night when sporting clubs and other events employ the sports field floodlighting (see power profile at Attachment B). The 2014/15 energy consumption at the site was 126,000 kWh for a total cost of \$58,300. Note this review considered only the larger of the two or more electricity accounts associated with this site.

Lighting is the main electrical use on the site – it is estimated that 80 per cent of total electricity costs is due to sports field floodlighting. The lighting types used are older, less efficient technology.

Current energy management practices

LGIS found no evidence that energy use and services at this site - other than sub-billing - is being actively managed. In relative terms this site's electricity costs are quite small, naturally making this a lesser target for management attention. However, even in this case there are at least five opportunities to permanently drive down energy service costs. In fact this could provide an important illustration of how an energy services management plan can:

- permanently drive down the electricity usage and costs, and
- reduce maintenance costs while improving amenity and service quality

The demand charge is the dominant component (78 per cent) of the electricity costs. Given the site's usage charges are so low in comparison to its peak demand charges, the biggest opportunity to cut costs comes from cutting demand costs.

Key observations and areas where further efficiencies can be gained are described in detail in Attachment B and summarised below.

Potential Energy Reductions

Based on its observations of current energy management and practices and experience of savings achieved at similar sites, LGIS considers the following opportunities exist to make further energy efficiency gains at the Showgrounds utilising sub-monitoring and active energy management.

1. Peak demand tariff

The Council Chamber's peak demand tariff (\$18.754 per kVA) is 15 per cent lower than this building's rate (\$22.194 per kVA). Renegotiating this site's tariff to match that of the Council Chambers would reduce total costs by approximately 12 per cent.

2. Power factor and peak demand

Increasing the power factor to 0.99 would reduce peak demand costs by 13 per cent and reduce total electricity costs by 16 per cent. This power factor correction could be achieved by either:

- upgrading the high wattage sporting and high-bay lighting to LEDs, or
- installing power factor correction equipment.

Because of the multiple benefits (60 per cent increased efficiency, 60 per cent reduced demand, power factor increase, and enhanced light quality and instant-on) it is likely that upgrading to LED lighting would provide a better investment than installing power factor correction equipment.

Inefficient high-bay and other lights (fluorescents, streetlights) could be individually replaced on a with high efficiency LED alternatives on failure. Given the necessary bulb replacement cost and associated labour it is often cost effective to upgrade to efficient technology alternatives at this time. LED lights also provide with lower maintenance costs and improved lighting quality.

Installation of solar power at this site would not improve the power factor as almost all the power consumption is at night.

3. Meter readings costs

Manual meters must be read frequently for on-charging of electricity costs to users. By using intelligent metering with 3G connection, the need for and labour costs involved could be eliminated.

Advanced energy monitoring would also facilitate simple, periodic and cost effective energy management of the site.

4. Charging for field lighting use

When the field floodlights are used during a month, the typical peak demand charge for that month is \$3,000-\$3,200. This is irrespective of whether the fields are used just once or for 30 nights. The effect of this is that the average cost of electricity is extremely high at \$0.58 per kWh. Nearly 80 per cent of this is due to demand charges.

The annual cost of peak demand alone, which is 90 per cent created by floodlight use, is approximately \$34,000 for the sports field, plus the cost for the oval (which is on another meter). Knowing the number of annual uses allows a realistic minimum demand charge for field lighting to be included in user billing.

2.1.6 South Street Depot

This site consists of offices for Council staff as well as workshops and stores for vehicle and equipment maintenance. The 2014/15 total energy consumption at the site (South St Depot and Depot 2) was 562,500 kWh for a total cost of \$105,000.

While both sites were visited and surveyed, due to uncertainty over meter switch board locations and applicable NMLs, the site billing data was not reviewed.

Current Energy Management Practices

The walkthrough of the site was sufficient to provide a clear view of the application of active energy management at this location. Voltage optimisation devices have been installed on all workshop fluorescent lighting circuits and all electrical facilities are in very good condition. However there is otherwise little evidence of optimisation of energy efficiency or performance, with no energy sub-monitoring to support energy optimisation practices.

In addition there is no regular benchmarking of the site's energy productivity against itself, the best of Council's sites or international best-in-class comparisons.

Potential Energy Reductions

Based on its observations of current energy management and practices and experience of savings achieved at similar sites, LGIS considers the following opportunities exist to make further energy efficiency gains at the Depot utilising sub-monitoring and active energy management.

1. Peak demand tariff

The Council Chamber's peak demand tariff (\$18.754 per kVA) is 15 per cent lower than this building's rate (\$22.194 per kVA). Renegotiating this site's tariff to match that of the Council Chambers would reduce total costs by approximately 8 per cent.

2. High-bay lighting

Replacement of high-bay lighting with intelligent LED lighting (with individual motion and daylight dimming sensing) could reduce this high-bay energy use by up to 80 per cent, with typically a two year payback.

3. Workshop lighting

Most workshop spaces were fully lit by artificial lighting even though the spaces were not or only partially occupied, and often well illuminated by natural light. Manual or sensor control could reduce lighting energy use - often by 50 to 80 per cent and typically with a 2 year payback.

In general, lighting control is preferable to, and can generate larger savings than can a technology upgrade. However in some cases older technology lighting cannot be switched frequently or dimmed.

4. Further savings

As there's no evidence efficiency or performance has been optimised, many of the opportunities identified for other sites are applicable at this site. As noted for other sites, elements of the current energy management program employed at Council Chambers could be applied to this site to produce further savings.

Sub-monitoring could identify and quantify further energy inefficiencies at the site and inform the development of effective solutions to improve energy efficiency, facilitate productivity improvements and reduce likelihood of future oversizing due to one-on-one replacements.

2.1.7 Cleveland Sewage Treatment Plant

The four sewage treatment plants (STPs) are Council's largest energy users. The 2014/15 total energy consumption and costs at these sites are as follows:

- Cleveland STP: 1,852,000 kWh and \$261,000
- Capalaba STP: 2,110,000 kWh and \$292,000
- Thornside STP: 1,922,000 kWh and \$239,000
- Victoria Point STP: 1,811,000 kWh and \$263,000

The key characteristic of the power profile for the Cleveland STP is 24 hour operation, with electricity bill costs being dominated by usage charges, rather than demand costs. Continuous-use motors and pumps are the largest consumers of energy on the site. It is expected the other STPs have the same energy use characteristics, and the notes below would therefore apply to each all the STPs.

Current energy management practices

The Cleveland STP has a sophisticated plant management system controlling plant automation and giving feedback to operations staff on relevant KPIs. The high power factor (0.958) achieved without power factor correction shows careful attention to motor loading, mainly through employment of VSD controllers.

PLC energy monitors have been installed on some components, however some meters have been turned off due to power reliability concerns. In addition, Information is not easily accessible in a form suitable for optimisation and active energy management and associated KPIs appear not to have been developed or used.

Real-time energy monitoring of the major processes (as distinct from components), which is essential for energy performance optimisation, appears to be absent from day-to-day operations. Therefore it seems process energy optimisation (through monitoring, targeting and verification) could not have been practiced on a daily or even monthly basis. No treatment performance indicator (kWh/MLD) was offered to confirm the total system has been optimised, and there is no regular benchmarking of the site's energy productivity against itself, other STPs or international best-in-class comparisons.

Potential Energy Reductions

Based on its observations of current energy management and practices and experience of savings achieved at similar sites, LGIS considers the following opportunities exist to make further energy efficiency gains at the STP utilising sub-monitoring and active energy management.

1. Energy Use

Monitoring and reporting on variations in process energy use would empower staff to conduct their own investigations into where and how energy is used, and importantly where additional use is not matched to productive outputs. Both better and worse energy performances (at similar volumes) should be able to be traced back to the specific variables responsible. Relevant energy performance KPIs could be set for each process, and what can be done to consistently avoid the worse and reproduce the best performances noted, practiced on a daily basis and automated via the plant management system. Process improvement can also include process and procedure modification, improved process control, etc. as well as components efficiency.

This optimisation process would need a large degree of operator collaboration and involvement. However it could have a significant impact on the treatment energy productivity. Attachment B provides an analysis of energy productivity at the STP that indicates improvements of 15 per cent could be achieved, leading to cost reductions of 5 per cent.

2. Sharing process best practice across STP sites

While each STP has a number of unique processes, some processes are common across a number of STPs. Benchmarking KPIs and sharing best practices across sites can lead to cost effective process performance improvements.

3. Benchmarking and comparison of STP performances

While the design, age, etc of each STP is different, a similar set of decisions will have been made for each STP, driven by common goals for all Council's STPs. Benchmarking of STPs is vital in evaluating how successfully these STPs have been managed over their life, from conception through to current operations.

Energy performances should be reported and variances discussed at monthly production meetings, with variances fully explained in terms of process performances.

2.1.8 Sewage Pump Station No 6

There are approximately 200 pumping stations across Redland City, making pumping a significant cost for Council. Sewage Pump No 6 has the highest energy use of the pump stations included in Council's large sites. The 2014/15 energy consumption at the site was 356,600 kWh for a total cost of \$78,100. The total consumption of the large site pump stations was 1,341,000 kWh at a total cost of \$311,000.

Pump Station No 6 was selected for review in relation to energy management opportunities as it has the highest electricity consumption, but this site was recently rebuilt. The available energy use data from the original station can be used for benchmarking and is provided with that for the new station in Attachment B.

Current energy management practices

Council has generally used skilled engineers and skilled engineering consultancies as demonstrated by the quality and planning of component replacement and system upgrades (eg HVAC, lighting, pumping, sewage treatment). However, when considered purely from an energy management perspective, it is evident that Pumping Station No 6 is significantly over-sized for current utilization, with many years of higher-than-necessary electricity costs as a consequence.

While population growth and other factors are relevant, there may be other pump station configurations which could have achieved similar total capacity but with higher energy productivity and hence lower operating costs.

Key opportunities identified

1. Average utilisation

Due to the over-sized plant, the average utilisation for Station 6 is very low, resulting in motor iron losses being a considerable portion of total energy used and correspondingly low energy efficiency. In the case of the old station, average utilization was just 15 per cent, whereas for the station average utilisation is just 7.5 per cent, and iron losses could be as high as 28 per cent of energy used.

2. Peak load utilisation

The new station provides a 56 per cent increase in power rating. However, at maximum demand the peak utilisation is in the order of just 34 per cent suggesting the station is significantly oversized with correspondingly larger-than-necessary iron losses (which VSD control cannot eliminate), and increased operating costs which will persist for many years.

Oversized motors - even if VSD controlled - result in significant running losses. These losses are likely to add 10-15 per cent to electricity costs over a 'right-sized' pumping system, with a potential cost of \$90,000 over 10 years.

3. Energy sub-monitoring and active energy management

Given the new station is modern, automated and VSD controlled it is unlikely that energy sub-monitoring will bring any immediate savings at this site. However, given the increased capacity of the plant it would be valuable to monitor its energy productivity for peak and average flows and relate this back to the new design and design alternatives. This could serve as transparent energy use and cost data for future pumping station designs.

4. Benchmarking the new plant's performance

Benchmarking the new plant's performance would allow future performance monitored for any deterioration in performance due to:

- aging /wear and tear
- maintenance issues, and
- poor VSD optimisation or VSD failure.

Benchmarking the new plant's performance would also allow relative comparison of energy productivity between pumping stations, with better performances providing best practice KPIs.

2.2 Small Sites

In addition to the large use sites discussed above, Council is charged for electricity measured by 262 meters at a large variety of small sites, ranging from council offices and depots to community amenities such as park lighting and barbecues. The total electricity consumption for these sites in 2015 was 2,311,000 kWh for a total charge of \$650,000. The small sites therefore account for just 15 per cent of Council's electricity use and 23 per cent of charges.

The ERM charges for the small Council sites are structured differently to those for the large sites, with much lower fixed charges (around \$40 compared with \$250 per month) but the peak or off-peak charges and network charges combine to form a usage charge of approximately 20 cents per kWh. This pricing structure reflects the much lower consumption of electricity at the small sites, where bulk discounts do not apply.

For most of the small sites the type of facility and relatively small energy consumption precludes significant savings through energy efficiencies and demand management that would justify sub-metering of the sites. However adoption of the relevant energy management activities developed for large sites would result in energy and cost savings at the smaller sites of the same type (eg offices, depots, pump stations etc).

Council wishes to investigate the potential for solar PV embedded generation at its community halls to offset costs and perhaps provide a revenue stream through power purchase agreements with the retailer. The current annual electricity consumption and usage charges for the community halls are shown in Table 2. Data for some of the halls was estimated based on similar halls as the information was not included in the small sites bill information provided by Council's energy retailer. The capacity of rooftop solar generation that could be installed at the community halls is assessed in Section 3.2.2 and the resultant cost savings and revenue compared with estimated costs in Section 4.3.

Table 2 Annual Electricity Consumption and Usage Charges and for Redland City Council Community Halls

COMMUNITY HALL	LOCATION	ANNUAL CONSUMPTION (kWh)	ANNUAL USAGE CHARGE
Alexandra Hills Hall	131-151 Finnane Rd, Alexandra Hills	6,400	\$1,200
Amity Point Hall	16 Ballow Rd, Amity Point	3,000*	\$600*
Birkdale School of Arts	101 Birkdale Rd, Birkdale	4,300	\$860
Capdara Place Hall	14 Nolan St, Capdara	2,600	\$510
Coochiemudlo Public Hall	346 Victoria Pde, Coochiemudlo Island	1,600	\$320
Dunwich Public Hall	605 Ballow Rd, Dunwich	3,500	\$690
Macleay Island Public Hall	32 High Central Rd, Macleay Island	7,700	\$1,500
Pioneer Hall, Lambs Island	125 Lucas Dr, Lambs Island	3,900	\$780
Point Lookout Community Hall	East Coast Rd, Point Lookout	7,300	\$1,440
Redland Bay Community Hall	5-9 Winan St, Redland Bay	17,860	\$3,500
Redlands Memorial Hall	48 Smith St, Clarendon	17,350	\$3,400
Russell Island Recreational Hall	1 Alison Cres, Russell Island	3,000*	\$600*
Thoreside Community Hall	200 Mooroodu Rd, Thoreside	4,300	\$860
Thorlunds Dacre Palais	87-95 Cleveland Rd, Redland Bay Rd, Thorlunds	3,000*	\$600*
Victoria Point Community Hall	325 Coburn Ave, Victoria Point	10,500	\$2,060
Wellington Point Recreation Hall	347-371 Birkdale Rd, Wellington Point	4,000*	\$800*

*Estimated as no data available

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6 Conclusions

This pre-feasibility review demonstrates that energy management activities and use of renewable energy technologies could save Council millions of dollars over the next 20 years.

LGIS investigated the potential for sub-metering at Council's large sites and power factor correction to decrease energy usage and costs at those sites, and across Council's operations in general. On-site surveys and reviews of energy bills for eight large sites revealed the following energy management achievements to date:

- Proficiency in lighting efficiency (eg use of natural light)
- HVAC operations expertise
- Advanced control proficiency
- Progressive attitude towards efficiency upgrades
- Technical efficiency achievements resulting in very good power factors at some sites
- Passionate management and staff
- High quality of electrical skills

Some areas for improvement were also noted in the surveys:

- Lack of real-time energy sub-monitoring
- Lack of energy performance indicators
- Tendency to oversize, over-illuminate and over-cool some sites
- Lack of aspirational targets
- Lack of a Council-wide energy management strategy and plans

LGIS considers sub-metering at the following sites could inform energy management activities that would lead to energy cost savings of at least 5 per cent at the sites and other similar sites across Council.

- Council Chambers Building
- Cleveland Library Building
- Capalaba Place Building
- Redlands Entertainment Centre
- Cleveland STP

The capital cost of sub-metering the above sites of approximately \$86,000 would be justified by on-going annual savings of at least \$90,000 across the large sites, with additional savings possible if the energy management activities informed by the sub-metering are rolled out across all Council operations. The effectiveness of sub-monitoring and energy management activities would be greatly facilitated by the appointment of a dedicated Energy Services Manager who would analyse reports from the sub-metering, advise managers responsible for energy efficiency and develop benchmarks and targets for energy use. The sub-metering and ESM role could be provided by an external provider (such as LGIS), which would ensure dedicated and suitably qualified resources are utilised.

The site surveys also revealed that power factors at some sites are significantly less than 1, mostly due to under-loaded equipment and inefficient technology. Installation of power factor equipment at the Cleveland Library, Capalaba Centre, Redland Entertainment Centre and the Showgrounds Amusements could save \$37,000 in annual demand charges. The cost and effectiveness of installing power factor equipment would depend on several site specific factors and is likely to be expensive, and it may be that alternatives such as revising operations, replacing older equipment or improving power factors and reducing demand through installing embedded solar power would be a more cost effective option.

There is a range of renewable energy technologies that could provide embedded energy solutions at Council sites. The most developed technologies for which resources exist in the Redland area are bioenergy and solar energy. Energy from waste may be a viable option for Council depending on the quantity, consistency and availability waste streams such as landfill, greenwaste and solid wastes for STPs. Further consideration of waste to energy options would require further data on feedstocks, but solar resources are well characterised and abundant in the area and therefore this review focused on solar power options. Future reviews could assess the potential for bioenergy and energy storage technologies to further improve the viability of Council's embedded energy projects.

The eight large sites surveyed are potentially suitable locations for embedded solar power as they have large structures for roof-mounted solar panels and high levels of electricity consumption that could be offset by solar power. Examination of the power consumption profile for each site indicated the appropriate power capacities at the sites. The corresponding electricity cost savings and revenue from sale of excess power, as well as operating costs and revenue for renewable energy certificates, was calculated for 20 years operation at the sites using LGIS's financial model assuming an average value feed-in tariff. Comparison of the estimated net savings and capital costs indicated that embedded solar power at all the sites except the showgrounds amusements would be financially viable.

The combined preliminary cost benefit analysis for the seven viable sites indicated net savings and revenue over 20 years of \$3.95 million and \$4.3 million for systems with standard inverters and micro-inverters respectively, with capital costs of \$1.9 million and \$2.0 million respectively. The capital costs include components, installation, project management costs and LGIS fees as set out in Attachment C.

Council identified the potential for a large ground mounted solar panel array located at the Cleveland STP to produce power to be used on site, and a large excess that would generate a revenue stream from payment of a feed-in tariff for exported power. From the area of land available LGIS estimated a solar farm with a power capacity of 1 MW to 1.5 MW could be constructed at the STP. Preliminary cost benefit analyses indicated such a solar farm would be viable, with total net cost saving and revenue over 20 years of between \$4.4 million and \$6.1 million, and capital costs between \$2.2 million and \$3.3 million. These analyses assumed Council's retailer would agree to feed-in tariff equal to the consumption tariff (as it has at another comparable site). Capital costs for a range of capacities including components, installation, project management costs and LGIS fees are set out in Attachment C.

Council's 16 community halls provide an opportunity for installation of much smaller roof mounted solar systems than considered for the large sites, mainly for on-site use of generated power to provide cost savings with some export of excess power with a feed-in tariff. Initial analyses of costs and savings for these sites indicated that solar power at almost all of the sites could be viable, depending on the power use profile, structural characteristics and potential shading of each site.

The estimated savings for each project could be increased during the next stage of the projects through optimising the capacity of the plant to provide the maximum return on investment for Council. Additional investigations at the concept design phase would seek to reduce the capital costs for the projects through assessing options for solar panels and inverters that have differing initial and operational costs and lifetimes. Site selection is also an important aspect of all solar power projects and additional site surveys would be required to identify any physical, electrical and environmental issues that could restrict the capacity of the system and/or add to capital costs. The available feed-in tariffs would also be investigated to confirm the potential revenue.

7 Recommendations

LGIS recommends that Council progress energy management and renewable energy options discussed in this review through the following actions.

1. Engage LGIS to provide sub-metering to monitor energy at a circuit level at the following sites:
 - Council Chambers Building
 - Cleveland Library Building
 - Capalaba Place Building
 - Redlands Entertainment Centre
 - Cleveland STP
2. Appoint LGIS to provide a dedicated Energy Services Manager to analyse reports from the sub-metering, advise managers responsible for energy efficiency and develop benchmarks and targets for energy use. The Energy Services Manager would also assess options for increasing power factor at the Cleveland Library, Capalaba Centre, Redland Entertainment Centre and the Showgrounds Amusements.
3. Centralise Council's monitoring and reporting of all energy (including fuel) use to provide efficiencies in handling energy bills and ensure a consistent approach across Council to reporting, and report greenhouse gas emissions through an external provider service.
4. Engage LGIS to undertake preliminary concept designs of a solar farm at the Cleveland STP, roof-top solar power at Council's large sites except the Showground Amusements, and roof-top solar power at community halls, including:
 - preparing detailed business cases for the projects that match energy supply to current and forecast demand
 - developing concept designs and specifications a bases for detailed designs
 - updating estimated costs for the procurement and detailed design of viable projects, and
 - reporting on the concept design study.
5. Proceed with the above projects on a staged approach with multiple hold points, where Council approval will be required at each hold point before proceeding further.

Attachment A Large Site Annual Electricity Costs and Consumption

NMI	SITE NAME	STREET	SUBURB	TOTAL \$ per site 2014/15 FY	Annual (2014/15) kWh consumption
3114277026	R - SEWAGE PUMP STATION # 141	165 SOUTH ST	CLEVELAND	\$ 39,858	144,044
QB00044148	R - SEWAGE TREATMENT PLANT_CAPALABA	Smith St	CAPALABA	\$ 291,692	2,110,443
QB00128392	Pump Station # 5, Haggup St	Haggup St	CLEVELAND	\$ 14,751	142,626
QB00137961	Council Chambers Building	Lot 32, 21 Bloomfield St	CLEVELAND	\$ 200,163	1,087,940
QB00157660	Marine Laboratories, 233 Middle St	233 Middle St	CLEVELAND	\$ 55,563	201,578
QB00157775	R - SEWAGE PUMP STATION # 006	1387 PRINCESS ST	CLEVELAND	\$ 78,144	356,617
QB00157783	R - SEWAGE TREATMENT PLANT_CLEVELAND	Weippin St	CLEVELAND	\$ 260,893	1,851,966
QB00157791	Depot 2, Lot 14, 199 South St		CLEVELAND	\$ 23,327	93,943
QB05628245	Pumping Station #29, 77A Ferry Rd		THORNESIDE	\$ 43,065	183,274
QB06128009	R - SEWAGE TREATMENT PLANT_THORNESIDE	Rickertt Rd	THORNESIDE	\$ 239,168	1,921,187
QB06247181	Showground Amusements, Lot 1, 60 Smith St		CLEVELAND	\$ 58,297	125,977
QB06274625	R - SEWAGE PUMP STATION # 033	216 BIRKDALE RD	BIRKDALE	\$ 60,025	231,178
QB06447562	R - SEWAGE PUMP STATION # 067	64 FIR ST	VICTORIA POINT	\$ 40,387	149,005
QB06600352	R - SEWAGE TREATMENT PLANT_VICTORIA POINT	Aspect Drive	VICTORIA POINT	\$ 262,853	1,811,419
QB11525819	Redlands Entertainment Centre		CLEVELAND	\$ 84,905	335,096
QB11621583	Irrigation Pump Station,	Lot 100, 23 Weippin St	CLEVELAND	\$ 16,229	328,682
QB11665254	R - SEWAGE PUMP STATION # 128	LONG ST	CLEVELAND	\$ 35,657	134,467
QB11717386	R - SEWAGE TREATMENT PLANT_MT COTTON CARBROOK	German Church Rd	CARBROOK	\$ 70,002	435,923
QB11820608	South St Depot,	Lot 14, 199 South St	CLEVELAND	\$ 81,652	468,592
QB12048313	Capalaba Place Building,	Lot 23, 42 Noeleen St	CAPALABA	\$ 61,439	284,210
QB12332763	Cleveland Library Building,	Lot 32, 21 Bloomfield St	CLEVELAND	\$ 139,251	676,539
	TOTALS			\$ 2,157,322	13,074,706

Attachment B Large Site Surveys and Benchmarking

Council Chambers Building

Key Observations

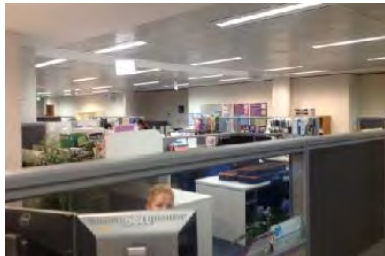


Building Design & Fabric - external

Eastern & western facades are excellent

The norther façade is less successful:

- Some awnings in place; however windows are still subject to direct sunlight for extended periods
- Tinted glass reduces glare, but also absorbs more heat than does clear glass
- The low metal roof (with average level of insulation) is subject to full sun for extended periods and would radiate heat into this space



Open plan office areas

Low desk utilization

- with 100% lighting
- many screens on unoccupied desks still on

Most desks have 2 monitors each; standby/eco features left as standard?; can be altered by individuals?

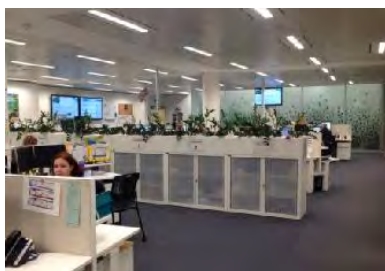
Excellent lighting zone plans; good light switch labelling, but no plan for reduced lighting (afterhours, start-up, lunchtime, low occupancy, etc.)



Staff room (Eastern side of the ground floor)

Excellent natural light from external glass walled & roofed lounge

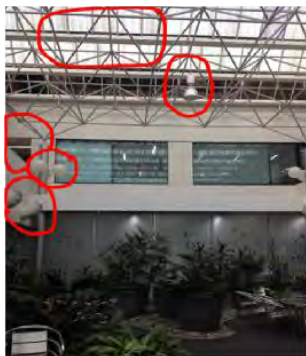
All lighting on (kitchen plus glass lounge) even though the room is filled with sunlight



Call centre

Evenly lit with a high illumination level

All non-desk areas over-lit as a result

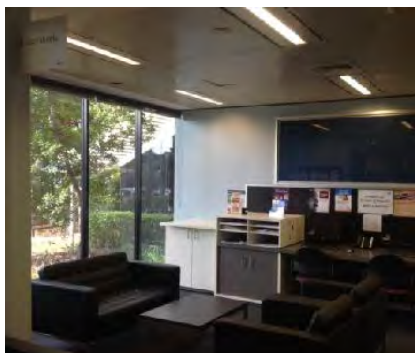


Atrium

Spotlights on when area fed by excellent natural light

250/400W high-bays could be replaced with 21st century intelligent LED lighting (with motion and daylight sensing controls) to demonstrate leading edge lighting and as a reminder to staff of RCC's commitment to energy conservation.

Chilled air being pumped into what is likely to be a leaky atrium which would quickly lose the air and/or to the outside.



Service Centre

Excellent task lighting for the service desk

Lighting on close to windows where there is excellent natural light



Art Gallery

Gallery fully lit while empty and closed

Art Gallery: cooling & dehumidifying to art gallery standard but the space is not to that standard: e.g. large, slow opening doors without airlock. Heaters needed to re-heat the air to comfortable temperatures

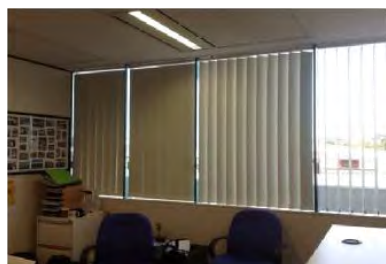


Computing Centre

Lighting on while no staff present

No (obvious) direct capture & venting of concentrated heat

AC temperature set at 21°C when computing centre centres are tending toward being run at ambient temperatures, and modern IT equipment likely rated 30°C or as high as 40°C



Perimeter offices & workstations

Unattended offices/workstations fully artificially lit

Blinds often fully drawn to prevent glare but greatly reducing the natural light available

Office lighting proving a uniform high illumination level when natural lighting is making a significant contribution



Lighting - general

Not reduced

- in the corridors where lower levels of illumination are required
- where workstations are unoccupied
- for non-task areas which do not require such high illumination

Not reduced near windows to take advantage of abundant natural light

Excellent lighting zone plans; good light switch labelling, but no plan for reduced lighting (afterhours, start-up, lunchtime, low occupancy, etc.)

Stairwell lighting on full time when there is natural lighting and no occupants



Roof

Areas with black film are some 15+°C hotter than cleaner areas; combined with average insulation levels and extensive exposure to direct sunlight for prolonged periods would result in significant heat entry

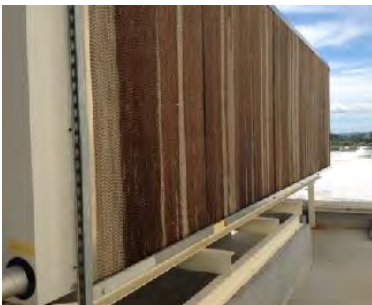


HVAC plant

Modern equipment, but likely oversized for the building (particularly if further efficiency measures were to be enacted)

Excellent BMS used progressively

AHU appears to have a maximum fresh air input of only 40%

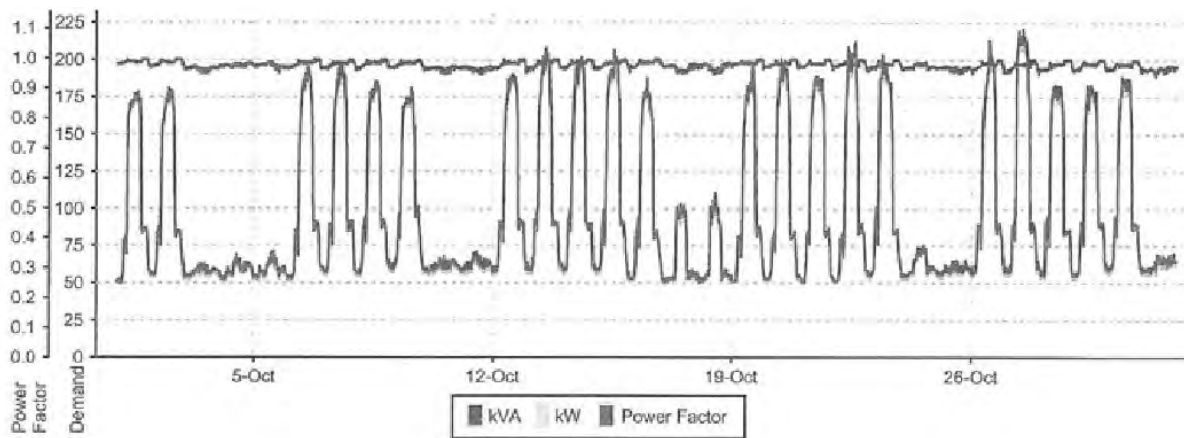


Cooling tower coils show signs of calcium and/or other build-up

Benchmark data - compiled from invoices and power use estimates

Month	Jan-16	
Billing data		
Peak usage (kWh)	52479	
Offpeak usage (kWh)	28783	
Total month's usage (kWh)	81262	
Total charge	\$15,397	
Demand charge	\$6,091	
Peak demand (kW)	325	
Benchmarks		
Cost per kWh	\$0.19	
Power factor	0.972	
Demand		
Demand charge %	39.6%	
Demand-to-average ratio	3.0	
After-hours usage %	35%	
kWh/seat/month	243	
kWk/m ² /year	163	
Carbon footprint - electricity Scope 2 (kg-CO ₂ -e/month)	72,323	
HVAC		
Office-hours usage (kW)		
CRAC	6.7	2.7%
HVAC - (internal load chilling)	56.5	22.6%
HVAC - (external load chilling)	77.6	31.0%
HVAC - total chilling	140.8	56.3%
Peak usage (kW)		
CRAC	6.7	2.1%
HVAC - (internal load chilling)	56.5	17.4%
HVAC - (external load chilling)	152.6	47.0%
HVAC - total chilling	215.8	66.4%
% of chilling capacity	81.4%	
% of total cost	26.3%	

Power Profile - as supplied by the energy retailer



Cleveland Library Building

Key Observations



Building Design & Fabric - external

Generous awnings on southern & eastern sides

No awnings on northern side, which fully exposes the windows to direct sunlight



Landscaping

Excellent tree shading on 2 sides; less successful on the northern side

Paving absorbs direct sunshine and radiates heat into the ground floor areas via glass door and low windows

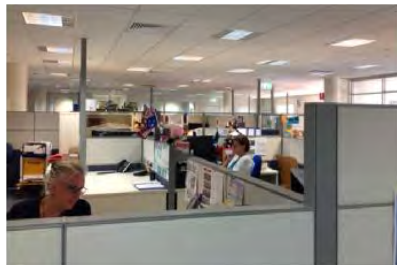


Foyer & Mezzanine

Well lit by natural light

Also lit by 15-20 downlights

Ideal location for sky lighting (if additional lighting needed at all)

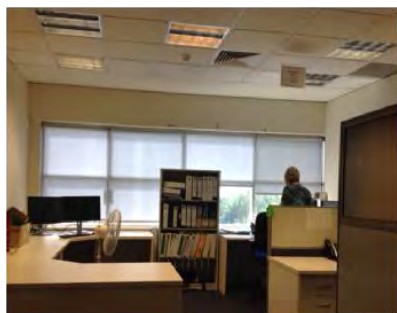


Open plan office areas

Excellent lighting zone plans; good light switch labelling, but no plan for reduced lighting (afterhours, start-up, lunchtime, low occupancy, etc.)

Low desk utilization

- with 100% lighting
- many screens on unoccupied desks still on



Perimeter offices & workstations

Unattended offices/workstations fully artificially lit

Blinds regularly fully or partially drawn to prevent glare but greatly reducing the natural light available

Lighting providing a uniform high illumination level when:

- natural lighting is contributing more
- non-task area do not require such high illumination

Desks often orientated against the windows (facing into the glare, plus being radiated with heat from the windows) rather than providing backlight and being away from the windows as a direct source of heat.



Staff room (Eastern side of the ground floor)

Full length glass walled lounge with covered balcony

All lighting on even though the room is filled with sunlight



Library Atrium

High, north facing skylight windows provide excellent natural light

Lighting below should be controlled by light level sensors

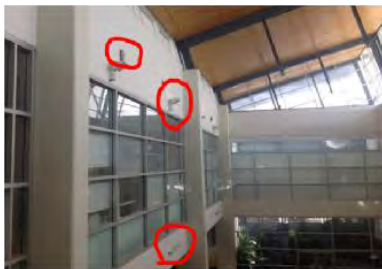
Wall up-lights on - not providing any useful light; vanity-only lighting

LED strip lights on in broad daylight

Chilled by registers at 2nd level roof height - cooling the unoccupied void

The ceiling of the walkway between north and south wings is open, possibly requiring the high (otherwise unoccupied) levels of the atrium to be conditioned

Chilled air being pumped into what is likely to be a leaky atrium which would quickly lose the air and/or to the outside.



Library - non-atrium areas

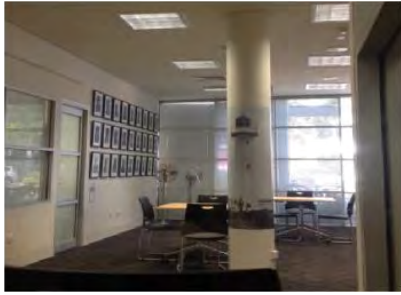
Lighting providing a uniform high illumination level when:

- natural lighting is contributing significantly
- non-task area do not require such high illumination



Library entrance is fully illuminated by downlights when:

- natural lighting is contributing significantly
- non-task area do not require such high illumination



Meeting Room - ground floor

Good natural light which could be harvested to reduce artificial lighting when occupied

All lights on when unoccupied

Ideal candidate for occupancy & light-level control



IT/Comms Room

Stand-alone split unit AC unit set at 21°C; cooling likely unnecessary
- area did not require any cooling for 3 months while the AC was out of commission

Heat could be expelled by a window-mounted, self-sealing, temperature controlled exhaust fan with fresh air being drawn in through the door vents



Roof

Generally in a good condition

Would benefit from a cool roof policy as it ages or whenever it's maintained



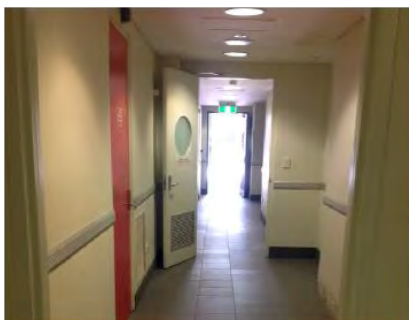
Air Handling

One air handling unit per floor???

VSD controlled

Belt driven fans

AHU appears to have a maximum fresh air input of only 40%

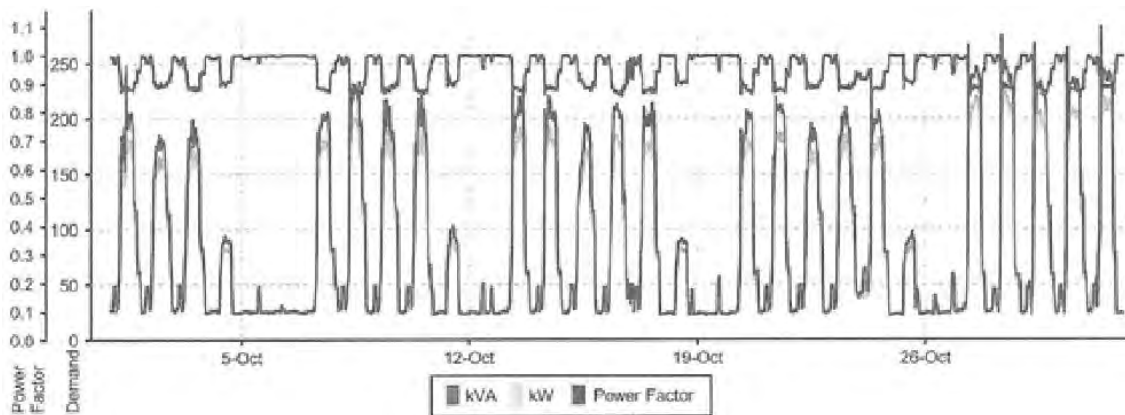


Chilled air systematically be expelled via doors left open to allow street access from the northern side

Benchmark data - as compiled from invoices & power use estimates

Month	Jan-16	
Billing data		
Peak usage (kWh)	38104	
Offpeak usage (kWh)	12569	
Total month's usage (kWh)	50673	
Total charge	\$12,012	
Demand charge	\$6,329	
Peak demand (kW)	285	
Benchmarks		
Cost per kWh	\$0.24	
Power factor	0.855	-17% -8.9%
Demand		
Demand charge %	53%	
Demand-to-average ratio	4.2	
After-hours usage %	25%	
kWh/seat/month	225	
kWh/m2/year	136	
Carbon footprint - electricity Scope 2 (kg-CO2-e/month)	45,099	
HVAC		
Office-hours usage (kW)		
CRAC	1.7	0.9%
HVAC - (internal load chilling)	34.9	18.9%
HVAC - (external load chilling)	84.1	45.5%
HVAC - total chilling	120.7	65.2%
Peak usage (kW)		
CRAC	1.7	0.6%
HVAC - (internal load chilling)	34.9	12.3%
HVAC - (external load chilling)	184.1	64.6%
HVAC - total chilling	220.7	77.4%
% of chilling capacity	93.9%	
% of total cost	40.8%	

Power Profile - as supplied by the energy retailer



Capalaba Place Building

Key Observations



Building Design & Fabric - external

Excellent shading on 3 (northern, eastern & western) sides from exceptionally large roof overhangs and generous sun shades

Appropriate automatic main doors with air lock which does not appear to create breezeways or excessive losses



Despite the awning the western windows are fully exposed to direct sunlight during late afternoon.

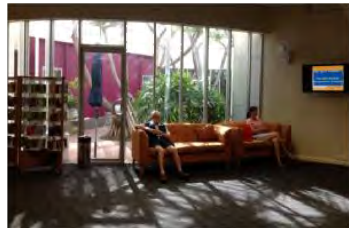
- sun shines directly onto public desks against these windows
- Venetian blinds have (understandably) not proven effective at controlling heat

Building seems to have a poor thermal performance: Library gets very hot quickly as soon as HVAC turned off; building can get very cold in winter



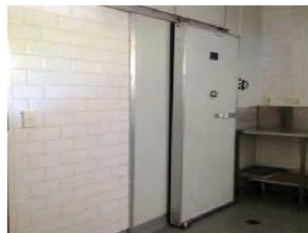
Libra ry

Large areas of the library are unoccupied at any point in time; motion sensed lighting control warranted?



Atrium windows allow direct sunlight entry into the library creating a local hot spot which cannot be properly balanced by the AC system.

Many patrons were dressed in summer wear while the staff typically wore warmer clothing (long pants, etc.)

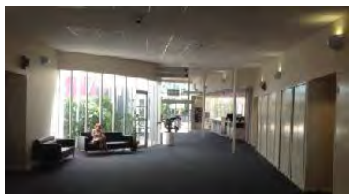


Kitche n

Coldroom permanently on (while presumably empty)

Compressor in the roof space which is warmed by roof heat.

Thermostat set at 4°C which is well below what is required for short-term storage



Light ing

Voltage optimisation devices have been installed on the fluorescent lighting circuits.

Large areas of the library are unoccupied at any point in time; 50% of lights could be at 10%. Motion sensed lighting control warranted?



Lighting control preferable to technology upgrade

Large roof ideal for skylights or light tubes: light tubes could provide most lighting needs

Foyer up-lighting on when there is excellent natural light

Downlights in the entry airlock are on unnecessarily and are highly visible to the passing public.

Lighting adjusted over time but switching not updated (e.g. lights inside foyer cupboards switched on with foyer lights)

AHU



Some AC registers in library:

- point at nearby walls, deflecting cold air to create cold spots
- point directly at the return air duct, providing false temperature information to the controller

Direct sunlight also enters the library via the atrium and western windows, creating local hot spots: Past attempts to control this using venetian blinds have been unsuccessful



Balancing the AC made difficult by:

- hot spots created by heat entry
- cold spots created by deflected air streams

AHU appears to have a maximum fresh air input of only 40%



AHU

HVAC are possibly 20 years old

HVAC chillers likely 100% oversized (particularly if further efficiency measures were to be enacted)

Benchmark data - as compiled from invoices & power use estimates

Month	Jan-16	
Billing data		
Peak usage (kWh)	17716	
<u>Offpeak usage (kWh)</u>	<u>8446</u>	
Total month's usage (kWh)	26162	
Total charge	\$5,792	
Demand charge	\$2,811	
Peak demand (kW)	126	
Benchmarks		
Cost per kWh	\$0.22	
Power factor	0.851	-18%
Demand		-8.5%
Demand charge %	49%	
Demand-to-average ratio	3.6	
After-hours usage %	32%	
kWh/seat/month	227	
kWk/m2/year	143	
Carbon footprint - electricity Scope 2 (kg-CO2-e/month)	23,284	
HVAC		
Office-hours usage (kW)		
CRAC	0.7	0.8%
HVAC - (internal load chilling)	15.0	17.7%
<u>HVAC - (external load chilling)</u>	<u>47.3</u>	<u>55.6%</u>
HVAC - total chilling	63.0	74.1%
Peak usage (kW)		
CRAC	0.7	0.5%
HVAC - (internal load chilling)	15.0	11.9%
<u>HVAC - (external load chilling)</u>	<u>88.3</u>	<u>70.1%</u>
HVAC - total chilling	104.0	82.5%
<i>% of chilling capacity</i>	<i>56.5%</i>	
<i>% of total cost</i>	<i>40.0%</i>	

Power Profile - Not available

Redlands Entertainment Centre

Key Observations

Concert Hall



Building Design & Fabric - external

Concrete slab external walls with glass curtain wall on the southern side

Building surrounded by concrete pavement and bitumen roads



Foyer & Mezzanine

Well lit by natural light by glass curtain windows

Also lit by 15-20 downlights in broad daylight
- not providing any useful light; vanity-only lighting

Excellent natural & task lighting for the service desk



Concert Hall

Under-seat chilled air distribution (displacement cooling)

Moving towards LED stage lighting stock



Perimeter offices & workstations

Lighting fully lit even when the areas are not occupied

No HVAC or AHUs in the perimeter areas

Some perimeter rooms have split unit AC systems: e.g. change rooms, etc. However there appears to be no fresh air component.

Split unit in the loading dock has to cool a very large area....

Some walls quite warm indicating that external heat is being transferred inside

Pedestal fans could be used to create air movement to increase comfort



Roof

Generally in a good condition

Would benefit from a cool roof policy as it ages or whenever it's maintained



HVAC plant

Modern BMS

172kW chilled water unit feeding an adjacent chilled water storage tank

The chilled water storage tank's external temperature was as high as 61°C, and this will add heat to the stored water.

The power use curves suggest that the storage unit is not being used to minimise peak demand



Water pump

- is showing signs of age (noisy)
- is not VSD controlled

Pump possibly warrants a high efficiency vsd controlled replacement



Cooling coils in poor condition: calcified and corroded



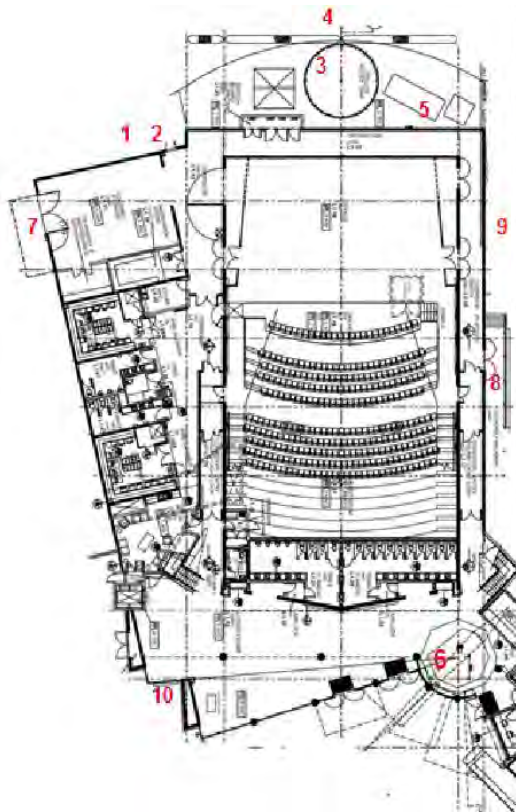
Heat Management

External wall temperatures as high as 71°C

External wall temperature measurements in areas exposed to direct sunlight ranged from 42°C to as high as 71°C.

This heat will be absorbed by the concrete wall and radiate heat into the building. The heated asphalt too will heat the local environment and further add to the building's heat load.

The chilled water storage tank's external temperature was as high as 61°C, and this will add heat to the stored water.



	North - full exposure for many hours
1	Grey wall
2	Door
3	Brown chilled water storage tank
4	Asphalt
5	Grey wall
6	White roof of Gallery
	West - just beginning to receive direct sunshine
7	Awning shaded (western wall) reference point
	East - now in shade
8	Awning shaded (eastern wall) reference point
9	Grey wall now in shade
	South - in full shade
10	Southern (cream) wall

RCCC - Auditorium + Gallery



Gallery

Well lit by natural light by glass curtain windows on 3 sides

LED high-bay lighting newly installed in the Gallery

Eastern windows protected with heavy curtains; curtains installed on others for light control

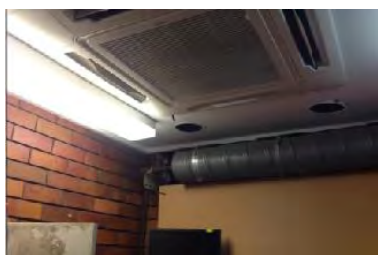


Auditorium

Glass curtain windows on 2 sides

Well lit by natural light

Eastern windows protected with heavy curtains; curtains installed on others for light control



IT/Comms Room

AC temperature set at 21°C when equipment likely rated 30°C or higher

Not obvious why this room needs continuous, even any air conditioning

If needed, heat could be expelled by a temperature controlled exhaust fan with fresh air being drawn in through the door vents



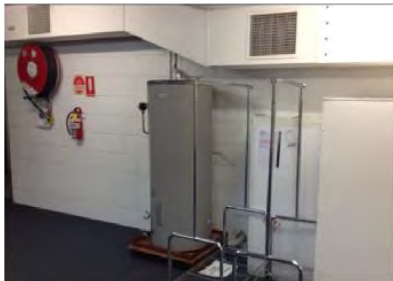
Air Handling

Supplied with chilled water from the Concert Hall

20+ year old, inefficient AHUs



Gallery air supply registers located at 2nd level roof height - cooling the unoccupied void



Heat Management

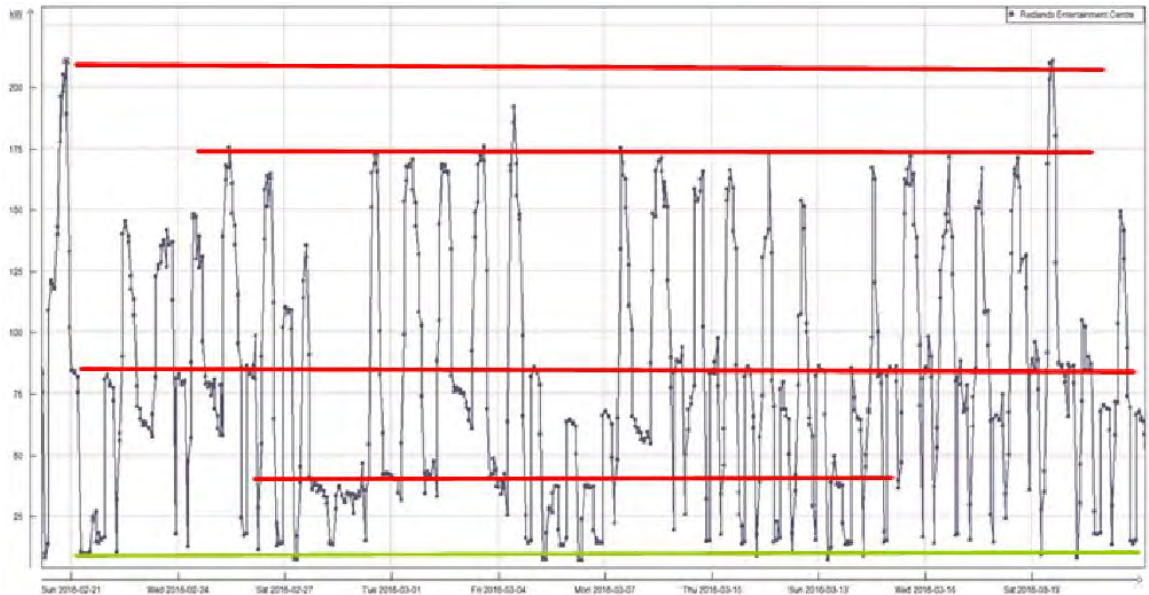
Old electric hot water service located in a chilled space

HWS should have an insulation blanket

Benchmark data

Month	Jan-16	
Billing data		
Peak usage (kWh)	19005	
Offpeak usage (kWh)	15010	
Total month's usage (kWh)	34015	
Total charge	\$8,728	
Demand charge	\$5,091	
Peak demand (kW)	229	
Benchmarks		
Cost per kWh	\$0.26	
Power factor	0.783	-28% -16.2%
Demand		
Demand charge %	58%	6.7%
Demand-to-average ratio	5.0	
After-hours usage %	44.1%	
kWh/seat/month	49	
kWk/m2/year	136	
Carbon footprint - electricity Scope 2 (kg-CO2-e/month)	30,273	
HVAC		
Office-hours usage (kW)		
CRAC	0.7	0.4%
HVAC - (internal load chilling)	26.2	17.5%
HVAC - (external load chilling)	100.6	67.1%
HVAC - total chilling	127.5	85.0%
Peak usage (kW)		
CRAC	0.7	0.3%
HVAC - (internal load chilling)	26.2	11.4%
HVAC - (external load chilling)	179.6	78.4%
HVAC - total chilling	206.5	90.2%
% of chilling capacity	120.0%	
% of total cost	52.6%	

Power Profile - as supplied by the energy retailer

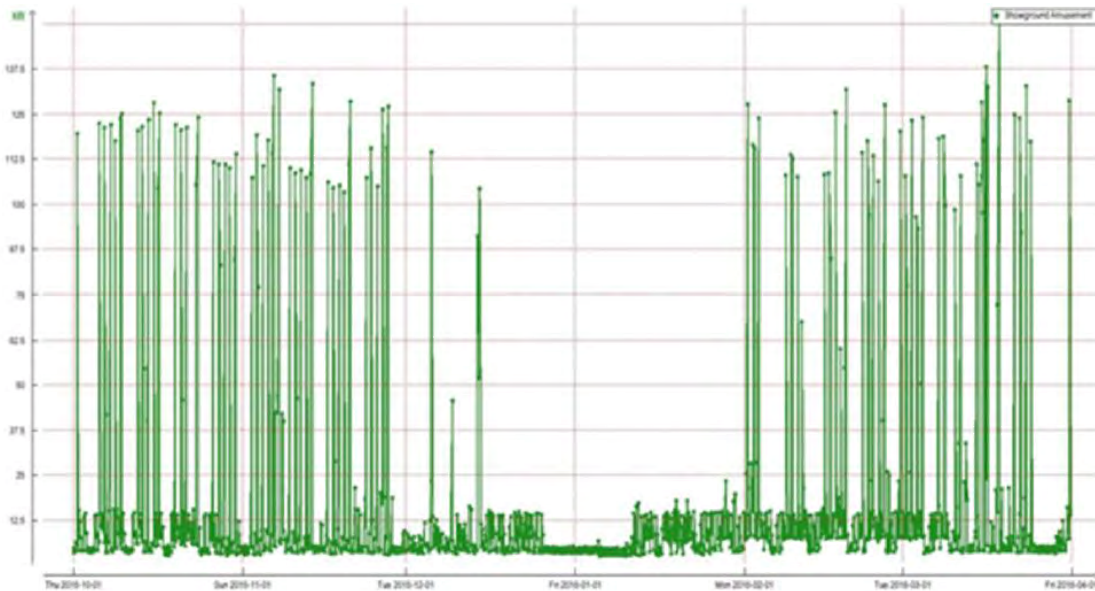


Showgrounds Amusements

Benchmark data

Main electrical loads	Lighting - sports field lighting - high-bay lighting (plaza, pavilion) - security / night lighting
Electricity cost (Jul-2015) - Peak demand charge - Power factor - Average cost (c/kWh)	\$ 4,238 (\$ 48,000/year) 78% 0.887 (adding 13% to KVA demand charges) 57c
Peak demand	149kW
	Note: this is based on 1 (the larger) of at least 2 electricity accounts for this site

Power Profile - as supplied by the energy retailer



South Street Depot

Key Observations

South Street Depot - Admin



Building Design & Fabric - external

Generous awnings on western side protecting windows & entry; however, small northern wall is fully exposed.

Building's thermal characteristic is dominated by its roof



Computing Centre

Innovative leak reduction

Concentrated heat not being captured and expelled

AC temperature set at 21°C when equipment likely rated 30°C or higher

Approx. 20kW computing power serviced by 25.6 kW air conditioning

4 x 6.4kW-rated Daiken heat pumps all operating simultaneously



Lighting

Common area lighting

- Lights above compactus on when compactus not in use

Unnecessary lighting above unused workstations



Air Conditioning

Multiple split systems dotted around the building

4 compressors located in full sunshine surrounded by asphalt

South Street Depot - Workshop



Building Design & Fabric - external

Poor thermal characteristics

- Large areas of low metal roofing with basic foil insulation
- Other sheds have higher metal roofing with no insulation



Sheds do mainly open at both ends to potentially create some breezeways; whirly birds present on the ridge cap

Significant AC capacity is employed keeping old, poorly insulated offices located below hot roofs; no natural cooling or ventilation



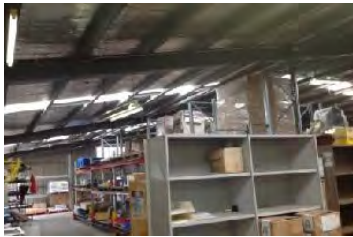
High-Bay Lighting

Voltage optimisation devices have been installed on the fluorescent lighting circuits.

Large numbers of 400W high-bay lights on illumination entire workshops when:

- no or few staff are present
- there's significant daylighting from hanger doors & good skylighting

Intelligent LED lighting (with individual motion & daylight dimming sensing) could reduce this high-bay energy use by up to 80%



Lighting - other

Voltage reduction devices installed extensively

Store lighting fully on in store when:

- no or few staff are present
- there is significant daylighting from hanger doors and good skylighting



Good task lighting, but on when no staff present

External lighting uses 200-400W halogen lamps; could be updated to LEDs with motion & daylight controls

Compressed Air

15kW load/unload compressor which is ideal for large steady loads greater than 70% of capacity
Actual air use volumes in workshops are usually highly variable and intermittent; VDS compressor would be a better technology



Driver staff room & amenities block

Most lighting left on while no-one using the block

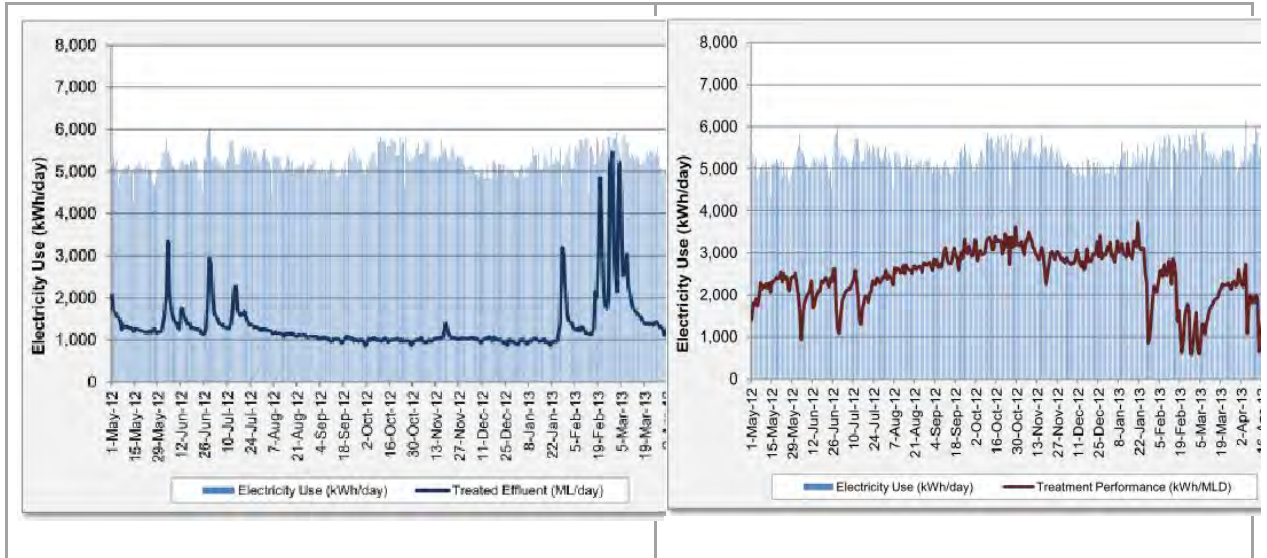
Candidate for motion sensor or press-on/timed-off switching

Cleveland Sewage Treatment Plant

Key Observations

Potential for process optimisations

Figure 1 shows that for 6 months July minimum treated effluent flows are as low as 4.5 ML/day with increases of up to 10%. During this same period, energy productivity (as seen in graph 2) varies some 25%. This suggests productivity improvements of 15% or so during the dryer months could be possible. We know this because on some days the plant performs at this more efficiency level.

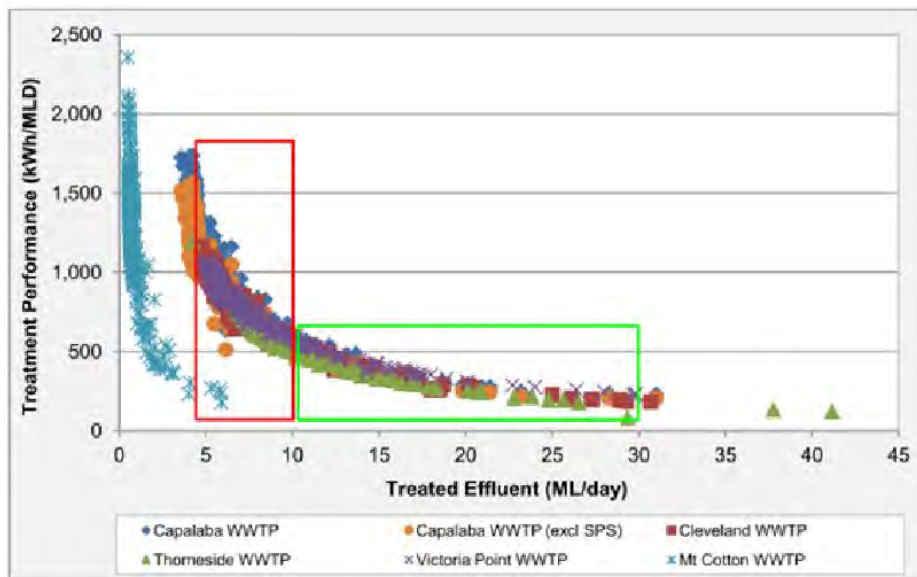


Potential for process recommissioning

From graph 1 above it is estimated that during 2012/13 treated effluent flows were between 4.5 and 10 ML/day for 80% of the period.

These volumes are indicated on the plants performance curve (graph 3 below) by the red rectangle and shows that the flows during the majority of the year were such that the plant was operating in its most non-linear and inefficient operating conditions.

Small increases in effluent volumes result in very large (factor of 3) increase in energy performance - from 1,500 down to just 500 kWh/MLD.



For periods of higher flows (from 10 to 30 ML/day) the graph shows that the plant's energy performance is much more linear and efficient, varying from 500 down to 200 kWh/MLD.

This suggests that the plant has been designed and/or optimised for high efficiency at very high volumes, at the expense of everyday efficiency.

While the treatment performance vs treated volumes curve for a particular site is highly influenced by design, it doesn't hold that a plant cannot be recommissioned to achieve a more optimal performance curve which could increase average energy productivity by 10% or more.

However this requires total transparency so that such considerations can be canvassed and considered.

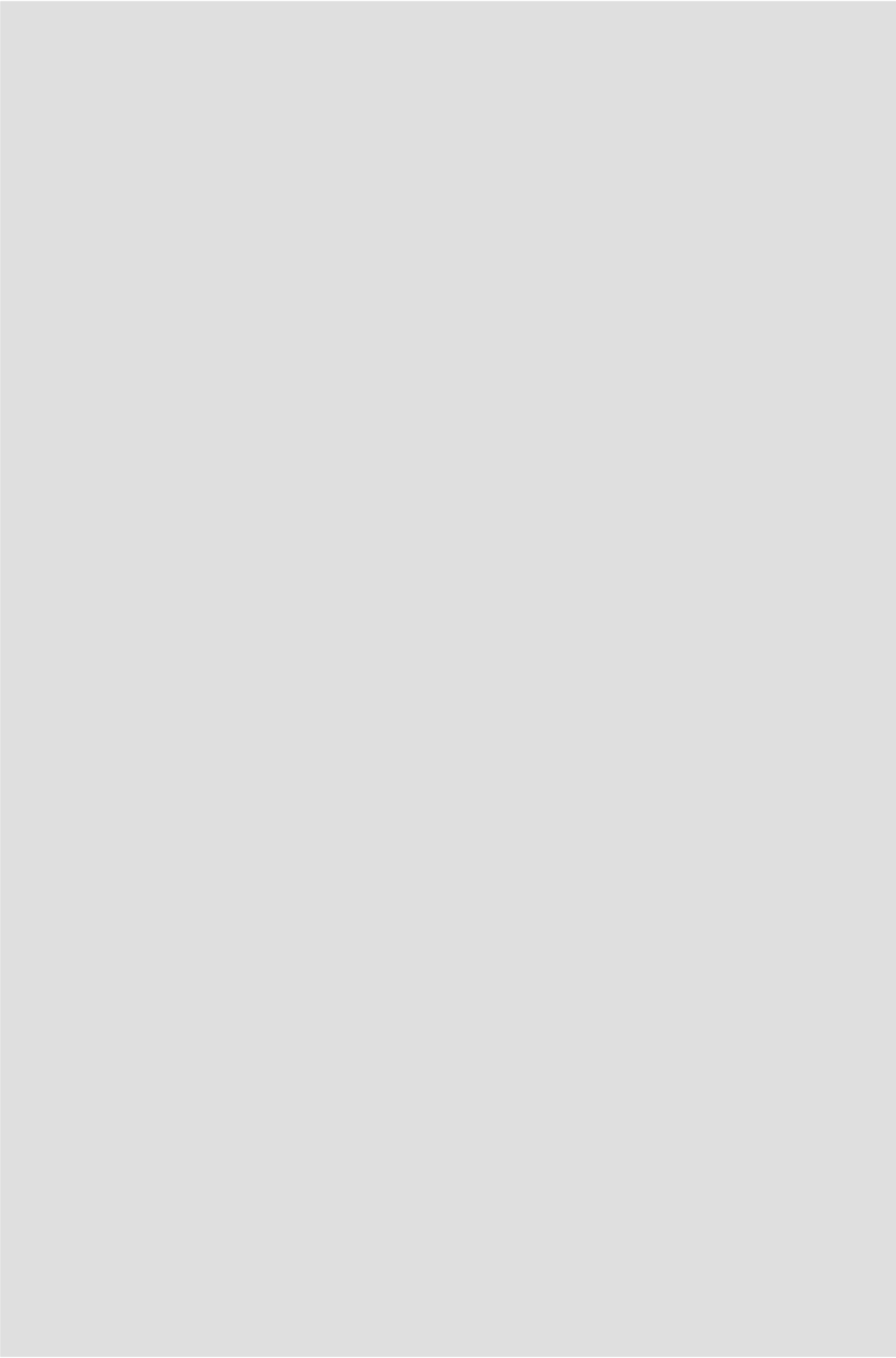
Sewage Pump Station No 6

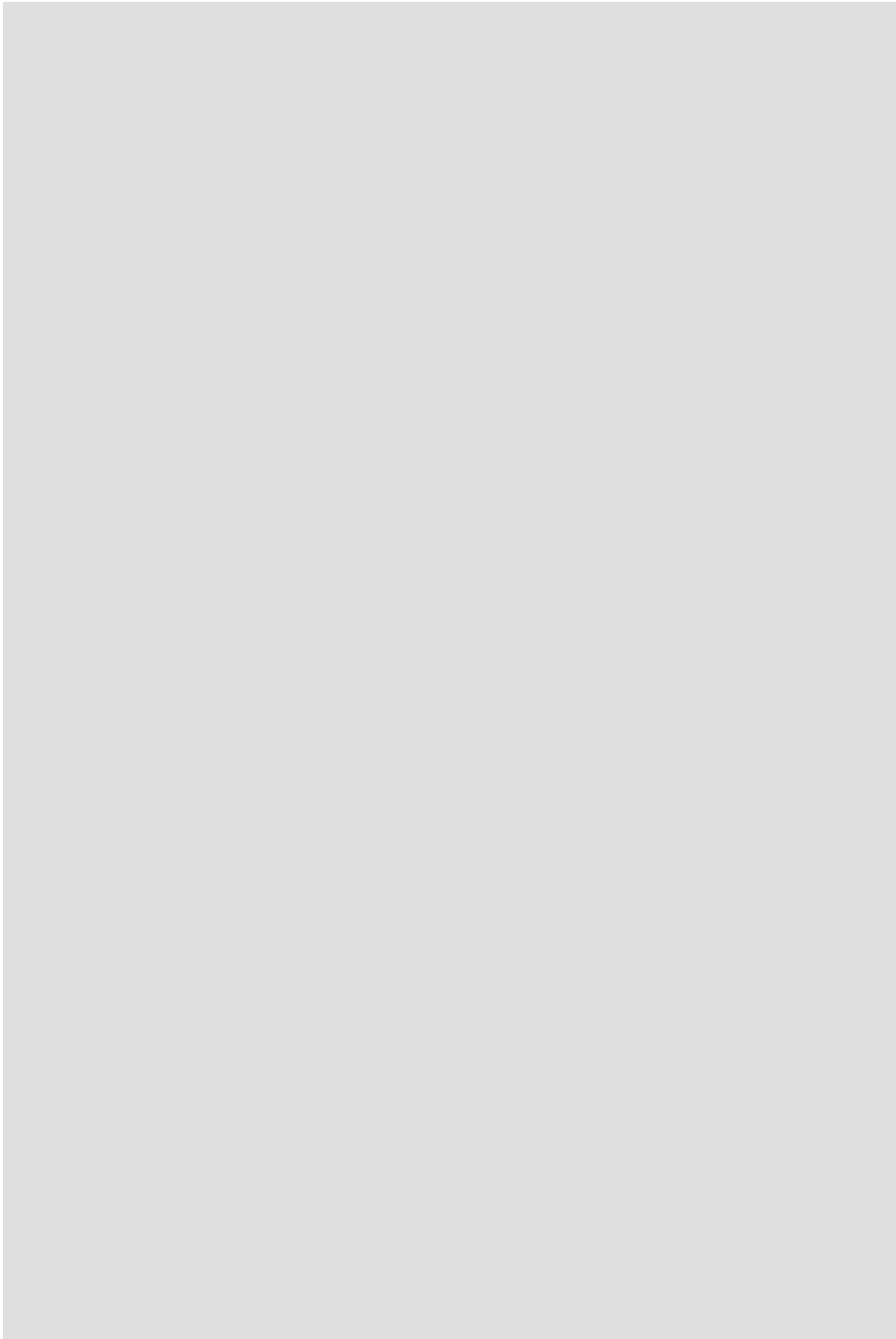
Benchmarking

Station 6 was selected for review in relation to energy management opportunities; however station 6 has very recently been totally rebuilt. The available energy use data from the original station is not directly applicable to the new station but is used as a proxy.


Below is a comparison of the original with the replacement and comparative benchmarking estimates based on the January 2016 electricity invoice:

	Original	Replacement
Pumping station	2 x 110kW motors without VSD control with single riser	2 x 290kW with VSD control with dual riser
Associated booster station	2 x 75kW motors without VSD control	nil
Total capacity (input kW)	370kW	580kW (56% increase)
Electricity cost (Jan-2016) - Peak demand charge - Average cost (c/kWh)	\$ 5,965 (\$72,000/year) 55% 24c	
BENCHMARKS (Jan-2016) - Peak demand - Power factor - Utilization (Jan-2016) - Pumping productivity (kWh/MLD)	148kW 0.817 Average: 15% At peak demand: 67% Not available	0.98 (est.) Average: 7.5% (est.) At peak demand: 34% (est.) Not available





11.4 INFRASTRUCTURE & OPERATIONS**11.4.1 PARK NAMING – NEI DAKOTA MEMORIAL PARK NSI**

Objective Reference:	A124442 Reports and Attachments (Archives)
Attachments:	<u>Lot 130 on SP 245354 East Coast Road NSI</u> <u>New Lot 100 on SP 289000 East Coast Rd NSI</u> <u>History of NEI aircraft crash</u> <u>FOSI Letter</u>
Authorising Officer:	 Gary Soutar General Manager Infrastructure & Operations
Responsible Officer:	Lex Smith Group Manager City Spaces
Report Author:	Annette Henderson Support Officer Public Place Projects Unit

PURPOSE

The purpose of this report is to provide a recommendation on a park naming request for Adder Rock, North Stradbroke Island received by Council in accordance with the park naming guideline GL-3004-003.

The guideline acknowledges that any Council decision, by resolution, will take precedence over any aspect of the guideline where exceptional circumstances have been demonstrated.

BACKGROUND

- Council received a request on 2 August 2013 from Mr David Bell - Flight Sergeant (FSGT) from the Royal Australian Air Force (RAAF) Amberley Scuba Club.
- The request proposed a commemorative memorial to the Netherlands East Indies Dakota aircraft that went down on 26th February 1947 off Point Lookout, North Stradbroke Island with all three crew and three passengers, a total of six lives, all lost.
- The park naming request of “NEI Dakota Memorial Park” would honour and perpetuate the memory of the aircraft crash, although in peacetime.
- On 22nd May 2014 approval by Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) has been granted in principle, to the RAAF Amberley Scuba Club for the proposed park naming request, “NEI Dakota Memorial Park” and for the installation of the proposed commemorative memorial.
- The commemorative memorial will not be installed in time for the 70th anniversary of the aircraft crash on 26th February 2017.

- Although some parts of the wreckage of the aircraft have been discovered by scuba divers, as recent as April 2015, a part of the aircraft was discovered off North Stradbroke Island, by a Redland resident scuba diver. This part was identified as having belonged to the Dutch Air Force plane. (Page 3 - Redland City Bulletin, Wednesday April 22nd 2015)
- The land for the proposed commemorative memorial, on road reserve, near the entrance to Adder Rock Camping Ground, needed to be designated as parkland and be named appropriately for the memorial.
- On 1st March 2016 Council sent a road closure request to the Department of Natural Resources and Mines, for a section of road reserve on the corner of East Coast Road and the Unnamed Road, the private road entrance to the Adder Rock Camping Ground being Lot 130 on SP245354. (Refer Attachment 1)
- On 13th June 2016 this road closure has resulted in the creation of the new park lot of 645m², being Lot 100 on SP289000 for the parkland, on which the proposed memorial is to be situated. (Refer Attachment 2)

ISSUES

The park naming guideline, GL-3004-003, states:

Neighbourhood parks will only be considered for tribute naming or re-naming in exceptional circumstances to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community such as:

c) risked his/her life to save others.

6. No memorial naming or memorials or commemorative plaques (excluding war memorials or plaques) will be allowed in any park or on any park furniture.

- On 14th October 2011, the Queensland Government advised of a re-declaration to revoke the declaration of the section of East Coast Road 1000, being a section of road between Tramican Street and Minjimberry Road, Point Lookout, which includes the section of East Coast Road of Lot 130 on SP245354. This section of road is now under Council control.
- On 14th October 2013 David Bell from the RAAF Amberley Scuba Club met onsite at Adder Rock with Redland City Council Officers as well as Michael Costelloe and Darren Burns from QYAC.
- On 14th October 2013, the authenticity of the historical facts of the Netherlands East Indies Dakota aircraft crash, were confirmed by the Australian War Memorial archives in Canberra. (Refer Attachment 3)
- On 14th October 2013, the authenticity of the historical facts of the Netherlands East Indies Dakota aircraft crash, were confirmed by the North Stradbroke Island Historical Museum Association Incorporated.
- On 22nd May 2014, written approval was granted to the RAAF Amberley Scuba Club by QYAC for the use of the QYAC logo on the proposed memorial.
- On 16th June 2014, Mayor, Karen Williams authorised the RAAF Amberley Scuba Club to feature the Redland City Council crest with that of the Netherlands Embassy and the logo of Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) on the proposed memorial plaque.

- Although cancelled Road Reserve is unzoned, the parkland under Council's Hierarchy does have a function as a T3 Neighbourhood Park. This land has been functioning as a Neighbourhood Park and contains Park Assets of play equipment, a shelter and timber fencing. The adjacent land of Adder Rock Caravan Park is zoned open space.

STRATEGIC IMPLICATIONS

Legislative Requirements

This park naming request is in accordance with the Park Naming Guideline for Neighbourhood Parks, as this would be considered similar to the category of war memorials, although the aircraft crash occurred in peacetime.

Risk Management

No risk implications have been identified.

Financial

- The RAAF Amberley Scuba Club is to bear all costs for the supply, installation and approvals, including Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) approval, associated with the proposed memorial.
- Council has borne the survey and road closure costs totally \$4,795.50 out of Public Place Project Unit's Operational Budget of Job Number 11506, for the creation of the new park lot, being Lot 100 on SP289000. (Refer Attachment 2)
- Funds are available in budget 44769 235 6300 821601 for the cost of park name signage which would be required if this parkland were to be named. The budget required for a new park name sign is approximately \$1,500.

People

The Public Place Projects Unit would arrange for the installation of a park naming sign if Council resolved to name the parkland "NEI Dakota Memorial Park".

Environmental

This new parkland (Lot 100 on SP 289000), previously road reserve, already functions as a Neighbourhood Park and contains Park Assets of play equipment, a shelter and timber fencing.

Social

There are social implications, as there is important history to be preserved for the Redlands, in the naming of this new parkland.

Alignment with Council's Policy and Plans

This park naming request is in accordance with the Park Naming Guideline for Neighbourhood Parks, as this would be considered similar to the category of war memorials, although the aircraft crash occurred in peacetime.

CONSULTATION

Consultation has occurred with:

- Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) Cultural Heritage Coordinator and the Joint Manager Co-ordinator who have both been involved and have supported this project since its inception.

- Principal Advisor Policy & Strategy who confirmed the classification of the new parkland and agrees with the recommendations.
- Senior Advisor Indigenous Partner does not have anything to add to the naming or process.
- Senior Island Coordinator North Stradbroke Island who agrees with the recommendations.
- Parks & Conservation Service Manager who fully endorses the project and agrees with the recommendations.
- Councillor Division 2, Councillor Peter Mitchell, has advised that the request is in accordance with policy and with general support.
- Stradbroke Island Management Organisation Inc. - SIMO Committee of Management is fully supportive of naming the parkland "NEI Dakota Memorial Park".
- Friends of Stradbroke Island (FOSI) who have expressed their concerns including, of a 'fait accompli', done deal, the preservation of foreshore areas, the cumulative effect of yet another memorial and Council's policy on Memorials in a letter. (Refer Attachment 4)

OPTIONS

Option 1

That Council resolves to:

1. Tribute name the parkland at Lot 100 on SP 289000 on East Coast Road, Adder Rock, Point Lookout, North Stradbroke Island as "NEI Dakota Memorial Park" thereby preserving the history of the Netherlands aircraft crash at Point Lookout on 26th February 1947.
2. Advise the RAAF Amberley Scuba Club in writing accordingly.

Option 2

That Council resolves to:

1. Decline the request and not tribute name the parkland at Lot 100 on SP 289000 on East Coast Road, Adder Rock, Point Lookout, North Stradbroke Island as "NEI Dakota Memorial Park" and not preserve the history of the Netherlands aircraft crash at Point Lookout on 26th February 1947.
2. Advise the RAAF Amberley Scuba Club in writing accordingly.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr P Mitchell
Seconded by: Cr P Gollé

That Council resolves to:

1. Tribute name the parkland at Lot 100 on SP 289000 on East Coast Road, Adder Rock, Point Lookout, North Stradbroke Island as "NEI Dakota Memorial Park" thereby preserving the history of the Netherlands aircraft crash at Point Lookout on 26th February 1947; and

2. Advise the RAAF Amberley Scuba Club in writing accordingly.**CARRIED 11/0**

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

12 MAYORAL MINUTE

Nil

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

Nil

14 NOTICES OF MOTION

Nil

15 URGENT BUSINESS WITHOUT NOTICE

Nil

16 CLOSED SESSION**MOTION TO CLOSE THE MEETING AT 10.28AM**

Moved by: Cr M Elliott

Seconded by: Cr M Edwards

That the meeting be closed to the public pursuant to Section 275(1) of the *Local Government Regulation 2012*, to discuss the following item:

16.1.1 Community Infrastructure

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

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

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

MOTION TO REOPEN MEETING AT 10.41AM

Moved by: Cr M Elliott

Seconded by: Cr J Talty

That the meeting be again opened to the public.

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.



Red-e-map Plot

Legend

Land

Current Land

Current Lot

Council Land

- Access Restriction Strip
- Freehold
- Permit to Occupy
- Reserve Trustee
- State Lease

— PROPOSED NEW BOUNDARY OFF AND ADJACENT TO CAMP GROUND BOUNDARY
 Green Area Shown? for reconfiguration.

Scale: 1:500

Date: 30/07/2015



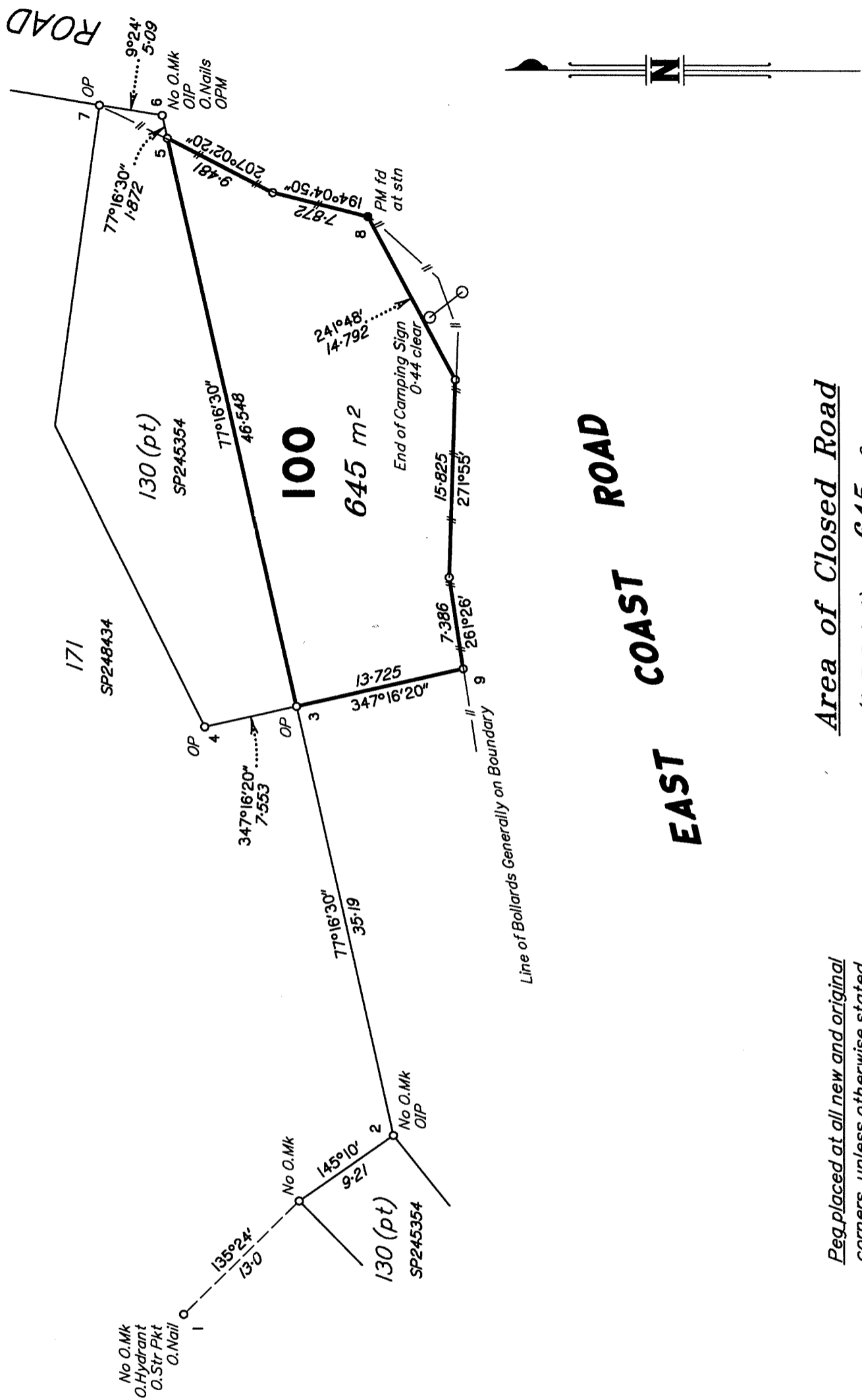
RCC INTERNAL USE ONLY



No warranty given in relation to the data (including accuracy, reliability, completeness or suitability) and no liability accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used on breach of the privacy laws. External contributors to data listed at www.nrme.qld.gov.au/products or www.redland.qld.gov.au

PERMANENT MARKS			
PM	ORIGIN	BEARING	DIST
6-OPM(not schd) 8-PM fd	1/DP206215	112°42'40" at	309.52 stn
			NO
			93272
			171399

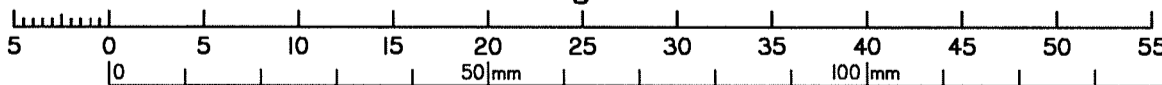
REFERENCE MARKS			
STN	TO	ORIGIN	BEARING
1	Fire Hydrant	4/DP206215	35.4°52'
1	O.Str Pkt (buried)	4/DP206215	16°15'
1	O.Nail in Bitumen	4/DP206215	31°33'
2	OIP (not schd)	15/CP865493	131°31'30"
3	Nail in Conc	27°32'30"	27°32'30"
6	OIP (not schd)	16/CP865493	87°30'
6	O.Nail in Bitumen	1/DP206215	172°07'
6	O.Nail in Conc	1/DP206215	110°34'40"
7	(not schd)		30°41'
8	Nail in Conc		74°33'30"
9	Spike in Bitumen		169°01'
9	Nail in Headwall		196.004



Area of Closed Road
(3, 5, 8, 9, 3) 645 m²

Peg placed at all new and original corners, unless otherwise stated.

Scale 1:400 - Lengths are in Metres.



GATEWAY SURVEY & PLANNING PTY LTD (ACN 088 656 071) hereby certify that the land comprised in this plan was surveyed by the corporation, by Mark Geoffrey HOONHOUT, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Gregory John HOONHOUT, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 18/05/2016.

Mark Geoffrey Hoonhout

Director

13.06.2016

Date

6594-01

Plan of Lot 100

Cancelling part of USL, being Closed Road
(adjacent to Lot 171 on SP248434)

LOCAL

GOVERNMENT: REDLAND CITY

LOCALITY: POINT LOOKOUT

Meridian: SL13001

Survey Records: No

Scale: 1:400

Format: STANDARD



SP289000

State copyright reserved.

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

(Dealing No.)

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

* Insert the name of the Planning Body.

% Insert applicable approving legislation.

Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File : 2015/004859

Local Govt : R748

Surveyor : 6594-01

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
..	Road	100	—	—

REINSTATEMENT REPORT

Datum for this survey is the southern boundaries of Lot 171 on SP248434 and part of Lot 130 on SP245354 as established from original reference marks found at our Stns. 1, 3, 4, 6 & 7. The meridian of SL13001 was adopted for this line.

All original corners were reinstated via original reference marks at each of the corners, apart from the northern corners of the western part of Lot 130 on SP245354 shown. These corners were reinstated by deed as agreement was found between station 1 and stations 3,4 6 & 7.

Plans used: DP206215, SP248434, SP245354 & SL13001

9. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

.....
Cadastral Surveyor/Director* Date

*delete words not required

10. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

11. Insert Plan Number

SP289000

Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : GATEWAY SURVEYS & PLANNING PTY LTD

Date : 13.06.2016

Signed : *[Signature]*

Designation : *[Signature]* Cadastral Surveyor



Australian Government

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NAA: MP1665/1, 1/101/1480

NATURE OF ACCIDENT <i>AC CAUGHT FIRE & CRASHED INTO SEA</i>	
PLACE <i>STRADBROKE IS. (Q)</i>	DATE <i>26. 2. 47</i>
AIRCRAFT (Type and Markings) <i>DOUGLASS DAKOTA (VHRET RADIO CALL SIGN)</i>	
PILOT <i>L. SMITS VAN BURGST</i>	OWNER <i>NEI AIR FORCE</i>
INJURIES TO PERSONS <i>3 CREW (NEI Service Personnel) } KILLED</i> <i>3 Australian Civilians }</i>	
RESULTANT DAMAGE <i>CRASHED INTO SEA</i>	
NOTIFICATION (Form, Date and Time of notification to be specified):	
Chief Inspector Accident Investigations	<i>27/2 0700 pm by H. H. H.</i>
Assistant Director-General	<i>Notified by message 2/30/47</i>
Director-General	<i>27.2.47</i>
D.A.N.S.	
Minister	<i>Phone 27.2.47</i>
Insurance	
FLIGHT DETAILS:	
Nature of Operation	<i>TEST FLIGHT?</i>
Aerodrome Information	<i>OPERATING FROM ARCHERFIELD AERODROME</i>
CREW:-	
Name:	<i>L. SMITS VAN BURGST</i> <i>SM. ROOKMAKER SM. BELEMA</i>
Role:	<i>PILOT</i> <i>RADIO OPERATOR</i> <i>FLIGHT ENGINEER</i>
Licence No.:	
Expiry Date:	
Experience:	
AIRCRAFT:-	
C. of A. Number	<i>Not on Australian Register</i>
C. of R. Number	
Date of expiry	
Date of issue	
INVESTIGATION:	
Officer-in-Charge	
Assistant Investigators	<i>Conducted by Dutch authorities</i>
Date of Commencement	
Preliminary Report Issued	
Final Report Completed	
To Assistant Director-General	
To Director-General	<i>8.5.47</i>
To Minister	
Copies to	
Release to Press	
Air Court of Inquiry	
Inquest	

Fatal Accident - Dutch (NEI) Dakota on 26 February 1947 - Stradbroke Island Qld - Page 1 of 18



Friends of Stradbroke Island Association Inc.
PO Box 167
POINT LOOKOUT, QLD 4183
ABN: 37 521 315 877

Dear Ms Henderson

13 September, 2016

Thank you for the rather belated opportunity for Friends of Stradbroke Island to comment on the proposal by Mr David Hall of the Amberley Scuba Club for a Dakota memorial at Point Lookout (your email of 3 August). This proposal appears to be a 'fait accompli', a done deal with various groups already consulted and fees paid. Our committee wonder if your consulting FOSI is just a matter of 'ticking the box'. We would appreciate being consulted at the outset in future.

Friends of Stradbroke Island's interest in the preservation of the foreshore areas of Point Lookout include not only that many of our members are ratepayers whose homes are in close proximity to the area and who enjoy walking the beach and bush tracks frequently, but that FOSI initiated the listing in 2004 of the Point Lookout Foreshore Reserve under the Queensland Heritage Act.

This proposed park is located in the general vicinity of the Reserve and provides bushland habitat for a number of native animals and birds including the Vulnerable Koala, grey kangaroos, bush stone curlews and many birds. FOSI wishes that these environmental values be preserved.

While supporting any protection of the natural feature of any land on NSI our committee has serious concerns about this proposal and the general policies of council with regard to use of public parkland and reserve.

It is certainly our view that this air crash was a great tragedy for those killed and for their families, friends and colleagues. But this is now an historical event for the public and now more appropriately remembered in that sense. Surely a well-researched and curated exhibition in the nearby North Stradbroke Island Historical Museum would be a better memorial and give the public an opportunity to attach a lot more meaning to the incident than a park name or a brass plaque.

We are perturbed about the cumulative effect of yet another memorial. This proposal is reminiscent of so many tribute seats and plaques in rocks dedicated to people with a personal connection to Point Lookout. It appears that the bushland around Point Lookout is rapidly becoming a hotchpotch of private memories of the past and is beginning to take on the appearance of a cemetery!

Friends of Stradbroke Island takes a more general view that Council policy to grant approval for memorials should be revisited to prevent public natural areas being converted to private memorial gardens. The historic Dunwich cemetery could possibly have a space for a 'Memories of Stradbroke Wall' for these private memories.

Sue Ellen Carew
President

16.1 COMMUNITY & CUSTOMER SERVICES**16.1.1 COMMUNITY INFRASTRUCTURE**

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community & Customer
Services

Responsible Officer:

Kim Kerwin
Manager – Economic Sustainability and Major
Projects

Report Author:

Frank Pearce
Principal Adviser Strategic Partnerships

EXECUTIVE SUMMARY

A confidential report from General Manager Community & Customer Services was discussed in closed session in accordance with s.275(1) of the *Local Government Regulation 2012*.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Elliott
Seconded by: Cr M Edwards

That Council resolves to:

- 1. Endorse the expenditure described in Option 1 of this Report, from the Community Facility Infrastructure Reserve to pay Horizon Foundation Inc. for works that ensure the land is suitable for development for local community facilities; and**
- 2. Note that this report remains confidential.**

CARRIED 11/0

Crs Boglary, Mitchell, Gollè, Hewlett, Edwards, Elliott, Huges, Talty, Gleeson, Bishop and Williams voted FOR the motion.

17 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 10.41am.

Signature of Chairperson: _____

Confirmation date: _____