



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 8 February 2017
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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17 MEETING CLOSURE 15

1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 25 JANUARY 2017

Motion is required to confirm the Minutes of the General Meeting of Council held on 25 January 2017.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

There are no matters outstanding.

7 PUBLIC PARTICIPATION

In accordance with s.31 of POL-3127 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
 2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
 3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
 4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
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- c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting' and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
- a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

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

The Councillor must—

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

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

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

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

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

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

The Councillor must—

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

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

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

A conflict of interest is a conflict between—

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

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

11 REPORTS TO COUNCIL**11.1 COMMUNITY & CUSTOMER SERVICES****11.1.1 DECISIONS MADE UNDER DELGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS**

Objective Reference: A2153814
Reports and Attachments (Archive)

Attachment: [Decisions Made Under Delegated Authority 08.01.2017 to 21.01.2017](#)

Authorising Officer: 
Kim Kerwin
Acting General Manager Community & Customer Services

Responsible Officer: Jonathon Herron
Acting 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

That Council resolves to note this report.

Decisions Made Under Delegated Authority 08.01.2017 to 14.01.2014

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004008	Dwelling and Garage	Apex Certification & Consulting	3 Marcoola Street Thornlands QLD 4164	Concurrence Agency Referral	10/01/2017	NA	Approved	3
ROL005875	Reconfiguring a Lot - 1 into 2	Amanda ENTWISTLE David James ENTWISTLE	6 Base Street Victoria Point QLD 4165	Code Assessment	18/05/2015	11/01/17	Development Permit	4
BWP003929	Dwelling Extension	Steffen LETH	2-12 Ryde Street Macleay Island QLD 4184	Code Assessment	13/01/2017	NA	Development Permit	5
MCU013899	Dwelling House	The Certifier Pty Ltd	87 Canaipa Point Drive Russell Island QLD 4184	Code Assessment	10/01/2017	NA	Development Permit	5
MCU013900	Dwelling House	Gregory John GAPPS Karen Maree Alice GAPPS	49-53 Oasis Drive Russell Island QLD 4184	Code Assessment	10/01/2017	NA	Development Permit	5
BWP004012	Design and Siting - Dwelling House	Casey Ellen JACKSON Richard Joseph Patrick COWSLEY	23 Ellabay Crescent Redland Bay QLD 4165	Concurrence Agency Referral	11/01/2017	NA	Approved	6
BWP003773	Design and Siting - Outbuilding (shed)	DBR Building Certification	48 Redruth Road Alexandra Hills QLD 4161	Concurrence Agency Referral	30/09/2016	12/01/17	Development Permit	7
MCU013871	Home Business (sale and installation of blinds and shutters)	Darryl GOWLING	297 Redland Bay Road Capalaba QLD 4157	Code Assessment	09/01/2017	NA	Development Permit	7
BWP004002	Design & Siting - Dwelling House	Steve Bartley & Associates Pty Ltd	39 Albert Street Ormiston QLD 4160	Concurrence Agency Referral	10/01/2017	NA	Approved	8
MCU013898	Dwelling	Building Certification Consultants Pty Ltd	29 Cavell Street Birkdale QLD 4159	Code Assessment	12/01/2017	NA	Development Permit	10

Decisions Made Under Delegated Authority 08.01.2017 to 14.01.2014

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002096	Operational Works for Uncontrolled Filling	KFA Investments Pty Ltd	91-101 Rocky Passage Road Redland Bay QLD 4165	Code Assessment	11/01/2017	NA	Development Permit	6
OPW002097	Operational Works for Uncontrolled Filling	KFA Investments Pty Ltd	91-141 Rocky Passage Road Redland Bay QLD 4165	Code Assessment	11/01/2017	NA	Development Permit	6
MCU013835	Child Care Centre (Family Day Care)	Urban Strategies	46-48 Newhaven Street Alexandra Hills QLD 4161	Impact Assessment	09/01/2017	NA	Development Permit	7

Decisions Made Under Delegated Authority 15.01.2017 to 21.01.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP004014	Patio & Additions	TSG Construction	4 Carling Court Cleveland QLD 4163	Code Assessment	19/01/2017	NA	Withdrawn	2
BWP003991	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	19 Affinity Way Thornlands QLD 4164	Concurrence Agency Referral	16/01/2017	NA	Approved	3
MCU013885	Dual Occupancy	Development Solutions Qld	18 Manuela Street Victoria Point QLD 4165	Code Assessment	20/01/2017	NA	Development Permit	4
BWP003997	Design and Siting - Boundary Fence	Villa World Seascape Pty Ltd	The Boulevards Redland Bay 35 Weinam Street Redland Bay QLD 4165	Concurrence Agency Referral	17/01/2017	NA	Approved	5
MCU013889	Dwelling	Bay Island Designs	38 Blue Waters Crescent Macleay Island QLD 4184	Code Assessment	16/01/2017	NA	Development Permit	5
BWP004007	Retaining Wall and Swimming Pool	Apex Certification & Consulting	11 Seaside Close Thorneside QLD 4158	Code Assessment	20/01/2017	NA	Development Permit	10
OPW002084	Operational Works - ROL 1 into 3 Lots	Amanda Jane HARTLEY	72-74 Thorne Road Thorneside QLD 4158	Code Assessment	20/01/2017	NA	Development Permit	10


Decisions Made Under Delegated Authority 15.01.2017 to 21.01.2017

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013244	Apartment Building x 10	Bartley Burns Certifiers & Planners	25 Wharf Street Cleveland QLD 4163	Impact Assessment	13/11/2014	18/01/17	Development Permit	2
OPW002139	Driveway Crossover Works	Dickinson Constructions Pty Ltd	19-25 Queen Street Cleveland QLD 4163	Code Assessment	20/01/2017	NA	Development Permit	2
MCU013802	Extensions and Refurbishments to an Education Facility	Duggan & Hede Pty Ltd	Carmel College 20-22 Ziegenfusz Road Thornlands QLD 4164	Code Assessment	17/01/2017	NA	Development Permit	3
MCU013882	Education Facility - Extension	Bartley Burns Certifiers & Planners	31-75 Taylor Road Sheldon QLD 4157	Code Assessment	19/01/2017	NA	Withdrawn	6
OPW002131	Operational Works - Driveway Crossover Works	Daniel Raymond THORNE	51 Capella Drive Redland Bay QLD 4165	Code Assessment	16/01/2017	NA	Development Permit	6
OPW002101	Operational Works - ROL 1 into 4	HCE Engineers	191 Panorama Drive Thornlands QLD 4164	Code Assessment	20/01/2017	NA	Approved	7

11.1.2 COURT MATTERS LISTING CURRENT AS AT 27 JANUARY 2017

Objective Reference: A2153908
Reports and Attachments (Archive)

Authorising Officer: 
Kim Kerwin
Acting General Manager Community & Customer Services

Responsible Officer: Jonathon Herron
Acting Group Manager City Planning & Assessment

Report Author: Emma Martin
Acting Senior Planner
Damien Jolley
Acting Service Manager Development Control

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/gjudgment/>

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

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

The database contains:

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

APPEALS

1.	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. Minor change application heard in court on 12 October 2016. Hearing commencing 6 February 2017.

2.	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. Trial held 25 to 28 October 2016. Final submissions 31 October 2016. Awaiting Judgment.

3.	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 held 27-30 September 2016. Final submissions 7 October 2016. Awaiting Judgment.

4.	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.

5.	File Number:	Appeal 4004 of 2016 - (BD155692)
Applicant:		Michelle Maree Webb
Application Details:		Dwelling House at 236-246 Queen Street, Cleveland Building works (deemed material change of use in accordance with s265 of the <i>Sustainable Planning Act 2009</i>)
Appeal Details:		Applicant appeal against Council refusal
Current Status:		Appeal filed 5 October 2016.

6.	File Number:	Appeal 4807 of 2016 - (MCU013719)
Applicant:		IVL Group Pty Ltd and Lanrex Pty Ltd
Application Details:		Car Park at 32A Teak Lane, Victoria Point (Lot 12 on SP147233)
Appeal Details:		Applicant appeal against Council refusal
Current Status:		Appeal filed 6 December 2016.

OTHER PLANNING & ENVIRONMENT COURT MATTERS/PROCEEDINGS

7.	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 discussions continuing.

8.	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. Court ordered mediation to occur before 14 March 2017.

9.	File Number:	3870 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:		Draft orders proposed. Response due Council to list documents and lodge affidavits 10 November 2016. Mr Anderson to lodge affidavit material by 16 December 2016. Hearing to be scheduled March 2017.


10.	File Number:	3871 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:		Council to list documents and lodge affidavits 10 November 2016. Mr Anderson to lodge affidavit material by 16 December 2016. Hearing to be scheduled March 2017.

11.	File Number:	3873 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:		Proceedings filed 23 September 2016. Hearing to be scheduled for March 2017.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.1.3 BUILDING CERTIFICATION – FEES AND CHARGES

Objective Reference:	A2081903 Reports and Attachments (Archives)
Attachment:	<u>New Fee Structure Building Certification (Domestic and Commercial)</u>
Authorising Officer:	 Kim Kerwin Acting General Manager Community and Customer Services
Responsible Officer:	Graham Simpson A/Group Manager Environment and Regulation
Report Author:	Paul Hoelscher Building Certification Service – Exit Strategy Implementation Manager

PURPOSE

The purpose of this report is to recommend a change to Council's Fees and Charges in regards to the Building Certification assessment and inspection fees. The change in fees is necessary to begin the process of ensuring the ongoing cost of building certification work, currently the responsibility of Council, is offset fully. The change in fees would apply from 1 March 2017.

This report supports the direction to exit out of providing building certification services.

BACKGROUND

Council's building certification service has been operating at a financial loss over a number of years which resulted in the direction to no longer offer this service given it was readily available in the private sector.

Subsequently Council no longer employs building certifiers and is reliant on engaging private certifiers to fulfil any ongoing building certification tasks. These tasks generally include:

- Assessing and inspecting new building applications lodged with Council
- Carrying out inspections on existing Council building approvals.

It should be noted that Council must accept a building application if a person chooses to lodge the application with Council. This arrangement is not cost neutral and Council continues to make a loss on building certification services.

A project is currently under way to fully review the building certification ongoing financial obligation (unperformed work) and determine the most appropriate option to manage Council's exit from this work function. This work will form part of separate recommendations at a future date.

This report is focussed on beginning to reduce the current expenditure and revenue differential by ensuring any costs for new or non-current building certification services undertaken by Council is fully covered by the fees paid.

ISSUES

The cost of using private building certifiers for these tasks is not fully covered by current or previous fees associated with these services. As such the current YTD financial position for the building certification budget is currently overspent by approximately \$102,000 (30 November 2016).

The over expenditure is made up of primarily contractor costs associated with engaging private certifiers to perform work, the ongoing administrative cost of managing new and non-finalised building approvals and reduced revenue.

At present Council still offers a building certification service given the legislative requirement to do so, but of more significance is that we offer a generally industry comparable fee for service based on the current fees and charges adopted by Council prior to the direction to exit building certification.

It is therefore considered necessary to implement a new fee structure for building certification work to ensure full cost recovery on new and non-current work. It is anticipated that the recommended fees will also reduce the number of new building applications lodged with Council.

The proposed new fee structure is based on a Price on Application (POA) principle plus an administrative charge. This fee structure will cover Council's cost to provide a building certification service without suffering financial loss on the transaction.

The POA amount will be based on obtaining quotes from Council's building certification service providers available through current standard procurement processes, including the current panel of providers recently established by Council.

It should be noted that the change in fee structure will not mitigate the costs associated with existing Council building approvals that are within their currency period (legislative approval time) or condition time. The cost of doing inspections for these applications will be borne by Council for the time-being given fees have already been paid for this service.

STRATEGIC IMPLICATIONS

Legislative Requirements

Under s.51 of the *Building Act 1975*, Council is obliged to offer a building certification service. However this service can be contracted to a private certifier. Council currently has a panel of private certification providers available to undertake the above work.

Under the *Local Government Act 2009*, Council may apply fees and charges to meet the cost of providing a service.

Risk Management

There are no risks associated with the proposed recommendation.

Financial

The recommendation of this report provides an opportunity for the building certification fee structure to be adjusted to reduce the ongoing cost burden of these services. Budget adjustments will roll-out in accordance with current budget review processes.

The financial implications to the customer are an administrative charge as detailed in attachment 1.

Market costs may be prohibitive for socially disadvantage or have financial hardship. However, Councils policy for “exceptional circumstances” is available to the socially disadvantaged and people with financial hardship to apply for fee reduction of the proposed fee as outlined in attachment 1.

People

It is not anticipated that there will be significant impact on staff resources other than contributing to an effective exit strategy for building certification services.

Environmental

There are no environmental implications.

Social

There are no social implications.

Alignment with Council's Policy and Plans

This report aligns with the direction to exit building certification services.

The Council's Corporate Plan 2015-2020 is supported by this report, particularly:

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

Ensure long term financial planning is in place to protect the sustainability of Council.

CONSULTATION

Council's Development Control Unit has consulted with Financial Services Unit in the development of this report.

OPTIONS**Option 1**

That Council resolves to:

1. Remove the existing fee structure for Council Building Certification services (Domestic and Commercial) contained within the 2016-2017 Fees and Charges Schedule adopted at the Special Budget Meeting 14 July 2016; and
2. Replace with a new fee structure for Council Building Certification services (Domestic and Commercial) as detailed in Attachment 1.

Option 2

That Council resolve not to amend the existing fee structure.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. Remove the existing fee structure for Council Building Certification Services (Domestic and Commercial) contained within the 2016-2017 Fees and Charges Schedule adopted at the Special Budget Meeting 14 July 2016; and
2. Replace with a new fee structure for Council Building Certification Services (Domestic and Commercial) as detailed in Attachment 1.

ATTACHMENT 1

Description	Unit	Base Charge \$	GST \$	Final Charge \$	Type
BUILDING CERTIFICATION – BUILDING APPLICATION ASSESSMENT AND INSPECTION					
<u>Domestic</u>					
Preparation of Fee Quote plus price on application (“POA”) For: Single detached dwelling. Sheds, garages, pools, patios, decks, retaining walls etc associated with a single dwelling (class 1a, class 10 building and structures)	per application, plus POA	380.00	38.00	418.00	C
<u>Commercial</u>					
Preparation of Fee Quote plus price on application (“POA”) For: Commercial. Townhouses, shared accommodation, boarding house, units, shops, education facility, factory/warehouse, aged care, hospital etc. (class 1a townhouses, class 1b, class 2 – 9 buildings/structures)	per application plus POA	410.00	41.00	451.00	C
BUILDING CERTIFICATION – BUILDING INSPECTIONS FOR COUNCIL BUILDING APPROVALS THAT HAVE PASSED CONDITION TIME OR LAPSED					
<u>Domestic</u>					
Preparation of Fee Quote, plus price on application (“POA”)	per requested quote plus POA	410.00	41.00	451.00	C
<u>Commercial</u>					
Preparation of Fee Quote plus price on application (“POA”)	per requested quote plus POA	450.00	45.00	495.00	C

12 MAYORAL MINUTE

In accordance with s.22 of POL-3127 *Council Meeting Standing Orders*, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

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

14 NOTICES OF MOTION

In accordance with s.3(4) of POL-3127 *Council Meeting Standing Orders*

15 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.26 of POL-3127 *Council Meeting Standing Orders*, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

Urgent Business Checklist	YES	NO
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council can make?		
Can the matter wait to be placed on the agenda for the next Council meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or to a General Manager previously?		

16 CLOSED SESSION**16.1 OFFICE OF CEO****16.1.1 CERTIFIED FINANCIAL STATEMENTS 2015-16 – REDLAND INVESTMENT CORPORATION PTY LTD**

Objective Reference: fA36608
Reports and Attachments

Authorising Officer:



Bill Lyon
Chief Executive Officer

Responsible Officer:

Peter Kelley
CEO Redland Investment Corporation

Report Author:

Grant Tanham-Kelly
CFO Redland Investment Corporation

PURPOSE

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

OFFICER'S RECOMMENDATION

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

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

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

17 MEETING CLOSURE
