



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 13 July 2016

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9.34am 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 9.44am
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 N Clarke	General Manager Organisational Services
Mrs L Rusan	General Manager Community & Customer Services
Mr G Soutar	General Manager Infrastructure & Operations
Mrs D Corbett-Hall	Chief Financial Officer
Ms A Daly	Head of Human Resources

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Mrs J Parfitt	Corporate Meetings & Registers
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3 DEVOTIONAL SEGMENT

Mark Westhuyzen, Cleveland Baptist Church and a member of the Ministers' Fellowship led Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 QUEEN'S BIRTHDAY HONOURS – MEDAL OF THE ORDER OF AUSTRALIA

Mayor Karen Williams - This morning, I have the pleasure of acknowledging four outstanding Redlanders – Peter Beauchamp, Ross Bower, Richard Thomason and Susan Russell - who have been recognised nationally through the Queen's Birthday Honours for their considerable service to our community.

My fellow councillors and I are very proud of the contributions of Redlanders such as this quartet, who selflessly give of their time to make this City and the greater community a better place.

As Mayor it has been my privilege to recognise, on behalf of the City, so many exceptional people over the past four years.

I have no doubt that the Redlands punches well above its weight when it comes to community service.

Peter, Ross, Richard and Susan are glowing examples of that.

They epitomise the great community spirit and sense of community that we are blessed with in our City.

On behalf of all Redlanders, Council would like to acknowledge their achievements in being awarded the Medal of the Order of Australia and to show our appreciation and respect for their outstanding work.

We are fortunate to have three of the four with us this morning.

4.1.1 PETER WILLIAM BEAUCHAMP OAM

Peter was awarded his Medal of the Order of Australia in the General Division for his dedicated service to veterans and their families.

Through his involvement with the Returned and Services League of Australia Queensland Branch, he continues to make a lasting impact on the lives of many families in our region.

Peter is a member of the RSL's State Pensions and Welfare Committee, with his service including leading the Manly Lota RSL Sub-Branch as president since 2013 as well as being a Pensions and Advocacy Officer since 2007.

He was also Vice-President and Past Secretary of the Wynnum Sub-Branch of the Returned and Services League of Australia and a Pensions and Advocacy Officer from 1996-2005.

It is service which also earned Peter the Australia Day Medallion.

4.1.2 ROSS JAMES BOWER OAM

Ross has earned his Medal of the Order of Australia in the General Division for his service to the Redland Museum, where he was President from 2007 – 2014 and Collections Manager since 2014, as well as serving in other capacities.

A member since 2005, he was keenly involved in the planning, promotion, development, construction and curation of the Australia Toy Hall of Fame exhibition in 2013.

He is always keen to share his expertise and is a willing volunteer, which was also recognised with Volunteering Redlands' 2014 Greg Cook Volunteer Recognition Award for his "unwavering commitment, tireless dedication and outstanding leadership".

4.1.3 RICHARD THOMASON OAM

Richard is known for his imaginative work with the Redland Museum and has been awarded his Medal of the Order of Australia in the General Division for service to community museums.

He has been Exhibitions Officer at the museum since 2001 and was secretary of the management committee from 1983 – 2002 as well as a long-time volunteer.

Richard was also chairman of the Association of Australian Decorative and Fine Arts, Brisbane, from 2012 - 2014 and a committee member since 1993.

A member of the Redlands Creative Alliance, he also received a Redland City Council Award in 2002.

4.1.4 SUSAN RUSSELL OAM

Unfortunately Susan cannot be with us today but needs no introduction to the community.

Susan's untiring service to the community of Redland also earned her the Medal of the Order of Australia in the General Division for her contribution to the welfare of seniors and the arts in particular.

She was Convenor of our Senior Citizens Week through Redland District Committee on the Ageing from 2000-2010, as well as a Committee Member for many years and a member for the Seniors Network Committee from 2008-2014.

She also served as convenor of the Bayside Seniors Lifestyle Expo from 2008-2014, president and committee member of the Redland Arts Council (RedArts), president of Redland Shire Band and, for seven years, was convenor of the Lady Mayoress' Charity Ball.

Susan was involved with Council's Oral History Archive and for many years has been a supporter of the Redland Museum and a volunteer with Meals on Wheels.

Her accolades over the years are many, including a Redland City Council Cultural Award, International Year of Volunteers Award and an Australia Day Cultural Award.

Conclusion

Congratulations again to our Queen's Birthday Honours recipients.

These titles demonstrate the value of your contribution to our community, which make an incredible difference to the lives of others and to the organisations which benefit from your commitment.

On behalf of Council and the people we serve, thank you.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 22 JUNE 2016

COUNCIL RESOLUTION

Moved by: Cr P Gleeson

Seconded by: Cr P Mitchell

That the minutes of the General Meeting of Council held 22 June 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

6.1 REQUEST FOR REPORT – PETITION REQUESTING PENSIONERS' COUNCIL RATES SUBSIDY BE GRANTED TO RESIDENTS OF LEASEHOLD RETIREMENT VILLAGES

At the General Meeting of 11 May 2016 (Item 8.1.1 refers) Council resolved as follows:

That the petition be received and referred to a committee or the Chief Executive Officer for consideration and a report to the local government.

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

7 PUBLIC PARTICIPATION

MOTION TO ADJOURN MEETING AT 9.51AM

Moved by: Cr T Huges

Seconded by: Cr P Gleeson

That Council adjourn the meeting for a 5 minute public participation segment.

CARRIED 11/0

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

1. Mr D Brewer of Birkdale addressed Council in relation to a proposed development at 42 Gardenia Drive, Birkdale and requested a compromise be considered between the developer and residents regarding the number of houses to be constructed on the site.
2. Ms K Murphy of Thornlands addressed Council relation to Item 11.3.2 – Cycling and Walking Links in Rural Redlands.

MOTION TO RESUME MEETING AT 10.06 AM

Moved by: Cr M Elliott

Seconded by: Cr P Bishop

That the meeting proceedings resume.

CARRIED 11/0

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

8 PETITIONS AND PRESENTATIONS

8.1 PRESENTATION – NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT – CANBERRA 19-22 JUNE 2016 – CRS P MITCHELL, P GOLLÉ AND T HUGES

Division 8 Councillor Tracey Huges reported to Council the attendance of herself with Division 2 Councillor Peter Mitchell and Division 3 Councillor Paul Gollé at the recent National General Assembly of Local Government, held at the National Convention Centre in Canberra between 19-22 June 2016.

Cr Huges thanked Council for the opportunity to attend the conference. I'm sure Councillors Mitchell and Gollé will agree with me that it was an enlightening experience, possibly particularly so because we are new councillors experiencing a national local government conference for the first time.

This year's conference theme was *Partners in an Innovative and Prosperous Australia* which, I believe, is relevant today and will continue to be of relevance to all of us who are part of any tier of government.

Crs Mitchell, Gollé and I joined more than 700 local government delegates from all states and territories in Canberra.

The conference program focused on debating and discussing the role that local government plays in boosting productivity and showcasing innovation. The National General Assembly brings local government together, providing a platform for thought-provoking discussion and serious consideration of the development of policies on issues of national significance.

Cr Huges thanked Councillors Mitchell and Gollé for their assistance in compiling this report to Council, and again thanked Council for the opportunity to attend the conference. It was a very rewarding and highly thought-provoking experience for the three of us.

9 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

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

Nil

COUNCILLOR ABSENCES DURING MEETING

Cr Elliott entered the meeting at 9.44am at the conclusion of the Devotional Segment.

11 REPORTS TO COUNCIL

11.1 OFFICE OF CEO

11.1.1 REVENUE POLICY 2016-2017 (POL-1837)

Objective Reference: A1846801
Reports and Attachments (Archives)

Attachment: [Revenue Policy POL-1837](#)

Authorising/Responsible Officer:



Deborah Corbett-Hall
Chief Financial Officer

Report Author:

Katharine Bremner
Acting Finance Manager, Financial
Planning
Noela Barton
Finance Manager, Financial Planning

PURPOSE

The purpose of this report is to present the 2016-2017 Revenue Policy to Council for adoption.

BACKGROUND

Section 104(5) of the *Local Government Act 2009* (Qld) requires a Local Government to have a Revenue Policy as part of its financial management system.

Council annually reviews its Revenue Policy as part of the budget development process. Following adoption of the Long Term Financial Strategy on 9 December 2015, Council subsequently reviewed its Revenue Policy for the 2016-2017 financial year.

ISSUES

Council's Revenue Policy outlines its policy position with respect to rates and charges, concessions and recovery of overdue amounts. The policy also provides high level intent on Council's cost recovery methods and the extent of funding by charges for any new development with respect to the associated physical and social infrastructure costs.

The draft policy attached was workshopped with Councillors and there are no outstanding issues with the policy.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 104(5) of the *Local Government Act 2009* (Qld) requires a Local Government to have a Revenue Policy as part of its financial management system.

Section 169 of the *Local Government Regulation 2012* requires that a local government's budget for each financial year must contain a revenue policy.

Section 193 of the *Local Government Regulation 2012* requires the revenue policy to be reviewed annually and in sufficient time to allow an annual budget to be adopted for the next financial year and provides the content that must be covered in a revenue policy, namely:

- a) The principles to be applied for:
 - Levying rates and charges;
 - Granting concessions for rates and charges;
 - Recovering overdue rates and charges; and
 - Cost-recovery methods.
- b) The purpose for concessions that are granted.
- c) The extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development.
- d) The guidelines that may be used for preparing the revenue statement.

Risk Management

Council's Long Term Financial Strategy contains risks, issues and mitigation strategies aligned to revenue and pricing. Additionally, the Financial Services Group annually reviews its risk register to ensure policies and practices are current and responsive to corporate revenue risks.

Financial

The financial implications and intent contained within the attached policy have been discussed as part of the budget development process.

People

Nil impact is expected as the purpose of the report is to present a Revenue Policy in accordance with section 192 of the *Local Government Regulation 2012*.

Environmental

Nil impact is expected as the purpose of the report is to present a Revenue Policy in accordance with section 192 of the *Local Government Regulation 2012*.

Social

Nil impact is expected as the purpose of the report is to present a Revenue Policy in accordance with section 192 of the *Local Government Regulation 2012*.

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 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

The annual review of Council's long term financial strategy was held between October and December 2015 when the policy intent was reviewed and confirmed. Councillors, the Executive Leadership Team and finance officers considered the 2016-2017 Revenue Policy as part of Council's annual budget development process.

OPTIONS

1. Council resolves to adopt the attached 2016-2017 Revenue Policy POL-1837.
2. Council resolves to amend the attached 2016-2017 Revenue Policy prior to its adoption.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr W Boglary
Seconded by: Cr M Edwards

That Council resolves to adopt the attached 2016-2017 Revenue Policy (POL-1837).

CARRIED 11/0

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

Revenue Policy

Version Information

Head of Power

Section 169(2) of the *Local Government Regulation 2012 (Regulation)* requires a local government to include in its financial budget a revenue policy. Section 170 of the *Regulation* requires a local government to adopt a budget each financial year.

Section 193(3) of the *Regulation* requires a local government to review its revenue policy annually in sufficient time to allow an annual budget that is consistent with the revenue policy to be adopted for the next financial year.

Policy Objective

The purpose of this Revenue Policy is to set out the principles used by Council for:

- The making and levying of rates and charges;
- Recovery of overdue rates and charges;
- Exercising of concession powers in relation to rates and charges;
- Community Service Obligations;
- Application of user pays models;
- Revenue from commercial activities;
- Revenue from other external sources; and
- Setting cost-recovery fees.

Policy Statement

Council will be guided by the following principles:

Accountability — Council will be accountable to the providers of funds to ensure those funds are applied efficiently and effectively to satisfy the objective for which the funds were raised.

Transparency — Council will be transparent in its revenue raising activities and will endeavour to use systems and practices able to be understood by the community.

Representation — Council will act in the interests of the whole community in making decisions about rates and charges.

Sustainable financial management — Council will ensure it manages revenue diligently and that the application of funds is founded on sustainable strategic objectives which result in timely and optimal investment in identified priorities.

Fairness — While the rating legislation requires Council to use property valuations as the basis for raising rate revenue, Council will monitor the impact of valuation changes and moderate increases where possible.

Differentiation of categories — Council will apply different rates to various categories of property that will reflect the particular circumstances of the categories and Council's policy objectives related to those categories.

Special needs and user pays — Council will draw from various revenue sources to fund special needs including (but not necessarily limited to):

- separate rates or charges for whole of community programmes;
- special rates or charges for recovery of costs from beneficiaries;
- utility charges for specific services based generally on usage;
- statutory fees and charges in accordance with legislation, regulation or local laws;
- commercial fees and charges where users can clearly be identified.

Social conscience — Council will apply a range of concessions (e.g. for pensioners and institutions) and will accommodate special circumstances where hardship can be demonstrated.

Making and Levying of Rates and Charges

In levying rates and charges, Council will schedule the issue of rate notices quarterly in the months of July, October, January and April.

Differential General Rates

General Rate revenue provides essential whole of community services not funded through subsidies, grants, contributions or donations received from other entities, or not provided for by other levies or charges.

Council will consider full cost recovery options before calculating the differential general rate.

Rating legislation requires the general rate to be calculated on the Value of the land, however Council recognises that various segments of the community impact on and use services, activities, and facilities differently.

When determining the differential rating categories the ongoing changes to community characteristics will be considered along with revaluations, which can have a significant impact on properties.

Due to the socio-economic diversity and the large differences in land valuations with the Redland City area Council will monitor the distribution of rate payers within the Residential rating categories of 1a and 1b to ensure that an appropriate majority are within reasonable boundary levels of the Minimum General Rate of rating category 1a.

Separate and Special Charges

Where it is appropriate, Council will utilise separate and special charges to programmes that benefit the whole community equally or benefit specific groups within the community respectively.

Utility Charges

In setting Utility charges, Council will take into consideration factors such as:

- Legislative requirements, including National Competition policy;
- Council Policy objectives;
- Recovery of sufficient revenue to cover costs and a return on assets;
- Other sources of revenue where appropriate

Exercise of Concession Powers in Relation to Rates and Charges

Chapter 4, Part 10 of the *Local Government Regulation 2012* provides Council with the powers to grant concessions to individuals and classes of land owners. Council has determined that pensioners (owner occupiers) as defined by the *Local Government Regulation 2012* are entitled to receive concessions on rates and various other services that Council provides to the community. Other charitable organisations, community groups, sporting associations and independent schools may also be entitled to concessions.

Pursuant to section 120 of the *Local Government Regulation 2012* Council will provide a concession to property owners whose land is being exclusively used for the business of farming (primary production) to assist and encourage endurance in their particular industry, which will benefit the economic development of the City as a whole.

Recovery of Overdue Rates and Charges

In accordance with section 120(1)(c), 121(b) and 122(1)(b) of the *Local Government Regulation 2012*, Council will continue to provide flexibility to rate payers and sundry debtors experiencing demonstrated financial hardship by entering into short to long term arrangements.

Interest will be charged on rates and charges outstanding past the due date unless a mutually agreed arrangement is in place and is honored. If an arrangement defaults, it will be cancelled and interest charged.

Cost effective processes will be applied in the recovery of overdue rates and charges.

Community Service Obligations

In accordance with Corporate Policy-2658 Community Service Obligation Policy Council may subsidise the operations of commercialised business units or activities in order to achieve social, economic, environmental or other objectives associated with, or incidental to, the delivery of services by those business units or activities.

Council may charge for such activities at a rate less than the full cost price of a service. The difference between the full cost price and the actual charge will be treated as a Community Service Obligation (CSO). CSOs must be transparent, fully costed, and funded. Each CSO will be funded from an identified budget.

Council will continue to support existing community service obligations for Water and Wastewater charges provided for under:

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- Corporate Policy POL-3028 — Application of Water Charges
- Corporate Policy POL-3027 — Application of Wastewater Charges
- Corporate Policy POL-1234 — Trade Waste

These community service obligations will be reviewed regularly to ensure they continue to form part of Council's strategic objectives.

In addition Council will provide the following Water Charge Remission Policies:

- Corporate Policy POL-2592 Concealed Leaks Policy
- Corporate Policy POL-0027 Water Charge Remissions for Home Dialysis Machine Users

Application of User Pays Models

Council supports the principle that there is an increased focus on user pays models and that these will be developed where they are considered appropriate and in accordance with policy.

Council has adopted the policy of a conservative approach to increases in fees and charges with a view to minimising excessive impacts on user pays groups. There is also need to consider Community Service Obligations (CSOs) when considering this principle.

Revenue from Commercial Activities

In order to minimise price increases on residents through the General Rate, Council is committed to exploring additional or alternative revenue streams through the establishment of business activities under the National Competition Policy framework where this is appropriate and in accordance with policy.

In doing this the following principles will be considered:

The adoption of a business activity is to ensure that the creation of a competitive environment will encourage Council to better identify and specify what it actually does and why.

The determination of the standard and quality of each business activity required based upon community/customer expectations and achieving best value for money irrespective of whether the service is delivered by an internal or external provider.

By concentrating upon outcomes rather than processes, service specification is likely to encourage innovation and new solutions to meeting the needs and expectations of the community and customers.

Revenue from Other External Sources

Where possible, Council will seek to supplement revenue through application for external grants and subsidies. Every opportunity will be taken to maximise revenue in support of capital and operational spending. External funding, however, must be strategically targeted and in alignment with community and corporate objectives.

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Cost-recovery fees

Section 97 of the *Local Government Act 2009* allows Council to set cost-recovery fees.

The Council recognises the validity of fully imposing the user pays principle for its cost-recovery fees, unless the imposition of the fee is contrary to its express social, economic, environmental and other corporate goals (such as, for example, the community service obligations outlined above) . This is considered to be the most equitable and effective revenue approach, and is founded on the basis that the City's revenue base cannot subsidise the specific users or clients of Council's regulatory products and services.

However, in setting its cost-recovery fees, Council will be mindful of the requirement that such a fee must not be more than the cost to Council of providing the service or taking the action to which the fee applies.

Infrastructure Charges

Infrastructure charges imposed on new development for the provision of local government trunk infrastructure are currently regulated by the State Government. They are subject to annual indexation but only to the extent that the maximum regulated charge rate is not exceeded. The breakup of the residential development charge to constrained reserves for each network is as follows:

- Stormwater 7%
- Local Roads 35%
- Cycleways 15%
- Parks 19%
- Community Facilities 3%
- Water Supply and Wastewater 21%

For non-residential development the split is:

- Transport 79%
- Water Supply and Wastewater 21%

Infrastructure charges fund approximately 50-65% of all trunk infrastructure costs planned by Council to meet development growth in the City over the next 15 years.

Version Information

Version number	Date	Key Changes
12	December 2012	<p>Page 3 – Exercise of Concession Powers in Relation to Rates and Charges. Addition of the words ‘Owner Occupiers’ regarding concessions on rates and various other services that Council provides for pensioners</p> <p>Page 4 – Community Service Obligations. Removal of Remission Policy for Concealed Leaks, Home Dialysis Machine Users & Remission Policy for Genuine Fire Emergencies. Addition of POL-2592 Water Charge Remission Policy for Concealed Leaks and POL-0027 Water Charge Remissions for Home Dialysis Machine Users</p>
13	June 2013	<p>Update for new references to <i>Local Government Regulation 2012</i></p> <p>Page 5 – Infrastructure Charges. Change to 100% of non-trunk infrastructure (i.e. residential streets, drainage, etc).</p>
14	June 2014	<ul style="list-style-type: none"> • Remove first paragraph of Policy Objective. • Wording change to principal of ‘Fairness’ to remove reference to convergence and land that cannot be developed. • Replace the word ‘special’ with ‘whole of’ in the first bullet point of the principal ‘Special needs and user pays’. • Restructure the section ‘Making and Levying of General Rates and Charges’ to include sub-headings and wording to support the making of Utility charges. • Add the months that rates and charges are levied in the sentence under the section headed ‘Making and Levying of Rates and Charges’ • Remove the word ‘all’ from the second sentence in the section sub-headed ‘Differential General Rates’. • Replace the fifth sentence with reference to convergence in the sub-section headed ‘Differential General Rates’. • Add the sub-heading of ‘Utility Charges’ and wording. • Update the financial year in the section headed ‘Recovery of Overdue Rates and Charges’. • Add the word ‘exclusively’ in the 2nd paragraph of the section headed ‘Exercise of Concession Powers in Relation to Rates and Charges’ as per section 120(f) of the Local Government Regulation 2012. • Delete reference to Corporate Policy POL-3045 Application of Water Charges for Nursing Homes and Retirement Villages, which is obsolete. • Delete the section headed ‘Reserves’ as the legislative requirement to include the funding of reserves is obsolete.

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policy document

Version number	Date	Key Changes
15	June 2015	<ul style="list-style-type: none">• Move sub-heading 'Recovery of Overdue Rates and Charges' under the sub-heading 'Exercise of Concession Powers in Relation to Rates and Charges'• Amend first paragraph to:<ul style="list-style-type: none">• include reference to the legislation• Clarify 'debtors' are 'sundry' debtors• Replace the word 'difficulty' with the word 'hardship'• Update the policy details in the sub-section headed 'Community Service Obligations'• Replace the wording in the sub-section headed 'Infrastructure Charges'
16	May 2016	<ul style="list-style-type: none">• Minor updates as part of the annual budget development process• Removal of obsolete policy

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CMR Team use only

Department: Office of CEO
Group: Financial Services
Approved by: General Meeting
Date of Approval: 13 July 2016

Effective date: 13 July 2016
Version: 16
Review date: 30 June 2017
Page: 7 of 6

11.1.2 DEBT POLICY 2016-2017 (POL-1838)

Objective Reference: A1825899
Reports and Attachments (Archives)

Attachment: [Debt Policy 2016-2017](#)

Authorising/Responsible Officer: 
Deborah Corbett-Hall
Chief Financial Officer

Report Author: Katharine Bremner
Acting Finance Manager Financial Planning

PURPOSE

The purpose of this report is to adopt a debt policy for the 2016-2017 financial year in accordance with section 192 of the *Local Government Regulation 2012*.

The attached policy outlines the strategic intent of Council with respect to borrowings for the 2016-2017 financial year and an indication of new borrowings.

BACKGROUND

Council reviews its long-term financial strategy annually between October and December and then finalises the annual financial management policies as part of the budget development process.

On 9 December 2015, Council adopted the Long-term financial strategy which outlined that new borrowings were not required for the ten year forecast. Council will utilise constrained cash reserves and surplus cash holdings before increasing community debt.

ISSUES

The attached policy is as a result of the 2016-2017 budget development workshops. Council reviews its long-term borrowings with respect to new loans at least twice a year, during the development of the annual financial strategy and also during the annual budget development process.

The long-term debt schedule is subject to change as per previous years.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Section 192 of the *Local Government Regulation 2012* requires a local government to prepare and adopt a debt policy for a financial year.

The debt policy also forms part of the financial management system alongside other key financial policies, in particular Revenue and Investment.

Risk Management

Council ensures its borrowings are financially sustainable and debt is reviewed on a monthly basis.

Council officers work closely with Queensland Treasury Corporation to manage the debt and only propose to borrow monies when the funds are required in addition to surplus cash holdings and the interest and repayment amounts are affordable over the life of the loan, based on the forecasts contained in Council's Long-Term Financial Strategy.

Financial

The financial implications contained within the attached policy have been discussed as part of the budget development process and the Key Performance Indicators (KPIs) contained with Council's Financial Strategy demonstrated the proposed borrowings are financially sustainable.

People

Nil impact is expected as the purpose of the report is to present a Debt Policy in accordance with section 192 of the *Local Government Regulation 2012*.

Environmental

Nil impact is expected as the purpose of the report is to present a Debt Policy in accordance with section 192 of the *Local Government Regulation 2012*.

Social

Nil impact is expected as the purpose of the report is to present a Debt Policy in accordance with section 192 of the *Local Government Regulation 2012*.

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 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

The annual review of Council's long term financial strategy was held between October and December 2015 when the policy intent was reviewed and confirmed. Councillors, the Executive Leadership Team and finance officers considered the 2016-2017 Debt Policy as part of Council's annual budget development process.

OPTIONS

1. Council resolves to adopt the attached Debt Policy for 2016-2017.
2. Council resolves to amend the attached Debt Policy prior to its adoption.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr W Boglary
Seconded by: Cr T Huges

That Council resolves to adopt the attached Debt Policy (POL-1838) for 2016-2017.

CARRIED 11/0

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

Debt Policy

[Version Information](#)

Head of Power

Section 104 of the *Local Government Act 2009 (Qld)* (the Act) requires a Local Government to produce a Debt Policy as part of its financial management system. *The Act* also defines Council as a statutory body and subsequently Council's borrowing activities continue to be governed by the *Statutory Bodies Financial Arrangements Act 1982 (Qld)*.

Policy Objective

To ensure the sound management of Council's existing and future debt after assessing and minimising all associated risks in accordance with the annually revised and adopted Long-Term Financial Strategy (Financial Strategy).

Policy Statement

Council is committed to:

1. Only using long-term borrowings (between 2 and 20 years) to finance capital works that will provide services now and into the future. No long-term borrowings will be used to finance recurrent expenditure and the operational activities of the Council;
2. Utilising its existing constrained cash reserves when seeking funding for capital works. The use of any existing cash reserves will be subject to the purpose of the reserve in addition to maintaining all relevant financial ratios and measures of sustainability within adopted Financial Strategy targets;
3. Undertaking long-term borrowings for capital works only if the interest and debt principal repayments can be serviced and relevant financial ratios and measures are maintained within approved Financial Strategy targets;
4. Aligning borrowings to specific projects and/or asset classes rather than being pooled to ensure transparency and accountability is maintained. Borrowings will be nominated through the priority needs of the capital program and will be determined through the normal budgetary and approval process of Council;
5. Prepaying debt service payments annually in advance in order to minimise Council's interest expense. The annual payments will be made in July in accordance with the weighted terms of each debt pool;
6. Reviewing its debt regularly and seeking to repay or restructure its debt to ensure repayment in the shortest possible time or resulting in a reduction in interest payments subject to maintenance of key performance indicators in the Financial Strategy;

CMR Team use only

7. Considering new loans only if existing cash balances cannot fund the desired works and the subsequent increase in debt servicing payments allows the total debt servicing ratio to remain within Financial Strategy targets;
8. Ensuring the term of any new loans will be a maximum of twenty years for Water, Waste and General requirements. The debt term shall not exceed the finite life of the related asset/s; and
9. Recovering costs of new loans taken out on behalf of commercial businesses, commercial opportunities, joint ventures, associates or subordinates through the administration of a management fee in line with current market rates.

Proposed Borrowings

New borrowings are restricted to work that falls into one of the following three categories:

- **Risk Management** – Council’s Financial Strategy outlines risks and opportunities in key areas in addition to Council’s risk management register;
- **Asset Management** – Council’s long-term asset and service management plans will outline capital spending that may need debt funding; or
- **Inter-Generational Projects** – Projects are defined to be inter-generational if the associated assets have estimated useful lives of 25 years or more.

Version Information

Version	Date	Key Changes
14	June 2014	<ul style="list-style-type: none">• Updated loan schedule following completion of 2014/2015 Budget Workshops and adoption of ten year capital program 2014/2024• Inserted schedule of weighted average remaining loan terms for new and existing loans
15	June 2015	<ul style="list-style-type: none">• Updated for Budget 2015/2016 process• Included management fee for loans taken out on behalf of Council owned commercial business activities, commercial opportunities or subordinates• Added in final debt schedules following completion of ten year financial modeling for budget publication
16	July 2016	<ul style="list-style-type: none">• Updated for Budget 2016/2017 process• Added in final debt schedules following completion of ten year financial modelling for budget publication• Removed optional annual prepayments of debt due to changes in QTC’s debt products

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Schedule of forecasted debt 2017-2026: Local Government Regulation 2012 section 192(2)(a)

	Budget Year 1 2016/17 \$'000	Forecast Year 2 2017/18 \$'000	Forecast Year 3 2018/19 \$'000	Forecast Year 4 2019/20 \$'000	Forecast Year 5 2020/21 \$'000	Forecast Year 6 2021/22 \$'000	Forecast Year 7 2022/23 \$'000	Forecast Year 8 2023/24 \$'000	Forecast Year 9 2024/25 \$'000	Forecast Year 10 2025/26 \$'000
Opening Balance	49,759	45,208	40,271	34,934	28,928	22,624	15,822	8,607	6,159	3,562
New Loans	-	-	-	-	-	-	-	-	-	-
Interest	3,195	2,907	2,507	1,837	1,540	1,041	512	356	207	49
Redemption	4,551	4,937	5,337	6,006	6,304	6,802	7,215	2,448	2,597	2,754
Closing Balance	45,208	40,271	34,934	28,928	22,624	15,822	8,607	6,159	3,562	808

Schedule of forecasted remaining repayment terms in years 2017-2026: Local Government Regulation 2012 section 192(2)(b)


	Budget Year 1 30/06/2017	Forecast Year 2 30/06/2018	Forecast Year 3 30/06/2019	Forecast Year 4 30/06/2020	Forecast Year 5 30/06/2021	Forecast Year 6 30/06/22	Forecast Year 7 30/06/2023	Forecast Year 8 30/06/2024	Forecast Year 9 30/06/2025	Forecast Year 10 30/06/2026
Weighted Average (existing loans)	6.54	5.59	4.66	3.77	2.96	2.34	2.39	1.42	0.49	0.04
Weighted Average (incl. new loans)	6.54	5.59	4.66	3.77	2.96	2.34	2.39	1.42	0.49	0.04

CMR Team use only

11.2 COMMUNITY & CUSTOMER SERVICES**11.2.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS**

Objective Reference: A1827894
Reports and Attachments (Archives)

Attachment: [Decisions Made Under Delegated Authority 05.06.2016 to 18.06.2016](#)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Natalie Manning
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 P Bishop
Seconded by: Cr M Edwards

That Council resolves to note this report.

CARRIED 11/0

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

Decisions Made Under Delegated Authority 05.06.2016 to 11.06.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003540	Design and Siting - Dwelling	Category1	The Certifier Pty Ltd	175 Mount Cotton Road, Capalaba QLD 4157	ConRef	9/06/2016	Approved	9
BWP003545	Design & Siting - Shed and Patio	Category1	Alice Michelle Meadows David John Meadows Noosa Building Certifiers	6 Falcon Avenue, Thornlands QLD 4164	ConRef	6/06/2016	Approved	3
BWP003550	Domestic Outbuilding	Category1	The Certifier Pty Ltd	49-55 Summit Street, Sheldon QLD 4157	Code Assessment	8/06/2016	DevPermit1	6
BWP003552	Domestic Outbuilding	Category1	Applied Building Approvals	14-16 Nanette Court, Alexandra Hills QLD 4161	Code Assessment	10/06/2016	DevPermit1	7
BWP003568	Design & Siting - Fence greater than 2m in	Category1	Antonio Luciano Larosa Bronwyn Alisa Larosa	15 Lords Street, Wellington Point QLD	ConRef	6/06/2016	Approved	8
BWP003575	Design & Siting - Dwelling	Category1	Dixon Homes Pty Ltd (Sherwood)	49 Pyrus Place, Redland Bay QLD 4165	ConRef	7/06/2016	Approved	6
BWP003576	Design & Siting - Carport	Category1	The Certifier Pty Ltd	13 Sandy Drive, Victoria Point QLD 4165	ConRef	7/06/2016	Approved	4
BWP003580	Design & Siting - Dwelling	Category1	Henley Properties Qld Pty Ltd	73 Sarsenet Circuit, Mount Cotton QLD 4165	ConRef	6/06/2016	Approved	6
BWP003581	Design and Siting - Dwelling House	Category1	Coral Homes (Qld) Pty Ltd	77 Capella Drive, Redland Bay QLD 4165	ConRef	6/06/2016	Approved	6
BWP003583	Design and Siting - Carport	Category1	Fastrack Building Certification	13 Azalea Street, Redland Bay QLD 4165	ConRef	9/06/2016	Approved	6
BWP003585	Design & Siting - Carport	Category1	Reliable Certification Services	106 Smith Street, Cleveland QLD 4163	ConRef	7/06/2016	Approved	2
BWP003591	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	29 Hooper Street, Birkdale QLD 4159	ConRef	8/06/2016	Approved	10

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013725	Dwelling House	Category1	Roslyn Swete Kelly	108 The Esplanade, Karragarra Island QLD 4184	Code Assessment	7/06/2016	DevPermit1	5
MCU013744	Dwelling House	Category1	Hallmark Homes Pty Ltd	79 Thomas Street, Birkdale QLD 4159	Code Assessment	10/06/2016	DevPermit1	10
OPW002027	Operational Works - ROL 1 into 2	Category1	DRW Consulting William Alfred Wright	8 Heeler Court, Redland Bay QLD 4165	Code Assessment	9/06/2016	DevPermit1	4
ROL005760	Standard Format: 1 into 2 lots	Category1	Building Code Approval Group Pty Ltd	8 Ivory Lane, Ormiston QLD 4160	Extension to Relevant Period	8/06/2016	Approved	1
ROL005986	Standard Format: 1 into 3	Category1	Bullfrog Constructions	69-71 Willard Road, Capalaba QLD 4157	Code Assessment	6/06/2016	DevPermit1	9
Category 2								
BWP003595	Building over/near Infrastructure - Dwelling	Category2	Henley Properties Qld Pty Ltd	3 Fontebasso Circuit, Redland Bay QLD 4165	ConRef2	7/06/2016	Approved	6
MCU013483	Extension to Hotel	Category2	Paynter Dixon Qld Pty Ltd	204 Middle Street, Cleveland QLD 4163	Permissable Change	9/06/2016	DevPermit1	2
OPW001956	Operational Works – ROL 1 into 9	Category2	Southsea's Developments Pty Ltd As Trustee	97-101 Unwin Road, Redland Bay QLD 4165	Code Assessment	10/06/2016	DevPermit1	6
OPW001995	Operational Works - ROL 1 into 3	Category2	A-List Property Specialists Pty Ltd As Trustee	54 Valantine Road, Birkdale QLD 4159	Code Assessment	8/06/2016	DevPermit1	8
OPW002039	Operational Works - MCU - Multiple Dwelling X 5	Category2	Construction Plus	159 Middle Street, Cleveland QLD 4163	Compliance Assessment	7/06/2016	CompCert	2


Decisions Made Under Delegated Authority 12.06.2016 to 18.06.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
ROL006048	Standard Format: 1 into 2 Lots	Category1	The Certifier Pty Ltd	17 Russell Street, Cleveland QLD 4163	Code Assessment	13/06/2016	Development Permit	2
MCU013747	Dwelling House	Category1	Michell Town Planning & Development	48 Samarinda Way, Point Lookout QLD 4183	Code Assessment	15/06/2016	Development Permit	2
OPW002037	Advertising Devices	Category1	Town Planning Alliance	41-43 Shore Street West, Cleveland QLD 4163	Code Assessment	16/06/2016	Development Permit	2
BWP003589	Design & Siting - Dwelling House	Category1	James J Campbell	18 Bingle Road, Dunwich QLD 4183	ConRef	15/06/2016	Approved	2
ROL005993	Standard Format - 1 into 2 Lots	Category1	AJS Surveys Pty Ltd	60 Korsman Drive, Thornlands QLD 4164	Code Assessment	14/06/2016	Refused	3
BWP003586	Combined Design and Siting and Build Over or Near Underground Infrastructure - Dwelling	Category1	Building Code Approval Group Pty Ltd	3 Apple Gum Crescent, Thornlands QLD 4164	ConRef	15/06/2016	Approved	3
BWP003590	Build Over / Near Sewer - Dwelling House	Category1	Bartley Burns Certifiers & Planners	72 Harrington Boulevard, Thornlands QLD 4164	ConRef2	13/06/2016	Approved	3
ROL006023	ROL - Stage 1 - Standard Format - 1 into 3 lots	Category1	Jon O'Connor	23 Jaidan Place, Victoria Point QLD 4165	Code Assessment	13/06/2016	Development Permit	4
BWP003592	Design & Siting - Additions/Extension	Category1	Building Approvals Qld Tomas Grohman	101 Colburn Avenue, Victoria Point QLD 4165	ConRef	15/06/2016	Approved	4
BWP003594	Design & Siting - Dwelling House	Category1	Applied Building Approvals	76 Minjerriba Road, Russell Island QLD 4184	ConRef	17/06/2016	Approved	5
BWP003588	Design & Siting - Dwelling	Category1	G Developments Pty Ltd	31 Pyrus Place, Redland Bay QLD 4165	ConRef	16/06/2016	Approved	6

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP003608	Design and Siting - Dwelling	Category1	Platinum Building Approvals	33 Pyrus Place, Redland Bay QLD 4165	ConRef	16/06/2016	Approved	6
MCU013765	Dwelling House - Overlay Assessment	Category1	Inspire Style And Living Pty Ltd	33 Pyrus Place, Redland Bay QLD 4165	Code Assessment	16/06/2016	Development Permit	6
BWP003611	Design and Siting (relates to BWP002453) - Future lot 97 Southwood Cres	Category1	Villa World Developments Pty Ltd	27-29 Springbrook Drive, Capalaba QLD 4157	ConRef	17/06/2016	Approved	7
BWP003612	Design and Siting (relates to BWP002453) - Future lot 105 Ravenbourne	Category1	Villa World Developments Pty Ltd	27-29 Springbrook Drive, Capalaba QLD 4157	ConRef	17/06/2016	Approved	7
ROL006049	Standard Format 1 into 2 Lots	Category1	Michell Town Planning & Development	24 Agnes Street, Birkdale QLD 4159	Code Assessment	14/06/2016	Development Permit	10
BWP003567	Design & Siting - Carport	Category1	Fluid Approvals	175 Birkdale Road, Birkdale QLD 4159	ConRef	15/06/2016	Approved	10
Category 2								
MCU013458	Multiple Dwellings x 10	Category2	Michell Town Planning & Development Star Constructions Pty Ltd	291 Main Road, Wellington Point QLD 4160	Permissible Change	16/06/2016	Development Permit	1
OPW002041	Landscaping Works - Multiple Dwellings x 13	Category2	Hometown Villas	41-45 Benfer Road, Victoria Point QLD 4165	Code Assessment	14/06/2016	Compliance Certificate	4
OPW001814	Operational Works - MCU013317 Multiple dwelling x 42 (Civil Only)	Category2	Projects And Designs Pty Ltd	144 Finucane Road, Alexandra Hills QLD 4161	Permissible Change	16/06/2016	Compliance Certificate	8
Category 3								
MCU013584	Community Facility - Bay Island Men Shed	Category3	Robert James Hopgood	28-32 Scotts Road, Macleay Island QLD 4184	Impact Assessment	13/06/2016	Development Permit	5

11.2.2 APPEALS LIST CURRENT AS AT 21 JUNE 2016

Objective Reference: A1828156
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.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

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

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

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

The database contains:

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

ISSUES

1.	File Number:	Appeal 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. The matter is listed for review on 29 June 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 18 February 2016. Mediation held on 9 March 2016 with matter listed for review 24 June 2016. Next review date now is 29 July 2016.

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. Orders to progress to August 2016 hearing.

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 will be held in August 2016.

5.	File Number:	Appeal 2082 of 2016 (MCU013558)
Applicant:		John Munro Sinclair
Application Details:		Material Change of Use for Rooming Accommodation 4 Wardley Street, Capalaba
Appeal Details:		Applicant appeal against Council refusal.
Current Status:		Appeal filed in Court on 31 May 2016.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to note this report.

CARRIED 11/0

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

11.3 INFRASTRUCTURE & OPERATIONS**11.3.1 SEQWATER BULK WATER CONTRACTURAL PAYMENTS –
DELEGATION TO CHIEF EXECUTIVE OFFICER**

Objective Reference: A1841452
Reports and Attachments (Archives)



Authorising/Responsible Officer: Gary Soutar
General Manager Infrastructure &
Operations

Report Author: Shelley Thompson
PA to General Manager Infrastructure &
Operations

PURPOSE

This report recommends that under s.257 of the *Local Government Act 2009*, Council delegate, to the Chief Executive Officer, the authority to approve recurrent monthly payments to the bulk water supply authority (SEQWater) for Redland City Council's (RCC's) bulk water purchases.

BACKGROUND

The Bulk Water Supply Agreement for south-east Queensland determines that the bulk water customer (RCC) must pay charges to the bulk water supply authority (SEQWater) as invoiced on a monthly basis.

S.360Z of the *Water Act 2000* states the Minister may under the principles of the SEQ Bulk Water Supply Code give SEQWater a direction about the charge payable for bulk services supplied by the SEQ service provider.

A previous delegation was in place but this has now expired, and a new resolution of council is required.

Recent invoices show that the expected monthly charge will be in the order of \$3 million. This will exceed the Chief Executive Officer's (CEO's) delegation of \$2 million.

ISSUES

Should Council not approve this delegation, a report requesting payment of the invoice will need to be brought back to every General Meeting and could delay payment of these invoices.

STRATEGIC IMPLICATIONS**Legislative Requirements**

S.257 of the *Local Government Act 2009* gives Council the authority to delegate this power to the CEO.

Risk Management

Should Council not approve this delegation, a report requesting payment of the invoice will need to be brought back to every General Meeting and could delay payment of these invoices.

Financial

This is a request to operationally support the expedient processing of the accounts on behalf of Council. It is not expected that there will be any financial implications impacting Council as a result of this report as budgetary estimates for the purchase of bulk water have been included in the proposed budget for 2016/17 financial year and accordingly these costs are factored into the pricing of water. If required, any fluctuation of bulk water purchase requirements will be appropriately addressed through Council's revised budget processes.

People

No staff implications.

Environmental

No environmental implications.

Social

No social implications.

Alignment with Council's Policy and Plans

Council's Corporate Plan 2015-2020:

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.

8.3 Implementation of the Corporate Plan is well coordinated across council and through a delivery mechanism that provides clear line of sight, accountability and performance measurement for all employees.

CONSULTATION

Consultation with the following has been undertaken in the preparation of this report:

- General Manager Infrastructure & Operations;
- Chief Financial Officer;
- Business Partnering team.

OPTIONS

1. That Council resolves to delegate authority to the CEO (under s.257 of the *Local Government Act 2009*) to approve recurrent monthly payments as determined by the Bulk Water Supply Agreement, Bulk Water Supply Code and SEQWater invoice.

2. That Council resolves not to delegate authority and request that every bulk water payment invoice be brought to General Meeting in a report.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr J Talty
Seconded by: Cr P Gleeson

That Council resolves to delegate authority to the Chief Executive Officer (under s.257 of the *Local Government Act 2009*) to approve recurrent monthly payments as determined by the Bulk Water Supply Agreement, Bulk Water Supply Code and SEQWater invoice.

CARRIED 11/0

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

11.3.2 CYCLING AND WALKING LINKS IN RURAL REDLANDS**Objective Reference:** A1751648**Authorising Officer:****Gary Soutar**
General Manager Infrastructure and Operations**Responsible Officer:****Lex Smith**
Group Manager City Spaces**Report Author:****Angela Wright**
Principal Advisor City Spaces

PURPOSE

The purpose of the report is to outline ways to develop alternate solutions to providing pedestrian and cycleway movement for people other than using the bitumen road in the rural parts of Sheldon, Mt Cotton and Redland Bay.

BACKGROUND

Cr Julie Talty put forward a notice of motion on 13 January 2016:

14.1.1 Pedestrian and cycleways to connect city's rural areas council resolution

Moved by: Cr J Talty

That Council resolves that:

1. Officers prepare a report for Council consideration on pedestrian and cycleways needed to connect our city's rural areas; and
2. The report include:
 - a. the community and economic benefits;
 - b. the current status; and
 - c. a proposed program for new and improved surfacing which will provide opportunities for pedestrians, cyclists and other recreational users.

ISSUES**Community and economic benefits of connected rural pathways**

The community can benefit in many ways from having better connectivity in their neighbourhood. Some of the attributed benefits arise simply from having the ability to walk or cycle to visit a neighbour. Friends and neighbours are also able to exercise as a group thus building sustainability into the exercise activity.

It could be envisaged that improved community safety comes about from being aware of your surroundings and spotting and reporting vandalism, pests and illegal activity, domestic violence, removing rubbish and assisting injured animals. By doing this, residents will increase their sense of community and the community will increase its resilience.

The health benefits attributed from safely walking, jogging, cycling and being in nature are well known and should be encouraged. Increasing access to recreational walking and activities in neighbourhoods can reduce the incidence of preventable

disease, improve mental health and improve your ability to recover from illness, trauma and surgery through walking for rehabilitation.

Multiple environmental benefits can be attributed from not having to drive your car to go to a place to exercise or to local destinations including shopping centres, including reducing greenhouse gas emissions. Being connected to the environment that you live in increases your chance of being an environmental steward and identifying injured animals and pests.

Economic benefits attributed can include the reducing of health spend from overall improved community health and the potential of increased visitation through nature-based tourism via walking, cycling, camping, bed and breakfast stays, horse riding, trail running and events.

What is currently in place

On the ground:

- A horse trail along Avalon Road
- A horse trail as part of Schoeck Rd to connect Eastern Escarpment and Avalon Rd horse trail
- A variety of trails through conservation areas
 - Wallaby Creek Bushland Refuge
 - Emu Street Bushland Refuge
 - Ford Road Conservation Area
 - Don and Christine Burnett Conservation Area
 - Eastern Escarpment Conservation Area
 - Sandy Creek Conservation Area
- A water main alignment along road corridors that is usually flat and about 1-2m wide
- A mowed footpath along some roads maintained by residents most likely
- Many fire trails through all the conservation areas

However it should be noted that there are no formed or concrete footpaths in the rural part of Redland City.

In the budget:

There are no capital or operation programs in the City Infrastructure group's budget for improving walkability and cycleways in the rural (peri-urban) part of Redland City along the road reserves.

There is a tracks and trails budget in the Enhancing the Visitor Experience program to increase connectivity within and between Redland's Conservation Areas and a fire trail program in the Parks & Conservation budget to construct and manage fire trails.

What people desire:

Most people like walking loops that can be linked to make them longer or shorter. Council needs to consider developing a series of walking and cycling loops and links as well as 'out and back' trails for rural residents and tourists, for example the Emu Street Neighbourhood Circuit. Officers would need to prepare maps to show the possibilities and then prioritise certain roads and loops

A network of trails using the road network and conservation area could be developed that would encourage residents and tourists to explore the environment further thus providing a richer liveability and visitor experience in rural Redlands.

Solutions for improving walkability and connectivity

1. The roads most likely to benefit from increased / improved walkability:
 - Summit Street
 - Pioneer Road
 - Campbell Road
 - Hillcrest Road
 - Kiwi Street
 - Avalon Road
 - Henderson Road
 - Winston Road
 - Taylor Road
 - Woodlands Drive
 - Epraphah Road (for a rear entry into Sirromet)
 - Double Jump Road (up to Warren Street)
 - Giles Road
 - Heinemann Road
 - Bunker Road to the end of Kingfisher
 - Kingfisher Road
 - Springacre Road
2. When prioritising new rural trails and walking circuits, consider trails that connect to walkable conservation areas from residences. A priority could also be providing circuits for exercising and dog walking. Connecting destinations and enabling groups to move between them, e.g. accommodation and activity areas should be examined, as should improving safety, for example increasing the verge immediately off the road so people can safely step onto the verge (off the road) when vehicles approach is important. Missing links in a larger trail system should also be addressed.
3. Categories of treatment
 1. Type A – slash ground level vegetation, lift trees and clear rubbish and weeds
 2. Type B – slash ground vegetation, lift trees and clear rubbish and weeds, level with a bob cat – end pathway not treated
 3. Type C - slash ground vegetation, lift trees and clear rubbish and weeds, level with a bob cat, make a gravel, bitumen or chip seal pathway
 4. Type D – footpath - full concrete treatment
 5. Type E – build a formal path system when the road is upgraded

Actions required:

For roads:

1. Officers undertake an audit of each of the priority roads (or sections of road) and recommend a category of treatment
2. Propose a program of works for consultation, design, estimate and prioritisation over 10 years
3. Prepare a budget program for adoption (e.g. Rural Paths Program) followed by the PMO requirements

For conservation areas and fire trails:

1. Continue to support the Enhancing the Visitor Experience program which includes a prioritised list of tracks and trails to support walking and cycling in and between conservation areas across the city

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements for this project.

Risk Management

Improved safety for pedestrians and cyclists on rural Redland roads would be an injury prevention strategy.

Financial

There are no internal operational costs provided for conducting an audit of the priority roads and developing an annual program of works.

A business case could be developed and put forward for consideration at budget review.

An increase in the annual operational budget for clearing, repairing or upgrading rural footpath could be developed as part of the audit and program development.

People

There would be an increased workload for an internal officer to undertake the audit and prepare the program unless the project is outsourced as a special project. A person would still be required to manage an external contract

Environmental

A range on environmental improvements could be realised including weed clearing along roads, rubbish removal, improved access for people, fauna and emergency services.

Social

Refer to the section on Community and Economic Benefits

Alignment with Council's Policy and Plans

This project aligns with Council's policies and plans including the Seven C's Connection Strategy, Redland Open Space Strategy, Enhancing the Visitor Experience program, the Redland Physical Activity Strategy and the Redland Tourism Strategy.

CONSULTATION

- The author has consulted with Cr Talty and officers from the City Spaces and City Infrastructure groups, all who offered insights and advice on what some of the possibilities might be and what the community expectations are.
- Officers from the Finance, City Spaces and City Infrastructure groups have been involved in discussions and have reviewed this report.

OPTIONS

Option 1

1. That Officers undertake an audit of each of the priority rural roads in parts of Sheldon, Mt Cotton and Redland Bay (or sections of rural roads) and recommend a category of treatment;
2. Propose a program of works for consultation, design, estimate and prioritisation over 10 years;

3. Prepare a report to Council with a 10-year program of operational and capital works (e.g. Rural Pathways Program); and
4. That officers from City Infrastructure prepare a business case for the project and seek Council funding from a future budget to undertake the audit and program of works.

Option 2

Council notes this report and recommends no further action be taken.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. That officers undertake an audit of each of the priority rural roads in parts of Sheldon, Mt Cotton and Redland Bay (or sections of rural roads) and recommend a category of treatment;
2. To propose a program of works for consultation, design, estimate and prioritisation over 10 years;
3. To prepare a report to Council with a 10-year program of operational and capital works (e.g. Rural Pathways Program); and
4. That officers from City Infrastructure prepare a business case for the project and seek Council funding from a future budget to undertake the audit and program of works.

COUNCIL RESOLUTION

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

That Council resolves as follows:

- 1. That officers undertake an audit of each of the priority rural roads in parts of Sheldon, Mt Cotton and Redland Bay (or sections of rural roads) and recommend a category of treatment;**
- 2 To propose a program of works for consultation, design, estimate and prioritisation over 10 years;**
- 3. That officers from City Infrastructure prepare a business case for the project and seek Council funding from a future budget to undertake the audit and program of works; and**
- 4. Incorporate the placement of footpaths and cycleways on rural roads into the existing policy and refer it back to Council for approval.**

CARRIED 8/3

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

Crs Gollé, Hewlett and Bishop voted AGAINST 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**16.1 INFRASTRUCTURE & OPERATIONS****16.1.1 PARKLAND ACQUISITION – RUSSELL ISLAND**

Objective Reference: A1751945
Reports and Attachments (Archives)



Authorising Officer:
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Lex Smith
Group Manager City Spaces

Report Author: Angela Wright
Principal Advisor City Spaces

EXECUTIVE SUMMARY

A confidential report from General Manager Infrastructure & Operations was presented to Council for consideration in accordance with Section 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 as follows:

- 1. To grant approval for negotiations to be undertaken with the owner of Lot 82 on RP122082 for its purchase, at fair market value, for open space (park purposes);**
- 2. If negotiations for the amicable purchase of the subject lot are not successful, to authorise that action be taken for the compulsory acquisition of the land under the provisions of the *Acquisition of Land Act 1967* for open space (park purposes);**

3. That the Chief Executive Officer be delegated authority (under s.257(1)(b) of the *Local Government Act 2009*) negotiate, make, vary and discharge the acquisition and sign all relevant documentation; and
4. That this report remain confidential until the settlement of the acquisition.

CARRIED 11/0

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

16.2 COMMUNITY & CUSTOMER SERVICES**16.2.1 WITHOUT PREJUDICE - APPEAL 2082 OF 2016 (MCU013558) –
4 WARDLEY STREET, CAPALABA**

Objective Reference: A1853995
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: Emma Martin
Acting Senior Planner Planning Assessment

EXECUTIVE SUMMARY

A confidential report from General Manager Community & Customer Services was presented to Council for consideration in accordance with Section 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. Adopt Option 2 presented in this report; and**
- 2. Maintain this report and recommendation as confidential.**

CARRIED 9/2

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

Crs Hewlett and Gleeson voted AGAINST the motion.

17 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 10.51am.

Signature of Chairperson: _____

Confirmation date: _____