



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 24 MAY 2017

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 Gollè | Councillor Division 3 – entered at 9.40am |
| 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 9.40am |
| Cr T Huges | Councillor Division 8 |
| Cr P Gleeson | Councillor Division 9 |
| Cr P Bishop | Councillor Division 10 |

EXECUTIVE LEADERSHIP TEAM:

| | |
|--------------------|---|
| Mr A Chesterman | Chief Executive Officer |
| Mrs L Rusan | General Manager Community & Customer Services |
| Mr J Oberhardt | General Manager Organisational Services |
| Mr P Best | General Manager Infrastructure & Operations |
| Mrs D Corbett-Hall | Chief Financial Officer |
| Ms C Lovejoy | Acting General Counsel |
| Ms A Daly | Head of Human Resources |

MINUTES

| | |
|-----------|--|
| Ms S Kerr | Corporate Meetings & Registers Coordinator |
|-----------|--|

APOLOGY

| | |
|---------------|-----------------------|
| Cr P Mitchell | Councillor Division 2 |
|---------------|-----------------------|

COUNCILLOR ABSENCES DURING THE MEETING

Cr Edwards left the meeting at 10.40am and returned at 10.43am (during closed session)

Cr Hewlett left the meeting at 11.15am and returned at 11.16am (during closed session)

Cr Elliott left the meeting at 11.24am and returned at 11.25am (during closed session)

3 DEVOTIONAL SEGMENT

Reverend Jim de Witte, Redlands Christian Reformed Church and a Member of the Ministers' Fellowship led Council in a brief devotional segment.

Mayor Williams thanked the Reverend, on behalf of Redland City Council and the Disaster Management group as follows:

From a recovery perspective this morning, I opened up a training session for a number of chaplains who will work closely with our Local Disaster Management Group and it's more appropriate today than ever, after what we have experienced in Manchester, to realise that once the headlines start to fade away about the man-made disaster that we saw over there, that there are still lots of lives that need to be mended and without the assistance of chaplaincy in our city or other cities, it would be very difficult. So I think it is appropriate, at this time, to thank you and your leadership and the fellowship for what they do in helping us with what we do to protect our city.

4 RECOGNITION OF ACHIEVEMENT

Nil

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 10 MAY 2017

COUNCIL RESOLUTION

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

That the minutes of the General Meeting of Council held 10 May 2017 be confirmed.

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

Nil

7 PUBLIC PARTICIPATION

Nil

8 PETITIONS AND PRESENTATIONS

8.1 PETITION – CR BOGLARY

8.1.1 REQUEST FOR AN OUTDOOR CINEMA AT WELLINGTON POINT

COUNCIL RESOLUTION

Moved by: Cr W Boglary
Seconded by: Cr P Bishop

That the petition is of an Operational nature and be received and referred to the Chief Executive Officer for consideration.

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

8.2 PETITION – CR GOLLÈ

8.2.1 REQUEST FOR COUNCIL TO REVERSE IT'S DECISION TO CEASE OPERATIONAL FUNDING FOR THE DONALD SIMPSON COMMUNITY CENTRE FROM JUNE 2018 AND RESTORE FUNDING TO ITS PREVIOUS LEVEL

COUNCIL RESOLUTION

Moved by: Cr P Gollè
Seconded by: Cr P Bishop

That the petition is of an Operational nature and be received and referred to the Chief Executive Officer for consideration.

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

8.3 PRESENTATION – CR BISHOP

8.3.1 INAUGURAL NATIONAL INTEGRITY 2017 CONFERENCE

Cr Bishop attended the above conference and gave his presentation as follows:

"A few weeks ago, I was delighted to attend The inaugural National Integrity 2017 Conference, which was hosted by Griffith University's 'Centre for Governance and a Public Policy' and Transparency International (a global coalition against corruption).

As an elected public official, I am increasingly interested in the nexus between civil society, commercial business and community engagement.

National Integrity 2017 brought together more than 150 people from across Australia, including key leaders of the Australian public and private sectors, The focus being to strengthen Australia's systems of integrity, accountability and anti-corruption.

The Conference saw critical representatives from Australian government, integrity agencies, academic institutions and major business advance the nation's thinking around key themes; national integrity, deferred prosecution agreements, whistleblowing and anti-corruption agency reforms. These topics are critical areas for Australia during the next 12-24 months and The conference conveners; Anthony Whealy QC (Chair, Transparency International Australia) & A J Brown (Professor of Public Policy & Law, Griffith University) expect to see legislative reform arising from the shared discussion over the next 12-24 months.

The conference was prefaced by a presentation and the launch of a document called People and Corruption: Asia Pacific survey 2017 transparency International Global corruption barometer, by the chair of transparency International Indonesia Natalia Soebagjo.

https://www.transparency.org/news/feature/corruption_in_asia_pacific_what_20000_people_told_us

Natalia's research made it very clear that corruption in Australia is much less prevalent than in other parts of the world.

While this was an ongoing theme that was reflected, it was also very apparent that within Australia and other western democratic nations that community faith in elected officials is decreasing significantly.

It was noticed that this is happening at a time when increasingly complex and challenging partnerships between government and business are occurring, not just within Australia but internationally, (including some significant global partnerships with businesses who are based in some of these countries where the corruption index demonstrates critical failures in the process of due diligence and transparency).

What became clear is that corruption is an issue that can significantly undermine public confidence in business, and government which can lead to devastating consequences.

However, when all levels of government (including the executive, the judiciary and the legislature) and business and civil society and the media and law-enforcement agencies, and ombudsman and audit institutions and electoral management bodies and political parties all share a common agreement that the best way to increase public confidence is to move toward more robust and processes, it saves time, money, energy and resources.

I hereby present a list of presentations made at the conference:

<http://transparency.org.au/index.php/our-work/national-integrity-conference-2017/papers-national-integrity-conference-2017/>

and note the ongoing work relating to four discussion papers that were presented at the conference:

- 1. A federal anti-corruption agency for Australia*
- 2. Strategic approaches for corruption prevention*
- 3. Measuring anti-corruption effectiveness*
- 4. Australia's integrity system: more than just the sum of its parts?*

And here is a report from the conference:

<http://transparency.org.au/index.php/our-work/national-integrity-conference-2017/>

I would like to thank Council for allowing me to attend this important gathering.

I know all public officials have a keen interest in seeing an increased focus on Integrity, so I would like to take this opportunity to wish all the best to Griffith University & Transparency International Australia's ongoing work over the next 12-24 months as they progress ideas raised in this initial national conference.

Thank you Madam Mayor, Councillors and Officers for allowing me to present this report to council today."

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

11 REPORTS TO COUNCIL

11.1 OFFICE OF CEO

11.1.1 APRIL 2017 MONTHLY FINANCIAL REPORT

| | |
|----------------------|--|
| Objective Reference: | A2341003 Reports and Attachments |
| Attachment: | April 2017 Monthly Financial Report |
| Authorising Officer: |  Deborah Corbett-Hall Chief Financial Officer |
| Responsible Officer: | Leandri Brown Finance Manager Corporate Finance |
| Report Authors: | Udaya Panambala Arachchilage Corporate Financial Reporting Manager Quasir Nasir Corporate Accountant |

PURPOSE

The purpose of this report is to note the year to date financial results as at 30 April 2017.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences.

ISSUES

Final Budget Review 2016-2017 and development of Budget 2017-2018

Council is working towards a final budget review for 2016-2017 to be finalised during May 2017, which may address variances currently reported as at the end of April 2017. This final budget review should also factor in carry forward projects (of a capital nature) and be consistent with the 2017-2018 budget submissions that officers are currently compiling.

Revaluation of Water and Wastewater assets

Council is currently in the process of comprehensively valuing Water and Wastewater assets and desktop valuations are undertaken on other material asset classes, in accordance with Australian Accounting Standard 116 *Property, Plant and Equipment*.

Canal and lake charges change

Council has decided to temporarily end the special charges levied on canal and lake-front homeowners while it develops a new strategy and also refund unspent money quarantined for canal maintenance and repairs since 2011-2012. The process for issuing refunds is being worked through with independent accountants, with the number of refunds, amounts and methods of refunds to be determined.

STRATEGIC IMPLICATIONS

Council continued to report a strong financial position and favourable operating result at the end of April 2017.

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of April 2017:

- Operating surplus ratio;
- Net financial liabilities;
- Level of dependence on general rate revenue;
- Ability to pay our bills – current ratio;
- Ability to repay our debt – debt servicing ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial stability – debt to asset ratio;
- Operating performance; and
- Interest coverage ratio.

The asset sustainability ratio did not meet the target at the end of April 2017.

This ratio continues to be a stretch target for Council at the end of April 2017 with renewal spend of \$23.10M and depreciation expense of \$41.55M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure asset base as they reach the end of their useful life. Capital spend on non-renewal projects grow the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio. The upward revaluation of the infrastructure assets also results in a lower ratio.

Council's Capital Works Prioritisation Policy (POL-3131) demonstrates its commitment to maintaining existing infrastructure and the adoption of a renewal strategy for its existing assets ahead of 'upgrade' and/or 'new' works.

Legislative Requirements

The April 2017 financial results are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The April 2017 financial results have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of April 2017.

People

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

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

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

CONSULTATION

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

OPTIONS

1. That Council resolves to note the financial position, results and ratios for April 2017 as presented in the attached Monthly Financial Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr W Boglary

Seconded by: Cr M Edwards

That Council resolves to note the financial position, results and ratios for April 2017 as presented in the attached Monthly Financial Report.

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.



Redland
CITY COUNCIL



Monthly Financial Report

April 2017



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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 30 April 2017. The revised annual budget referred to in this report incorporates the changes from the first budget review adopted by Council on 23 November 2016. The 2016/2017 final budget review is expected to be adopted during May 2017.

Key Financial Highlights and Overview

| Key Financial Results | Annual Revised Budget \$000 | YTD Revised Budget \$000 | YTD Actual \$000 | YTD Variance \$000 | YTD Variance % | Status |
|---------------------------------|-----------------------------|--------------------------|------------------|--------------------|----------------|--------|
| Operating Surplus/(Deficit) | (7,396) | 11,807 | 18,038 | 6,231 | 53% | ✓ |
| Recurrent Revenue | 253,697 | 224,530 | 225,575 | 1,045 | 0% | ✓ |
| Recurrent Expenditure | 261,094 | 212,723 | 207,537 | (5,186) | -2% | ✓ |
| Capital Works Expenditure | 90,469 | 54,861 | 45,946 | (8,915) | -16% | ✓ |
| Closing Cash & Cash Equivalents | 124,990 | 141,226 | 155,512 | 14,286 | 10% | ✓ |

Status Legend:

| | |
|--|---|
| Above budgeted revenue or under budgeted expenditure | ✓ |
| Below budgeted revenue or over budgeted expenditure <10% | ⚠ |
| Below budgeted revenue or over budgeted expenditure >10% | ✗ |

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

The year to date operating surplus of \$18.04M exceeded the year to date revised budget by \$6.23M.

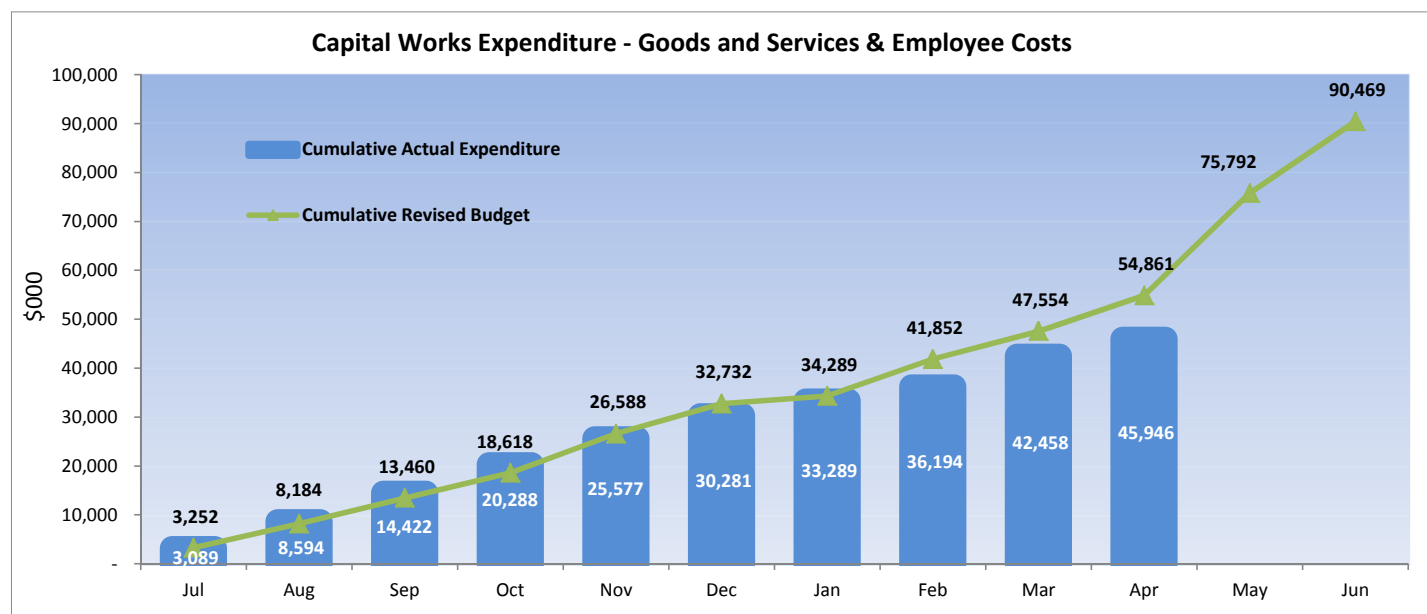
Higher than expected water consumption YTD has contributed to higher than expected levies and utility charges revenue, especially water consumption and wastewater charges revenue with a combined \$2.83M favourable variance to budget offset by general rates revenue \$1.08M below budget YTD. The Q4 general rates notices were issued in April 2017, however income generated from the general rates levy was partially offset by \$2.01M YTD in credits held, representing rates received in advance in previous periods.

The favourable variance in recurrent expenditure cost is primarily due to the underspends in contractor, consultant and bulk water purchase costs as well as operational costs in capital jobs.

Capital grants, subsidies and contributions are below budget due to timing of developer cash contributions.

Council's capital works expenditure is below budget by \$8.92M. This is mainly due to timing of works for a number of projects which are delayed, have not yet commenced or are still in the early stages of being progressed. Capital works that are no longer expected to be undertaken in this financial year will be addressed during the final budget review for financial year ended 30 June 2017.

Council's cash balance exceeds the budgeted cash balance due to higher than anticipated receipts from customers and lower than expected payments to suppliers and property, plant and equipment. Constrained cash reserves represent 68% of the cash balance.



2. KEY PERFORMANCE INDICATORS

Key Performance Indicators

| Financial Stability Ratios and Measures of Sustainability | Target | Annual Revised Budget | YTD April 2017 | Status |
|--|---|-----------------------|----------------|--------|
| Operating Surplus Ratio (%) | Target between 0% and 10% (on average over the long-term) | -2.92% | 8.00% | ✓ |
| Asset Sustainability Ratio (%) | Target greater than 90% (on average over the long-term) | 65.68% | 55.60% | ✗ |
| Net Financial Liabilities (%)* | Target less than 60% (on average over the long-term) | -25.75% | -48.99% | ✓ |
| Level of Dependence on General Rate Revenue (%) | Target less than 37.5% | 32.69% | 36.31% | ✓ |
| Ability to Pay Our Bills - Current Ratio | Target between 1.1 & 4.1 | 3.71 | 3.83 | ✓ |
| Ability to Repay Our Debt - Debt Servicing Ratio (%) | Target less than or equal to 10% | 3.05% | 3.48% | ✓ |
| Cash Balance \$M | Target greater than or equal to \$40M | \$124.990M | \$155.512M | ✓ |
| Cash Balances - Cash Capacity in Months | Target 3 to 4 months | 7.28 | 9.60 | ✓ |
| Longer Term Financial Stability - Debt to Asset Ratio (%) | Target less than or equal to 10% | 1.72% | 1.68% | ✓ |
| Operating Performance (%) | Target greater than or equal to 20% | 17.62% | 21.37% | ✓ |
| Interest Coverage Ratio (%)** | Target between 0% and 5% | -0.51% | -0.43% | ✓ |

Status Legend

| | | | |
|---------------------------------|---|-------------------------|---|
| KPI target achieved or exceeded | ✓ | KPI target not achieved | ✗ |
|---------------------------------|---|-------------------------|---|

* The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)

** The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME

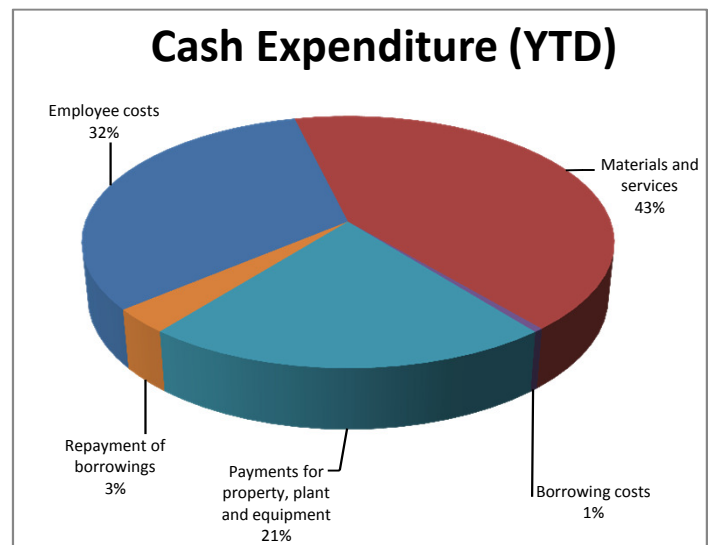
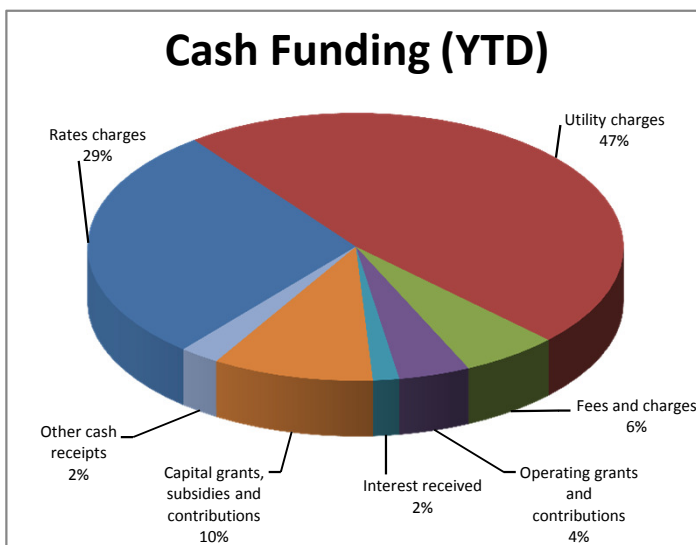
For the period ending 30 April 2017

| | Annual | Annual | YTD | YTD | YTD |
|---|----------------|----------------|----------------|----------------|----------------|
| | Original | Revised | Revised | Actual | Variance |
| | Budget | Budget | Budget | \$000 | \$000 |
| | \$000 | \$000 | \$000 | | |
| Recurrent revenue | | | | | |
| Rates, levies and charges | 214,758 | 214,908 | 193,923 | 195,930 | 2,007 |
| Fees and charges | 13,291 | 13,391 | 11,414 | 10,575 | (839) |
| Rental income | 811 | 811 | 536 | 798 | 262 |
| Interest received | 4,271 | 4,481 | 3,793 | 3,626 | (167) |
| Investment returns | 4,685 | 1,800 | - | - | - |
| Sales revenue | 4,030 | 4,070 | 3,392 | 2,956 | (436) |
| Other income | 763 | 1,096 | 976 | 1,021 | 45 |
| Grants, subsidies and contributions | 11,959 | 13,140 | 10,496 | 10,669 | 173 |
| Total recurrent revenue | 254,569 | 253,697 | 224,530 | 225,575 | 1,045 |
| Capital revenue | | | | | |
| Grants, subsidies and contributions | 32,248 | 33,955 | 26,052 | 22,236 | (3,816) |
| Non-cash contributions | 3,144 | 3,144 | 66 | 601 | 535 |
| Total capital revenue | 35,393 | 37,100 | 26,118 | 22,837 | (3,281) |
| TOTAL INCOME | 289,962 | 290,797 | 250,648 | 248,412 | (2,236) |
| Recurrent expenses | | | | | |
| Employee benefits | 80,389 | 81,514 | 68,958 | 68,640 | (318) |
| Materials and services | 119,315 | 120,431 | 94,658 | 89,648 | (5,010) |
| Finance costs | 3,758 | 3,763 | 2,929 | 2,924 | (5) |
| Depreciation and amortisation | 50,628 | 55,386 | 46,178 | 46,325 | 147 |
| Total recurrent expenses | 254,090 | 261,094 | 212,723 | 207,537 | (5,186) |
| Capital expenses | | | | | |
| (Gain)/loss on disposal of non-current assets | 289 | (172) | 68 | 2,054 | 1,986 |
| Total capital expenses | 289 | (172) | 68 | 2,054 | 1,986 |
| TOTAL EXPENSES | 254,379 | 260,922 | 212,791 | 209,591 | (3,200) |
| NET RESULT | 35,583 | 29,876 | 37,857 | 38,821 | 964 |
| Other comprehensive income/(loss) | | | | | |
| Items that will not be reclassified to a net result | | | | | |
| Revaluation of property, plant and equipment | - | - | - | (782) | (782) |
| TOTAL COMPREHENSIVE INCOME | 35,583 | 29,876 | 37,857 | 38,039 | 182 |

4. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 30 April 2017

| | Annual | Annual | YTD | YTD |
|--|-----------------------------|----------------------------|----------------------------|-----------------|
| | Original Budget \$000 | Revised Budget \$000 | Revised Budget \$000 | Actual \$000 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | |
| Receipts from customers | 232,889 | 233,512 | 188,702 | 191,722 |
| Payments to suppliers and employees | (202,780) | (205,026) | (165,884) | (160,925) |
| | 30,110 | 28,486 | 22,818 | 30,797 |
| Interest received | 4,271 | 4,481 | 3,793 | 3,626 |
| Rental income | 811 | 811 | 536 | 798 |
| Non-capital grants and contributions | 11,056 | 11,367 | 8,724 | 9,877 |
| Borrowing costs | (3,195) | (1,066) | (1,066) | (1,066) |
| Net cash inflow/(outflow) from operating activities | 43,053 | 44,080 | 34,805 | 44,032 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | |
| Payments for property, plant and equipment | (76,938) | (90,469) | (54,861) | (45,892) |
| Payments for intangible assets | (100) | - | - | (54) |
| Proceeds from sale of property, plant and equipment | 630 | 1,091 | 698 | 756 |
| Capital grants, subsidies and contributions | 32,248 | 33,955 | 26,052 | 22,236 |
| Other cash flows from investing activities | 4,685 | 1,800 | - | - |
| Net cash inflow/(outflow) from investing activities | (39,474) | (53,622) | (28,111) | (22,954) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | |
| Repayment of borrowings | (4,551) | (6,680) | (6,680) | (6,778) |
| Net cash inflow/(outflow) from financing activities | (4,551) | (6,680) | (6,680) | (6,778) |
| Net increase/(decrease) in cash held | (972) | (16,222) | 14 | 14,300 |
| Cash and cash equivalents at the beginning of the year | 119,449 | 141,212 | 141,212 | 141,212 |
| Cash and cash equivalents at the end of the financial year / period | 118,477 | 124,990 | 141,226 | 155,512 |



| | |
|--|---------|
| Total Cash Funding (Actual YTD) | 229,015 |
| Total Cash Funding (Annual Revised Budget) | 287,019 |
| % of Budget Achieved YTD | 80% |

| | |
|--|---------|
| Total Cash Expenditure (Actual YTD) | 214,715 |
| Total Cash Expenditure (Annual Revised Budget) | 303,241 |
| % of Budget Achieved YTD | 71% |

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 30 April 2017

| | Annual | Annual | YTD | YTD |
|--------------------------------------|-----------------------------|----------------------------|----------------------------|----------------------------|
| | Original Budget \$000 | Revised Budget \$000 | Revised Budget \$000 | Actual Balance \$000 |
| CURRENT ASSETS | | | | |
| Cash and cash equivalents | 118,477 | 124,990 | 141,226 | 155,512 |
| Trade and other receivables | 25,017 | 25,805 | 49,850 | 59,715 |
| Inventories | 779 | 678 | 678 | 724 |
| Non-current assets held for sale | 1,309 | 4,278 | 4,278 | 1,028 |
| Other current assets | 1,104 | 2,122 | 2,122 | 1,347 |
| Total current assets | 146,686 | 157,873 | 198,154 | 218,326 |
| NON-CURRENT ASSETS | | | | |
| Investment property | 956 | 1,054 | 1,054 | 1,054 |
| Property, plant and equipment | 2,293,906 | 2,463,219 | 2,433,729 | 2,417,769 |
| Intangible assets | 2,000 | 2,284 | 2,450 | 2,461 |
| Other financial assets | 73 | 73 | 73 | 73 |
| Investment in other entities | 10,063 | 5,961 | 5,961 | 14,224 |
| Total non-current assets | 2,306,999 | 2,472,591 | 2,443,267 | 2,435,581 |
| TOTAL ASSETS | 2,453,685 | 2,630,464 | 2,641,421 | 2,653,907 |
| CURRENT LIABILITIES | | | | |
| Trade and other payables | 18,454 | 20,763 | 21,026 | 21,722 |
| Borrowings | 4,482 | 7,701 | 7,701 | 7,701 |
| Provisions | 7,571 | 12,465 | 12,653 | 10,640 |
| Other current liabilities | 2,673 | 1,665 | 4,661 | 16,905 |
| Total current liabilities | 33,179 | 42,595 | 46,041 | 56,968 |
| NON-CURRENT LIABILITIES | | | | |
| Borrowings | 40,727 | 37,604 | 37,070 | 36,967 |
| Provisions | 12,143 | 12,350 | 12,413 | 13,893 |
| Total non-current liabilities | 52,869 | 49,954 | 49,483 | 50,860 |
| TOTAL LIABILITIES | 86,048 | 92,549 | 95,524 | 107,828 |
| NET COMMUNITY ASSETS | 2,367,637 | 2,537,915 | 2,545,897 | 2,546,079 |
| COMMUNITY EQUITY | | | | |
| Asset revaluation surplus | 827,411 | 963,349 | 963,349 | 962,567 |
| Retained surplus | 1,443,724 | 1,471,259 | 1,482,133 | 1,478,279 |
| Constrained cash reserves | 96,502 | 103,307 | 100,415 | 105,233 |
| TOTAL COMMUNITY EQUITY | 2,367,637 | 2,537,915 | 2,545,897 | 2,546,079 |

6. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 30 April 2017

| | Annual | Annual | YTD | YTD | YTD |
|---|--------------------------|-------------------------|-------------------------|-----------------|-------------------|
| | Original Budget \$000 | Revised Budget \$000 | Revised Budget \$000 | Actual \$000 | Variance \$000 |
| Revenue | | | | | |
| Rates charges | 85,691 | 85,841 | 85,841 | 84,762 | (1,079) |
| Levies and utility charges | 132,436 | 132,436 | 111,406 | 114,386 | 2,980 |
| <i>Less: Pensioner remissions and rebates</i> | (3,370) | (3,370) | (3,324) | (3,218) | 106 |
| Fees and charges | 13,291 | 13,391 | 11,414 | 10,575 | (839) |
| Operating grants and subsidies | 11,370 | 12,339 | 9,988 | 9,982 | (6) |
| Operating contributions and donations | 589 | 801 | 508 | 687 | 179 |
| Interest external | 4,271 | 4,481 | 3,793 | 3,626 | (167) |
| Investment returns | 4,685 | 1,800 | - | - | - |
| Other revenue | 5,604 | 5,977 | 4,904 | 4,775 | (129) |
| Total revenue | 254,569 | 253,697 | 224,530 | 225,575 | 1,045 |
| Expenses | | | | | |
| Employee benefits | 80,389 | 81,514 | 68,958 | 68,640 | (318) |
| Materials and services | 119,731 | 121,237 | 95,458 | 90,630 | (4,828) |
| Finance costs other | 562 | 567 | 268 | 268 | - |
| Other expenditure | 398 | 73 | (66) | (29) | 37 |
| Net internal costs | (814) | (878) | (734) | (953) | (219) |
| Total expenses | 200,266 | 202,512 | 163,884 | 158,556 | (5,328) |
| Earnings before interest, tax and depreciation (EBITD) | 54,303 | 51,185 | 60,646 | 67,019 | 6,373 |
| Interest expense | 3,195 | 3,195 | 2,661 | 2,656 | (5) |
| Depreciation and amortisation | 50,628 | 55,386 | 46,178 | 46,325 | 147 |
| OPERATING SURPLUS/(DEFICIT) | 479 | (7,396) | 11,807 | 18,038 | 6,231 |

Levies and utility charges breakup For the period ending 30 April 2017

| | Annual | Annual | YTD | YTD | YTD |
|---|--------------------------|-------------------------|-------------------------|-----------------|-------------------|
| | Original Budget \$000 | Revised Budget \$000 | Revised Budget \$000 | Actual \$000 | Variance \$000 |
| Levies and utility charges | | | | | |
| Refuse charges | 20,903 | 20,903 | 17,419 | 17,304 | (115) |
| Special charges | 3,974 | 3,974 | 3,283 | 3,280 | (3) |
| SES Separate charge | 331 | 331 | 331 | 336 | 5 |
| Environment levy | 6,093 | 6,093 | 6,093 | 6,158 | 65 |
| Landfill remediation charge | 2,795 | 2,795 | 2,329 | 2,351 | 22 |
| Wastewater charges | 42,254 | 42,254 | 35,212 | 35,879 | 667 |
| Water access charges | 17,989 | 17,989 | 14,991 | 15,165 | 174 |
| Water consumption charges | 38,098 | 38,098 | 31,748 | 33,913 | 2,165 |
| Total Levies and utility charges | 132,436 | 132,436 | 111,406 | 114,386 | 2,980 |

7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 30 April 2017

| | Annual | Annual | YTD | YTD | YTD |
|---|-----------------------------|----------------------------|----------------------------|-----------------|-------------------|
| | Original Budget \$000 | Revised Budget \$000 | Revised Budget \$000 | Actual \$000 | Variance \$000 |
| Sources of capital funding | | | | | |
| Capital contributions and donations | 29,425 | 29,425 | 22,063 | 18,423 | (3,640) |
| Capital grants and subsidies | 2,824 | 4,531 | 3,990 | 3,813 | (177) |
| Proceeds on disposal of non-current assets | 630 | 1,091 | 698 | 756 | 58 |
| Capital transfers (to)/from reserves | (15,839) | (10,179) | (5,957) | (10,249) | (4,292) |
| Non-cash contributions | 3,144 | 3,144 | 66 | 601 | 535 |
| Funding from general revenue | 64,549 | 70,153 | 39,152 | 38,391 | (761) |
| Total sources of capital funding | 84,733 | 98,164 | 60,012 | 51,735 | (8,277) |
| Application of capital funds | | | | | |
| Contributed assets | 3,144 | 3,144 | 66 | 601 | 535 |
| Capitalised goods and services | 71,905 | 85,854 | 51,643 | 41,717 | (9,926) |
| Capitalised employee costs | 5,133 | 4,615 | 3,218 | 4,229 | 1,011 |
| Loan redemption | 4,551 | 4,551 | 5,085 | 5,188 | 103 |
| Total application of capital funds | 84,733 | 98,164 | 60,012 | 51,735 | (8,277) |
| Other budgeted items | | | | | |
| Transfers to constrained operating reserves | (11,683) | (11,683) | (11,336) | (10,629) | 707 |
| Transfers from constrained operating reserves | 10,321 | 10,730 | 9,052 | 7,819 | (1,233) |
| WDV of assets disposed | 919 | 919 | 766 | 2,810 | 2,044 |

8. REDLAND WATER & REDWASTE STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 30 April 2017

| | Annual Original Budget \$000 | Annual Revised Budget \$000 | YTD Revised Budget \$000 | YTD Actual \$000 | YTD Variance \$000 |
|--|---------------------------------------|--------------------------------------|-----------------------------------|------------------------|--------------------------|
| Total revenue | 102,096 | 102,096 | 85,054 | 87,404 | 2,350 |
| Total expenses | 57,907 | 57,703 | 48,080 | 44,901 | (3,179) |
| Earnings before interest, tax and depreciation (EBITD) | 44,189 | 44,392 | 36,974 | 42,503 | 5,529 |
| Depreciation | 16,505 | 18,062 | 15,036 | 15,188 | 152 |
| Operating surplus/(deficit) | 27,684 | 26,330 | 21,938 | 27,315 | 5,377 |

REDLAND WATER CAPITAL FUNDING STATEMENT For the period ending 30 April 2017

| | Annual Original Budget \$000 | Annual Revised Budget \$000 | YTD Revised Budget \$000 | YTD Actual \$000 | YTD Variance \$000 |
|--|---------------------------------------|--------------------------------------|-----------------------------------|------------------------|--------------------------|
| Capital contributions, donations, grants and subsidies | 6,539 | 6,539 | 5,505 | 6,480 | 975 |
| Net transfer (to)/from constrained capital reserves | (713) | 1,615 | 1,665 | 230 | (1,435) |
| Non-cash contributions | 3,065 | 3,065 | - | - | - |
| Funding from utility revenue | 7,993 | 8,790 | 7,041 | 3,071 | (3,970) |
| Total sources of capital funding | 16,883 | 20,008 | 14,211 | 9,781 | (4,430) |
| Contributed assets | 3,065 | 3,065 | - | - | - |
| Capitalised expenditure | 13,818 | 16,943 | 14,211 | 9,781 | (4,430) |
| Total applications of capital funds | 16,883 | 20,008 | 14,211 | 9,781 | (4,430) |

REDWASTE OPERATING STATEMENT For the period ending 30 April 2017

| | Annual Original Budget \$000 | Annual Revised Budget \$000 | YTD Revised Budget \$000 | YTD Actual \$000 | YTD Variance \$000 |
|--|---------------------------------------|--------------------------------------|-----------------------------------|------------------------|--------------------------|
| Total revenue | 24,137 | 24,137 | 20,061 | 19,659 | (402) |
| Total expenses | 18,155 | 17,958 | 15,019 | 14,382 | (637) |
| Earnings before interest, tax and depreciation (EBITD) | 5,982 | 6,179 | 5,042 | 5,277 | 235 |
| Interest expense | 40 | 40 | 33 | 33 | - |
| Depreciation | 572 | 225 | 187 | 129 | (58) |
| Operating surplus/(deficit) | 5,371 | 5,915 | 4,822 | 5,115 | 293 |

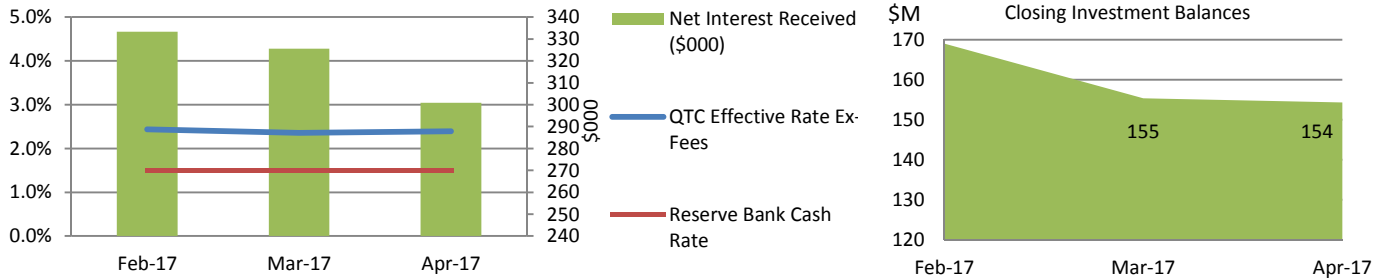
REDWASTE CAPITAL FUNDING STATEMENT For the period ending 30 April 2017

| | Annual Original Budget \$000 | Annual Revised Budget \$000 | YTD Revised Budget \$000 | YTD Actual \$000 | YTD Variance \$000 |
|--|---------------------------------------|--------------------------------------|-----------------------------------|------------------------|--------------------------|
| Funding from utility revenue | 307 | 1,737 | 1,626 | 1,849 | 223 |
| Total sources of capital funding | 307 | 1,737 | 1,626 | 1,849 | 223 |
| Capitalised expenditure | 233 | 1,662 | 1,551 | 1,733 | 182 |
| Loan redemption | 75 | 75 | 75 | 116 | 41 |
| Total applications of capital funds | 307 | 1,737 | 1,626 | 1,849 | 223 |

9. INVESTMENT & BORROWINGS REPORT

For the period ending 30 April 2017

INVESTMENT RETURNS



Total Investment at End of Month was \$154.32M

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

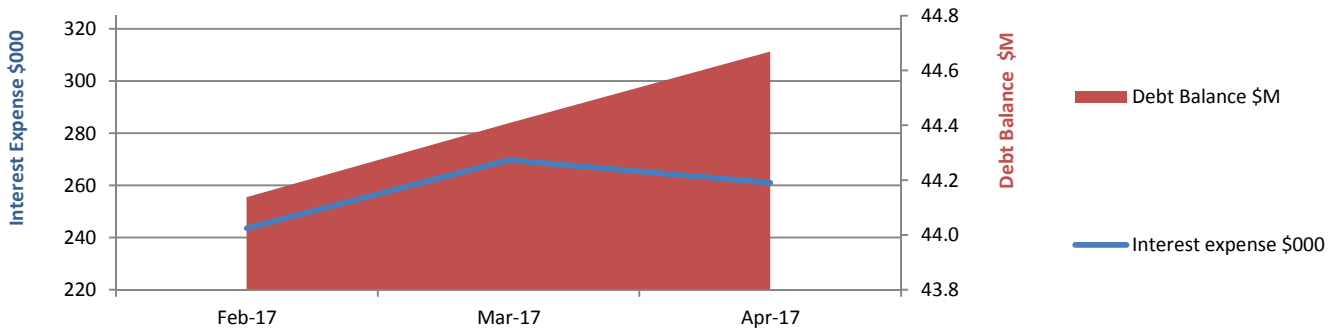
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 1.5% in the August 2016 sitting - this has not changed in subsequent months.

On a daily basis, cash surplus to requirements are deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current interest rate paid by QTC of 2.39% exceeds the Bloomberg AusBond Bank Bill Index (previously the UBS Bank Bill Index) of 1.86% as at the end of April 2017 in accordance with Corporate POL-3013. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its revised Investment Policy (POL-3013) in May 2016 for the 2016/2017 financial year

BORROWING COSTS



Total Borrowings at End of Month were \$44.67M



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

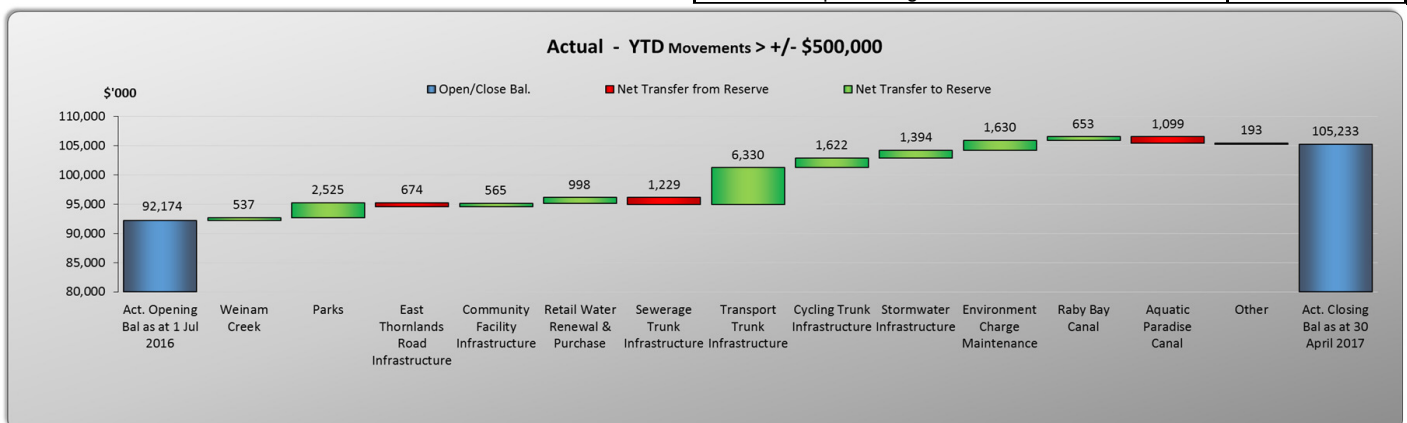
Dependent upon timing of monthly QTC statements, interest is accrued based on the prior month's actual interest. Once statements are received in the following month, interest is adjusted accordingly.

Council adopted its revised Debt Policy (POL-1838) in July 2016 for the 2016/2017 financial year



10. CONSTRAINED CASH RESERVES

| Reserves as at 30 April 2017 | Opening Balance | To Reserve | From Reserve | Closing Balance |
|--|-----------------|---------------|-----------------|--|
| | \$000 | \$000 | \$000 | \$000 |
| Special Projects Reserve: | | | | |
| Weinam Creek Reserve | 2,406 | 559 | (22) | 2,943 |
| Red Art Gallery Commissions & Donations Reserve | 2 | - | - | 2 |
| | 2,408 | 559 | (22) | 2,945 |
| Utilities Reserve: | | | | |
| Redland Water Reserve | 8,300 | - | - | 8,300 |
| Redland WasteWater Reserve | 1,600 | - | - | 1,600 |
| | 9,900 | - | - | 9,900 |
| Constrained Works Reserve: | | | | |
| Parks Reserve | 9,150 | 3,300 | (775) | 11,675 |
| East Thornlands Road Infrastructure Reserve | 674 | - | (674) | - |
| Community Facility Infrastructure Reserve | 1,696 | 565 | - | 2,261 |
| Retail Water Renewal & Purchase Reserve | 8,911 | 1,025 | (27) | 9,909 |
| Sewerage Trunk Infrastructure Reserve | 6,516 | 4,026 | (5,255) | 5,287 |
| Constrained Works Reserve-Capital Grants & Contributions | 1,549 | - | (41) | 1,508 |
| Transport Trunk Infrastructure Reserve | 21,897 | 6,675 | (345) | 28,227 |
| Cycling Trunk Infrastructure Reserve | 5,844 | 2,112 | (490) | 7,466 |
| Stormwater Infrastructure Reserve | 5,613 | 1,394 | - | 7,007 |
| Constrained Works Reserve-Operational Grants & Contributions | 1,666 | 140 | (227) | 1,579 |
| Tree Planting Reserve | 64 | 47 | (32) | 79 |
| | 63,580 | 19,284 | (7,866) | 74,998 |
| Separate Charge Reserve - Environment: | | | | |
| Environment Charge Acquisition Reserve | 6,794 | - | (53) | 6,741 |
| Environment Charge Maintenance Reserve | 1,243 | 6,158 | (4,528) | 2,873 |
| | 8,037 | 6,158 | (4,581) | 9,614 |
| Special Charge Reserve - Other: | | | | |
| Bay Island Rural Fire Levy Reserve | - | 199 | (172) | 27 |
| SMBI Translink Reserve | 13 | 698 | (711) | - |
| | 13 | 897 | (883) | 27 |
| Special Charge Reserve - Canals: | | | | |
| Raby Bay Canal Reserve * | 4,113 | 2,104 | (1,451) | 4,766 |
| Aquatic Paradise Canal Reserve * | 3,685 | 682 | (1,781) | 2,586 |
| Sovereign Waters Lake Reserve * | 438 | 43 | (84) | 397 |
| | 8,236 | 2,829 | (3,316) | 7,749 |
| TOTALS | 92,174 | 29,727 | (16,668) | 105,233 |
| | | | | Closing cash and cash equivalents |
| | | | | 155,512 |
| | | | | Reserves as percentage of cash balance |
| | | | | 68% |



Total Reserves increased by \$0.83M during the month and the movement relates primarily to various infrastructure reserves. YTD growth in infrastructure reserves is predominantly from developments in Thornlands and Capalaba. Movement in the East Thornlands Road Infrastructure Reserve is due to closure of the fund and funds transferred to the Transport Trunk Infrastructure Reserve. Movement in the Sewerage Trunk Infrastructure Reserve is mainly due to \$3.46M spend at the Pt. Lookout waste water treatment plant. Movement in the Environment Charge Maintenance Reserve is due to drawdowns to undertake various maintenance works.

* Special charges levied on canal and lake-front homeowners has been temporarily suspended as per media release on 30/03/2017.

11. GLOSSARY

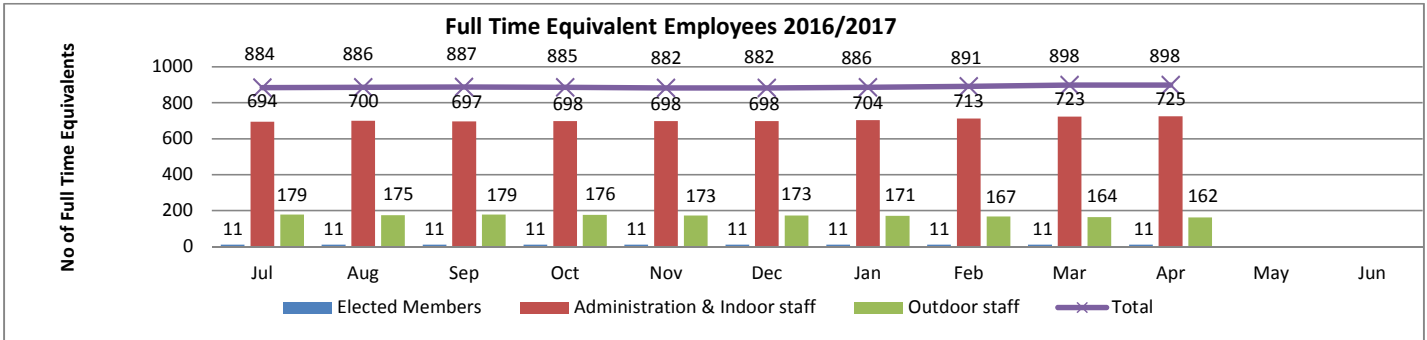
Definition of Ratios

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

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

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



| Department Level | Employee Type | | | | | | Total by Department |
|--------------------------------|---------------|---------------------|------------|-----------|-----------|-----------|---------------------|
| | Casual | Contract of Service | Perm Full | Perm Part | Temp Full | Temp Part | |
| Office of CEO | 16 | 4 | 94 | 13 | 14 | 0 | 141 |
| Organisational Services | 3 | 6 | 100 | 8 | 12 | 2 | 131 |
| Community and Customer Service | 32 | 5 | 246 | 57 | 27 | 10 | 377 |
| Infrastructure and Operations | 15 | 5 | 301 | 9 | 8 | 2 | 340 |
| Total | 66 | 20 | 741 | 87 | 61 | 14 | 989 |

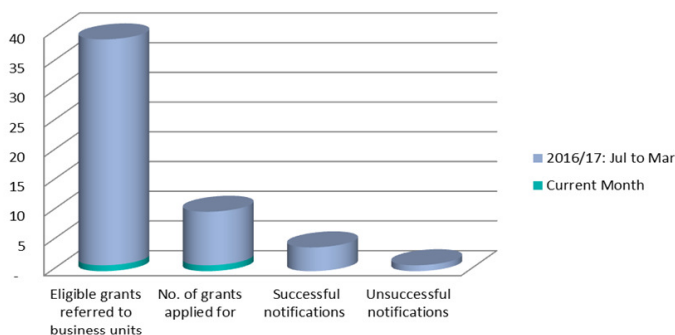
Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department (excluding agency staff) and does not include a workload weighting. It includes casual staff in their non-substantive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

Overdue Rates Debtors

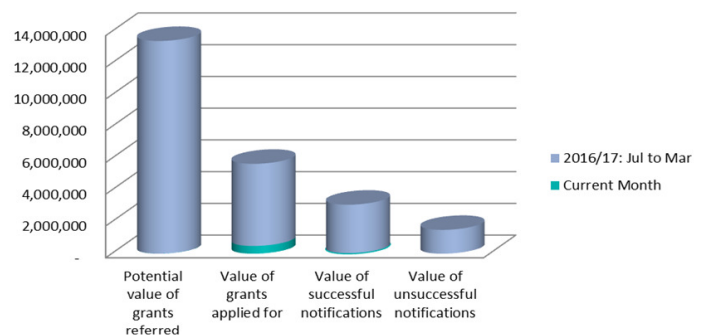
| Days Overdue | Apr-16 | % Overdue | Apr-17 | % Overdue | \$ Variance | % Variance |
|--------------|--------------------|--------------|--------------------|--------------|-------------------|---------------|
| 0 - 30 | \$626 | 0.0% | \$4,172 | 0.0% | \$3,547 | 0.00% |
| 31 - 60 | \$2,038 | 0.0% | \$3,309 | 0.0% | \$1,271 | 0.00% |
| 61 - 90 | \$2,118,954 | 0.9% | \$2,181,975 | 0.9% | \$63,020 | -0.01% |
| >90 | \$3,325,372 | 1.4% | \$3,103,174 | 1.3% | -\$222,199 | -0.14% |
| Total | \$5,446,990 | 2.34% | \$5,292,630 | 2.19% | -\$154,360 | -0.15% |

External Funding Summary

Number of external grant applications



Value of external grant applications



Month of April 2017

In the current month referred funding opportunities include:

Referred Reconciliation Week Funding, however not proceeding with application due to minor funds available and resourcing required to apply and manage.

In the current month submitted applications include:

Application is now being prepared for Smart Cities which is due by 30 June 2017. Application submitted for Advancing Regional Innovation Program for \$488,000.

In the current month successful applications include:

No reports for successful funding applications released this month.

YTD 2016/17

The YTD main funding applications submitted & successful include:

Local Government Subsidy Scheme Program x 2 applications:
 - Thorneside WWTP (Package of 5 separate projects) - \$2.75M
 - Indigiscapes Native Plant Nursery - \$0.11M
 Queensland Anzac Centenary Lasting Legacies Program:
 - Remembering them: Honouring the First World War soldiers of the Redlands project - \$0.02M
 QCoast2100 Program for Coastal Adaptation Study:
 - 4 phases of work over 2016/2017 and 2017/2018 - \$0.2M

The YTD main funding applications submitted & not successful include:

- Ex-HMAS Tobruk EOI - Economic benefit in first year - \$1.50M

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

Objective Reference: A2349839
Reports and Attachments (Archives)

Attachment: [Decisions Made Under Delegated Authority 23.04.2017 to 06.05.2017](#)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Debra Weeks
Senior Business Support Officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

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

- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.
 - Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.
-

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

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Elliott

Seconded by: Cr P Gollè

That Council resolves to note this report.

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

Decisions Made Under Delegated Authority 23.04.2017 to 29.04.2017

CATEGORY 1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision | Decision Description | Division |
|----------------|---|--|---|-----------------------------|---------------|---------------------|----------------------|----------|
| BWP004198 | Design and Siting - Dwelling | East Coast Surveys Pty Ltd | 6 Midjimberry Road Point Lookout QLD 4183 | Concurrence Agency Referral | 26/04/2017 | NA | Approved | 2 |
| BWP004079 | Design and Siting - Roofed Patio and Open Carport | Anna LANDSIEDEL Victor LANDSIEDEL | 5 Kite Crescent Thornlands QLD 4164 | Concurrence Agency Referral | 28/04/2017 | NA | Approved | 3 |
| BWP004205 | Design and Siting - Shed | Reliable Certification Services | 15 Korsman Drive Thornlands QLD 4164 | Concurrence Agency Referral | 24/04/2017 | NA | Approved | 3 |
| BWP004136 | Design and Siting - Dwelling House | The Certifier Pty Ltd | 10 Egret Drive Victoria Point QLD 4165 | Concurrence Agency Referral | 27/04/2017 | NA | Approved | 4 |
| BWP004210 | Design & Siting - Roofed Patio | Robert David MALONEY | 7 Parklane Road Victoria Point QLD 4165 | Concurrence Agency Referral | 26/04/2017 | NA | Approved | 4 |
| BWP004211 | Design & Siting - Carport | The Certifier Pty Ltd | 35 Marine Street Redland Bay QLD 4165 | Concurrence Agency Referral | 26/04/2017 | NA | Approved | 5 |
| MCU013947 | Dwelling House | Bay Island Designs | 41 Attunga Street Macleay Island QLD 4184 | Code Assessment | 27/04/2017 | NA | Development Permit | 5 |
| BWP004213 | Design and Siting - Dwelling | Professional Certification Group Pty Ltd | 48 Ellabay Crescent Redland Bay QLD 4165 | Concurrence Agency Referral | 26/04/2017 | NA | Approved | 6 |
| BWP004218 | Design and Siting - Carport and Shed | Pacific Approvals Pty Ltd | 43 Capella Drive Redland Bay QLD 4165 | Concurrence Agency Referral | 28/04/2017 | NA | Approved | 6 |

Decisions Made Under Delegated Authority 23.04.2017 to 29.04.2017

CATEGORY 1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision | Decision Description | Division |
|----------------|--|---|---|--------------------------------------|---------------|---------------------|----------------------|----------|
| SB004042.9 | "Ridgewood Down - Stage 9" Standard Format Reconfiguration - 18 lots | Bayview Country Club Pty Ltd Bennett & Bennett Consulting Surveyors (Gold Coast Office) Raymond Harrison BLUMSOM Robyn-Anne Mary BLUMSOM | 100 Valley Way Mount Cotton QLD 4165 | Reconfig. of Lots Assessed Under IPA | 23/09/1999 | 27/04/17 | Development Permit | 6 |
| BWP004129 | Swimming Pool and Pool Fence | MFPEasy Contracting Pty Ltd | 5 Kimberley Court Alexandra Hills QLD 4161 | Code Assessment | 24/04/2017 | NA | Development Permit | 7 |
| BWP004208 | Bulk Design and Siting - Dwelling House x76 | Andiworth Pty Ltd | 76 Kinross Road Thornlands QLD 4164 | Concurrence Agency Referral | 27/04/2017 | NA | Approved | 7 |
| BWP004216 | Design and Siting - Bird Aviary | Building Approvals Qld | 1 Sevenoaks Street Alexandra Hills QLD 4161 | Concurrence Agency Referral | 28/04/2017 | NA | Approved | 7 |
| BWP004025 | Design and Siting - Dwelling Extension | Cornerstone Building Certification | 128 Queens Esplanade Thorneside QLD 4158 | Concurrence Agency Referral | 24/04/2017 | NA | Approved | 10 |
| MCU013965 | Dwelling | Dale Thomas CUNNINGHAM | 54 Queens Esplanade Thorneside QLD 4158 | Code Assessment | 28/04/2017 | NA | Development Permit | 10 |
| ROL006155 | Reconfiguring a Lot - Standard Format - 1 into 2 Lots | Robert Charles BROWN | 8 St James Road Birkdale QLD 4159 | Code Assessment | 24/04/2017 | NA | Development Permit | 10 |

Decisions Made Under Delegated Authority 23.04.2017 to 29.04.2017

CATEGORY 2

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision | Decision Description | Division |
|----------------|--|-------------------------------------|--|------------------|---------------|---------------------|----------------------|----------|
| MCU013775 | Combined – Refreshment Establishment & Caretakers Dwelling | Michell Town Planning & Development | 15 Robert Street Russell Island QLD 4184 | Code Assessment | 28/04/2017 | NA | Development Permit | 5 |

Decision Made Under Delegated Authority 30.04.2017 to 06.05.2017

CATEGORY 1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|---|------------------------------------|---|-----------------------------|---------------|--------------------------|----------------------|----------|
| BWP004228 | Design and Siting - Carport | The Certifier Pty Ltd | 7 Sheena Street Wellington Point QLD 4160 | Concurrence Agency Referral | 04/05/2017 | NA | Approved | 1 |
| BWP004189 | Design and Siting - Dwelling House | Steve Bartley & Associates Pty Ltd | 15 Vassi Concord Cleveland QLD 4163 | Concurrence Agency Referral | 03/05/2017 | NA | Approved | 2 |
| BWP004219 | Design and Siting - Dwelling | Suncoast Building Approvals | 84 Bay Street Cleveland QLD 4163 | Concurrence Agency Referral | 03/05/2017 | NA | Approved | 2 |
| BWP004231 | Design and Siting - Patio Roof | Building Approvals Qld | 148 Bay Street Cleveland QLD 4163 | Concurrence Agency Referral | 03/05/2017 | NA | Approved | 2 |
| BWP004130 | Retaining Wall | Alexandra NICHOLSON | 21 Paranka Drive North Cleveland QLD 4163 | Code Assessment | 05/05/2017 | NA | Development Permit | 3 |
| OPW002176 | Refurbishment of 2 existing free standing Signs | Bentleigh Group | Victoria Point Town Centre 349-369 Colburn Avenue Victoria Point QLD 4165 | Code Assessment | 03/05/2017 | NA | Development Permit | 4 |
| BWP004142 | Design and Siting - Dwelling House | Aaron ORTLIK | 5 Saltwater Place Redland Bay QLD 4165 | Concurrence Agency Referral | 28/03/2017 | 2/05/17 | Development Permit | 5 |
| BWP004225 | Design and Siting - Dwelling House | Applied Building Approvals | 12 Petunia Street Russell Island QLD 4184 | Concurrence Agency Referral | 03/05/2017 | NA | Approved | 5 |

Decision Made Under Delegated Authority 30.04.2017 to 06.05.2017

CATEGORY 1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|--|-------------------------------------|---|-----------------------------|---------------|--------------------------|----------------------|----------|
| MCU013975 | Dwelling | Bay Island Designs | 20 Timothy Street Macleay Island QLD 4184 | Code Assessment | 04/05/2017 | NA | Development Permit | 5 |
| BWP004199 | Secondary Dwelling | Luke Michael & Michelle Rose MARTIN | 187-189 Avalon Road Sheldon QLD 4157 | Code Assessment | 05/05/2017 | NA | Development Permit | 6 |
| BWP004221 | Design & Siting - Dwelling House | The Certifier Pty Ltd | 34 Capella Drive Redland Bay QLD 4165 | Concurrence Agency Referral | 03/05/2017 | NA | Approved | 6 |
| OPW002155 | Illuminated Pylon Sign | Geocal Constructions Pty Ltd | 100-102 Donald Road Redland Bay QLD 4165 | Code Assessment | 03/05/2017 | NA | Development Permit | 6 |
| BWP004217 | Design and Siting and Building over or near Infrastructure - Carport | Reliable Certification Services | 66 Brompton Street Alexandra Hills QLD 4161 | Concurrence Agency Referral | 02/05/2017 | NA | Approved | 7 |
| BWP004185 | Design and Siting - Domestic Outbuilding | Bartley Burns Certifiers & Planners | 195-199 Delancey Street Ormiston QLD 4160 | Concurrence Agency Referral | 02/05/2017 | NA | Approved | 8 |
| BWP004224 | Design and Siting - Boatport and Caravanport | Fastrack Building Certification | 82 Mary Pleasant Drive Birkdale QLD 4159 | Concurrence Agency Referral | 02/05/2017 | NA | Approved | 10 |
| MCU013890 | Dual Occupancy - ADA | Andrew Murray CHAPMAN | 169 Thorneside Road Thorneside QLD 4158 | Code Assessment | 05/01/2017 | 5/05/17 | Development Permit | 10 |

Decision Made Under Delegated Authority 30.04.2017 to 06.05.2017

CATEGORY 2

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|---|--|--|------------------|---------------|--------------------------|----------------------|----------|
| MCU013938 | Tourist Accommodation - Alterations and Additions to existing use to create 2 new Units and Manager's Residence | Marbex Pty Ltd | 218-220 Middle Street Cleveland QLD 4163 | Code Assessment | 05/05/2017 | NA | Development Permit | 2 |
| MCU012923 | Permissible change for multiple dwellings | Aria Property Group Pty Ltd Wolter Consulting Group | 398-408 Boundary Road Thornlands QLD 4164 | Code Assessment | 19/04/2013 | 2/05/17 | Approved | 3 |

11.2.2 PLANNING & ENVIRONMENT COURT MATTERS AS AT 10 MAY 2017

Objective Reference: A2349972
Reports and Attachments (Archives)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer
Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Emma Martin
Senior Planner

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) Judgments 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

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. Hearing set down for July 2017. |

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|-----------------------------|---------------------|---|
| 2. | 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. |

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|-----------------------------|---------------------|--|
| 3. | 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. No action taken. |

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|-----------------------------|---------------------|--|
| 4. | 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. Experts being briefed. Court review scheduled for 17 May 2017. |

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|-----------------------------|---------------------|---|
| 5. | File Number: | Appeal BD617 of 2017 (MCU013477) |
| Applicant: | | Roycorp Pty Ltd |
| Application Details: | | Multiple Dwelling (x 141) at 11 Rachow Street, Thornlands (Lot 8 on RP84253) |
| Appeal Details: | | Applicant appeal against Council refusal. |
| Current Status: | | Appeal filed 20 February 2017. Experts being briefed. Mediation held on 8 May 2017. Hearing set for 5 days in September 2017. |

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|-----------------------------|---------------------|--|
| 6. | File Number: | 1085 of 2017 (MCU012368) |
| Applicant: | | Ponda Developments Pty Ltd |
| Application Details: | | Multiple Dwelling (x 87) and 900m ² commercial office or shops at 219-221 Bloomfield Street, Cleveland (Lot 2 on RP212525) |
| Appeal Details: | | Originating application to revive a lapsed approval. |
| Current Status: | | Application filed 24 March 2017. Review scheduled for 1 June 2017. |

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|-----------------------------|---------------------|--|
| 7. | File Number: | 1476 of 2017 (MC008414) |
| Applicant: | | Cleveland Power Pty Ltd |
| Application Details: | | Request to extend the relevant period – Biomass Power Plant at 70-96 Hillview Road, Mount Cotton (Lot 2 on RP30611) |
| Appeal Details: | | Applicant appeal against Council refusal. |
| Current Status: | | Appeal filed 27 April 2017. |

OTHER PLANNING & ENVIRONMENT COURT MATTERS/PROCEEDINGS

| | | |
|------------------------|---------------------|---|
| 8. | File Number: | 2771, 2772 and 2774 of 2016 |
| Applicant: | | KFA Investments Pty Ltd |
| Development: | | Unlawful filling at 91-101, 91-141 and 115 Rocky Passage Road, Redland Bay (Lot 1, Lot 2 and Lot 4 on SP117632) |
| Appeal Details: | | Appeals against Enforcement Notices. |
| Current Status: | | Appeals 2772 and 2771 were discontinued by the Appellant on 16 February 2017. Appeal 2774 is to be reviewed on 18 May 2017. |

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|----------------------------|---------------------|--|
| 9. | File Number: | 3075 of 2016 |
| Applicant: | | Michelle Maree Webb |
| Development: | | Dwelling House at 236-246 Queen Street, Cleveland (Lot 20 on SP175602) |
| Proceeding Details: | | Council application for declarations that the Building Works approval (BD155692) be set aside, a Material Change of Use be applied for, the premises be revegetated and associated orders. |
| Current Status: | | Proceedings filed in Court on 5 August 2016. Court ordered mediation held on 27 March 2017. Matter set down for review on 31 May 2017. |

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves to note this report.

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

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 CONFIDENTIAL ITEMS**16.1 OFFICE OF CEO****16.1.1 COUNCIL FUNDING FOR REDLAND INVESTMENT CORPORATION – OAKLAND STREET DEVELOPMENT**

Objective Reference: A2351563

Authorising Officer:



**Andrew Chesterman
Chief Executive Officer**

Responsible Officer:

**Peter Kelley
CEO Redland Investment Corporation**

Report Author:

**Grant Tanham-Kelly
CFO Redland Investment Corporation**

EXECUTIVE SUMMARY

A confidential report from the Chief Executive Officer was presented to Council for consideration.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Elliott

Seconded by: Cr T Huges

That Council resolves to:

- 1. Adopt Option 1 outlined in the confidential report; and**
- 2. Maintain the report and its attachments as confidential until the finalisation of the project.**

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

MOTION TO CLOSE THE MEETING AT 09.58AM

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

That the meeting be closed to the public pursuant to Section 275(1) of the *Local Government Regulation 2012*, to discuss the following items:

16.2.1 Southern Thornlands Economic Analysis**16.3.1 Acquisition to Acquire Land for Road and Footpath Upgrade**

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.*

16.3.2 Purchase of Properties for Sporting Fields

The reason that is applicable in this instance as follows:

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

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

MOTION TO REOPEN MEETING AT 11.30AM

Moved by: Cr M Elliott
Seconded by: Cr J Talty

That the meeting be again opened to the public.

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

16.2 COMMUNITY & CUSTOMER SERVICES**16.2.1 SOUTHERN THORNLANDS ECONOMIC ANALYSIS**

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community & Customer
Services

Responsible Officer:

Kim Kerwin
Group Manager Economic Sustainability & Major
Projects

Report Author:

Chris Vize
Principal Adviser Strategic Coordination

EXECUTIVE SUMMARY

A confidential report from the General Manager Community & Customer Services was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. Adopt Option 1 outlined in the confidential report; and
2. Maintain this report and its attachments as confidential until the finalisation of this project.

COUNCIL RESOLUTION

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

That Council resolves to:


1. Adopt Option One outlined in the confidential report;
2. Develop a Rural Enterprise Industry Sector Strategy and Action Plan prior to implementing point two and three of option one of the report; and
3. Maintain this report and its attachments as confidential until the finalisation of this project.

CARRIED 6/4

Crs Gollè, Edwards, Talty, Huges, Gleeson and Williams voted FOR the motion
Crs Boglary, Hewlett, Elliott and Bishop voted AGAINST the motion.
Cr Mitchell was absent from the meeting.

16.3 INFRASTRUCTURE & OPERATIONS**16.3.1 ACQUISITION TO ACQUIRE LAND FOR ROAD AND FOOTPATH UPGRADE**

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer: 
Peter Best
General Manager Infrastructure & Operations

Responsible Officer: Nigel Carroll
Acting Group Manager Project Delivery Group

Report Author: Jason Masters
Survey Services Manager

EXECUTIVE SUMMARY

A confidential report from the General Manager Infrastructure & Operations was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to:

- 1. Purchase the land by negotiation as per attachment one (Drawing AB2-2-1) for road purposes;**
- 2. Delegate authority to the Chief Executive Officer, pursuant to s257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary, and discharge any resultant contracts and related documentation;**
- 3. In the event that Council is unable to negotiate to purchase the land as per items 1 and 2, acquire the land pursuant to section 61 of the *Local Government Act 2009* and section 5(1)(b) of the *Acquisition of Land Act 1967*, and dedicate the land as a road pursuant to section 51 of the *Land Title Act 1994*; and**
- 4. Keep this report and attachment confidential until negotiations are finalised.**

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

16.3.2 PURCHASE OF PROPERTIES FOR SPORTING FIELDS

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer: 
Peter Best
General Manager Infrastructure & Operations

Responsible Officer: Lex Smith
Group Manager City Spaces

Report Author: Allison Fergusson
Acting Principal Adviser Policy & Strategy City
Spaces

EXECUTIVE SUMMARY

A confidential report from the General Manager Infrastructure & Operations was discussed in closed session in accordance with Section 275(1) of the *Local Government Regulation 2012*.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to:

1. Adopt Option 1 in the report; and
2. Maintain this report and its attachments as confidential until settlement of the purchase.

CARRIED 10/0

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

Cr Mitchell was absent from the meeting.

17 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 11.32am.

Signature of Chairperson: _____

Confirmation date: _____