



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 27 January 2016

**The Council Chambers
35 Bloomfield Street
CLEVELAND QLD**

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The Mayor is the Chair of the General Meeting. The following Portfolios are included in the General Meeting and Council's nominated spokesperson for that portfolio as follows:

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

1 DECLARATION OF OPENING

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

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Cr K Williams	Mayor
Cr A Beard	Deputy Mayor & Councillor Division 8
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr K Hardman	Councillor Division 3
Cr L Hewlett	Councillor Division 4
Cr M Edwards	Councillor Division 5
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7 – entered at 9.38am
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

EXECUTIVE LEADERSHIP GROUP:

Mr B Lyon	Chief Executive Officer
Mr L Wallace	Acting General Manager Organisational Services
Ms K Kerwin	Acting General Manager Community & Customer Services
Mr G Soutar	General Manager Infrastructure & Operations
Mrs D Corbett-Hall	Acting Chief Financial Officer
Mrs A Daly	Head of Human Resources

MINUTES:

Mrs J Parfitt Corporate Meetings & Registers

3 DEVOTIONAL SEGMENT

Rev. Jim de Witte, of Redlands Christian Reform Church and member of the minister's fellowship, led Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 DISASTER MANAGEMENT ACCOLADE

Redland City's Disaster Management Plan has received yet another accolade, this time a high commendation at the 2015 Resilient Australia Awards in December.

The commendation is the latest in a growing list of awards for Council's disaster preparedness and another feather in the cap for our wonderful disaster management team, headed by Council's Manager of Disaster Planning and Operations Mike Lollback and including Mike Tait, Alison Lamb and Rocco Petrillo, with expert assistance from Matt Murray.

Council is committed to ensuring the Redlands is ready for anything Mother Nature can throw at us and a major part of that preparedness is our Disaster Management Plan.

Our plan is recognised across the state as a leading example of effective disaster planning and it recently received a High Commendation in the Get Ready Queensland Resilient Australia Awards 2015.

As an online interactive resource, the plan was recognised for its ability to create a prepared and resilient community, which means our residents can be confident that as a city we have the resources we need to prepare for an emergency.

The Disaster Management Plan is the culmination of years of work across Council.

The plan pulls together intelligence from across Council and other agencies such as the Queensland Fire and Emergency Services, Queensland Police, State Emergency Services and the Queensland Ambulance Service.

It provides disaster and resilience information specific to all local suburbs, including potential hazards and evacuation points, giving residents all the information they need to prepare for an emergency in their neighbourhood.

While it's great for this plan to be recognised with awards, it's only effective if people use it, so I urge all Redlanders to take the time to have a look at how they can be prepared.

There are also hard copy plans that have been delivered across the city to key community facilities for those who don't have access to the online version.

With the summer storm season already here, there is no better time to make a disaster plan, talk to neighbours and friends and be prepared.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 9 DECEMBER 2015

COUNCIL RESOLUTION

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

That the minutes of the General Meeting of Council held 9 December 2015 be confirmed.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

5.2 SPECIAL MEETING MINUTES 16 AND 21 DECEMBER 2015**COUNCIL RESOLUTION**

Moved by: Cr A Beard
Seconded by: Cr M Edwards

That the minutes of the Special Meeting of Council held 16 and 21 December 2015 be confirmed.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

5.3 SPECIAL MEETING MINUTES 21 DECEMBER 2015**COUNCIL RESOLUTION**

Moved by: Cr A Beard
Seconded by: Cr M Edwards

That the minutes of the Special Meeting of Council held 21 December 2015 be confirmed.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

Nil.

7 PUBLIC PARTICIPATION

Nil.

8 PETITIONS AND PRESENTATIONS**8.1 PETITION – CR TALTY – ACCESS PATHWAYS THROUGH EPRAPAH CREEK ENVIRONMENTAL RESERVE****COUNCIL RESOLUTION**

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

That a petition from residents requesting that no access pathways be constructed through Eprapah Creek Environmental Reserve be received and that the petition is of an operational nature and be referred to the Chief Executive Officer for consideration.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

8.2 PETITION – CR OGILVIE – TOILET FACILITIES AT CLEVELAND CEMETERY

COUNCIL RESOLUTION

Moved by: Cr C Ogilvie
Seconded by: Cr M Edwards

That a petition from residents requesting that toilet facilities be constructed at Cleveland Cemetery be received and that the petition is of an operational nature and be referred to the Chief Executive Officer for consideration.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

9 MOTION TO ALTER THE ORDER OF BUSINESS

9.1 ITEM 12.2 – MAYORAL MINUTE – PURCHASE OF LAND AT FINUCANE ROAD, ALEXANDRA HILLS

COUNCIL RESOLUTION

Moved by: Cr A Beard
Seconded by: Cr C Ogilvie

That this item be discussed as the last item of business in closed session.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

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

Nil.

COUNCILLOR ABSENCES DURING MEETING

Cr Elliott entered the meeting at 9.30am at the conclusion of the Devotional Segment.

Cr Ogilvie left the meeting at 11.22am and returned at 11.24am during Item 14.1.3.


Cr Elliott left the meeting at 11.24am and returned at 11.26am during Item 14.1.3.

Cr Gleeson left the meeting at 11.29am and returned at 11.35am during closed session.

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 REVIEW OF CORPORATE POLICY POL-0027 WATER CHARGE REBATE FOR HOME DIALYSIS MACHINE USERS**

Objective Reference: A1329994
Reports and Attachments (Archives)

Attachments: [POL-0027 Water Charge Remissions for Home Dialysis Machine Users Amended Corporate Policy POL-0027 Water Charge Rebate for Home Dialysis Machine Users](#)

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

Report Author: Noela Barton
Finance Manager, Financial Operations

PURPOSE

This report presents to Council the outcome of a review on Corporate Policy *POL-0027 Water Charge Remission for Home Dialysis Machine Users* (the Policy) and includes an amended Policy for Council to adopt, which seeks to create greater equity and clarity of how the rebate will be calculated.

BACKGROUND

Corporate policy *POL-0027 Water Charge Remission for Home Dialysis Machine Users* was last presented to Council for adoption prior to re-introduction of Redland Water in July 2012.

ISSUES

Under the *Water and Sewerage Services Code for Small Customers in South East Queensland* a requirement exists for service providers to ensure that where a dialysis centre provides confirmation that a person at a residential premise requires continued, uninterrupted and unrestricted water supply the premises must be registered as a special needs premises and arrange for supply to the premises to be given priority supply identification and if any planned interruption occurs that they are given at least 48 hours' notice of the interruption.

In all instances, service providers in South East Queensland also provide a rebate on consumption charges to these special needs customers.

The Redland City area currently has 4 dialysis patients requiring uninterrupted supply: 2 property owners and 2 tenants.

The review of the Policy found:

1. The head of power could be strengthened by reference to current legislation.
2. The Policy does not accommodate for normal household water usage, which means some properties receive an allowance despite the kilolitre usage being well below that identified by the treating hospital as required by the dialysis machine. In these instances, these households still receive a credit on the annual water consumed.
3. Under the Policy the allowance is applied annually. The property owner is responsible for payment of the quarterly water consumption charges with an annual adjustment passed to the rate account in October. The Policy has not kept pace with the increasing price of water. In effect this has the potential to create a social disadvantage for a dialysis household where water usage is well above that of normal household usage and payment of the quarterly water consumption charges must be accommodated for in the household budget.
4. The Policy does not extend to tenants. Benchmarking with other South East Queensland service providers revealed that all four policies include tenanted households.

Service Provider	Allowance	Conditions
Redland City	Annual allowance of 25% of the average kilolitres.	Available to property owners.
Unity Water	Allowance of 200 kilolitres per annum applied quarterly.	Available to property owners and tenants, reduction applied to account.
Queensland Urban Utilities	Allowance of 200 kilolitres per annum applied quarterly.	Applies to property owners and tenants, reduction applied to account.
Logan City	Concession based on the amount of consumption advised by the hospital. Other medical treatments using a minimum of 320 kilolitres per annum may be eligible for allowance of 80 kilolitres per annum applied quarterly.	Available to property owners and tenants – Application form on website. They must provide evidence of paying the bill and are reimbursed by cheque.
Gold Coast City	Allowance of 150 or 400 kilolitres, depending on level of treatment. Also applies to sewerage volumetric charges.	Available to property owners and tenants, reduction applied to account. Where a reduction is applied to the account, it is assumed the owner will pass this onto the tenant.

The Policy presented to Council contains the following amendments:

- The word 'remission' has been removed from the Policy and replaced with the word 'rebate', which is the term used in the legislation with respect to concessions.
- An updated Head of Power.
- Definitions for ease of understanding the Policy.
- Statement 1 extends the rebate to tenanted properties.
- Statement 2 removes the annual allowance of 25% of the average kilolitres and replaces it with a quarterly allowance of 100% on the portion that is calculated as dialysis machine usage. A calculation is included in the Policy with an example to assist the reader's understanding of how the calculation is arrived at. The customer is responsible for normal usage.
- Statement 3 requires an application must be made. From an administrative perspective this will be supported by the treating hospital's standard notification to RCC of the patient's need for priority water supply and the average kilolitres per annum that the dialysis machine uses. The quarterly allowance is calculated using the average kilolitres per annum.
- Statement 4 defines the commencement date for new and existing applicants.
- Statement 5 maintains the requirement that eligibility for the rebate will be confirmed annually with the treating hospital.
- Statement 6 sets out the tenant must have responsibility for payment of the billed water consumption charges and the rebate will be applied to the property account in good faith that the property owner will pass the rebate onto the tenant.

STRATEGIC IMPLICATIONS

Legislative Requirements

Local Government Regulation 2012

- Section 119 allows that a concession may be granted to a ratepayer for rates or charges.
- Section 120(c) enables a concession to be granted where the payment of the rates or charges will cause hardship to the land owner.
- Section 121(a) says the concession may be a rebate of all or part of the rates or charges.
- Section 122 sets out the requirements for Council to grant a concession.

Risk Management

This report presents to Council the outcome of a review on Corporate Policy *POL-0027 Water Charge Remission for Home Dialysis Machine Users* and in managing risk it presents an amended policy that takes into consideration equity and social and economic diversity.

Financial

The rebate is treated as a community service obligation (CSO). Under the current Policy two properties are eligible for the rebate. It is estimated based on prior consumption the total rebate that will be applied for 2015/2016 is \$182.71.

In comparison, the amended Policy presented with this report would increase the number of eligible properties to four. The estimated total rebate for the same period (2015/2016) based on a 2 person household would be \$407.27. Overall, this is an estimated variance of \$224.56. Taking into consideration 6 months of 2015/2016 has already passed, adoption of the amended Policy would increase to the CSO for 2015/2016 by an estimated \$112.28.

People

The amended Policy will be incorporated into the quarterly billing cycle activities and administration of the Policy is not considered to be onerous.

Environmental

Nil impact expected as the purpose of the report is to present to Council for adoption the amended Corporate Policy *POL-0027 Water Charge Remission for Home Dialysis Machine Users*.

Social

Amending the Policy from an annual rebate to a quarterly rebate, and extending the Policy to cover tenants, will improve the social disadvantage the current Policy creates.

Alignment with Council's Policy and Plans

The review of Corporate Policy *POL-0027 Water Charge Remission for Home Dialysis Machine Users* aligns to Council's Corporate Plan 2015-2020 key outcome 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.

CONSULTATION

Consultation was extended to the Financial Operations business unit and the ICCC. The amended policy has been prepared in consultation with the Billing and Metering Coordinator and the Senior Officer Billing and Metering.

Benchmarking has been conducted with all South East Qld service providers.

OPTIONS

1. That Council resolves to:
 - a. note the review of Corporate Policy *POL-0027 Water Charge Remission for Home Dialysis Machine Users*; and
 - b. Adopt the amended Corporate Policy *POL-0027 Water Charge Rebate for Home Dialysis Machine Users* that grants a concession to residential properties where the quality of life of a resident of the property is dependent on haemodialysis treatment provided by a home dialysis machine.

OR

2. That Council resolves to note the review of Corporate Policy POL-0027 Water Charge Remission for Home Dialysis Machine Users with no change to the existing policy.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to:

1. Note the review of Corporate Policy *POL-0027 Water Charge Remission for Home Dialysis Machine Users*; and
2. Adopt the amended Corporate Policy *POL-0027 Water Charge Rebate for Home Dialysis Machine Users* that grants a concession to residential properties where the quality of life of a resident of the property is dependent on haemodialysis treatment provided by a home dialysis machine.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Water Charge Remissions for Home Dialysis Machine Users

Head of Power

- Section 96 Regulations for rates and charges of the *Local Government Act 2009* states a regulation may provide for any matter connected with rates and charges, including for example:
(a) concessions.

Council is satisfied that where the water consumption of a household is increased because the quality of life of the land owner, or a dependent living in the household, is reliant on hemodialysis treatment provided by a home dialysis machine, the payment of the rate would cause the land owner hardship and therefore qualifies for a concession.

Policy Objective

To provide a remission to land owners who incur increased water consumption due to the use of a home dialysis machine.

Policy Statement

Council is committed to:

1. Allow a remission of water charges where the water consumption of a household is increased because the quality of life of the land owner, or a dependent living in the household, is reliant on hemodialysis treatment provided by the use of a home dialysis machine.
2. The remission will be in the form of an annual allowance based on 25% of the average kilolitres used per annum in the dialysis treatment as detailed by the treating hospital.
3. Apply the remission in October annually for the preceding 12-month period and be a straight calculation at the first tier residential water rate that applied for the period billed.
4. The remission will be subject to annual confirmation from the treating hospital of the average kilolitres used by the dialysis machine in the treatment.

CMR Team use only

Water Charge Rebate for Home Dialysis Machine Users

[Version Information](#)

Head of Power

Section 96 of the *Local Government Act 2009* provides that a regulation may provide for any matter connected with rates and charges, including concessions.

Section 120(1)(c) of the *Local Government Regulation 2012* provides for a local government to provide a concession on rates or charges where it is satisfied that payment of the rate or charge would cause hardship to the land owner.

Council is satisfied that where the water consumption of a household increases above normal usage because the quality of life of a resident in the household is reliant on haemodialysis treatment provided by a home dialysis machine, the payment of water consumption would cause the land owner hardship.

Policy Objective

To provide a remission to land owners where the metered water consumption is increased above normal usage due to the use of a home dialysis machine.

Definitions

Actual Usage –	is the water usage used on the property based on meter readings.
Allowance –	is the amount of kilolitres used to calculate the amount of rebate.
Billed Period –	the period between the last meter read date and the current meter read date.
Normal Usage –	is the amount of water a household would use based on average daily use per person for the average number of persons in the household for the billed period. SEQWater advise the average litres used per person per day is 171 litres. Council commits to update the average litres used per person per day in January annually to ensure currency with normal household usage patterns.
Quarterly Dialysis Consumption –	the treating hospital provides information to Council on the estimated annual water use required to run the haemodialysis treatment unit at home. The quarterly dialysis consumption is calculated by dividing the estimated annual water use amount by four.
Rebate –	is the dollar amount of water usage refunded to the property owner on a quarterly basis.

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Residential Water Rates – The annual rate adopted by Council as the ‘Local Government Distribution and Retail’ price and the annual rate adopted by the Queensland State Government as the ‘State Bulk Water’ price.

Policy Statement

Council is committed to:

1. Provide a rebate on water consumption charges that have been calculated on residential water rates, where the water consumption of a household is increased above normal usage for the billed period, because the quality of life of a resident in the household is dependent on haemodialysis treatment provided by a home dialysis machine.

In the event where the resident dependent on haemodialysis treatment is a tenant of the property, evidence in the form of a copy of the lease agreement or a letter from the property owner or their representative must be provided with the application form. The evidence must show the tenant is responsible for the billed water consumption charges. Council will in good faith apply the rebate to the property rate account with the expectation the rebate will be passed onto the tenant.

Application is to be made to Council in the accepted format.

Continuing eligibility for the rebate will be subject to annual confirmation from the treating hospital of the average kilolitres per annum that will be used by the dialysis machine in the treatment.

2. Apply an allowance of 100% on the water usage calculated above normal usage up to but not exceeding the quarterly allowance for the billed period. An exception exists where the actual usage does not exceed the normal usage calculated for the average number of person's resident in the home for the water consumption period. In this instance, a rebate will not be applied.

Allowance Calculation

Actual usage (kL) – Normal usage (kL) = Allowance (kL)*

Example:

Quarterly Dialysis Consumption is 40kL

Actual usage is 100kL

Normal usage is 15kL (based on 171 litres per person per day – single person residence)

100kL – 15kL = 85kL. Allowance is 40kL, balance is customer's additional household water usage.

3. Apply the rebate for:
 - o New ‘first-time’ approved applicants to commence from the date given by the treating hospital as the start date for home dialysis in the nominated property.
 - o Existing applicants who change residence will need to make new application to Council for the water charge rebate to be applied on the new residence. The rebate will apply from the date of tenancy or property ownership.

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Version Information

Version number	Date	Key Changes
2	January 2016	<ol style="list-style-type: none">1. The word 'remission' replaced by the word 'rebate' to align with the wording for concessions in the Local Government Regulation 20122. Head of Power updated3. Amendment of statement 1 to extend eligibility to tenants and clarify application must be made in an acceptable format and how continuing eligibility will be assessed.4. Amendment of statement 2, changes the remission from an allowance of 25% to the customer being responsible for payment of normal usage and the rebate applicable on the Local Government & Bulk portion over and above that amount.5. Addition of new statement 3 - commencement date for new and existing applicants

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11.1.2 DECEMBER 2015 MONTHLY FINANCIAL REPORT

Objective Reference: A1328798
Reports and Attachments (Archives)

Attachment: [December 2015 Monthly Financial Report](#)

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

Report Author: Leandri Brown
Acting Finance Manager Corporate Finance

PURPOSE

The purpose is to present the December 2015 Monthly Financial Performance Report to Council.

BACKGROUND

Council adopts an annual budget and then reports on performance against 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

The financials at the end of December 2015 marks the half-year point for Council's financial performance and position. There are no issues to note per se.

STRATEGIC IMPLICATIONS

Council has either achieved or exceeded the following Key Financial Stability and Sustainability Ratios as at the end of December 2015:

- 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 sustainability – debt to asset ratio; and
- Interest cover ratio.

The asset sustainability ratio was not met as at the end of December 2015 and Council continues to monitor its renewal spend and depreciation expense to improve performance against this stretch target.

The operating performance ratio is a cash measure which moves in line with the cash balance and for the current month is reflective of the fact that December is not a rating month.

Legislative Requirements

The December 2015 financials are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The December 2015 financials 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 are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes as at the end of December 2015.

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

Consultation has taken place amongst Council departmental officers, financial services group officers and the Executive Leadership Team.

OPTIONS

1. That Council resolves to note the monthly financial reports for December 2015 and explanations as presented in the attached report.
2. That Council requests additional information.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to note the monthly financial reports for December 2015 and explanations as presented in the attached report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



Monthly Financial Report

December 2015

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1. EXECUTIVE SUMMARY

This monthly report is designed to illustrate the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 December 2015. The revised annual budget referred to in this report incorporates the changes from the first budget review adopted by Council on 18 November 2015.

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)	262	(234)	4,006	4,240	1812%	✓
Recurrent Revenue	240,509	118,588	121,305	2,717	2%	✓
Recurrent Expenditure	240,247	118,822	117,299	(1,523)	-1%	✓
Capital Works Expenditure	84,050	24,125	24,111	(14)	0%	✓
Closing Cash & Cash Equivalents	97,201	131,160	133,031	1,871	1%	✓

Status Legend:

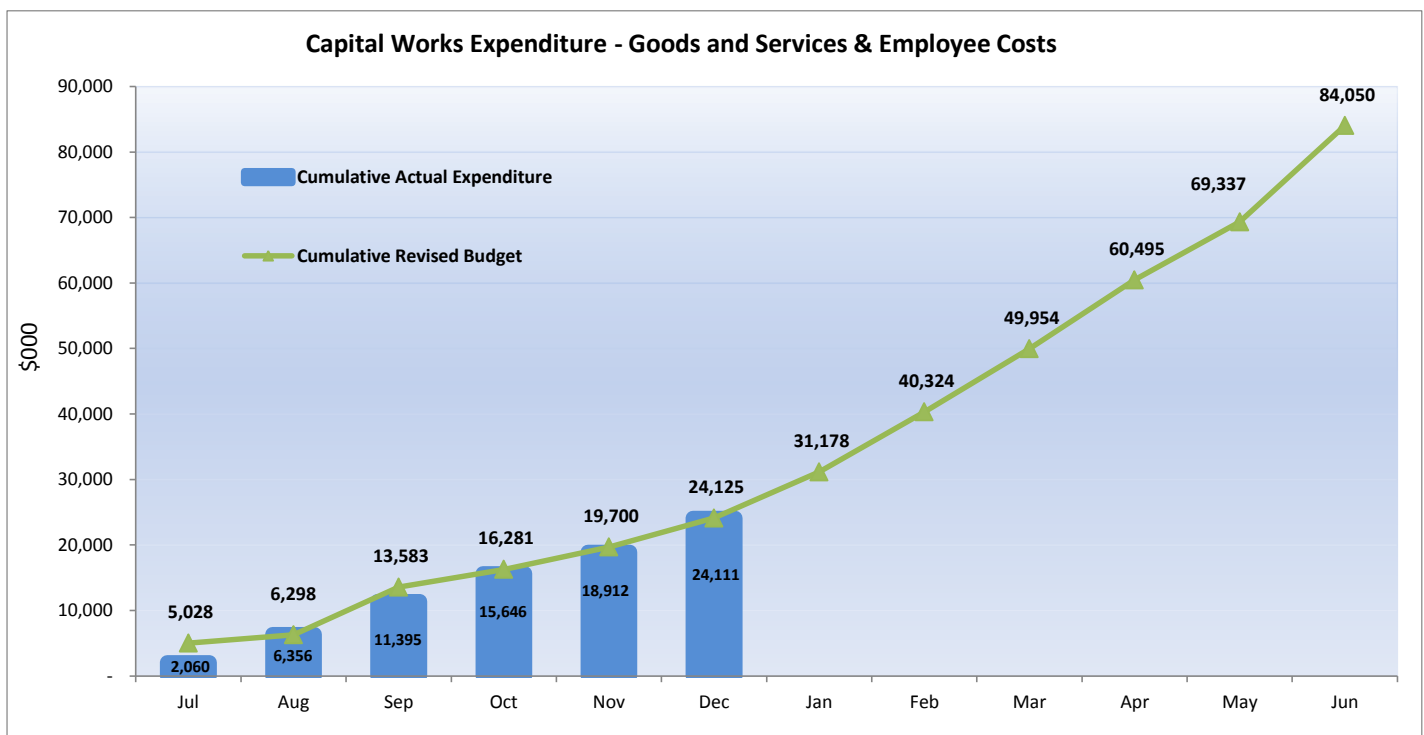
Note: all amounts are rounded to the nearest thousand dollars.

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

The year to date operating surplus of \$4.01M exceeded the year to date revised budget by \$4.24M. The favourable variance is primarily due to timing of the financial assistance grant received from the Department of Infrastructure and material and services costs under budget by \$2.75M (excluding internal costs and other expenditure) primarily due to bulk water charges.

Capital works expenditure appears to be on track with a favourable variance of only \$14K to the year to date revised budget.

Council's cash balance exceeded the budgeted cash balance. This is mainly due to higher than expected capital grants, subsidies and contributions received during the first half of the year.



2. KEY PERFORMANCE INDICATORS

Key performance indicators

Financial Stability Ratios and Measures of Sustainability	Target	Annual Revised Budget 2015/2016	YTD December 2015	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	0.11%	3.30%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	73.06%	24.41%	✗
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	-13.07%	-62.90%	✓
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	33.54%	33.49%	✓
Ability to Pay Our Bills - Current Ratio	Target between 1.1 & 4.1	3.44	4.69	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.31%	3.28%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$97.201M	\$133.031M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	5.89	7.93	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.06%	2.15%	✓
Operating Performance (%)	Target greater than or equal to 20%	16.81%	18.56%	✗
Interest Cover Ratio (%)	Target between 0% and 5%	-0.12%	-0.45%	✓

Status Legend

KPI target achieved or exceeded	✓	KPI target not achieved	✗
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3. STATEMENT OF COMPREHENSIVE INCOME

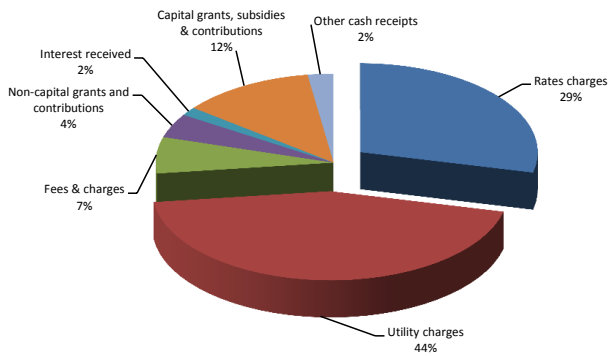
STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 December 2015					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Recurrent revenue					
Rates, levies and charges	207,421	208,121	102,996	103,299	303
Fees and charges	11,638	12,335	6,755	7,633	878
Rental income	890	975	514	384	(130)
Interest received	3,355	3,555	1,928	2,167	239
Investment returns	3,234	3,234	-	-	-
Sales revenue	3,385	3,685	2,035	2,061	26
Other income	645	645	432	491	59
Grants, subsidies and contributions	7,584	7,959	3,928	5,270	1,342
Total recurrent revenue	238,152	240,509	118,588	121,305	2,717
Capital revenue					
Grants, subsidies and contributions	13,176	19,634	12,071	17,054	4,983
Non-cash contributions	3,079	3,079	40	89	49
Total capital revenue	16,255	22,713	12,111	17,143	5,032
TOTAL INCOME	254,407	263,222	130,699	138,448	7,749
Recurrent expenses					
Employee benefits	77,404	78,398	40,017	40,102	85
Materials and services	106,010	108,054	52,032	49,238	(2,794)
Finance costs	4,657	3,820	1,785	1,787	2
Depreciation and amortisation	49,975	49,975	24,988	26,172	1,184
Total recurrent expenses	238,046	240,247	118,822	117,299	(1,523)
Capital expenses					
(Gain)/Loss on disposal of non-current assets	412	412	1,049	(61)	(1,110)
Total capital expenses	412	412	1,049	(61)	(1,110)
TOTAL EXPENSES	238,458	240,659	119,871	117,238	(2,633)
NET RESULT	15,949	22,563	10,828	21,210	10,382
Other comprehensive income/(loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	15,949	22,563	10,828	21,210	10,382

4. STATEMENT OF CASH FLOWS

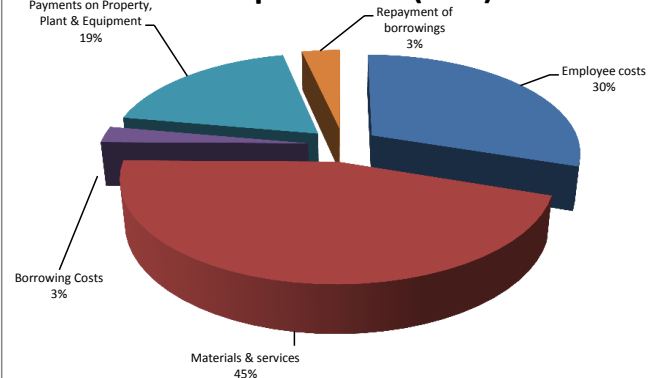
STATEMENT OF CASH FLOWS For the period ending 31 December 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	223,088	224,738	112,170	114,796
Payments to suppliers and employees	(189,183)	(194,815)	(93,573)	(97,166)
	33,905	29,923	18,597	17,630
Interest received	3,355	3,555	1,928	2,167
Rental income	890	975	514	384
Non-capital grants and contributions	7,584	8,840	4,809	6,161
Borrowing costs	(3,257)	(3,257)	(1,628)	(3,425)
Net cash inflow / (outflow) from operating activities	42,477	40,037	24,220	22,917
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(77,998)	(84,051)	(24,125)	(24,092)
Payments for intangible assets	(100)	-	-	(19)
Proceeds from sale of property, plant and equipment	1,716	1,716	15	372
Capital grants, subsidies and contributions	13,176	19,634	12,071	17,054
Other cash flows from investing activities	3,234	3,234	-	-
Net cash inflow / (outflow) from investing activities	(59,972)	(59,467)	(12,039)	(6,685)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	-	-	-	-
Repayment of borrowings	(4,696)	(4,696)	(2,348)	(4,528)
Net cash inflow / (outflow) from financing activities	(4,696)	(4,696)	(2,348)	(4,528)
Net increase / (decrease) in cash held	(22,191)	(24,127)	9,833	11,704
Cash and cash equivalents at the beginning of the year	84,087	121,327	121,327	121,327
Cash and cash equivalents at the end of the financial year / period	61,896	97,201	131,160	133,031

Cash Funding (YTD)



Cash Expenditure (YTD)



Total Cash Funding (Actual YTD)	140,934	Total Cash Expenditure (Actual YTD)	129,231
Total Cash Funding (Annual Revised Budget)	262,692	Total Cash Expenditure (Annual Revised Budget)	286,819
% of Budget Achieved YTD	54%	% of Budget Achieved YTD	45%

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION				
As at 31 December 2015				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual Balance \$000
CURRENT ASSETS				
Cash and cash equivalents	61,896	97,201	131,160	133,031
Trade and other receivables	26,046	25,017	25,017	24,038
Inventories	845	774	779	742
Non-current assets held for sale	354	1,309	5,760	10,212
Other current assets	1,154	1,104	1,104	6,242
Total current assets	90,295	125,405	163,820	174,265
NON-CURRENT ASSETS				
Investment property	893	956	956	956
Property, plant and equipment	2,118,731	2,277,020	2,239,723	2,239,329
Intangible assets	916	2,839	3,222	3,220
Other financial assets	73	73	73	73
Investment in other entities	10,063	10,063	5,612	1,160
Total non-current assets	2,130,676	2,290,951	2,249,586	2,244,738
TOTAL ASSETS	2,220,971	2,416,356	2,413,406	2,419,003
CURRENT LIABILITIES				
Trade and other payables	15,369	20,050	20,825	18,247
Borrowings	5,559	4,482	4,482	4,482
Provisions	8,053	8,422	13,998	11,414
Other current liabilities	1,282	3,529	3,529	3,041
Total current liabilities	30,263	36,484	42,834	37,184
NON-CURRENT LIABILITIES				
Borrowings	44,200	45,277	47,625	47,616
Provisions	10,769	12,209	12,288	13,163
Total non-current liabilities	54,969	57,486	59,913	60,779
TOTAL LIABILITIES	85,232	93,970	102,747	97,963
NET COMMUNITY ASSETS	2,135,739	2,322,386	2,310,659	2,321,040
COMMUNITY EQUITY				
Asset revaluation surplus	668,685	827,411	827,411	827,411
Retained surplus	1,415,250	1,426,454	1,389,202	1,403,635
Constrained cash reserves	51,804	68,521	94,046	89,994
TOTAL COMMUNITY EQUITY	2,135,739	2,322,386	2,310,659	2,321,040

6. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 December 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Revenue					
Rates charges	82,760	83,460	41,380	41,982	602
Levies and utility charges	128,121	128,121	63,337	62,910	(427)
<i>Less: Pensioner remissions and rebates</i>	(3,460)	(3,461)	(1,721)	(1,593)	128
Fees and charges	11,638	12,335	6,755	7,633	878
Operating grants and subsidies	7,053	7,427	3,729	4,973	1,244
Operating contributions and donations	531	531	199	297	98
Interest external	3,355	3,555	1,928	2,167	239
Investment returns	3,234	3,234	-	-	-
Other revenue	4,920	5,305	2,981	2,936	(45)
Total revenue	238,152	240,509	118,588	121,305	2,717
Expenses					
Employee benefits	77,404	78,398	40,017	40,102	85
Materials and services	106,542	108,586	52,268	49,517	(2,751)
Finance costs other	1,400	563	157	167	10
Other expenditure	347	347	203	252	49
Net internal costs	(879)	(879)	(439)	(531)	(92)
Total expenses	184,814	187,015	92,206	89,507	(2,699)
Earnings before interest, tax and depreciation (EBITD)	53,338	53,494	26,382	31,798	5,416
Interest expense	3,257	3,257	1,628	1,620	(8)
Depreciation and amortisation	49,975	49,975	24,988	26,172	1,184
OPERATING SURPLUS/(DEFICIT)	106	262	(234)	4,006	4,240

Levies and utility charges breakup For the period ending 31 December 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Levies and utility charges					
Refuse charges	20,051	20,051	10,025	9,886	(139)
Special charges	3,874	3,874	1,968	1,972	4
Environment levy	5,830	5,830	2,916	2,961	45
Landfill remediation charge	2,677	2,677	1,339	1,358	19
Wastewater charges	40,114	40,114	20,057	20,899	842
Water access charges	17,817	17,817	8,908	8,959	51
Water consumption charges	37,759	37,759	18,124	16,875	(1,249)
Total Levies and utility charges	128,121	128,121	63,337	62,910	(427)



7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 December 2015

	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	6,133	9,993	9,883	13,677	3,794
Capital grants and subsidies	7,043	9,641	2,188	3,377	1,189
Proceeds on disposal of non-current assets	1,716	1,716	15	372	357
Capital transfers (to)/ from reserves	14,566	9,341	(14,937)	(9,784)	5,153
Non-cash contributions	3,079	3,079	40	89	49
New loans	-	-	-	-	-
Funding from general revenue	53,336	58,056	29,324	18,826	(10,498)
Total sources of capital funding	85,873	91,825	26,513	26,557	44
Application of capital funds					
Contributed assets	3,079	3,079	40	89	49
Capitalised goods and services	72,366	79,411	21,722	21,395	(327)
Capitalised employee costs	5,732	4,639	2,403	2,716	313
Loan redemption	4,696	4,696	2,348	2,357	9
Total application of capital funds	85,873	91,825	26,513	26,557	44
Other budgeted items					
Transfers to constrained operating reserves	(11,131)	(11,131)	(5,084)	(5,660)	(576)
Transfers from constrained operating reserves	10,509	11,101	3,807	3,282	(525)
WDV of assets disposed	2,128	2,128	1,064	311	(753)

8. REDLAND WATER & REDWASTE STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT For the Period Ending 31 December 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	97,659	97,959	48,374	48,129	(246)
Total expenses	53,982	53,303	28,253	24,473	(3,780)
Earnings before interest, tax and depreciation (EBITD)	43,677	44,656	20,121	23,656	3,534
Interest expense	-	-	-	-	-
Depreciation	17,081	17,081	8,541	8,389	(152)
Operating surplus/(deficit)	26,596	27,575	11,580	15,267	3,686

REDLAND WATER CAPITAL FUNDING STATEMENT For the Period Ending 31 December 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants & subsidies	3,500	3,500	3,516	4,942	1,426
Net transfer (to)/from constrained capital reserves	(2,714)	5,812	(336)	(1,516)	(1,180)
Other	3,000	3,000	-	-	-
Funding from utility revenue	17,680	11,229	2,744	3,049	305
Total sources of capital funding	21,466	23,541	5,924	6,475	551
Contributed assets	3,000	3,000	-	-	-
Capitalised expenditure	18,466	20,541	5,924	6,475	551
Loan redemption	-	-	-	-	-
Total applications of capital funds	21,466	23,541	5,924	6,475	551

REDWASTE SUMMARY OPERATING STATEMENT For the Period Ending 31 December 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	21,810	21,710	10,864	10,805	(59)
Total expenses	15,678	15,662	7,735	7,481	(254)
Earnings before interest, tax and depreciation (EBITD)	6,132	6,047	3,129	3,324	195
Interest expense	42	42	21	19	(2)
Depreciation	553	553	276	264	(12)
Operating surplus/(deficit)	5,537	5,453	2,832	3,041	209

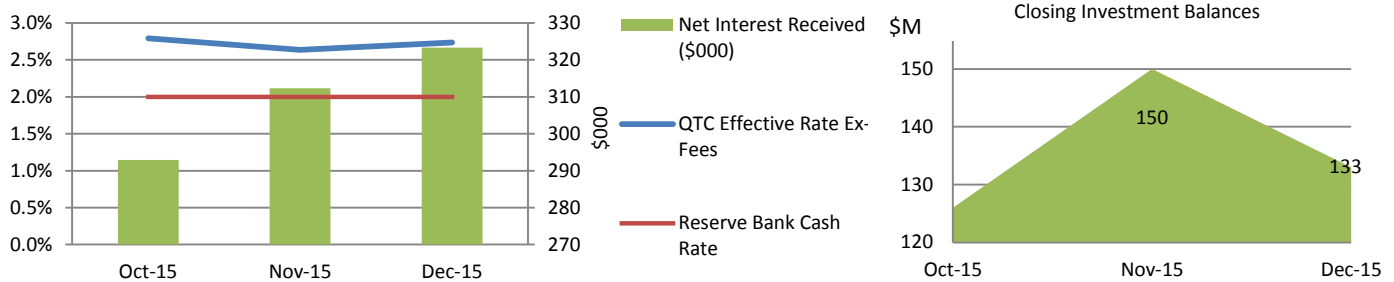
REDWASTE CAPITAL FUNDING STATEMENT For the Period Ending 31 December 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants & subsidies	-	-	-	-	-
Net transfer (to)/from constrained capital reserves	-	-	-	-	-
Other	-	-	-	-	-
Funding from utility revenue	1,639	2,226	371	449	78
Total sources of capital funding	1,639	2,226	371	449	78
Contributed assets	-	-	-	-	-
Capitalised expenditure	1,570	2,157	336	413	77
Loan redemption	69	69	35	36	1
Total applications of capital funds	1,639	2,226	371	449	78

9. INVESTMENT & BORROWINGS REPORT

For the Period Ending 31 December 2015

INVESTMENT RETURNS



Total Investment at End of Month was \$132.75M

Current Position

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

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

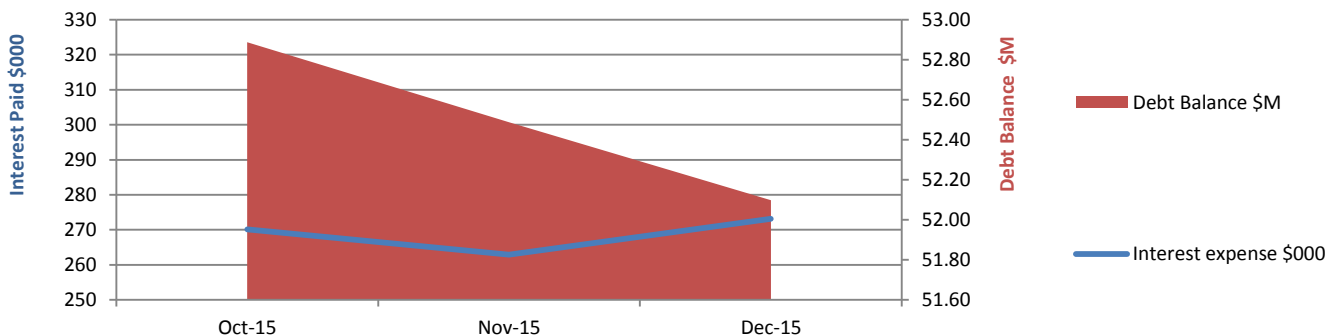
Note: the Reserve Bank reduced the cash rate down to 2% in its May sitting and maintained this position through to its December sitting.

The Tax and Treasury Team's recommendation that Council diversify its investments outside of QTC to maximise returns has received approval from management. The Team is working through the guidelines and will commence reviewing term deposit rates in the market to take advantage of any opportunities.

In the meantime the Team ensures Council maximises its interest earnings on a daily basis by depositing surplus funds at QTC for a higher rate than is achieved from the bank transaction account.

Council adopted its revised Investment Policy in April 2015 for the 2015-16 financial year

BORROWING COSTS



Total Borrowings at End of Month was \$52.1M



Current Position

Debt is split into 6, 9 and 12 year pools with repayment made *annually* in advance for 2015-16.

By prepaying the interest annually in 2015-16, it is expected that Council will save in excess of \$50,000 in interest over the financial year.

Council adopted its revised Debt Policy in June 2015 for the 2015-16 financial year

10. CONSTRAINED CASH RESERVES

Reserves as at 31 December 2015	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	2,492	258	(466)	2,284
Red Art Gallery Commissions & Donations Res	2	-	-	2
	2,494	258	(466)	2,286
Utilities Reserve:				
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	9,900	-	-	9,900
Constrained Works Reserve:				
Tree Planting Reserve	23	54	-	77
Parks Reserve	6,006	2,343	(3)	8,346
East Thornlands Road Infra Reserve	674	-	-	674
Community Facility Infrastructure Reserve	979	353	-	1,332
Retail Water Renewal & Purchase Reserve	7,478	886	(196)	8,168
Sewerage Renewal & Purchase Reserve	9,500	3,017	(2,191)	10,326
Constrained Works Res-Cap Grants & Contribs	1,410	584	(698)	1,296
Transport Trunk Infrastructure Reserve	13,565	4,205	-	17,770
Cycling Trunk Infrastructure Reserve	3,099	1,722	-	4,821
Stormwater Infrastructure Reserve	3,722	961	-	4,683
Constrained Works Res-Opr Grants & Contribs	1,246	-	(113)	1,133
	47,702	14,125	(3,201)	58,626
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	6,878	-	(41)	6,837
Environment Charge Maintenance Reserve	1,729	2,960	(2,322)	2,367
	8,607	2,960	(2,363)	9,204
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	111	(106)	5
SMBI Translink Reserve	2	480	-	482
	2	591	(106)	487
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	5,806	1,371	(1,411)	5,766
Aquatic Paradise Canal Reserve	2,834	451	(30)	3,255
Sovereign Waters Lake Reserve	487	29	(46)	470
	9,127	1,851	(1,487)	9,491
TOTALS	77,832	19,785	(7,623)	89,994

Closing Cash & Cash Equivalents	133,031
Reserves as percentage of cash balance	68%

11. GLOSSARY

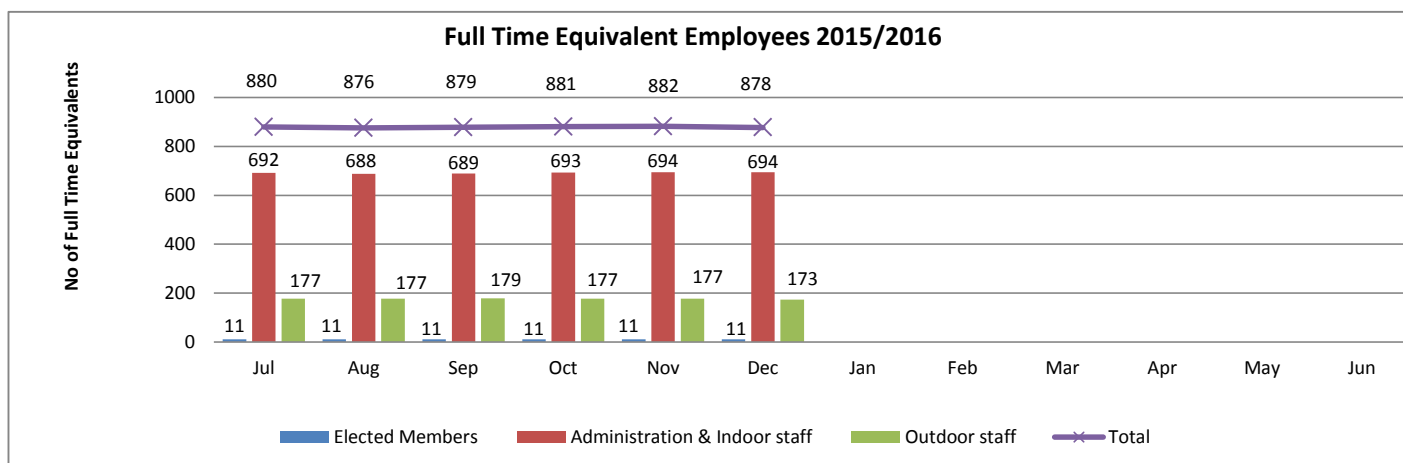
Definition of ratios

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

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

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce reporting



Workforce reporting - YTD December 2015: Headcount	Employee Type						Grand Total
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	
Office of CEO	11	4	86	9	7	3	120
Organisational Services	4	6	101	8	7	5	131
Community and Customer Service	38	5	244	51	27	8	373
Infrastructure and Operations	17	6	302	10	14	0	349
Total	70	21	733	78	55	16	973

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

Comparison December 2014 to December 2015

Days Overdue	Total					
	Dec-14	% Overdue	Dec-15	% Overdue	\$ Variance	% Variance
<90	\$3,048,558	2.6%	\$2,825,176	2.4%	-\$223,382	-0.25%
90 - 180 days	\$1,362,242	1.2%	\$1,173,327	1.0%	-\$188,915	-0.19%
>180 days	\$2,423,644	2.1%	\$2,782,043	2.3%	\$358,399	0.26%
Total	\$6,834,444	5.90%	\$6,780,546	5.73%	-\$53,898	-0.18%

Days Overdue	Mainland					
	Dec-14	% Overdue	Dec-15	% Overdue	\$ Variance	% Variance
<90	\$2,265,149	2.0%	\$2,085,053	1.8%	-\$180,096	-0.20%
90 - 180 days	\$916,172	0.8%	\$767,490	0.6%	-\$148,682	-0.14%
>180 days	\$1,198,154	1.0%	\$1,494,964	1.3%	\$296,810	0.23%
Total	\$4,379,475	3.78%	\$4,347,507	3.67%	-\$31,968	-0.11%

Days Overdue	Nth Stradbroke Is / Coochiemudlo Is / Garden Is					
	Dec-14	% Overdue	Dec-15	% Overdue	\$ Variance	% Variance
<90	\$119,706	0.1%	\$103,796	0.1%	-\$15,909	-0.02%
90 - 180 days	\$53,628	0.0%	\$52,137	0.0%	-\$1,492	0.00%
>180 days	\$61,462	0.1%	\$99,678	0.1%	\$38,216	0.03%
Total	\$234,796	0.20%	\$255,611	0.22%	\$20,816	0.01%

Days Overdue	SMBI					
	Dec-14	% Overdue	Dec-15	% Overdue	\$ Variance	% Variance
<90	\$663,703	0.6%	\$636,326	0.5%	-\$27,377	-0.04%
90 - 180 days	\$392,442	0.3%	\$353,701	0.3%	-\$38,742	-0.04%
>180 days	\$1,164,028	1.0%	\$1,187,400	1.0%	\$23,373	0.00%
Total	\$2,220,172	1.92%	\$2,177,427	1.84%	-\$42,746	-0.08%



11.2 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****11.2.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS**

Objective Reference: A1328210
Reports and Attachments (Archive)

Attachment: [Decisions Made Under Delegated Authority 22.11.2015 to 09.01.2016](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Debra Weeks
Senior Business Support Officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

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

- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.
- Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable

applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.

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

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves to note this report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Decisions Made Under Delegated Authority 22.11.2015 to 28.11.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003264	Design & Siting - Dwelling	Category1	Bartley Burns Certifiers & Planners	272A Wellington Street, Ormiston QLD 4160	Concurrence Agency Response	23/11/2015	Approved	1
BWP003271	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	40 Tolson Terrace, Ormiston QLD 4160	Concurrence Agency Response	27/11/2015	Approved	1
ROL005952	Standard Format: 1 into 2 lots	Category1	Philip Murray Impey Anton Leon Steyger Trudi Gai Steyger	84 Passage Street, Cleveland QLD 4163	Permissible Change	27/11/2015	Development Permit	2
ROL005971	Standard Format: 1 into 3 Lots	Category1	Bplanned Pty Ltd	2 Danielle Street, Cleveland QLD 4163	Code Assessment	27/11/2015	Development Permit	2
BWP003223	Domestic Additions	Category1	The Certifier Pty Ltd	15 Mainroyal Court, Cleveland QLD 4163	Code Assessment	25/11/2015	Development Permit	2
ROL005785	Standard Format : 1 into 4 Lots	Category1	East Coast Surveys Pty Ltd	6 Jane Court, Cleveland QLD 4163	Code Assessment	25/11/2015	Development Permit	3
ROL005973	Combined - Reconfiguration of Lot: 1 into 2 LOTS and Operational Works for a ROL	Category1	Michell Town Planning & Development	123 Panorama Drive, Thornlands QLD 4164	Compliance Assessment	24/11/2015	Compliance Permit	3
MCU013579	New Dwelling and Shed	Category1	Bay Island Designs	67 Coast Road, Macleay Island QLD 4184	Code Assessment	24/11/2015	Development Permit	5
ROL005987	STANDARD FORMAT 1 INTO 2	Category1	Gee Jays Plumbing & Drainage Superfund	29 Wilson Esplanade, Redland Bay QLD 4165	Code Assessment	23/11/2015	Development Permit	5
BWP003266	Design & Siting - Dwelling	Category1	Professional Certification Group	8 Persian Close, Mount Cotton QLD 4165	Concurrence Agency Response	26/11/2015	Approved	6

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP003272	Design & Siting - Dwelling house	Category1	Platinum Building Approvals	67 Sarsenet Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	27/11/2015	Approved	6
BWP003285	Build Over Sewer Swimming Pool	Category1	Approveit Building Certification Pty Ltd	9 Maculata Close, Mount Cotton QLD 4165	Concurrence Agency Response	27/11/2015	Approved	6
BWP003268	Roofed patio	Category1	Hua Zhang	9 Jon Street, Capalaba QLD 4157	Concurrence Agency Response	25/11/2015	Approved	9
MCU013596	Dual Occupancy ADA	Category1	Gateway Survey & Planning	33 Collingwood Road, Birkdale QLD 4159	Code Assessment	25/11/2015	Development Permit	10
Category 2								
MCU013173	Health Care Centre	Category2	Institute For Urban Indigenous Health Ltd	16 Dickson Way, Dunwich QLD 4183	Permissible Change	24/11/2015	Development Permit	2
MCU013483	Extension to Hotel	Category2	Paynter Dixon Qld Pty Ltd	204 Middle Street, Cleveland QLD 4163	Permissible Change	27/11/2015	Development Permit	2
C816	Conv- VETERINARY CLINIC	Category2	Bartley Burns Certifiers & Planners	433-437 Boundary Road, Thornlands QLD 4164	Permissible Change	24/11/2015	Development Permit	6
OPW001939	Filling & Excavation and Retaining Wall	Category2	ASI Planning	55-59 Henderson Road, Sheldon QLD 4157	Code Assessment	24/11/2015	Development Permit	6
ROL005635	Standard Format: 2 into 4 Lots	Category2	Black Watch	8 Myora Crescent, Capalaba QLD 4157	Permissible Change	26/11/2015	Development Permit	9

Decisions Made Under Delegated Authority 29.11.2015 to 05.12.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003270	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	219 Wellington Street, Ormiston QLD 4160	Concurrence Agency Response	30/11/2015	Approved	1
BWP003281	Build Over Sewer - Swimming Pool	Category1	Newport Consulting Engineers	10 Ivory Lane, Ormiston QLD 4160	Concurrence Agency Response	3/12/2015	Approved	1
BWP002986	Roofed Deck	Category1	Applied Building Approvals	20 Base Street, Victoria Point QLD 4165	Permissible Change	1/12/2015	Development Permit	4
ROL005988	Standard Format: 1 into 2 lots	Category1	Statcorp Pty Ltd	11 Chestnut Crescent, Victoria Point QLD 4165	Code Assessment	2/12/2015	Development Permit	4
MCU013530	Dwelling House	Category1	Darren William Bow Kelly Petr Somerville	18 Koonwarra Parade, Macleay Island QLD 4184	Code Assessment	4/12/2015	Development Permit	5
BWP002718	Design & Siting - Proposed Extensions	Category1	Applied Building Approvals	35-39 Stanley Street, Capalaba QLD 4157	Permissible Change	2/12/2015	Development Permit	9
BWP003279	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	31 Bandiera Street, Birkdale QLD 4159	Concurrence Agency Response	4/12/2015	Approved	10

Decisions Made Under Delegated Authority 29.11.2015 to 05.12.2015

Category 2

OPW001923	Operational Works - Prescribed Tidal Works Pontoon	Category2	Phillip Gregory Todkill	25 Mainroyal Court, Cleveland QLD 4163	Code Assessment	30/11/2015	Development Permit	2
MC012222	Multiple Dwellings x 4	Category2	Philip Impey Architect	17 Boat Street, Victoria Point QLD 4165	Extension to Relevant Period	30/11/2015	Approved	4
MCU013337	Multiple Dwellings x 92 and Display Dwelling	Category2	Wolter Consulting Group	The Boulevards Redland Bay, 35 Weinam Street, Redland Bay QLD 4165	Code Assessment	2/12/2015	Development Permit	5
OPW001935	Operational Works - ROL 2 into 3	Category2	Civil Dimensions Consulting Engineers	24 Wilson Esplanade, Redland Bay QLD 4165	Code Assessment	3/12/2015	Development Permit	5
MCU012677	Display Dwelling x 3 and Car Parking	Category2	Geo Developments Pty Ltd Villa World Developments Pty Ltd	215 Hardwood Drive, Mount Cotton QLD 4165	Permissible Change	2/12/2015	Development Permit	6
MCU013376	MULTIPLE DWELLING X 9	Category2	JDC Designs & Planning	148 Finucane Road, Alexandra Hills QLD 4161	Code Assessment	3/12/2015	Development Permit	8

Decisions Made Under Delegated Authority 29.11.2015 to 05.12.2015

Category 3

MCU012923	Multiple Dwelling x 103	Category3	Aria Property Group Pty Ltd Wolter Consulting Group	398-408 Boundary Road, Thornlands QLD 4164	Permissible Change	2/12/2015	Development Permit	3
MCU013346	Mobile Home Park	Category2	Gateway Lifestyle Residential Parks	Address For Past Property/Land Only, 22- 34 Collingwood Road, Birkdale QLD 4159	Impact Assessment	1/12/2015	Development Permit	10

Decisions Made Under Delegated Authority 06.12.2015 to 12.12.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
MCU013380	Dwelling House extensions	Category1	Pacific Approvals Pty Ltd	158-160 Main Road, Wellington Point QLD 4160	Code Assessment	9/12/2015	Development Permit	1
MCU013610	Dwelling House	Category1	Cornerstone Building Certification	52 Frederick Street, Wellington Point QLD 4160	Code Assessment	10/12/2015	Development Permit	1
MCU013499	Dwelling House	Category1	Anthony Parisi As Trustee	42 Plymouth Court, Cleveland QLD 4163	Code Assessment	7/12/2015	Development Permit	2
MCU013559	Multiple Dwelling - Townhouse and Two Units	Category1	Platinum Design	227 Shore Street North, Cleveland QLD 4163	Code Assessment	9/12/2015	Development Permit	2
BWP003212	Design & Siting	Category1	Town Planning Alliance	42 Plymouth Court, Cleveland QLD 4163	Concurrence Agency Response	9/12/2015	Approved	2
BWP003295	BOS Fence and Deck	Category1	Arthur Meng	4 Binnacle Close, Cleveland QLD 4163	Concurrence Agency Response	11/12/2015	Approved	2
BWP003310	Design and Siting - Carport	Category1	Building Approvals Qld	101 Colburn Avenue, Victoria Point QLD 4165	Concurrence Agency Response	11/12/2015	Approved	4
MCU013576	Dwelling House - ADA	Category1	Alexander Fedorov Anastasia Fedorov	51 Lagoon Road, Russell Island QLD 4184	Permissible Change	8/12/2015	Development Permit	5
MCU013616	Dwelling and Shed - ADA	Category1	Bay Island Designs	1 Island Outlook, Macleay Island QLD 4184	Code Assessment	8/12/2015	Development Permit	5
BWP003254	Shed & Carport	Category1	Noel J Quist	176-178 Pioneer Road, Sheldon QLD 4157	Code Assessment	8/12/2015	Development Permit	6
BWP003280	Design and Siting - Dwelling	Category1	Antech Constructions Pty Ltd	1 Madison Court, Redland Bay QLD 4165	Concurrence Agency Response	8/12/2015	Approved	6

Decisions Made Under Delegated Authority 06.12.2015 to 12.12.2015

BWP003284	Design & Siting - Dwelling	Category1	Platinum Building Approvals	63 Sarsenet Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	10/12/2015	Approved	6
BWP003287	Design and Siting - Dwelling House	Category1	Coral Homes (Qld) Pty Ltd	3 Persian Close, Mount Cotton QLD 4165	Concurrence Agency Response	10/12/2015	Approved	6
BWP003290	Design & Siting - Dwelling	Category1	Henley Properties Qld Pty Ltd	17 Vanstone Way, Redland Bay QLD 4165	Concurrence Agency Response	9/12/2015	Approved	6
BWP003296	Design & Siting - Garage	Category1	Henley Properties Qld Pty Ltd	7 Persian Close, Mount Cotton QLD 4165	Concurrence Agency Response	11/12/2015	Approved	6
BWP003305	Design and Siting - Dwelling House	Category1	Henley Properties Qld Pty Ltd	12 Balbriggan Court, Mount Cotton QLD 4165	Concurrence Agency Response	10/12/2015	Approved	6
BWP003306	Design and Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	39 Sarsenet Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	10/12/2015	Approved	6
BWP003311	Design and Siting - Dwelling	Category1	Powell Constructions Pty Ltd Total Building Consult Pty Ltd	7 Marblewood Street, Mount Cotton QLD 4165	Concurrence Agency Response	11/12/2015	Approved	6
BWP003289	Building Over/near relevant infrastructure - Car Wash Bay	Category1	The Certifier Pty Ltd	2 Hook Street, Capalaba QLD 4157	Concurrence Agency Response	9/12/2015	Approved	9

Decisions Made Under Delegated Authority 06.12.2015 to 12.12.2015

Category 2

MCU013524	Combined Use - Tourist Accommodation, Residential Apartment, Shops	Category2	East Coast Surveys Pty Ltd	138-144 Bloomfield Street, Cleveland QLD 4163	Code Assessment	7/12/2015	Development Permit	2
OPW001936	Reconfiguration of Lot 1 into 5	Category2	Matthew Stringer Subdivision & Construction Management	81 Main Street, Redland Bay QLD 4165	Code Assessment	10/12/2015	Development Permit	5
MC011236	Combined MCU and Reconfiguration	Category2	Harridan Pty Ltd Steve Cooper & Associates	119 Bunker Road, Victoria Point QLD 4165	Permissible Change	8/12/2015	Development Permit	6
OPW001948	Operational Works 1 into 2 (Storm water Drainage)	Category2	JDC Designs & Planning	91 Allenby Road, Wellington Point QLD 4160	Code Assessment	8/12/2015	Development Permit	8

Category 3

MCU013463	Vehicle Depot	Category3	Michell Town Planning & Development	678-682 Mount Cotton Road, Sheldon QLD 4157	Impact Assessment	7/12/2015	Development Permit	6
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Decisions Made Under Delegated Authority 13.12.2015 to 19.12.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
ROL005980	Standard Format 1 into 3 Lots	Category1	East Coast Surveys Pty Ltd	17 Beckwith Street, Ormiston QLD 4160	Code Assessment	17/12/2015	Development Permit	1
BWP003293	Deck Extension	Category1	Steve Bartley & Associates Pty Ltd	16-18 Sleath Street, Ormiston QLD 4160	Code Assessment	14/12/2015	Development Permit	1
ROL005994	Standard Format - 1 into 2 Lots	Category1	Statewide Survey Group Pty Ltd Consulting Surveyors	23 Wilson Esplanade, Redland Bay QLD 4165	Code Assessment	17/12/2015	Development Permit	5
BWP003282	PRIVATE SPA	Category1	Gavin John Bray Jacqueline Ann Bray	21-23 Attunga Street, Macleay Island QLD	Code Assessment	14/12/2015	Development Permit	5
MCU013617	New Dwelling - ADA	Category1	The Certifier Pty Ltd	1 Causeway Drive, Macleay Island QLD 4184	Code Assessment	14/12/2015	Development Permit	5
BWP003303	Retaining Wall	Category1	Norelle Elizabeth Felschow	11 Pacific Street, Lamb Island QLD 4184	Code Assessment	18/12/2015	Development Permit	5
BWP003301	Design and Siting - Dwelling House - Set back and Site Coverage	Category1	McDonald Jones Homes Pty Ltd	69 Sarsenet Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	16/12/2015	Approved	6
BWP003304	Design and Siting - Dwelling House - Setback & Site Coverage	Category1	Bartley Burns Certifiers & Planners	9 Persian Close, Mount Cotton QLD 4165	Concurrence Agency Response	15/12/2015	Approved	6
MCU013633	Alfresco & Porch, Garage, House - Overlay Assessment	Category1	Alliance Homes Pty Ltd Approveit Building Certification Pty Ltd	29 Park Edge Place, Redland Bay QLD 4165	Code Assessment	17/12/2015	Development Permit	6

MCU013634	2 Storey Dwelling - Overlay Assessment	Category1	Henley Properties Qld Pty Ltd	17 Vanstone Way, Redland Bay QLD 4165	Code Assessment	16/12/2015	Development Permit	6
BWP003021	Design & Siting- Shed & Awning	Category1	Robert James Deeks Strickland Certification Pty Ltd	15 Palana Drive, Alexandra Hills QLD 4161	Concurrence Agency Response	18/12/2015	Permissible Change	7
BWP003294	Combined Design and Siting and Build Over or Near Underground Infrastructure - Outbuilding	Category1	The Certifier Pty Ltd	25 O'Gorman Street, Alexandra Hills QLD 4161	Concurrence Agency Response	16/12/2015	Approved	7
BWP003298	DESIGN & SITING - CARPORT X2	Category1	The Certifier Pty Ltd	2 Ironbark Street, Capalaba QLD 4157	Concurrence Agency Response	18/12/2015	Approved	7
BWP003299	Design and Siting Dwelling House	Category1	Bartley Burns Certifiers & Planners	73-75 Willard Road, Capalaba QLD 4157	Concurrence Agency Response	17/12/2015	Approved	8
OPW001944	Advertising Device	Category1	Barton Holdings Pty Ltd As Trustee John Gaskell Planning Consultants	115 Redland Bay Road, Capalaba QLD 4157	Code Assessment	18/12/2015	Development Permit	9
MCU013609	Dwelling House	Category1	Stroudbuilt Pty Ltd T/As Stroud Homes	3 St James Road, Birkdale QLD 4159	Code Assessment	15/12/2015	Development Permit	10
BWP003292	Design & Siting- Guest Accommodation- Setback	Category1	Bartley Burns Certifiers & Planners	35-37 Clive Road, Birkdale QLD 4159	Concurrence Agency Response	15/12/2015	Approved	10

BWP003308	Design & Siting - Domestic Outbuilding - Car Port	Category1	The Certifier Pty Ltd	36 Agnes Street, Birkdale QLD 4159	Concurrence Agency Response	17/12/2015	Approved	10
Category 2								
MC010134	Dual Occupancy	Category2	Urban Insight	106 Mooloomba Road, Point Lookout QLD 4183	Impact Assessment	17/12/2015	Extension to Relevant Period	2
MCU012588	Apartment Building (36 Units)	Category2	ABC Properties Development Pty Ltd Bartley Burns Certifiers & Planners Javica Pty Ltd	4-6 Wharf Street, Cleveland QLD 4163	Code Assessment	14/12/2015	Extension to Relevant Period	2
MCU013564	Multiple Dwelling x 5	Category2	Wolter Consulting Group	46 Salisbury Street, Redland Bay QLD 4165	Impact Assessment	18/12/2015	Development Permit	5
MC012144	Multiple Dwelling x 25 (originally lodged as 33 units)	Category2	Horizon Property Holdings Pty Ltd	171 Allenby Road, Wellington Point QLD 4160	Impact Assessment	18/12/2015	Permissible Change	8
OPW001953	Operational Works (Civil) - 1 into 3	Category2	Civil Works Engineers	4 Kingsbury Court, Alexandra Hills QLD 4161	Code Assessment	17/12/2015	Development Permit	8

Decisions Made Under Delegated Authority 20.12.2015 to 03.01.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003313	Design and Siting - Open Carport	Category1	Graham Leask	24 Conochie Place, Ormiston QLD 4160	Concurrence Agency Response	21/12/2015	Approved	1
BWP003331	Design and Siting - Carport	Category1	All Approvals Pty Ltd	47 Mindarie Crescent, Wellington Point QLD 4160	Concurrence Agency Response	21/12/2015	Approved	1
ROL005874	Standard Format: 1 into 2 Lots	Category1	Philip Impey Architect	22 Piermont Place, Cleveland QLD 4163	Permissible Change	23/12/2015	Development Permit	2
BWP003312	Design and Siting - Garage	Category1	Dennis Graham Suzanne Kate Hembrow	98 Morris Circuit, Thornlands QLD 4164	Concurrence Agency Response	22/12/2015	Approved	3
MCU013635	Dwelling House - Secondary Dwelling ADA	Category1	Cheryl Anne Miles	26 Osprey Drive, Thornlands QLD 4164	Code Assessment	21/12/2015	Development Permit	3
BWP003317	Design and Siting - Carport - Setback	Category1	Building Approvals Qld	10 Elliott Court, Victoria Point QLD 4165	Concurrence Agency Response	22/12/2015	Approved	4
BWP003329	Design and Siting - Dwelling - Setback	Category1	Henley Properties Qld Pty Ltd	3 Maranoa Street, Thornlands QLD 4164	Concurrence Agency Response	22/12/2015	Approved	4
MCU013614	New Dwelling and Shed	Category1	Bay Island Designs	76 Timothy Street, Macleay Island QLD 4184	Code Assessment	23/12/2015	Development Permit	5
MCU013615	New Dwelling and Shed	Category1	Bay Island Designs	78 Timothy Street, Macleay Island QLD 4184	Code Assessment	23/12/2015	Development Permit	5
MCU013640	Dwelling House - ADA	Category1	Bay Island Designs	59 Western Road, Macleay Island QLD 4184	Code Assessment	23/12/2015	Development Permit	5

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013620	Dwelling House - Secondary Dwelling ADA	Category1	Dixon Homes Pty Ltd (Sherwood)	27 Vanstone Way, Redland Bay QLD 4165	Code Assessment	21/12/2015	Development Permit	6
BWP003309	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	15-37 Muller Street, Redland Bay QLD 4165	Concurrence Agency Response	21/12/2015	Approved	6
BWP003315	Design & Siting - Additions	Category1	Redplan	5 Sapium Road, Redland Bay QLD 4165	Concurrence Agency Response	21/12/2015	Approved	6
BWP003326	Design and Siting - Dwelling	Category1	Platinum Building Approvals	37 Golden Wattle Avenue, Mount Cotton QLD 4165	Concurrence Agency Response	23/12/2015	Approved	6
BWP003333	Design and Siting - Dwelling - Setback	Category1	Henley Properties Qld Pty Ltd	4 Europa Court, Redland Bay QLD 4165	Concurrence Agency Response	23/12/2015	Approved	6
BWP002757	Secondary Dwelling	Category1	Dominic Johnston	11 Ironbark Street, Capalaba QLD 4157	Permissible Change	22/12/2015	Development Permit	7
BWP003321	Design and Siting - Garage - Setback	Category1	Fluid Approvals	9 Ironbark Street, Capalaba QLD 4157	Concurrence Agency Response	23/12/2015	Approved	7
BWP003175	Retaining Wall	Category1	James Hugh Kyle	14 Quentin Street, Capalaba QLD 4157	Code Assessment	22/12/2015	Development Permit	9
BWP003324	Design & Siting - Dwelling House	Category1	Ashleigh Shannon Mitchell Lee Williams	193 Birkdale Road, Birkdale QLD 4159	Concurrence Agency Response	22/12/2015	Approved	10
Category 2								
OPW001945	Operational Works - ROL 1 into 3	Category2	HCE Engineers	257-259 Wellington Street, Ormiston QLD 4160	Code Assessment	22/12/2015	Development Permit	1

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
ROL005524	Standard Format 1 into 2	Category2	East Coast Surveys Pty Ltd Philip Impey Architect	29 Eagle Street, Victoria Point QLD 4165	Extension to Relevant Period	24/12/2015	Approved	4
MC010910	Apartment Building x 18 units	Category2	Glenlyon Developments Pty Ltd Willaton Property Group Pty Ltd As Trustee	193 Esplanade, Redland Bay QLD 4165	Permissible Change	21/12/2015	Development Permit	5
MCU013585	Community Facility - Headspace Facility	Category2	P Tagell	The Eureka Centre - 29 Moreton Bay Road Capalaba, 1/29 Moreton Bay Road, Capalaba QLD 4157	Impact Assessment	21/12/2015	Development Permit	9
Category 3								
ROL005753	Standard format - 2 into 156 residential lots + 1 open space lot	Category3	Church Of Christ In Queensland	100 Kinross Road, Thornlands QLD 4164	Impact Assessment	21/12/2015	Development Permit	3

Decisions Made Under Delegated Authority 03.01.2016 to 09.01.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
ROL005990	Standard Format: 1 into 2	Category1	Statewide Survey Group Pty Ltd Consulting Surveyors	50 Samarinda Way, Unit 2/50 Samarinda Way, Point Lookout QLD 4183	Code Assessment	8/01/2016	Development Permit	2
BWP003130	Design & Siting - Bulk Siting Application x 12	Category1	Australasian Homes	42-46 Queen Street, Redland Bay QLD 4165	Concurrence Agency Response	4/01/2016	Approved	5
BWP003318	Design and Siting - Dwelling - Setback	Category1	Professional Certification Group	35 Sarsenet Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	4/01/2016	Approved	6
BWP003323	Design and Siting - Dwelling	Category1	Henley Properties Qld Pty Ltd	45 Sarsenet Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	5/01/2016	Approved	6
BWP003325	Design and Siting - Dwelling	Category1	Henley Properties Qld Pty Ltd	2 Balbriggan Court, Mount Cotton QLD 4165	Concurrence Agency Response	5/01/2016	Approved	6
BWP003327	Design & Siting - Patio	Category1	D & C Patios	4 Staghorn Court, Mount Cotton QLD 4165	Concurrence Agency Response	5/01/2016	Approved	6
BWP003337	Design and Siting - Dwelling - Setback	Category1	Coral Homes (Qld) Pty Ltd	27 Sarsenet Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	7/01/2016	Approved	6
ROL005995	Standard Format 1 into 2 Lots	Category1	KZN Developments Pty Ltd As Trustee	10 Nottinghill Street, Birkdale QLD 4159	Code Assessment	6/01/2016	Development Permit	8

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP003322	Design and Siting - Shed - Setback and Site Coverage	Category1	Reliable Certification Services	30 Rossinton Street, Birkdale QLD 4159	Concurrence Agency Response	6/01/2016	Approved	8
Category 2								
MCU013587	Dual Occupancy	Category2	Javica Pty Ltd	9 Marjoram Street, Thornlands QLD 4164	Impact Assessment	6/01/2016	Development Permit	4
MC009565	Showroom Class B	Category2	John Allen Coles James Porter	39 Southsea Terrace, Macleay Island QLD 4184	Permissible Change	6/01/2016	Development Permit	5
MCU013549	Child Care Centre, Indoor Recreation Facility & Refreshment Establishment	Category2	Powercat Partners Pty Ltd	101 Valley Way, Mount Cotton QLD 4165	Code Assessment	7/01/2016	Development Permit	6

11.2.2 APPEALS UPDATED – CURRENT AS AT 13 JANUARY 2016

Objective Reference: A1328220
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community & Customer
Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Chris Vize
Service Manager Planning Assessment

PURPOSE

The purpose of this report is for Council to note the current appeals.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

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

2. Department of 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 a hearing in May 2016.

2.	File Number:	Appeal 4802 of 2014 (OPW001288)
Applicant:		Birkdale Flowers Pty Ltd
Application Details:		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
Appeal Details:		Amended Originating Application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
Current Status:		5 day hearing held during week of 9 November 2015. Matter was heard on 10 December 2015. Awaiting Judgment.

3.	File Number:	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
Current Status:		Setdown for February pool of Court proceedings.

4.	File Number:	Appeal 795 of 2015 (MCU013316)
Applicant:		James Tovey Wilson
Application Details:		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
Appeal Details:		Submitter appeal against development approval.
Current Status:		The matter has been adjourned to 29 January 2016.

5.	File Number:	Appeal 3441 of 2015 (MCU013378)
Applicant:		Urban Potentials Pty Ltd
Application Details:		Material Change of Use for a Service Station 4 – 6 Government Rd, Redland Bay
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 2 September 2015. No directions orders have been made by the Court.

6.	File Number:	Appeal 3474 of 2015 (ROL005815)
Applicant:		Palacio Property Group Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 5 Lots) 188 – 200 Waterloo Street, Cleveland
Appeal Details:		Applicant appeal against refusal of conversion application.
Current Status:		Appeal filed in Court on 4 September 2015. No directions orders have been made by the Court.

7.	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. No directions orders have been made by the Court.

8.	File Number:	Appeal 3988 of 2015 (MCU013389)
Applicant:		Yajoc Pty Ltd
Application Details:		Material Change of Use for 12 Multiple Dwelling Units 48 - 50 Little Shore St Cleveland
Appeal Details:		Applicant appeal against conditions.
Current Status:		Appeal filed in Court on 13 October 2015. Parties attended a without prejudice meeting on 18 November 2015.

9.	File Number:	Appeal 4472 of 2015 (MCU013409)
Applicant:		Every Bodies Physio Pty Ltd
Application Details:		Material Change of Use for a Health Care Centre and Refreshment Establishment 687-689 Old Cleveland Road East, Wellington Point
Appeal Details:		Applicant appeal against preliminary approval.
Current Status:		Appeal filed in Court on 17 November 2015.

10.	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. Directions order issued by the Court on 27 November 2015 outlining the schedule for the appeal.

11.	File Number:	Appeal 2 of 2016 (MCU013296)
Applicant:		Lanrex 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 appeal against approval.
Current Status:		Appeal filed in Court on 4 January 2016.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves to note this report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

**11.2.3 CLEVELAND CBD AND TOURISM ACCOMMODATION INCENTIVES
ADDITIONAL FUNDING REPORT**

Objective Reference: A1199998
Reports and Attachments (Archives)

Attachment: [Report from 15 July 2015 Cleveland CBD
Development Incentives Program](#)

Authorising Officer:



Louise Rusan
General Manager Community and Customer Services

Responsible Officer:

Kim Kerwin
Group Manager Economic Sustainability and Major
Projects

Report Authors:

Douglas Hunt
Principal Adviser Strategic Economic Development
Chris Vize
Service Manager Planning Assessment

PURPOSE

The purpose of this report is to seek Council's endorsement for additional funding of the Development Application Fee Concessions component of the Cleveland CBD Development Incentives Program and Tourism Accommodation Incentives Package, which are currently operational until 30 June 2017.

BACKGROUND

In July 2015, Council endorsed the continuation of the Cleveland CBD Development Incentives Package for a further two years to take advantage of the current upturn in the wider property market. The Cleveland CBD Development Incentives Package has been promoted jointly with the Tourism Accommodation Incentives Package as a means of stimulating activity both in the Cleveland CBD and more broadly in encouraging development of the city's tourism accommodation offering. A brief overview of the Cleveland CBD Development Incentives Package and Tourism Accommodation Incentives Package is provided below, with a copy of the July 2015 report attached.

Cleveland CBD Development Incentives Program

The Cleveland CBD Development Incentives Program extension consisted of a number of measures. The detailed measures are contained in the attached report. In summary the incentives included:

- A defined geographical area within the Cleveland CBD consisting of a Primary and Secondary Incentives Area;
 - Infrastructure contribution concessions across the Primary and Secondary Incentives Area for certain eligible uses (cap of \$1.5million);
-

- Development Application fee concessions within the Primary and Secondary Incentives Area (cap of \$250,000);
- Ratings and utility charge concessions within the Primary and Secondary Incentives Area;
- Regulatory and facilitative concessions within the Primary and Secondary Incentives Area;
- A defined operational life of the program that is designed to conclude in June 2017.

Tourism Accommodation Incentives Package

The Tourism Accommodation Incentives Package was endorsed through a resolution of Council on the 30 July 2014, terminating on 30 June 2017. The Tourism Accommodation Incentives Package was designed to stimulate investment and construction in tourist accommodation in the city, outside of the Toondah and Weinam Creek PDA sites and the Cleveland CBD Development Incentives Program Area.

The following elements of the Cleveland CBD Development Incentives Program were applied to the Tourism Accommodation Incentives Package:

- Concession on infrastructure charges;
- Concession on development application fees;
- Rating and utility charge exemption during construction;
- Fast tracking of development applications.

Funding for the infrastructure charges and development application fees is sourced from the same budget as the Cleveland CBD Development Incentives Program.

ISSUES

Take-up of the current financial incentives for both the Cleveland CBD Development Incentives Program and Tourism Accommodation Incentives Package is outlined in the budget table below:

Table 1: Cleveland CBD Development Package and Tourism Accommodation Incentives Package budget.

Description	Budget \$	Expended \$	Remaining \$
Infrastructure Charges concessions	1,500,000	0	1,500,000
Development Application Fee Concessions	250,000	247,066.50	2,933.50

Development applications that have received discounts under the incentive programs include:

- Tourist Accommodation, Apartment Building, Refreshment Establishment and Shop at 18-20 Waterloo Street and 22 Taylor Crescent, Cleveland;

- Apartment Building at 22 Waterloo Street, 140-146 Queen Street and 24-26 Taylor Crescent, Cleveland;
- Tourist Accommodation at 332 Finucane Road, Alexandra Hills;
- Tourist Accommodation, Apartment Building and Shop at 138-144 Bloomfield Street, Cleveland;
- Tourist Accommodation, Apartment Building, Refreshment Establishment and Shop at 4 Harbourview Court and 144A Shore Street West, Cleveland; and
- Tourist Accommodation and Tourist Park at 149-169 and 207-215 Mount View Road, Mount Cotton.

Additionally, there is one (1) development application that is currently not properly made and will seek an application fee reduction from these incentive programs. This project, which involves Tourist Accommodation on Russell Island, is potentially eligible for a reduction of \$143,776, therefore exceeding the allocated budget by a total of \$140,842.50.

The uptake of the Development Application Fee Concessions associated with both the Cleveland CBD and Tourism Accommodation indicate some strength in the construction and accommodation sectors of the local economy.

Current low interest rates, an easing of credit restrictions by some lending institutions, favourable construction activity in other parts of South East Queensland and the impending development of Toondah PDA will potentially continue to act as enablers for an increase in economic activity in the Cleveland CBD.

The endorsement for the extension of the Cleveland CBD Incentives Program (and Tourism Accommodation Incentives Package) was designed to take advantage of the upturn in these two sectors that is occurring across other parts of South East Queensland. The financial incentives were designed to act as a potential stimulus to generate construction activity and benefit from the associated multiplier effects that construction generates within an economy.

In order to take advantage of the increase in development applications and to continue offering the Cleveland CBD Incentives Program and Tourism Accommodation Incentives Package in their current form, it is recommended that a further \$400,000 in funding be allocated to continue the Development Application Fee Concessions component of the incentives. This amount will cover the approximate \$140,000 shortfall that will be created once the two pending applications are properly made, and will leave a balance of approximately \$260,000 to be used for future eligible development applications.

The infrastructure charges concessions component of the incentives initiatives, consisting of \$1.5million, has not yet been expended.

STRATEGIC IMPLICATIONS

Legislative Requirements

To facilitate the implementation of the Cleveland CBD Development Incentives Program a number of resolutions in accordance with the *Local Government Act* and Regulation and Adopted infrastructure Charges Resolution were necessary. These requirements remain the same as per the current Cleveland CBD Development Incentives Program.

Risk Management

Opportunities

- Support implementation of the Cleveland Master Plan;
- Renewed investor and consumer confidence in Cleveland;
- Increased employment growth across a range of sectors;
- Increased economic growth;
- Greater mixed use development; and
- Potential to increase rateable properties within the CBD and increase to revenue stream.

Risks

- Potential financial costs associated with implementation of Incentives Program;
- Investors continue to bypass Cleveland in favour of other areas of Southeast Queensland that offer potentially greater return on investment;
- Planned developments that seek to take advantage of incentives but do not proceed to the construction phase.

Financial

Additional funding of the Development Application fee concessions component of the Cleveland CBD Development Incentives Program and Tourism Accommodation Incentives Package is requested as follows:

- Development Application Fees concessions – additional funding cap of \$400,000. Provision needs to be made within Council budget deliberations for the financial impact of the Incentives Program on future budgets. The impacts will also need to be monitored as part of Council's quarterly budget review process.

People

The extension of the Cleveland CBD Development Incentives Program will require continued involvement of officers from across a number of departments to oversee implementation and to manage and process development applications. Officers from the following groups are likely to be affected:

- City Planning and Assessment;
- City Infrastructure; and
- Financial Services.

Environmental

Nil.

Social

A more varied mix of uses within the CBD (both commercial and residential) has the potential to increase activity within Cleveland contributing to a more vibrant centre.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan

The Cleveland CBD Development Incentives Program primarily supports Council's strategic priority of delivering a supportive and vibrant economy, wise planning and design and strong and connected communities. In addition, the Cleveland CBD

Development Incentives Program and Tourism Accommodation Incentives Package will also:

- Provide opportunity for business investment and local employment;
- Develop a supportive vibrant economy that delivers business opportunities; and;
- Strengthen the tourism industry.

CONSULTATION

The preparation of this report has been a collaborative effort between Officers from across the organisation including;

- Service Manager Planning Assessment.

OPTIONS

1. Endorse the additional \$400,000 in funding for the Development Application Fee Concessions component of the Cleveland CBD Development Incentives Program and Tourism Accommodation Incentives Package until expended, or the expiry of the program in June 2017 (whichever occurs first).
2. Endorse an alternative amount of additional funding for the Development Application Fee Concessions component of the Cleveland CBD Development Incentives Program and Tourism Accommodation Incentives Package until expended, or the expiry of the program in June 2017 (whichever occurs first).
3. Refuse to endorse any additional funding for the Development Application Fee Concessions component of the Cleveland CBD Development Incentives Program and Tourism Accommodation Incentives Package, whilst retaining the remaining financial incentive provisions (\$1.5m Infrastructure Charges Concessions) until expended, or the expiry of the program in June 2017 (whichever occurs first).

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves to endorse the additional \$400,000 in funding for the Development Application Fee Concessions component of the Cleveland CBD Development Incentives Program and Tourism Accommodation Incentives Package until expended, or the expiry of the program in June 2017 (whichever occurs first).

AMENDMENT MOTION

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

That a new point 2 be added which reads: Officer's to provide an update to Councillors by June 2016.

CARRIED 10/1

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Bishop and Williams voted FOR the amendment motion.

Cr Gleeson voted AGAINST the amendment motion.

Cr Talty's motion with the amendment became the motion and was put as follows:

That Council resolves as follows:

- 1. To endorse the additional \$400,000 in funding for the Development Application Fee Concessions component of the Cleveland CBD Development Incentives Program and Tourism Accommodation Incentives Package until expended, or the expiry of the program in June 2017 (whichever occurs first); and**
- 2. That officers provide an update to Councillors by June 2016.**

CARRIED 10/1

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Bishop and Williams voted FOR the motion.

Cr Gleeson voted AGAINST the motion.

11.2.3 CLEVELAND CBD DEVELOPMENT INCENTIVES PROGRAM

Objective Reference: A214656
Reports and Attachments (Archives)

Attachments: [Cleveland CBD Incentives Program \(2013 Report\)](#)
[Cleveland CBD Development Incentives Area Map](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Douglas Hunt
Principal Advisor Strategic Economic Development

PURPOSE

The purpose of this report is to seek Council's continuation of the Cleveland CBD Development Incentives Program, proposed to operate from 15 July 2015 to 30 June 2017.

BACKGROUND

Cleveland CBD is recognised as a key regional activity centre playing a vital role in the history, lifestyle and culture, administrative and economic development of Redland City. The Cleveland Centre Master Plan seeks to build upon the CBD's strategic assets, providing a vision to guide growth, development and investment.

A range of factors had negatively impacted on business activity and development within the Cleveland CBD, before the establishment of the Cleveland CBD Development Incentives Program. These factors prompted the introduction of the program and they have continued, resulting in ongoing subdued market conditions in the Cleveland CBD during the life of the current CBD Development Incentives Program.

The factors include; difficulty accessing finance associated with tightened credit conditions related to borrowing to fund commercial and residential development post Global Financial Crisis (GFC), subdued investor and consumer confidence across the city (and more broadly Australia) and lower levels of population growth comparative to historical averages across Redland City and South East Queensland more broadly, resulting in a fall in construction activity.

The Cleveland CBD Development Incentives Program was accepted by a resolution of Council in February 2013 (see Report Attachment), as a way of stimulating economic activity within the Cleveland CBD and providing catalyst projects that would assist in the activation of the Cleveland Centre Master Plan.

The Cleveland CBD Development Incentives Program consisted of a number of measures. The detailed measures are contained in the attached report. In summary the incentives included:

- A defined geographical area within the Cleveland CBD consisting of a Primary and Secondary Incentives Area (see attached map);
- Infrastructure contribution concessions across the Primary and Secondary Incentives Area for certain eligible uses;
- Development Application fee concessions within the Primary and Secondary Incentives Area;
- Ratings and utility charge concessions within the Primary and Secondary Incentives Area;
- Regulatory and facilitative concessions within the Primary and Secondary Incentives Area;
- A defined operational life of the program that was designed to conclude in June 2015.

The purpose of a proposed extension to the Cleveland CBD Development Incentives Program is to continue to build confidence, encourage investment and achieve economic objectives in the Cleveland CBD, along with assisting the Cleveland Centre Master Plan activation process.

ISSUES

The importance of Cleveland as one of two key activity centres in the city (the other being Capalaba) has been recognised across a range of documents, including, but not limited to the Redlands Planning Scheme, Redlands 2030 Community Plan, the Corporate Plan 2015-2020, the Economic Development Framework 2014-2041 and the current SEQ Regional Plan 2009-2031. The recent decline in construction activity in the Cleveland CBD due to aforementioned factors and continued weakness in retail in the city, associated with competition from other competing centres, highlights a need for continued Council intervention as one avenue to stimulate investment in the CBD. Take-up of the current package (which now includes the Tourism Accommodation Incentives Package) is outlined in the budget table below:

Table 1: Cleveland CBD Development Package and Tourism Accommodation Incentives Package budget

Description	Budget \$	Expended \$	Remaining Budget \$
Infrastructure Charges concessions	1,500,000	0	1,500,000
Development Application Fee Concessions	250,000	128,680	121,320

There have been some positive indicators in the broader Redland City economy that have potential implications for an increase in economic activity in the Cleveland CBD that would justify an extension to the Cleveland CBD Development Incentives Package. These include:

- Increased economic activity, particularly in the construction sector in the city;
- The Toondah Harbour PDA announcement; and
- The Tourist Accommodation Incentives Package.

Increase in construction economic activity

The broader Redland City economy has experienced an increase in economic output in the construction sector of \$119million since 2011/12 (NIEIR, 2015). A large portion of this growth has been in building construction, mostly associated with residential construction activity. In 2014, new lot sales (which includes house and land packages) in the city have shown the strongest growth since 2007 (QGSO, 2014). In addition, the median sale price of both detached houses and units and townhouses have increased by approximately 3% over the last twelve months, indicating some strength returning to the residential housing market.

This increase in construction activity is occurring across South East Queensland, despite continued weakness in interstate migration comparative to recent history (QGSO, 2014). This is possibly indicative of an increase in investor related activity that has the potential to generate a new wave of investment in the region, particularly with access to low interest rates and favourable borrowing conditions for potential investors.

This activity however, has not yet been reflected in the Cleveland CBD and would appear to indicate a continuation of the subdued market conditions that have been experienced in the CBD since 2008. One area that offers potential to generate an increase in economic activity for the Cleveland CBD is the redevelopment of the Toondah harbour precinct.

Toondah Harbour Priority Development Area (PDA)

The recent endorsement of the Walker Corporation's \$1.3billion dollar Toondah harbour development by the State Government, will potentially act as a catalyst for other commercial and retail development within the Cleveland CBD. The size of the Toondah project both in dollar value and in the amount of employment generated by the development has the potential to stimulate other construction activity within Cleveland due to increased confidence associated with the Toondah project. In addition the location of Toondah in relation to the Cleveland CBD and the strategic importance of Toondah in terms of transport infrastructure and the link to North Stradbroke Island could assist in generating further economic activity in the Cleveland CBD, particularly in relation to tourism through increased visitation.

Toondah Harbour has the potential to be closely aligned with the Cleveland CBD and there are a number of synergies between the two areas that if realised have significant potential to broaden the economic base of Cleveland and Redland City in the long term. These synergies include, but are not limited to:

- Developing enhanced transport links between the harbour and the CBD and realizing the site's potential as a Transport Hub and bayside activity node;

- Increasing residential and mixed use development opportunities at Toondah Harbour, this would provide economic multiplier effects to the CBD, both during and post construction;
- Providing developers with the option of undertaking multiple projects both at Toondah and within the Cleveland CBD, potentially enabling some economies of scale in their operations, reducing their average costs;
- Enabling the construction of a dedicated linear ferry departure point, which has been recognised in previous Council reports as necessary to allow faster loading and unloading and potentially increase the number of ferry departures;
- Providing Cleveland with another marina, taking pressure off existing facilities and providing increased mooring opportunities; and
- Increasing tourists to the region by expanding the tourism offering within the city.

The potential offered by tourism in the city and the requirement for a more diverse range of accommodation offering in the city prompted Council to establish the Tourist Accommodation Incentives Package.

Tourist Accommodation Incentives Package

The Tourist Accommodation Incentives Package was endorsed through a resolution of Council on the 30th of July 2014, terminating on 30 June, 2016. The Tourist Accommodation Incentives Package was designed to stimulate investment and construction in tourist accommodation in the city, outside of the Toondah and Weinam Creek PDA sites and the Cleveland CBD Development Incentives Package area.

The following elements of the Cleveland CBD Development Incentives Package were applied to the Tourism Accommodation Incentives Package:

- Concession on infrastructure charges;
- Concession on development application fees;
- Rating and utility charge exemption during construction;
- Fast tracking of development applications.

The Tourism Accommodation Incentives Package applies to three defined uses to stimulate activity in a range of accommodation options, including small or micro businesses. These include:

- Bed and Breakfast; use of premises for the provision of short-term accommodation on a commercial basis within a dwelling house, where such accommodation is not self-contained.
- Tourist Accommodation: use of premises for short-term accommodation for tourists. The term includes self-contained motel, serviced apartments, guesthouse, backpacker's hostel and resort.
- Tourist Park: use of premises for holiday and recreational purposes, involving the setting up of short-term and easily removable accommodation for travellers or holiday cabin. The term includes ancillary communal, management and recreational facilities.

The continued weak construction activity being experienced in the Cleveland CBD is in contrast to conditions being experienced in other parts of the city, notably in relation to residential and to a lesser extent commercial construction. Current low interest rates, an easing of credit restrictions by some lending institutions, favourable construction activity in other parts of South East Queensland and the impending development of Toondah PDA will potentially act as enablers for an increase in economic activity in the Cleveland CBD.

A continuation of the Cleveland CBD Development Incentives Package for a further two years will potentially take advantage of the current upturn in the wider property market. The Cleveland CBD Development Incentives Package can continue to be promoted jointly with the Tourism Accommodation Incentives Package as a means of stimulating activity both in the Cleveland CBD and more broadly in encouraging development of the city's tourism accommodation offering.

STRATEGIC IMPLICATIONS

Legislative Requirements

To facilitate the implementation of the Cleveland CBD Development Incentives Program a number of resolutions in accordance with the *Local Government Act* and Regulation and Adopted Infrastructure Charges Resolution have been necessary. These requirements remain the same as per the current Cleveland CBD Development Incentives Program.

Risk Management

Opportunities

Support implementation of the Cleveland Master Plan:

- Renewed investor and consumer confidence in Cleveland;
- Increased employment growth across a range of sectors;
- Increased economic growth;
- Greater mixed use development; and
- Potential to increase rateable properties within the CBD and increase to revenue stream.

Risks

- Potential financial costs associated with implementation of Incentives Program;
- Investors continue to bypass Cleveland in favour of other areas of Southeast Queensland that offer potentially greater return on investment;
- Perception that the focus on Cleveland is at the expense of other areas in the City;
- Planned developments that seek to take advantage of incentives but do not proceed to the construction phase; and
- Potential for interest only in the primary incentives area and not in the secondary area.

Financial

Continuation of the Cleveland CBD Development Incentives Program will potentially impact upon a number of revenue streams including infrastructure charge contributions, development application fees and rating and utility charges during the extended life of the program. Maximum concessions have been identified as:

- Infrastructure Charges concessions – initial cap of \$1.5 million (\$0 expended);
- Development Application Fees concessions - cap of \$121,320 (\$128,680 of budgeted \$250,000 currently expended);
- Rating and utility concessions – no cap identified.

Whilst reducing infrastructure contributions offers a potential stimulus for development in the short term, waiving these charges will in the longer term increase Council costs in delivering trunk infrastructure networks.

It is envisaged that the program can be delivered without requiring significant revision of the current estimates of infrastructure charges. However, provision needs to be made within Council budget deliberations for the financial impact of the Incentives Program on future budgets. The impacts will also need to be monitored as part of Council's quarterly budget review process.

People

The extension of the Cleveland CBD Development Incentives Program will require continued involvement of officers from across a number of departments to oversee implementation and to manage and process development applications. Officers from the following groups are likely to be affected:

- City Planning and Assessment;
- City Infrastructure; and
- Financial Services.

Environmental

There are no identified significant environmental impacts in relation to the implementation of the Cleveland CBD Development Incentives Program.

Social

A more varied mix of uses within the CBD (both commercial and residential) has the potential to increase activity within Cleveland contributing to a more vibrant centre.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan

The Cleveland CBD Development Incentives Program primarily supports Council's strategic priority of delivering a supportive and vibrant economy, wise planning and design and strong and connected communities. In addition, the Cleveland CBD Development Incentives Program will also:

- Provide opportunity for business investment and local employment;
- Develop a supportive vibrant economy that delivers business opportunities; and
- Strengthen the tourism industry.

CONSULTATION

The preparation of the policy document has been a collaborative effort between Officers from across the organisation including;

- Principal Adviser Strategic Economic Development;
- Service Manager Planning Assessment; and
- Senior Planner Planning Assessment.

OPTIONS

1. Endorse the continuation of the Cleveland CBD Development Incentives Program for a period of two years concluding on June 30 2017, in accordance with established business rules, subject to the following:
 - a) The incentives shall only be available within the Primary and Secondary Incentives Areas as depicted on Map 1 - Cleveland CBD Development Incentives Area Map (see Attachment 1);
 - b) The Cleveland CBD Development Incentives Program shall operate from 15 July 2015 until 30 June 2017;
 - c) Council will provide infrastructure contributions concessions on a first come first served basis for new approved material change of use development (involving building works) which:
 - is identified as eligible for the Incentives Program as defined below;
 - is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan ; and
 - involves building works which can demonstrate substantial completion by 30 June 2018.

The infrastructure contributions concession is available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses; 100% concession - Secondary Incentives Area for Educational Facilities, Health Care Centre and Tourist Accommodation;
- 75% concession - Secondary Incentives Area for remaining eligible uses as follows:
 - i. *Aged Care and Special Needs Housing where part of mixed use;*
 - ii. *Apartment Buildings where part of a mixed use ;*
 - iii. *Commercial Offices;*
 - iv. *Community Facility;*
 - v. *Hotel;*
 - vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre);*
 - vii. *Refreshment Establishment; and*
 - viii. *Shop;*

- d) Provide development application fee concessions, on a first come first served basis, for well-made applications for new material change of use development (involving building works), and operational works for new approved Material Change of use development (involving building works) which:
- Is identified as eligible for the Incentives Program as defined below;
 - Is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan; and
 - Involves building works which can demonstrate substantial completion by 30 June 2018.

The development application fee concessions are available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses;
 - 100% concession - Secondary Incentives Area for Educational Facilities, Health Care Centre and Tourist Accommodation;
 - 75% concession - Secondary Incentives Area for remaining eligible uses as follows:
 - i. *Aged Care and Special Needs Housing where part of a mixed use;*
 - ii. *Apartment Buildings where part of a mixed use;*
 - iii. *Commercial Offices;*
 - iv. *Community Facility;*
 - v. *Hotel;*
 - vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre)*
 - vii. *Refreshment Establishment; and*
 - viii. *Shop.*
- e) Pursuant to Part 10 of Chapter 4 of the Local Government Regulation 2012 Council will provide rating and utility charge concession during the construction phase for approved new development on the following basis:
- is identified as eligible for the Incentives Program as defined below;
 - is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan; and
 - involves building works which can demonstrate substantial completion by 30 June 2018.

The rating and utility charge concessions are available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses;
- 100% concession - Secondary Incentives Area for Educational Facilities, Health Care Centre and Tourist Accommodation;
- 75% concession - Secondary Incentives Area for remaining eligible uses as follows:

-
- i. *Aged Care and Special Needs Housing where part of a mixed use;*
 - ii. *Apartment Buildings where part of a mixed use;*
 - iii. *Commercial Offices;*
 - iv. *Community Facility*
 - v. *Hotel;*
 - vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre);*
 - vii. *Refreshment Establishment; and*
 - viii. *Shop.*
- f) Regulatory and facilitative incentives will be available within the Primary and Secondary Incentives Area as depicted on Map 1 - Cleveland CBD Development Incentives Area;
 - g) Fast track eligible new material change of use and operational works development applications (involving building works) which are well-made and which are consistent with the Redlands Planning Scheme and Cleveland Master Plan within twenty (20) business days (Regulatory Incentives);
 - h) Utilise the Base Maximum Car parking rates for Activity Centres as identified in the "Transit Orientated Development – Guide for Practitioners in Queensland" released by the Queensland State Government for new material change of use development applications (involving building works) (Regulatory Incentives) which:
 - are consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan;
 - are for a land use identified as eligible for the Incentives Program;
 - are lodged with Council prior to the 30 June 2017; and
 - involve building works which can demonstrate substantial completion by 30 June 2018.
 - i) Where Council is satisfied that a material change of use application (involving building works) for an eligible use is capable of providing on site car parking in accordance with the base maximum rates of the TOD guideline for Activity Centres it will be deemed to satisfy the relevant Specific Outcome of the Access and Parking Code of the Redlands Planning Scheme;
2. Endorse the continuation of the Cleveland CBD Development Incentives Program for a period of one year until June 30 2016, with substantial completion of building work by 30 June 2017 concluding in conjunction with the Tourist Accommodation Incentives Package.
 3. Refuse to endorse the extension of the Cleveland CBD Development Incentives Program.
-

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To endorse the continuation of the Cleveland CBD Development Incentives Program for a period of two years concluding on June 30 2017, in accordance with established business rules, subject to the following:
 - a) The incentives shall only be available within the Primary and Secondary Incentives Areas as depicted on Map 1 - Cleveland CBD Development Incentives Area Map (see Attachment 1);
 - b) The Cleveland CBD Development Incentives Program shall operate from 15 July 2015 until 30 June 2017;
 - c) Council will provide infrastructure contributions concessions on a first come first served basis for new approved material change of use development (involving building works) which:
 - is identified as eligible for the Incentives Program as defined below;
 - is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan ; and
 - involves building works which can demonstrate substantial completion by 30 June 2018.

The infrastructure contributions concession is available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses; 100% concession - Secondary Incentives Area for Educational Facilities, Health Care Centre and Tourist Accommodation;
 - 75% concession - Secondary Incentives Area for remaining eligible uses as follows:
 - i. *Aged Care and Special Needs Housing where part of mixed use;*
 - ii. *Apartment Buildings where part of a mixed use ;*
 - iii. *Commercial Offices;*
 - iv. *Community Facility;*
 - v. *Hotel;*
 - vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre);*
 - vii. *Refreshment Establishment; and*
 - viii. *Shop;*
- d) Provide development application fee concessions, on a first come first served basis, for well-made applications for new material change of use development (involving building works), and operational works for new approved Material Change of use development (involving building works) which:
 - Is identified as eligible for the Incentives Program as defined below;
 - Is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan; and

- Involves building works which can demonstrate substantial completion by 30 June 2018.

The development application fee concessions are available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses;
 - 100% concession - Secondary Incentives Area for Educational Facilities, Health Care Centre and Tourist Accommodation;
 - 75% concession - Secondary Incentives Area for remaining eligible uses as follows:
 - i. *Aged Care and Special Needs Housing where part of a mixed use;*
 - ii. *Apartment Buildings where part of a mixed use;*
 - iii. *Commercial Offices;*
 - iv. *Community Facility;*
 - v. *Hotel;*
 - vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre);*
 - vii. *Refreshment Establishment; and*
 - viii. *Shop.*
- e) Pursuant to Part 10 of Chapter 4 of the Local Government Regulation 2012 Council will provide rating and utility charge concession during the construction phase for approved new development on the following basis:
- is identified as eligible for the Incentives Program as defined below;
 - is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan; and
 - involves building works which can demonstrate substantial completion by 30 June 2018.

The rating and utility charge concessions are available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses;
- 100% concession - Secondary Incentives Area for Educational Facilities, Health Care Centre and Tourist Accommodation;
- 75% concession - Secondary Incentives Area for remaining eligible uses as follows:
 - i. *Aged Care and Special Needs Housing where part of a mixed use;*
 - ii. *Apartment Buildings where part of a mixed use;*
 - iii. *Commercial Offices;*
 - iv. *Community Facility*
 - v. *Hotel;*
 - vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre);*

- vii. *Refreshment Establishment; and*
- viii. *Shop.*
- f) Regulatory and facilitative incentives will be available within the Primary and Secondary Incentives Area as depicted on Map 1 - Cleveland CBD Development Incentives Area;
- g) Fast track eligible new material change of use and operational works development applications (involving building works) which are well-made and which are consistent with the Redlands Planning Scheme and Cleveland Master Plan within twenty (20) business days (Regulatory Incentives);
- h) Utilise the Base Maximum Car parking rates for Activity Centres as identified in the "Transit Orientated Development – Guide for Practitioners in Queensland" released by the Queensland State Government for new material change of use development applications (involving building works) (Regulatory Incentives) which:
- are consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan;
 - are for a land use identified as eligible for the Incentives Program;
 - are lodged with Council prior to the 30 June 2017; and
 - involve building works which can demonstrate substantial completion by 30 June 2018.
- i) Where Council is satisfied that a material change of use application (involving building works) for an eligible use is capable of providing on site car parking in accordance with the base maximum rates of the TOD guideline for Activity Centres it will be deemed to satisfy the relevant Specific Outcome of the Access and Parking Code of the Redlands Planning Scheme.

COUNCIL RESOLUTION

Moved by: Cr J Talty
Seconded by: Cr C Ogilvie

That Council resolves as follows:

1. To endorse the continuation of the Cleveland CBD Development Incentives Program for a period of two years concluding on June 30 2017, in accordance with established business rules, subject to the following:
 - a) The incentives shall only be available within the Primary and Secondary Incentives Areas as depicted on Map 1 - Cleveland CBD Development Incentives Area Map (see Attachment 1);
 - b) The Cleveland CBD Development Incentives Program shall operate from 15 July 2015 until 30 June 2017;
 - c) Council will provide infrastructure contributions concessions on a first come first served basis for new approved material change of use development (involving building works) which:
 - is identified as eligible for the Incentives Program as defined below;
 - is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan ; and

- involves building works which can demonstrate substantial completion by 30 June 2018.

The infrastructure contributions concession is available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses; 100% concession - Secondary Incentives Area for Educational Facilities, Health Care Centre and Tourist Accommodation;
 - 75% concession - Secondary Incentives Area for remaining eligible uses as follows:
 - i. *Aged Care and Special Needs Housing where part of mixed use;*
 - ii. *Apartment Buildings where part of a mixed use ;*
 - iii. *Commercial Offices;*
 - iv. *Community Facility;*
 - v. *Hotel;*
 - vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre);*
 - vii. *Refreshment Establishment; and*
 - viii. *Shop;*
- d) Provide development application fee concessions, on a first come first served basis, for well-made applications for new material change of use development (involving building works), and operational works for new approved Material Change of use development (involving building works) which:
- Is identified as eligible for the Incentives Program as defined below;
 - Is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan; and
 - Involves building works which can demonstrate substantial completion by 30 June 2018.

The development application fee concessions are available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses;
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 - i. *Aged Care and Special Needs Housing where part of a mixed use;*
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 - iii. *Commercial Offices;*
 - iv. *Community Facility;*
 - v. *Hotel;*

- vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre);*
 - vii. *Refreshment Establishment; and*
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- e) Pursuant to Part 10 of Chapter 4 of the Local Government Regulation 2012 Council will provide rating and utility charge concession during the construction phase for approved new development on the following basis:
- is identified as eligible for the Incentives Program as defined below;
 - is consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan; and
 - involves building works which can demonstrate substantial completion by 30 June 2018.

The rating and utility charge concessions are available for eligible developments as follows:

- 100% concession - Primary Incentives Area for all eligible uses;
 - 100% concession - Secondary Incentives Area for Educational Facilities, Health Care Centre and Tourist Accommodation;
 - 75% concession - Secondary Incentives Area for remaining eligible uses as follows:
 - i. *Aged Care and Special Needs Housing where part of a mixed use;*
 - ii. *Apartment Buildings where part of a mixed use;*
 - iii. *Commercial Offices;*
 - iv. *Community Facility*
 - v. *Hotel;*
 - vi. *Indoor Recreation Facility (includes cinemas, convention centre and fitness centre);*
 - vii. *Refreshment Establishment; and*
 - viii. *Shop.*
- f) Regulatory and facilitative incentives will be available within the Primary and Secondary Incentives Area as depicted on Map 1 - Cleveland CBD Development Incentives Area;
- g) Fast track eligible new material change of use and operational works development applications (involving building works) which are well-made and which are consistent with the Redlands Planning Scheme and Cleveland Master Plan within twenty (20) business days (Regulatory Incentives);
- h) Utilise the Base Maximum Car parking rates for Activity Centres as identified in the "Transit Orientated Development – Guide for Practitioners in Queensland" released by the Queensland State Government for new material change of use development applications (involving building works) (Regulatory Incentives) which:

- are consistent with the Redlands Planning Scheme and outcomes envisaged by the Cleveland Master Plan;
 - are for a land use identified as eligible for the Incentives Program;
 - are lodged with Council prior to the 30 June 2017; and
 - involve building works which can demonstrate substantial completion by 30 June 2018.
- i) Where Council is satisfied that a material change of use application (involving building works) for an eligible use is capable of providing on site car parking in accordance with the base maximum rates of the TOD guideline for Activity Centres it will be deemed to satisfy the relevant Specific Outcome of the Access and Parking Code of the Redlands Planning Scheme.

2. To note amendment of table 1 in report as follows:

Description	Budget	Expended	Remaining Budget
	\$	\$	\$
Infrastructure Charges concessions	1,500,000	0	1,500,000
Development Application Concessions Fee	250,000	128,680	121,320

CARRIED 10/1

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Bishop and Williams voted FOR the motion.

Cr Gleeson voted AGAINST the motion.

11.3 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.3.1 AQUATIC PARADISE DREDGING CONTRACT TENDER**

Objective Reference: A1331973
Reports and Attachments (Archives)

Authorising Officer:



Lex Smith
A/General Manager Infrastructure and Operations

Report Author: Andrew Ross
General Counsel

PURPOSE

The purpose of this report is to seek Council approval to delegate to the Chief Executive Officer authority to contract with the successful tenderer for the Aquatic Paradise Dredge program at a potential cost over two million dollars.

BACKGROUND

The dredge program for the Dredging of the Aquatic Paradise Canal Estate is identified through the following drivers:

- Asset Management Plans
- Requests from community
- Canal Management Plan
- Ensuring Safe access to canal estate
- Aquatic Paradise Hydro survey
- Redland City Council Budget and Aquatic Paradise Special Charge Overall Plan and Annual Implementation Plan resolved by Council on 25 June 2015

The dredge program comprises of Maintenance Dredging, Capital Dredging and Bed-Levelling for the Entrance Channel and inside the Canal Estate which will reinstate the design depths. The successful completion of this program will eliminate current safety risks for the users of the site, risks of damage to vessels and private property and ensure all tide access to the estate.

Council has obtained a Marine Park permit to carry out the dredge and is currently seeking tenders for the dredging program which closes at 2pm on 27 January 2016 and the program is anticipated to start prior to 30 June 2016.

ISSUES

The Canal Estate is currently not operating at its design level and requires the planned dredging to return the Canals to full operation. This means that the canal depths are shallower than what they should be, restricting access to the estate and

the types of vessels that can enter the estate. In addition to this, through the completion of the Canal Management Plan (CMP) we have planned the capital dredging of additional trench blocks within the estate to ensure the sustainability of future maintenance in the estate.

These additional trench blocks are used as sediment storage areas through the use of interim bed levelling which extends the time between planned dredging events. The use of the trench blocks, bed levelling and extended dredging timeframes is the most effective way to manage the depths of the canals and has been modelled extensively and to ensure that this is sustainable into the future.

Currently, access to the canals is restricted to certain times of the day due to the silt built up within the canals. This affects the users of the estate through the following:

- Safety hazard to users of the estate
- Canal is not meeting service level expectations
- Potential damage to private pontoons and vessels which are being grounded at low tide

BENEFITS

Successful completion of the project will ensure the following:

- Current safety risks are mitigated
- All tide and weather access to the channels are ensured
- Canals are maintained to their design levels
- Risk of damage to pontoons and private vessels is mitigated
- Service levels for the estate are met

PROCUREMENT PROCESS – Community Collaboration

A tender process is being carried out in accordance with the sound contracting principles in s104 *Local Government Act 2009* and the procurement requirements of the *Local Government Regulation 2012* and Council's Procurement Policy.

The tender evaluation panel comprises Council officers, experts and two community members from the Aquatic Paradise Residents Association who will evaluate and recommend a successful tender.

STRATEGIC IMPLICATIONS

Legislative Requirements

A tender process was carried out in accordance with the sound contracting principles in s104 *Local Government Act 2009* and the procurement requirements of Local Government Regulation 2012 and Council's Procurement Policy.

Risk Management

The procurement risks is managed by conducting the process in accordance with the legislative requirements and adherence to all Council policies, guidelines and procedures relating to the procurement process and probity principles.

Financial

The tender contract cost is within the approved budget.

People

Suitably qualified and experienced staff is available to support the implementation of the service.

Environmental

Approval for the Maintenance dredging has been obtained with conditions (Marine Parks Permit, Disposal Approval).

Social

The service is pivotal to maintaining the function of the canal estate.

Alignment with Council's Policy and Plans

The proposed contract aligns to Council's Corporate Plan 2015 - 2020 as follows:

6.1 Council supports infrastructure.

CONSULTATION

Consultation has occurred with key operational areas.

OPTIONS

The tender proposal is being carried out under the *Local Government Act 2009*, *Local Government Regulation 2012* and relevant Policies and principles and it is recommended the delegation be provided to complete the process.

Council's options are:

1. To delegate authority to the Chief Executive Officer, under s.257(1)(b) of the Local Government Act 2009 to negotiate, make, vary, discharge and sign all associated documentation with regard to the Aquatic Paradise Dredging Contract Tender.
2. That Council resolves to defer the decision subject to further information and documents.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr P Gleeson

Seconded by: Cr P Bishop

That Council resolves to delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary, discharge and sign all associated documentation with regard to the Aquatic Paradise Dredging Contract Tender.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

12 MAYORAL MINUTE**12.1 LEASE TO PURCHASE AGREEMENT – 7 JOHN STREET, CLEVELAND****COUNCIL RESOLUTION**

Moved by: Mayor K Williams

That Council resolves to:

1. Enter into a lease to purchase agreement with the Lutheran Church of Australia Queensland District for the Council land at Lot 3 on SP143012 situated at 7 John Street, Cleveland Qld 4163; and
2. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate appropriate agreements and bring back a report on options and agreements to Council prior to execution of the documents.

CARRIED 10/1

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Bishop and Williams voted FOR the motion.

Cr Gleeson voted AGAINST the motion.

BACKGROUND

The land at 7 John Street Cleveland is currently occupied by the Lutheran Church as a childcare open play area. The occupation and use has pre-dated the 2006 Redlands Planning Scheme (RPS) and the applicant has sought to formalise their occupation. The land is 656m² and zoned Open Space in the RPS with the Acid Sulfate and Road and Rail noise overlays being triggered. The land has not been identified for public land purposes in the Cleveland Centre Master Plan (2010) and is considered surplus to Council requirements.

The Lutheran Church of Australia Queensland District is the owner of the adjoining land at Lot 9 on RP61203 situated at 27 Waterloo Street Cleveland which is currently zoned Major Centre – SubArea MC3.

The Church has agreed in principle to a lease to purchase agreement to acquire the land. The proposed lease will maintain and formalise the current use whilst managing compliance with the RPS and risk management practices such as insurance.

This recommendation complies with all legislative requirements including the Local Government Regulation 2012 and Council Policy POL 3071 – Leasing of Council Land and Facilities which both support leases to community not for profit organisations.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

13.1 NOTICE OF MOTION TO REPEAL – CR BEARD

13.1.1 61 MCMILLAN ROAD, ALEXANDRA HILLS

In accordance with notice given on 14 January 2016, Cr Beard moved as follows:

At the General Meeting of 30 June 2010 (*Item 16.2.2 Land Acquisition – Environmental Charge*) Council resolved in part:

To delegate authority to the Chief Executive Officer to undertake a limited subdivision of Lot 1 on RP810161, described as 61 McMillan Road, Alexandra Hills, to protect environmental values and dispose of the land by public auction or tender

COUNCIL RESOLUTION

Moved by: Cr A Beard
Seconded by: Cr W Boglary

That Council resolves to:

1. Repeal clause 2 of the resolution for Item No. 16.2.2 of the General Meeting of 30 June 2010 which delegated authority to the Chief Executive Officer to undertake a limited subdivision of Lot 1 on RP810161, described as 61 McMillan Road, Alexandra Hills, to protect environmental values and dispose of the land by public auction or tender;
2. Direct Redland Investment Corporation to transfer the land described as 61 McMillan Road, Alexandra Hills from Redland Investment Corporation to Council; and
3. Give direction during the submission review for draft City Plan 2015 that the land described as 61 McMillan Road be zoned conservation.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

14 NOTICE OF MOTION

14.1 NOTICES OF MOTION – CR TALTY

14.1.1 PEDESTRIAN AND CYCLEWAYS TO CONNECT CITY'S RURAL AREAS

In accordance with notice given on 14 January 2016, Cr Talty moved as follows:

COUNCIL RESOLUTION

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

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.

CARRIED 7/4

Crs Hardman, Edwards, Elliott, Talty, Beard, Gleeson and Williams voted FOR the motion.

Crs Boglary, Ogilvie, Hewlett and Bishop voted AGAINST the motion.

14.1.2 WATER BASED PLAY AREAS

In accordance with notice given on 14 January 2016, Cr Talty moved as follows:

COUNCIL RESOLUTION

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

That Council resolves that:

1. Officers investigate the opportunities, recreational and economic benefits, the capital and maintenance costs along with comparative designs of water based play areas within the public spaces that are provided by local authorities and or other government organisations within South East Queensland; and
2. The results of the investigation be provided to Councillors in the form of a briefing note and workshopped.

PROCEDURAL MOTION

Moved by: Cr P Gleeson

That the motion be put.

LOST 1/10

Cr Gleeson voted FOR the motion.

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Bishop and Williams voted AGAINST the motion.

Cr Talty's motion was put to the vote and **CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

14.1.3 OPEN SPACE MASTER PLANNING

In accordance with notice given on 14 January 2016, Cr Talty moved as follows:

COUNCIL RESOLUTION

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

That Council resolves that:

1. Officers undertake an open space master planning exercise to provide a co-ordinated and planned approach to open space connectivity through pedestrian and cycleways links and planned dedicated park spaces in the South East Thornlands area particularly the area south of Boundary Road and the areas south and south west of Erapah Creek, the parks on the northern side of Erapah Creek and the links along Luke Street, Thornlands and the park off Whip Bird Circuit Victoria Point;
2. That consideration be given to the future amenity of the area over a ten year horizon including the potential for a second pedestrian access west of Ondine Court off Luke Street to cross the Erapah Creek, the completion of the pathway from Creekside Circuit through to Liliope and Whip Bird Circuit Park and the possible removal of the section of the Erapah Path that currently runs close to the rear of properties off Ondine Court. This work is to take into consideration the planning done for the structure plan area, the open space strategy and the infrastructure agreement for the alignment of the bridge at Erapah Creek and recently constructed pathways in the creek corridor; and
3. That officers workshop their findings with Council and provide a report back to Council.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

15 URGENT BUSINESS WITHOUT NOTICE

Nil

16 CLOSED SESSION**MOTION TO CLOSE THE MEETING AT 11.29AM**

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

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

16.1.1 Seek to Purchase Lot 146 and Take Over Trusteeship of Balance Lot 145 on SL110048 at 395-417 Finucane Road, Alexandra Hills

The reason that is applicable is as follows:

(e) contracts proposed to be made by it (Council)

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

MOTION TO REOPEN MEETING AT 11.41AM

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

That the meeting be again opened to the public.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

16.1 MAYORAL MINUTE**16.1.1 SEEK TO PURCHASE LOT 146 AND TAKE OVER TRUSTEESHIP OF BALANCE LOT 145 ON SL110048 AT 395-417 FINUCANE ROAD, ALEXANDRA HILLS****COUNCIL RESOLUTION**

Moved by: Mayor K Williams

That Council resolves to:

1. Agree in principle to seek to purchase if available the proposed sub-divided Lot 146 and take over trusteeship of the balance of Lot 145 on SL110048 of State owned land at 395-417 Finucane Road, Alexandra Hills; and
2. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate to purchase of the land at current market value and negotiate trusteeship of the balance of the holding should it become available.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

17 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 11.43am.

Signature of Chairperson: _____

Confirmation date: _____