

Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 9 October 2019

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

Order Of Business

1	Declaration of Opening	1
2	Record of Attendance and Leave of Absence	1
3	Devotional Segment	2
4	Recognition of Achievement	2
4.1	Recognition of Achievement – Jack Herd.....	2
4.2	Recognition of Achievement – Marnus Labuschagne.....	3
4.3	Recognition of Achievement – Isabella Alcock.....	4
4.4	Recognition of Achievement – Cheryl Goodenough.....	7
5	Receipt and Confirmation of Minutes	7
6	Matters Outstanding from Previous Council Meeting Minutes	7
6.1	Opportunity to Participate in a Joint Local Government Activity – Regional Approach to Waste and Resource Management.....	7
6.2	Southern Moreton Bay Islands (SMBI) Passenger Ferry Terminal Upgrade	8
6.3	Petition Regarding Moreton Bay Ramsar Site.....	9
6.4	Notice of Motion from Cr Edwards Regarding SMBI Road Sealing.....	9
7	Mayoral Minute	9
8	Public Participation	10
9	Petitions and Presentations	10
9.1	Petition Cr Paul Gollè – residents requesting Council reconsiders the proposed parking and pick up loading zone in Gretchen Circuit, Thornlands	10
9.2	Petition Cr Mark Edwards – residents requesting Council Support Notice of Motion to Reinstate the Road Sealing Program on SMBIs	11
10	Motion to Alter the Order of Business	11
11	Declaration of Material Personal Interest or Conflict of Interest on Any Items of Business	11
12	Reports from the Office of the CEO	11
13	Reports from Organisational Services	12
13.1	August 2019 Monthly Financial Report.....	12
13.2	Making Local Law No. 7 (Bathing Reserves) 2015.....	29
13.3	Redland Investment Corporation Pty Ltd Audited Annual Consolidated Financial Statements 2018-2019.....	63
14	Reports from Community & Customer Services	99
14.1	Decisions Made under Delegated Authority for Category 1, 2 and 3 Development Applications	99
14.2	List of Development and Planning Related Court Matters as at 29 August 2019 ...	108

14.3	Redlands Economic Development Advisory Board Update	112
14.4	Redland Youth Council	116
15	Reports from Infrastructure & Operations	123
16	Notices of Motion to Repeal or Amend a Resolution	123
17	Notices of Motion.....	123
17.1	Notices of Motion - Cr Mark Edwards – Road Sealing on SMBIs	123
18	Urgent Business Without Notice	123
19	Confidential Items	124
	Motion to Move Into Closed Session at 12.12pm	124
	Motion to Move Out of Closed Session at 12.31pm.....	125
19.1	Acquisition of Valueless Land for Overdue Rates and Charges	125
19.2	Redland Aquatic and Emergency Precinct Land Exchange	126
19.3	Southern Thornlands Potential Future Growth Area.....	127
19.4	Biosolids Delegated Authority.....	128
20	Meeting Closure	128

GENERAL MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON WEDNESDAY, 9 OCTOBER 2019 AT 9.30AM

1 DECLARATION OF OPENING

The Deputy Mayor declared the meeting open at 9.31am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT: Cr Lance Hewlett (Deputy Mayor and Division 4), Cr Wendy Boglary (Division 1), Cr Peter Mitchell (Division 2), Cr Paul Gollè (Division 3), Cr Mark Edwards (Division 5), Cr Julie Talty (Division 6), Cr Murray Elliott (Division 7), Cr Tracey Huges (Division 8), Cr Paul Gleeson (Division 9), Cr Paul Bishop (Division 10)

EXECUTIVE LEADERSHIP TEAM: Andrew Chesterman (Chief Executive Officer), John Oberhardt (General Manager Organisational Services), Louise Rusan (General Manager Community & Customer Services), Deborah Corbett-Hall (Chief Financial Officer), Andrew Ross (General Counsel), Peter Best (General Manager Infrastructure & Operations)

MINUTES: Danielle Bugeja (Corporate Meetings & Registers Coordinator)

2.1 LEAVE OF ABSENCE – CR KAREN WILLIAMS**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/325**

Moved by: Cr Paul Gleeson

Seconded by: Cr Mark Edwards

That a leave of absence is granted for Cr Karen Williams.

CARRIED 9/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Murray Elliott was not present when the motion was put.

Cr Karen Williams was absent from the meeting.

COUNCILLOR ABSENCES DURING THE MEETING

Cr Peter Mitchell entered the meeting at 9.32am (during Item 1)

Cr Paul Bishop entered the meeting at 9.33am (during Item 2)

Cr Murray Elliott entered the meeting at 9.38am (during Item 4)

Cr Paul Gleeson left the meeting at 10.10am (during Item 9) and returned at 10.17am (during Item 13.1)

Cr Murray Elliott left the meeting at 10.11am and returned at 10.15am (during Item 9)

Cr Julie Talty left the meeting at 10.12am (during Item 9) and returned at 10.14am (during Item 10)

Cr Tracey Huges left the meeting at 11.01am (during Item 14.1) and returned at 11.03am (during Item 14.2)

Cr Murray Elliott left the meeting at 11.04am and returned at 11.07am (during Item 14.3)

Cr Paul Gleeson left the meeting at 11.18am and returned at 11.23am (during Item 14.4)

Cr Paul Bishop left the meeting at 11.24am and returned at 11.25am (during Item 17.1)

Cr Julie Talty left the meeting at 12.16pm and returned at 12.22pm (during closed session)

Cr Paul Bishop left the meeting at 12.16pm and returned at 12.23pm (during closed session)

Cr Paul Gollè left the meeting at 12.16pm and returned at 12.25pm (during closed session)

3 DEVOTIONAL SEGMENT

Scott Frame from Salvation Army Alexandra Hills, also a member of the Minister's Fellowship led Council in a brief Devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 RECOGNITION OF ACHIEVEMENT – JACK HERD

Cr Wendy Boglary recognised Jack Herd of Wellington Point who has been selected to represent Australia in the Under 14 Futsal International School Competition in the United Kingdom.

It gives me great pleasure today to acknowledge one of the youth in our City, so often we hear the negative about our youth but there are so many outstanding youths. Jack Herd is a young Wellington Point lad that has played Futsal since he was 5 years old.

Jack attends Redland College and he loves the game of futsal. Jack currently plays futsal at Mount Gravatt and Oxley and he is now also assisting with the new program at the Redlands Bayside Futsal Club, which is a new club just recently formed. Jack has also completed his refereeing qualifications to assist the Redlands new club. Jack is a young man with a "give back" attitude already.

It is very clear Jack is dedicated to the game of futsal and after competing in a National Tournament in Sydney last January, Jack was very excited to have been selected to represent Australia in an International Tournament in the United Kingdom on October 14, 2019.

Jack, we are very proud of your focus with your practise and dedication to reach this athletic level, and proud of your Mum because I know how much running around she does. We are proud of your sportsmanship and ethics to assist other players plus taking responsibility doing your own fundraising by mowing lawns and collecting cans and bottles.

We wish you every success in the upcoming tournament, representing your country and Redlands is proud of you.

4.2 RECOGNITION OF ACHIEVEMENT – MARNUS LABUSCHAGNE

Cr Peter Mitchell recognised Marnus Labuschagne of Cleveland an internationally renowned cricket player.

I'd like to commend to the City the significant sporting achievements of one of our own, Marnus Labuschagne.

Marnus, a right handed bat and right arm leg break bowler, was part of the Australian test cricket team who recently successfully defended the Ashes against the old enemy, England.

Marnus was born 22 June 1994 in South Africa. Marnus has grown up in Raby Bay after emigrating with his parents in 2004 as a 10 year old speaking Afrikaans, with English being his second language.

Marnus has played for Redlands Tigers since the age of 14. He is, by all reports, a total cricket tragic, worse than Steve Smith. Dedicated and focused, he has invented ways to make backyard, kitchen, street and beach cricket even harder and there is always a competition. Google the stories, they are very entertaining.

Marnus made the Queensland side in under 12, 15, 17 and 19 ages including captaining the 2012/2013 National Titles. He saw a physiotherapist Peter Mitchell once or twice, which I believe has been pivotal to his career. Marnus has been part of the Queensland shield side, the Bulls and the Brisbane Heat in the 20/20 competition. Marnus plays for Glamorgan in English county cricket. He has scored multiple centuries with a high score of 182 and 1000 runs in the 2019 season.

Marnus made his test debut on 7 October 2018 against Pakistan. He scored a second ball duck and a 7 wicket haul during the tour, showing true grit. In the recent Ashes Series, cometh the hour cometh the man, Marnus replaced Steve Smith as the first concussion substitute, even after a sickening blow the day before. He went on to score 59. This led to selection in the next tests. He top scored in both the next test innings and his first 4 innings were 50s. This is a serious achievement in any context, but particularly if you remember the context of those games and the heat that is the Ashes Series.

Perhaps it is as a person and a role model of strong character his family and the City should be most proud. I know his mum Alta well and she and her husband are bursting with pride about the man they have raised. This is evident in his cricket achievements and the single minded focus to get there. Despite setbacks Marnus is resilient, strong willed, he is also an incredibly humble person and generous of spirit. He has stuck to the plan and worked hard. He is a man of deep Christian faith. He values family and his faith above all and puts his professional and financial success as subservient to his core values. He still lives in Raby Bay now, around the corner from Mum and Dad, with his wife Rebekah who were teen sweethearts. I will read you something very quickly from an Auntie who was at a party when they first met Marnus,

“A strange bloke, a cricket nerd and admired by legends of the game.

When we first came across Marnus at a family gathering you could feel he was in the room. Who was this super Energiser bunny that could hardly sit still? ‘Apparently he is some super cricket whizz!’ was the comment that came back.

And yes, all reports are true, he lives, breathes and loves cricket with a genuine passion and energy that is hard to match, but he applies that passion and energy to everything he does - family, relationships and mates , but a barista, they say?

His wife Becky was telling us about the barista course Marnus had done, so he could make amazing coffee for her. I stupidly made the comment, “that it was good that he had a backup

plan". I will never forget him looking at me with the most bewildered look on his face. In his world there was no backup plan, there was no other options or choices for him. There was no need for any back up plan. He had true faith and determination in what he was doing".

I commend to you and the City, someone we should be incredibly proud of. His world class achievement as Test cricketer and Ashes winner and an all-round good man, Marnus Labuschagne.

4.3 RECOGNITION OF ACHIEVEMENT – ISABELLA ALCOCK

Cr Paul Bishop recognised Isabella Alcock of long term resident of Redland City.

Yesterday, something extraordinary happened.

Three councillors and only six other people attended the funeral of a lady who lived a more humble human life than anyone in the modern world could ever imagine.

Isabella Alcock, who was known locally as Ann Porter and 'The Goat Lady' was the last of a matriarchal line of survivors.

There are no children. There was no family. There were no next of kin.

Isabella and her mother and their grandmother lived off-grid, as squatters on the left hand side of Old Cleveland Road, on that massive parcel of undeveloped land between Capalaba and Birkdale that snakes down to Tingalpa Creek from Jones Road to Creek Road. What was once known as The Willard Estate, then Cotton's Farm now the Birkdale Commonwealth Land.

Isabella knew that place like that back of her hand. She walked it every single day. For more than 61 years.

She lived the life of a horseless jillaroo and she wielded variously sized herds of cattle, sheep, and dairy cows across its immense paddocks but, she was known for the goats. The goats lived in open pens up by the road, where the ladies survived in the margins in tin sheds and then a caravan and a hut that they bought from the government.

While the rest of the surrounding region transformed from paddocks and farms to houses with mortgages, their place did not.

While many of us went to work to earn money to pay debts for things we don't need to impress people we don't like, Isabella went into the field, removing cows from trees or getting them out of wells or chasing young motocross trail-bike riders out of the area after they had cut her fences. Putting the cows away after they escaped onto the road or greeting bamboozled motorists at night after they'd had an accident. She was there. Scaring daredevil tree swing creek swimmers off with a shotgun blast overhead, more concerned that her hand crafted crab pots might be harvested by these youth.

Isabella singlehandedly managed hundreds of acres of what became Commonwealth Land and she did it without the modern trappings of machinery.

Indeed, she lived a life more like those original Willard Pioneers did over 150 years ago.

When they selected the land and bought sheep, dairy cows and goats, Isabella continued that work into the 20 and 21 Century more than anyone else in this region managed to do.

In fact, when she fell in the night on that cold June in 2014 with a heart attack, broken hip & lung infection, 61 years after she began her squatters life, it effectively brought to conclusion the last living and working example of pioneer animal husbandry in urban Redland City.

The Goat Lady held a mirror up to our society and reminded us of the real history of this land that pioneers knew well, but she lived it before our eyes.

Born in Carlton, Victoria few people knew her mother had been a librarian in Brighton, Victoria before leaving Isabella's dad and coming to Queensland's Glasshouse Mountains where Isabella went to school near Tibrogargan. Then they moved to Camp Mountain before arriving in Birkdale.

They must have become used to making their way by finding opportunities that others would not accept because grandmother, mother and daughter began life on a piggery near Finucane Road after the owner had died in a car crash.

They thought they could pay a deposit and use rent to eventually buy the house, but from what Isabella told me: the man her mother 'shacked up with', Jack Porter and his mates, swindled them out of the deal.

This left the three ladies homeless and needing to find a livelihood. They had 10 dairy cows by this stage and they asked Mr Cotton if they could agist on Mr Cottons Farm, which was famous because, during the war the Yanks built a series of radio telecommunications antenna farms all over it so they could use it as the receiving station for all global incoming signals for the Allied Forces defence of Australia against the invasion of the Japanese Imperial Army, who had bombed Pearl Harbour, Singapore and Darwin and they were coming to get us.

But the Supreme Commander of the Allied Forces, General Douglas MacArthur had specially trained radio signal unit soldiers camped out at Capalaba behind the pub. Around the clock they would walk to Cottons Farm and use a world first technology: SIGSALY, an unshakable encryption process that was first rolled out across the world in 1943. The modern internet traces its roots to the use of this innovative technology that was trialled by the US & UK and it helped win the war.

MacArthur's global headquarters for all incoming messages for defence against the Japanese was based in Birkdale, on Cottons Farm, so Mr Cotton was famous, but after the war his land had been off limits. Because it was covered by US Army technology and the Yanks had all gone home and Cotton was busy working up in Brisbane town.

Isabella and her mother saw an opportunity. They realised that Mr Cotton had two dairy cows, so they offered to milk them each day, providing milk for his family in return for the use of his land.

It was no skin off his nose. He needed a problem solved.

The ladies initially lived in a house on Jones road where the Baptist Church now stands.

When one of Cottons cows head got stuck in a tree they shot it and things began to break down.

By 1953, the ladies had been evicted and now found what became their impermanent home for the next 61 years in the middle of the paddock of unused land, where their cattle grazed freely.

There was always an uneasy tension between the Alcocks and the Cottons. You are about to find out why.

Mr Cotton wanted his land back.

The war was over, he had previous plans for a Country Club with canoe sheds, Golf Club and horse riding, but the government had high frequency radio equipment that was being used to police the airwaves and manage illegal criminal activity via Special Branch.

The men who came to work here, like Mr Oliveri and a few elite, top secret techno-nerds were doing essential government functions that were critical for the nation's survival.

So, the courts got involved, as Mr Cotton wanted to reclaim his private property so he could plan his future.

Isabella and her mother kept tending the cattle with dozens of sheep, bovine & goats.

Doug Cotton was no longer using his land, but the farming machinery that irrigated it all was essential to provide water to the ladies up the paddock.

When the pump failed and Mr Cotton refused to fix it because the ladies were not paying him rent, things got tense.

As the judgement day in court got closer, Mr Cotton was asked to prove that he had continued to use his land, or the government was going to resume it from underneath him, which was not part of his plan.

He went to Isabella and her mother and said: 'will you sign this form saying the cattle you have been tending are mine?'

Isabella's mother said: "No. I won't do that. It isn't true."

He got very angry.

The ladies feared eviction or worse so they went to the Commonwealth Government radio workers and told them what was going on.

The court ruling was handed down, Mr Cotton was awarded costs for the resumption of his land, based on the fact he had not been maintaining or using it, the government claimed the land as a Commonwealth asset and the Alcock ladies were given a lease for the agistment of their cattle as an ongoing agreement for the rest of their days.

Not only did Isabella single handedly manage the land and mend the fences and look after the trespassers, she was also the reason the land was not developed into housing like all the surrounding areas, which would almost certainly have happened if Mr Cotton had kept private possession of the land.

Yesterday, when we attended the funeral of Isabella Alcock, we said thank you for keeping a precious piece of Redlands history from being developed. This has resulted in an unprecedented opportunity for current and future generations to see this parcel of land that the goat lady loved and lived every day as a time capsule that she and her mother and grandmother helped give us all.

They may not have any surviving relatives, but The Alcock ladies deserve immense thanks for the legacy their unfortunate struggle for survival has given to us all.

The gift of the Goat Ladies:

The chance to see our modern world through the eyes of pioneering history thanks to the technology that saved democracy and our nation during the Second World War.

Thank you Isabella Alcock for teaching us that the past is a gift to the future in the form of the present.

You deserved to be awarded a Certificate of Appreciation for being an Inspiring Redland Senior thanks to BlueCare and a Redland City Council.

It was a pleasure knowing you and sharing stories.

Farewell.

4.4 RECOGNITION OF ACHIEVEMENT – CHERYL GOODENOUGH

Cr Lance Hewlett recognised Cheryl Goodenough Journalist for Redland City Bulletin.

Cheryl, I believe this is your last General Meeting with us today at Redland City Council. I just want to say that I admire your professionalism, your tenacity over the years and the stories you have informed our City with. As you turn a new page in your career I just want to wish you the very best of luck and thank you for your service to Redland City Bulletin, Thank you.

5 RECEIPT AND CONFIRMATION OF MINUTES**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/326**

Moved by: Cr Paul Gleeson

Seconded by: Cr Mark Edwards

That the minutes of the General Meeting held on 11 September 2019 be confirmed.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES**6.1 OPPORTUNITY TO PARTICIPATE IN A JOINT LOCAL GOVERNMENT ACTIVITY – REGIONAL APPROACH TO WASTE AND RESOURCE MANAGEMENT**

At the General Meeting 12 December 2018 (Item 19.8 refers), Council resolved as follows:

That Council resolves as follows:

1. *In accordance with section 228 2(b) of the Local Government Regulation 2012 to invite Expressions of Interest for the provision of waste disposal services, including the use of alternative waste disposal and recycling technologies, to service the needs of the Redland City Council (Council) Local Government Area, or as part of a regional arrangement, joint government entity or joint local government with other Councils in South East Queensland.*
2. *To record its reasons for making the resolution, as detailed in Clause 1 above, as follows:*
 - a) *A regional waste management solution may make alternative waste technologies feasible and economical where those technologies would not otherwise be viable options for Council due to the relatively small volume of waste disposed of by Council each year;*
 - b) *A regional waste management solution may enable Council to implement an advanced solution to waste disposal not seen before in Queensland or Australia and be at the forefront of advanced alternative waste technology in Australia;*
 - c) *Redland City Council and the SEQ-West region of councils are each involved in the management of recyclables and residual waste in their respective local government area;*
 - d) *Redland City Council recognises that some existing methods of waste treatment and disposal including landfill disposal may not be sustainable in the long term;*
 - e) *Redland City Council wishes to understand and compare all available options for long term treatment and/or disposal solution(s) for residual waste under their management;*

- f) *Redland City Council wishes to be positioned to benefit from and respond to developments in Queensland's new Waste Strategy and associated regulatory frameworks and local industry developments. Notably, the recently announced landfill levy (to be introduced in July 2019) may provide direct or indirect incentives for resource recovery projects; and*
- g) *Redland City Council believes that it is in its interests and its community's interests to investigate a regional approach to waste treatment and disposal, consider alternative waste treatment technologies and solutions, including energy from waste solutions, and derive the benefits from greater waste volumes. Noting that this investigation opportunity does not preclude RCC from pursuing or participating in other market based waste collection and disposal service delivery options and/or maintaining an active engagement with BCC, to understand future waste disposal contract opportunities and costs that may be offered by BCC.*
3. *To delegate to the Chief Executive Officer under s.257 (1)(b) of the Local Government Act 2009, the authority to prepare and adopt a Tender Consideration Plan in accordance with section 230 of the Local Government Regulation 2012 outlining how Redland City Council can proceed to implement a local solution if required following the EOI process;*
 4. *To delegate to the Chief Executive Officer under s.257 (1)(b) of the Local Government Act 2009, the authority to execute any agreements between councils participating in the Expression of Interest process, as detailed in Clauses 1 and 3 above; and*
 5. *The Group Manager Water and Waste Infrastructure be requested to submit a report to a future meeting detailing the outcomes of the Expressions of Interest, as detailed in Clause 1 and 3 above.*

A report will be presented to Council at the end of the year.

6.2 SOUTHERN MORETON BAY ISLANDS (SMBI) PASSENGER FERRY TERMINAL UPGRADE

At the General Meeting 19 June 2019 (Item 19.3 refers), Council resolved as follows:

That Council resolves as follows:

1. *To accept the Queensland State Government's (the State's) Southern Moreton Bay Islands passenger ferry terminal upgrade funding offer and future ownership proposal, made by letter dated 28 March 2019, by the State Minister for Transport and Main Roads to the Mayor of Redland City Council.*
2. *To request the Mayor and Chief Executive Officer to write to the State Minister for Transport and Main Roads and the Director General Department of Transport and Main Roads respectively, confirming Council's acceptance of the State's offer.*
3. *To bring back to Council for approval, a Deed of Agreement between the Department of Transport and Main Roads and Council, for the upgrade of the Southern Moreton Bay Islands passenger ferry terminals, which may include, but not be limited to, passenger ferry terminal upgrade funding arrangements, post upgrade ownership and tenure arrangements and post upgrade commercial and development opportunities.*
4. *That this report and attachments remain confidential until a Deed of Agreement for the upgrade of the Southern Moreton Bay Islands passenger ferry terminals between the State and Council has been executed, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.*

A report will be brought to a future meeting of Council.

6.3 PETITION REGARDING MORETON BAY RAMSAR SITE

At the General Meeting 14 August 2019 (Item 9.1 refers), Council resolved as follows:

That the Petition be received and referred to the Chief Executive officer for consideration and a report to the local government.

A report will be brought to a future meeting of Council.

6.4 NOTICE OF MOTION FROM CR EDWARDS REGARDING SMBI ROAD SEALING

At the General Meeting 9 October 2019 (Item 17.1 refers), Council resolved as follows:

That Council resolve as follows:

1. *That officers prepare a report analysing the unsealed roads on the Southern Moreton Bay Islands, and that the report includes:*
 - a) *Cost to seal all the island roads that have residential properties.*
 - b) *The current operational costs to maintain the unsealed roads.*
 - c) *The projected operational cost savings to Council if the roads were sealed.*
 - d) *The current health and social impacts to residents currently living on unsealed roads.*
 - e) *The environmental benefits in sealing the roads including the surrounding water ways due to reduced sediment outflows.*
 - f) *A map indicating the Road Seal Program.*
2. *To deliver a workshop with the above information to Councillors within 60 days of this motion.*
3. *That the report is made available to the public.*

A report will be brought to a future meeting of Council.

7 MAYORAL MINUTE

Nil

8 PUBLIC PARTICIPATION**MOTION TO ADJOURN MEETING AT 9.59AM****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/327**

Moved by: Cr Wendy Boglary

Seconded by: Cr Paul Bishop

That Council adjourn the meeting for a 15 minute public participation segment.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

1. Trevor Berrill, a resident of Wellington Point and representative of Windsurfing Qld addressed Council regarding windsurfing at the Wellington Point bathing area.
2. Evan Williams, a resident of Thornlands and representative of residents in Gretchen Circuit addressed Council regarding the proposed parking zone in Gretchen Circuit, Thornlands.

MOTION TO RESUME MEETING AT 10.10AM**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/328**

Moved by: Cr Paul Gleeson

Seconded by: Cr Peter Mitchell

That the meeting proceedings resume.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

9 PETITIONS AND PRESENTATIONS**9.1 PETITION CR PAUL GOLLÈ – RESIDENTS REQUESTING COUNCIL RECONSIDERS THE PROPOSED PARKING AND PICK UP LOADING ZONE IN GRETCHEN CIRCUIT, THORNLANDS****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/329**

Moved by: Cr Paul Gollè

Seconded by: Cr Mark Edwards

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

CARRIED 8/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Tracey Huges and Paul Bishop voted FOR the motion.

Crs Murray Elliott and Paul Gleeson were not present when the motion was put.

Cr Karen Williams was absent from the meeting.

9.2 PETITION CR MARK EDWARDS – RESIDENTS REQUESTING COUNCIL SUPPORT NOTICE OF MOTION TO REINSTATE THE ROAD SEALING PROGRAM ON SMBIS

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/330

Moved by: Cr Mark Edwards

Seconded by: Cr Paul Bishop

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

CARRIED 7/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Tracey Huges and Paul Bishop voted FOR the motion.

Crs Julie Talty, Murray Elliott and Paul Gleeson were not present when the motion was put.

Cr Karen Williams was absent from the meeting.

10 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

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

Nil

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES**13.1 AUGUST 2019 MONTHLY FINANCIAL REPORT****Objective Reference:** A4114562**Authorising Officer:** Deborah Corbett-Hall, Chief Financial Officer**Responsible Officer:** Deborah Corbett-Hall, Chief Financial Officer**Report Author:** Udaya Panambala Arachchilage, Corporate Financial Reporting Manager**Attachments:** 1. August 2019 Monthly Financial Report**PURPOSE**

The purpose of this report is to note the year to date financial results as at 31 August 2019.

BACKGROUND

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

ISSUES***Timing of general meeting in September 2019***

There was only one general meeting early in September where the actual financial performance for the financial year up to the end of August 2019 could be reviewed. However, it was not possible for Council's financial report to be completed by the date of that meeting, hence a high level report was presented at the September general meeting. The full monthly financial report for August 2019 is presented to Council at the general meeting on 9 October 2019.

Opening balances for 2019-20 financial year

The 2018-19 annual financial statements were audited by the Queensland Audit Office (QAO) during August and September 2019. Certification of the financial statements is expected from QAO in October 2019. As such, the financial position for August 2019 may adjust over the coming months.

Capital carryover budget 2018-19

Council adopted a carryover budget on 28 August 2019 to accommodate capital works straddling two financial years. The attached monthly financial report for August includes the carryover budget although as outlined above, the final audited 2018-19 balance sheet accounts will influence the opening balances and budgeted key performance indicators in 2019-20. Until the accounts have been finalised, the monthly financial report will reconcile to the financial management system.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of August 2019. As this is only the second month of the year, trends will start to emerge as the first quarter progresses.

- Operating surplus ratio
- Net financial liabilities

- Ability to pay our bills – current ratio
- Ability to repay our debt – debt servicing ratio
- Cash balance
- Cash balances – cash capacity in months
- Longer term financial stability – debt to asset ratio
- Operating performance
- Interest coverage ratio

The following ratios did not meet the target at the end of August 2019:

- Asset sustainability ratio
- Level of dependence on general rate revenue

The asset sustainability ratio did not meet the target at the end of August 2019 and continues to be a stretch target for Council with renewal spends of \$1.59M and depreciation expense of \$9.19M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

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

The level of dependence on general rate revenue ratio moves in line with the rating cycle and for August 2019 it is 41.74% which is just outside the target range of less than 40%. As the financial year progresses, receipt of grant revenue is expected to reduce this ratio to standard levels.

Legislative Requirements

The August 2019 financial reports are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The August 2019 financial reports have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of August 2019.

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 Council's 2018-2023 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

Consulted	Date	Comment
Council departmental officers	Year to date August 2019	Consulted on financial results and outcomes
Financial Services Group officers	Year to date August 2019	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date August 2019	Recipients of variance analysis between actual and budget. Consulted as required

OPTIONS**Option One**

That Council resolves to note the financial position, results and ratios for August 2019 as presented in the attached Monthly Financial Report.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/331

Moved by: Cr Mark Edwards

Seconded by: Cr Peter Mitchell

That Council resolves to note the financial position, results and ratios for August 2019 as presented in the attached Monthly Financial Report.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.



Monthly Financial Report

August 2019



CONTENTS

1.	Executive Summary	2
2.	Key Performance Indicators	3
3.	Statement of Comprehensive Income	4
4.	Statement of Financial Position	6
5.	Statement of Cash Flows	8
6.	Capital Expenditure	9
7.	Program and Project Update	9
8.	Investment & Borrowings Report	10
9.	Constrained Cash Reserves	11
10.	Redland Water Statements	12
11.	RedWaste Statements	12
12.	Appendix: Additional and Non-financial Information	13
13.	Glossary	14

1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 August 2019. The year to date annual revised budget referred to in this report incorporates the changes from budget capital carryovers adopted by Council on 28 August 2019.

The opening balances for the current year were audited by Queensland Audit Office (QAO). As such, the financial position for the month of August may adjust over the coming months until Council receives QAO certification in October 2019.

Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	195	14,453	15,570	1,117	8%	✓
Recurrent Revenue	297,572	61,213	60,595	(618)	-1%	✗
Recurrent Expenditure	297,377	46,760	45,025	(1,735)	-4%	✓
Capital Works Expenditure	78,599	12,765	4,668	(8,097)	-63%	✓
Closing Cash & Cash Equivalents	167,928	173,762	173,942	180	0%	✓

Council reported an operating surplus for the month of \$15.57M. Bulk water consumption is lower than expected, resulting in lower than expected revenue. The favourable variance in recurrent expenditure is mainly due to underspend in bulk water costs and contractor costs. As this is the second month of the year, trends will start to emerge as the first quarter progresses.

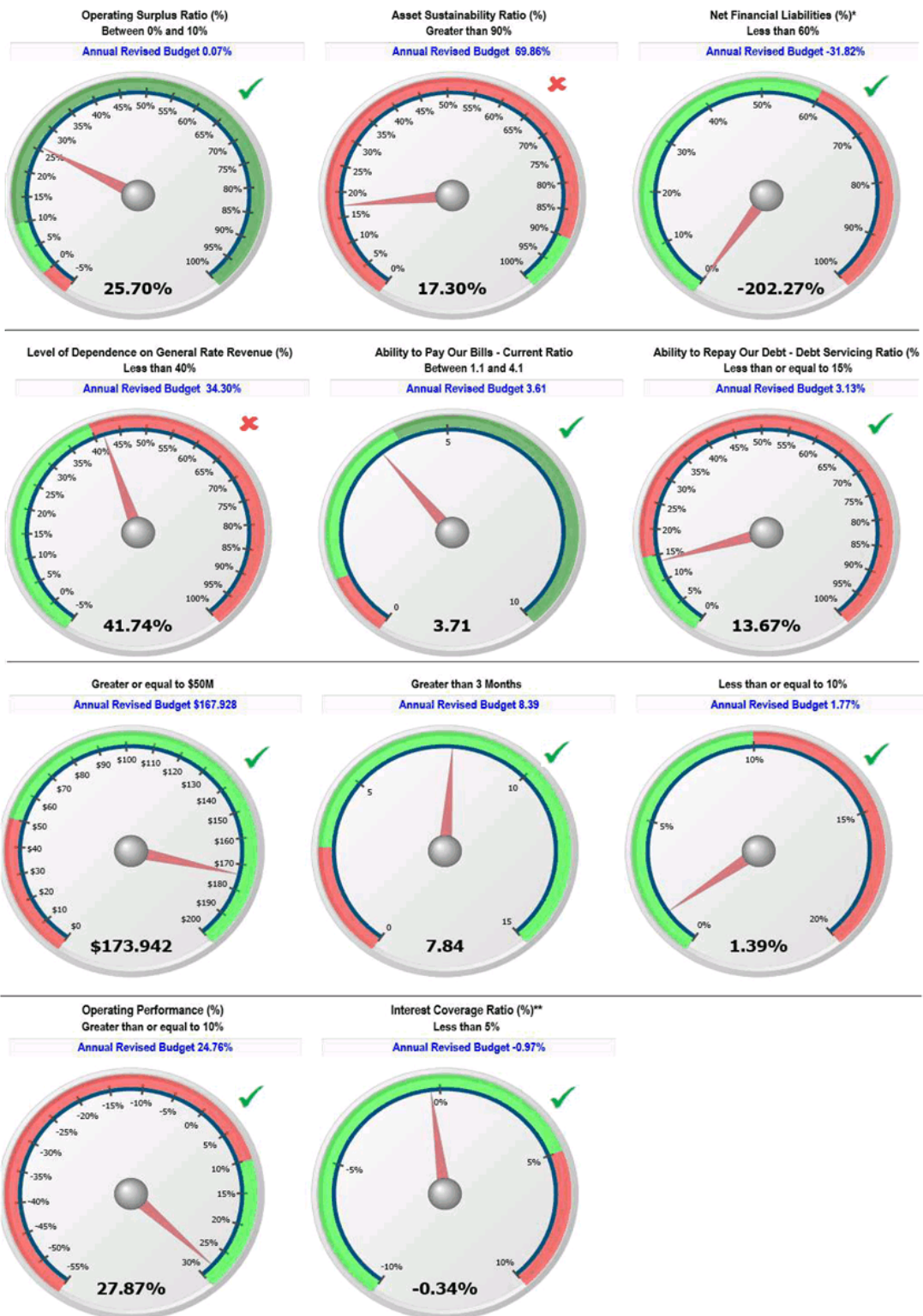
Capital grants, subsidies and contributions are above budget due to timing of developer cash contributions.

Council's capital works expenditure is below budget by \$8.10M due to timing of works for a number of infrastructure projects.

Constrained cash reserves represent 65% of the cash balance.

2. KEY PERFORMANCE INDICATORS

Target met Target exceeded Target not met



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

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

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 August 2019					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Recurrent revenue					
Rates charges	104,953	104,953	25,818	26,007	189
Levies and utility charges	152,328	152,328	25,862	25,021	(841)
Less: Pensioner remissions and rebates	(3,333)	(3,333)	(773)	(784)	(11)
Fees	14,632	14,632	2,415	2,282	(133)
Rental income	925	925	142	238	96
Interest received	5,231	5,231	808	612	(196)
Dividend received	-	-	-	-	-
Sales revenue	3,856	3,856	531	701	170
Other income	525	525	25	111	86
Grants, subsidies and contributions	18,456	18,456	6,385	6,407	22
Total recurrent revenue	297,572	297,572	61,213	60,595	(618)
Recurrent expenses					
Employee benefits	90,372	90,372	15,553	15,544	(9)
Materials and services	140,138	140,138	20,090	18,934	(1,156)
Finance costs	2,809	2,809	468	486	18
Depreciation and amortisation	65,279	65,279	10,880	10,270	(610)
Other expenditure	514	514	58	73	15
Net internal costs	(1,735)	(1,735)	(289)	(282)	7
Total recurrent expenses	297,377	297,377	46,760	45,025	(1,735)
OPERATING SURPLUS / (DEFICIT)	195	195	14,453	15,570	1,117
Capital revenue					
Grants, subsidies and contributions	24,492	25,436	4,185	6,469	2,284
Non-cash contributions	3,480	3,480	576	-	(576)
Total capital revenue	27,973	28,916	4,761	6,469	1,708
Capital expenses					
(Gain) / loss on disposal of non-current assets	112	112	5	(68)	(73)
Total capital expenses	112	112	5	(68)	(73)
TOTAL INCOME	325,545	326,488	65,974	67,064	1,090
TOTAL EXPENSES	297,489	297,489	46,765	44,957	(1,808)
NET RESULT	28,056	28,999	19,209	22,107	2,898
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	28,056	28,999	19,209	22,107	2,898

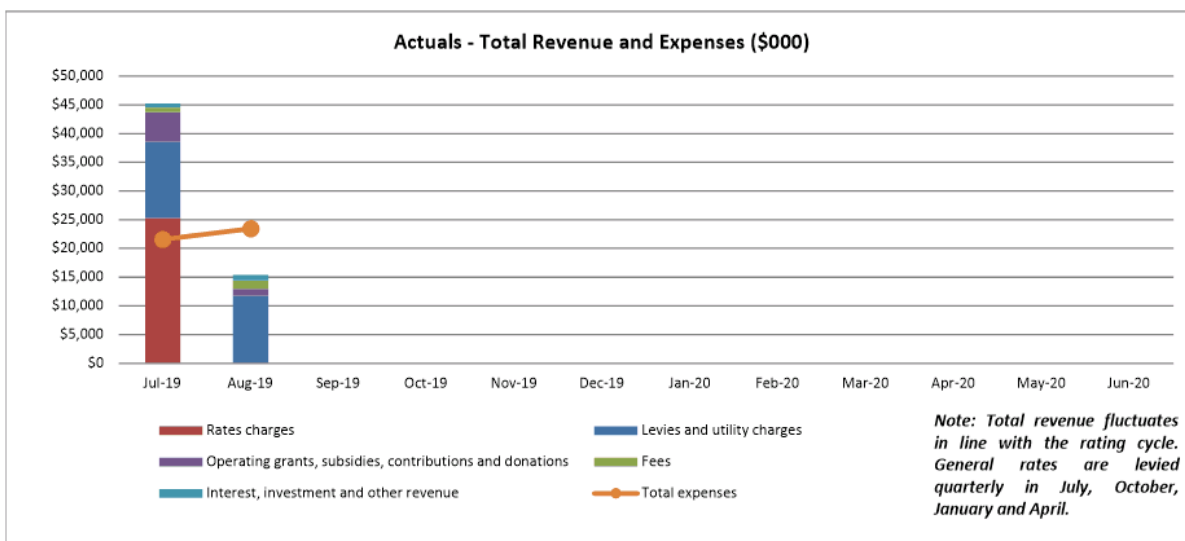
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 31 August 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Levies and utility charges					
Refuse collection rate charge	26,968	26,968	4,436	4,338	(98)
SES separate charge	487	487	122	121	(1)
Environment separate charge	8,721	8,721	2,159	2,162	3
Separate charge landfill remediation	2,896	2,896	478	479	1
Wastewater charges	46,347	46,347	7,550	7,538	(12)
Water access charges	19,105	19,105	3,136	3,159	23
Water consumption charges	47,804	47,804	7,981	7,224	(757)
Total levies and utility charges	152,328	152,328	25,862	25,021	(841)

MATERIALS AND SERVICES ANALYSIS					
For the period ending 31 August 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Materials and services					
Contractors	41,225	41,006	4,788	4,548	(240)
Consultants	3,291	3,347	193	117	(76)
Other Council outsourcing costs*	17,527	17,600	2,674	2,654	(20)
Purchase of materials	50,161	50,205	8,079	7,378	(701)
Office administration costs	11,357	11,323	1,843	1,850	7
Electricity charges	6,138	6,138	988	903	(85)
Plant operations	3,873	3,873	528	547	19
Information technology resources	3,080	3,080	477	430	(47)
General insurance	1,195	1,195	197	178	(19)
Community assistance**	1,649	1,729	212	198	(14)
Other material and service expenses	642	642	111	131	20
Total materials and services	140,138	140,138	20,090	18,934	(1,156)

* Other Council outsourcing costs are various outsourced costs including refuse collection and disposal, waste disposal, legal services, traffic control, external training, valuation fees, etc.

** Community assistance costs represent community related costs including community grants, exhibitions and awards, donations and sponsorships.

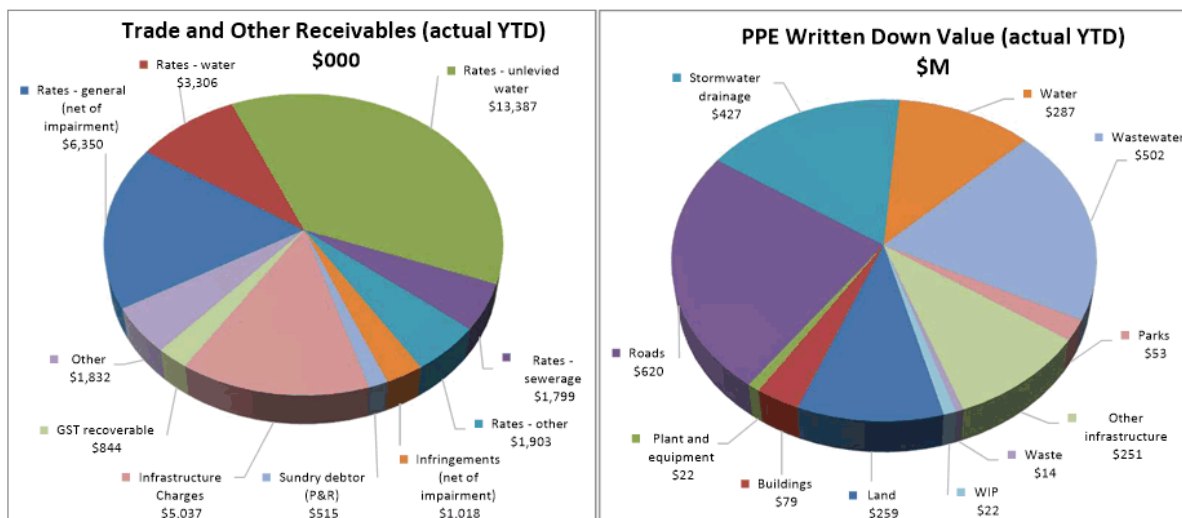


4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 August 2019				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	170,027	167,928	173,762	173,942
Trade and other receivables	30,532	34,609	34,074	35,991
Inventories	936	923	955	936
Non-current assets held for sale	-	-	-	11,113
Other current assets	1,765	2,340	5,025	5,572
Total current assets	203,260	205,800	213,816	227,554
NON-CURRENT ASSETS				
Investment property	1,091	1,091	1,091	1,091
Property, plant and equipment	2,555,393	2,562,000	2,544,462	2,536,254
Intangible assets	968	712	1,504	1,767
Right-of-use assets*	8,278	8,278	9,289	9,301
Other financial assets	73	73	73	73
Investment in other entities	25,904	24,214	24,214	13,101
Total non-current assets	2,591,706	2,596,368	2,580,633	2,561,587
TOTAL ASSETS	2,794,966	2,802,168	2,794,449	2,789,141
CURRENT LIABILITIES				
Trade and other payables	23,817	30,981	29,928	26,689
Borrowings - current	7,728	7,845	7,845	7,845
Lease liability - current*	1,039	1,039	1,039	1,037
Provisions - current	7,816	10,351	14,683	14,893
Other current liabilities	2,940	6,803	16,234	10,935
Total current liabilities	43,340	57,019	69,729	61,399
NON-CURRENT LIABILITIES				
Borrowings - non-current	33,400	33,283	21,780	21,833
Lease liability - non-current*	7,412	7,412	8,278	8,176
Provisions - non-current	14,752	13,409	13,408	13,580
Total non-current liabilities	55,563	54,104	43,466	43,589
TOTAL LIABILITIES	98,904	111,123	113,195	104,988
NET COMMUNITY ASSETS	2,696,062	2,691,045	2,681,254	2,684,153
COMMUNITY EQUITY				
Asset revaluation surplus	1,003,168	1,008,120	1,008,120	1,008,120
Retained surplus	1,575,901	1,576,278	1,569,010	1,562,850
Constrained cash reserves	116,993	106,647	104,124	113,183
TOTAL COMMUNITY EQUITY	2,696,062	2,691,045	2,681,254	2,684,153

* From 1 July 2019, Australian Accounting Standard 16 Leases applies.

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT OF USE ASSETS For the period ending 31 August 2019				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
Right of Use Asset				
Buildings	3,491	3,491	4,008	4,008
Land	4,372	4,372	4,827	4,827
Plant and Equipment	415	415	454	466
Closing balance	8,278	8,278	9,289	9,301

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT* For the period ending 31 August 2019				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
PPE movement				
Opening balance (includes WIP from previous years)	2,558,126	2,541,881	2,541,881	2,541,881
Acquisitions and WIP in year movement	61,912	84,764	13,342	4,427
Depreciation in year	(63,114)	(63,114)	(10,519)	(9,920)
Disposals	(1,531)	(1,531)	(242)	(142)
Other adjustments**	-	-	-	8
Closing balance	2,555,393	2,562,000	2,544,462	2,536,254

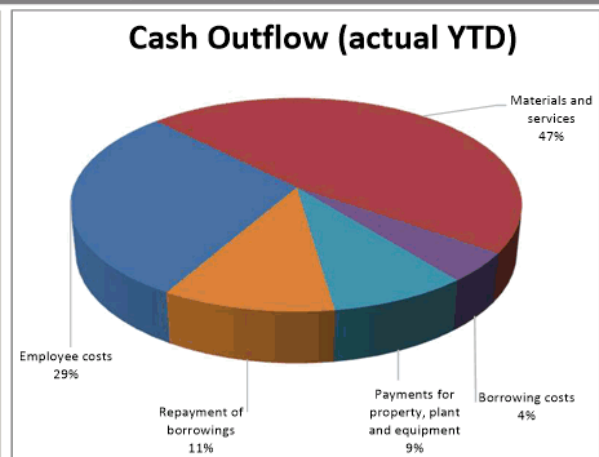
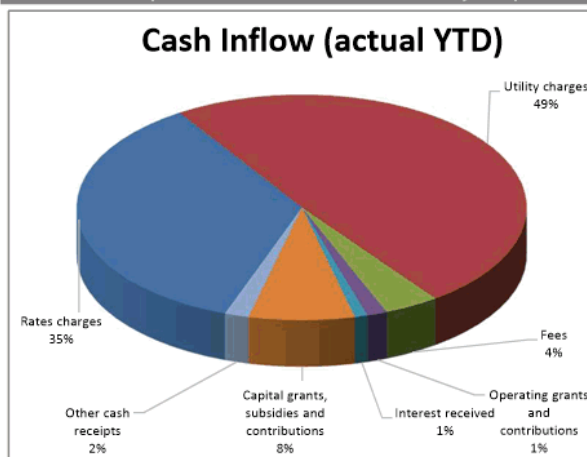
* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

** Other adjustments include transfers between asset classes, revaluation adjustments, prior period adjustments and depreciation thereon.



5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 August 2019				
	Annual	Annual	YTD	YTD
	Original	Revised	Revised	Actual
	Budget	Budget	Budget	\$000
	\$000	\$000	\$000	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	272,371	272,371	61,495	59,710
Payments to suppliers and employees*	(237,536)	(237,536)	(40,018)	(41,910)
	34,835	34,835	21,477	17,800
Interest received	5,231	5,231	808	612
Dividend received	-	-	-	-
Rental income	925	925	141	239
Non-capital grants and contributions	16,097	16,097	5,787	954
Borrowing costs*	(2,480)	(2,480)	(2,459)	(2,416)
Right-of-use assets interest expense	(266)	(266)	(44)	(44)
Net cash inflow / (outflow) from operating activities	54,342	54,342	25,710	17,145
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(58,432)	(78,599)	(12,765)	(4,415)
Payments for intangible assets	-	-	-	(252)
Proceeds from sale of property, plant and equipment	1,419	1,419	236	210
Capital grants, subsidies and contributions	24,492	25,436	4,185	5,069
Other cash flows from investing activities	-	-	-	(90)
Net cash inflow / (outflow) from investing activities	(32,521)	(51,744)	(8,344)	522
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	9,800	9,800	-	-
Repayment of borrowings*	(5,527)	(5,527)	(5,527)	(5,531)
Right-of-use lease payment	(1,039)	(1,039)	(173)	(290)
Net cash inflow / (outflow) from financing activities	3,234	3,234	(5,700)	(5,821)
Net increase / (decrease) in cash held	25,055	5,832	11,666	11,846
Cash and cash equivalents at the beginning of the year	144,972	162,096	162,096	162,096
Cash and cash equivalents at the end of the financial year / period	170,027	167,928	173,762	173,942

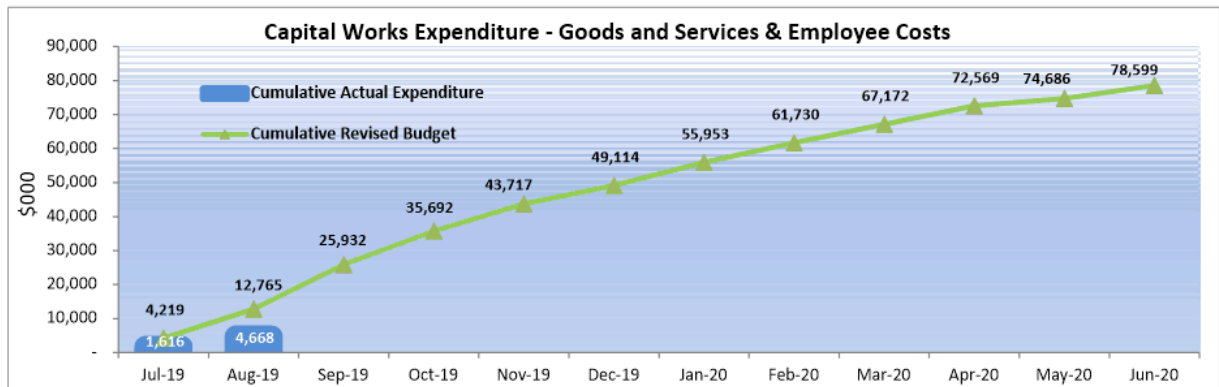


Total Cash Funding (Actual YTD)	66,794	Total Cash Expenditure (Actual YTD)	54,948
Total Cash Funding (Annual Revised Budget)	331,279	Total Cash Expenditure (Annual Revised Budget)	325,447
% of Budget Achieved YTD	20%	% of Budget Achieved YTD	17%

* Reclassified amounts in original budget to align with Annual Financial Statements and permitted by Australian Accounting Standard AASB 107 Statement of Cash Flows.

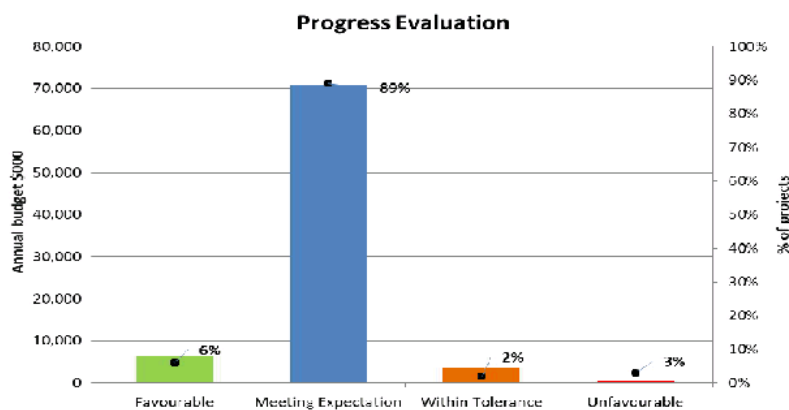


6. CAPITAL EXPENDITURE



	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Capitalised goods and services	71,215	10,503	3,529	(6,974)
Capitalised employee costs	7,384	2,262	1,139	(1,123)
Total	78,599	12,765	4,668	(8,097)

7. PROGRAM AND PROJECT UPDATE



Programs and projects are what Council uses to introduce change to achieve corporate outcomes. They allow new infrastructure, products, systems, procedures and services to be delivered. Projects may be undertaken on a standalone basis or as part of a program. Programs and projects may span multiple financial years.

Council is currently progressing more than 100 programs and projects.

Notable Projects

The status of two notable projects are as follows:

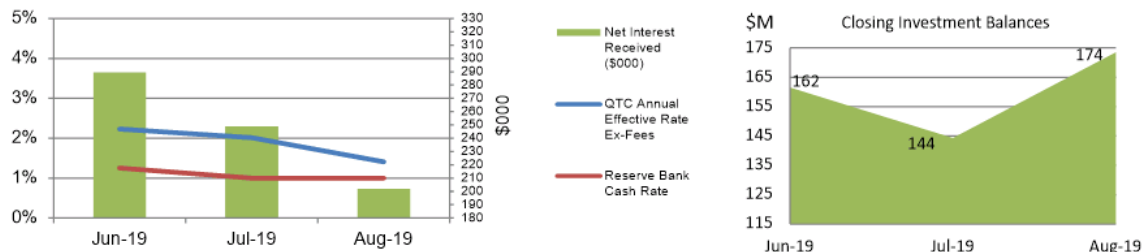
Project description	Progress
Energy and Solar Program aims to explore the feasibility of renewable energy (solar farm) and energy management to off-set increasing future electricity costs to Council through a number of projects.	Meeting Expectations
Culvert Upgrade Woodlands Drive, Thornlands aims to enhance the transport network within Redlands and improve freight movement within Redland City through upgrade of two culverts.	Meeting Expectations



8. INVESTMENT & BORROWINGS REPORT

For the period ending 31 August 2019

INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total Investment at End of Month was \$173.53M

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

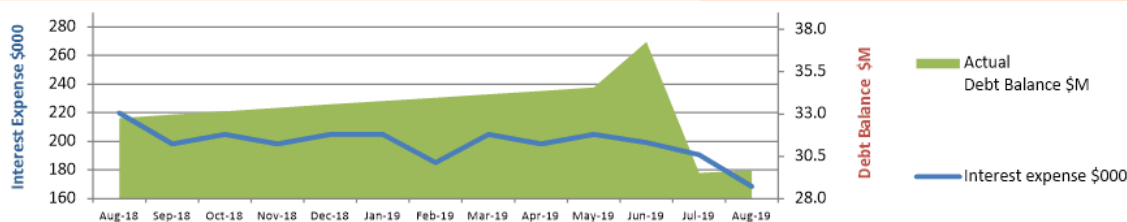
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 1.00% in the July 2019 sitting.

On a daily basis, cash surplus to requirements is deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current annual effective interest rate paid by QTC is 1.41%. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its revised Investment Policy (POL-3013) in June 2019 for the 2019/2020 financial year

BORROWINGS AND BORROWING COSTS (QTC)



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, debt repayment of \$7.95M, being \$5.53M principal and \$2.42M interest has been made *annually* for 2019/2020 which will result in the loans being repaid approximately one year earlier.

The debt balance shows a decrease as the Annual Debt Service Payment (ADSP) was made during July 2019. Interest will accrue monthly on a daily balance until next ADSP in July 2020 which is reflected in the increasing debt balance.

Total Borrowings at End of Month were \$29.68M

General pool allocated to capital works is 99.68% and 0.32% is attributable to RedWaste.

Council adopted its revised Debt Policy (POL-1838) in June 2019 for the 2019/2020 financial year



9. CONSTRAINED CASH RESERVES

Reserves as at 31 August 2019	Purpose of reserve	Opening Balance	To Reserve	From Reserve	Closing Balance
		\$000	\$000	\$000	\$000
Special Projects Reserve:					
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	1,542	(1)	(1)	1,540
Waste Levy Reserve	To fund Waste Levy Program	-	4,620	(398)	4,222
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	1,765	467	(108)	2,124
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	4	-	4
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	4,072	210	(7)	4,275
		7,379	5,300	(514)	12,165
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	7,898	1,099	(137)	8,860
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	2,551	173	-	2,724
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,273	179	-	14,452
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,414	1,074	(6)	12,482
Constrained Works Res-Cap Grants & Contribs	Unexpended capital grants and contributions received for specific projects	327	-	(134)	193
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	33,680	2,135	(1,495)	34,320
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	12,456	862	(68)	13,250
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,996	443	-	10,439
Constrained Works Res-Opr Grants & Contribs	Unexpended operating grants and contributions received for specific projects	224	-	-	224
Tree Planting Reserve	Acquisition and planting of trees on footpaths	85	8	(5)	88
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	142	-	-	142
		93,046	5,973	(1,845)	97,174
Separate Charge Reserve:					
Environment Charge Acquisition Reserve	Acquisitions of land and facilities to support or enhance environmental outcomes	1,457	-	-	1,457
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	2,162	(688)	1,474
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	39	121	(99)	61
		1,496	2,283	(787)	2,992
Special Charge Reserve - Canals:					
Aquatic Paradise Canal Reserve	Maintenance and repairs of Aquatic Paradise canals	754	1	-	755
Sovereign Waters Lake Reserve	Maintenance and repairs of Sovereign Lake	428	1	-	429
1718 Raby Bay Canal Reserve	Service, facility or activity of works in respect of the canals of the Raby Bay canal estate	219	-	-	219
1718 Aquatic Paradise Canal Reserve	Service, facility or activity of works in respect of the canals of the Aquatic Paradise canal estate	(495)	-	-	(495)
1718 Sovereign Waters Lake Reserve	Service, facility or activity of works in respect of the lake	(56)	-	-	(56)
		850	2	-	852
TOTALS		102,771	13,598	(3,146)	113,183
		Closing cash and cash equivalents			173,942
		Reserves as percentage of cash balance			65%

10. REDLAND WATER STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT					
For the period ending 31 August 2019					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Total revenue	116,436	116,436	19,173	18,551	(622)
Total expenses	66,474	66,473	10,636	10,035	(601)
Earnings before interest, tax and depreciation (EBITD)	49,963	49,963	8,537	8,516	(21)
External interest expense	136	136	23	23	-
Internal interest expense	14,867	14,867	2,478	2,478	-
Depreciation	23,823	23,823	3,970	4,034	64
Operating surplus / (deficit)	11,136	11,136	2,066	1,981	(85)

REDLAND WATER CAPITAL FUNDING STATEMENT					
For the period ending 31 August 2019					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Capital contributions, donations, grants and subsidies	2,537	2,537	423	1,253	830
Net transfer (to) / from constrained capital reserves	(1,982)	295	(228)	(1,245)	(1,017)
Non-cash contributions	3,399	3,399	566	-	(566)
Funding from utility revenue	4,172	7,576	631	178	(453)
Total sources of capital funding	8,126	13,807	1,392	186	(1,206)
Contributed assets	3,399	3,399	566	-	(566)
Capitalised expenditure	4,179	9,859	735	66	(669)
Loan redemption	549	549	91	120	29
Total application of capital funds	8,126	13,807	1,392	186	(1,206)

11. REDWASTE STATEMENTS

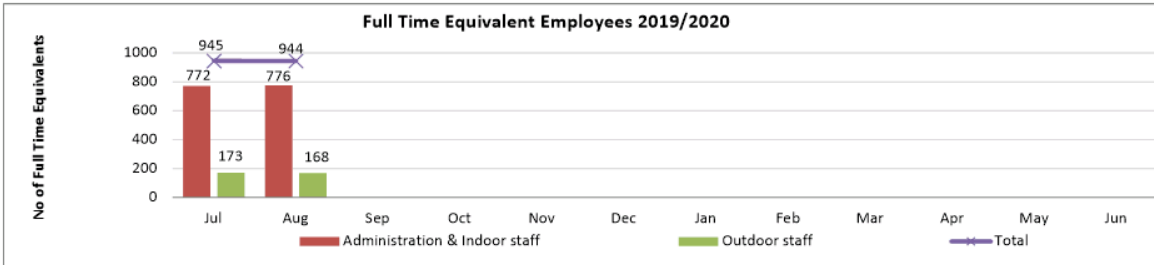
REDWASTE OPERATING STATEMENT					
For the period ending 31 August 2019					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Total revenue	33,701	33,701	9,347	9,234	(113)
Total expenses	26,197	26,197	4,302	4,201	(101)
Earnings before interest, tax and depreciation (EBITD)	7,504	7,504	5,045	5,033	(12)
External interest expense	31	31	5	5	-
Depreciation	278	278	46	50	4
Operating surplus / (deficit)	7,195	7,195	4,994	4,978	(16)

REDWASTE CAPITAL FUNDING STATEMENT					
For the period ending 31 August 2019					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Non-cash contributions	-	-	-	-	-
Funding from utility revenue	746	746	251	167	(84)
Total sources of capital funding	746	746	251	167	(84)
Capitalised expenditure	608	608	152	55	(97)
Loan redemption	138	138	99	112	13
Total application of capital funds	746	746	251	167	(84)

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting

Council has an approved establishment of 862* headcount and 829* FTE.



* This consists of permanent full-time employees 761 (761 FTE) and part-time employees 101 (68 FTE).

August 2019: Headcount	Employee Type			
	Casual	Full Time	Part Time	Total
Office of CEO	7	37	8	52
Organisational Services	6	204	16	226
Community and Customer Services	35	275	78	388
Infrastructure and Operations	29	334	17	380
Total	77	850	119	1,046

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. Following Ourspace, the table includes contract of service and temporary personnel. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors

Days Overdue	Aug-19	% Overdue	Aug-18	% Overdue	\$ Variance	% Variance	Comment
0 - 30	\$7,241,298	9.5%	\$6,377,163	8.7%	\$864,135	0.8%	Revenue Collection team continues to monitor and work with ratepayers who are unable to promptly meet their financial obligation to Council.
31 - 60	\$2,959	0.0%	\$805	0.0%	\$2,154	0.0%	
61 - 90	\$389	0.0%	\$1,615	0.0%	-\$1,226	0.0%	
91 - 180	\$2,255,536	3.0%	\$2,150,374	2.9%	\$105,162	0.1%	
>180	\$3,999,128	5.3%	\$3,927,897	5.4%	\$71,231	-0.1%	
Total	\$13,499,310	17.8%	\$12,457,854	17.0%	\$1,041,456	0.8%	



13. GLOSSARY

Key Terms	
Written Down Value:	
<i>This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.</i>	
Work In Progress:	
<i>This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.</i>	
Definition of Ratios	
Operating Surplus Ratio*:	
<i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	
	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
Asset Sustainability Ratio*:	
<i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	
	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$
Net Financial Liabilities*:	
<i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	
	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
Level of Dependence on General Rate Revenue:	
<i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	
	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Current Ratio:	
<i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	
	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Debt Servicing Ratio:	
<i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	
	$\frac{\text{Interest Expense** + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Cash Balance - \$M:	
<i>Cash balance includes cash on hand, cash at bank and other short term investments.</i>	
	Cash Held at Period End
Cash Capacity in Months:	
<i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	
	$\frac{\text{Cash Held at Period End}}{\text{[(Cash Operating Costs + Interest Expense) / Period in Year]}}$
Longer Term Financial Stability - Debt to Asset Ratio:	
<i>This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets</i>	
	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
Operating Performance:	
<i>This ratio provides an indication of Council's cash flow capabilities</i>	
	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
Interest Coverage Ratio:	
<i>This ratio demonstrates the extent to which operating revenues are being used to meet the financing charges</i>	
	$\frac{\text{Net Interest Expense on Debt Service**}}{\text{Total Operating Revenue}}$

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

** Interest expense includes interest on leases.

13.2 MAKING LOCAL LAW NO. 7 (BATHING RESERVES) 2015**Objective Reference:** A4114566**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Tony Beynon, Group Manager Corporate Governance**Report Author:** Kristene Viller, Policy and Local Laws Coordinator

Attachments:

1. Amending Local Law No. 5 (Local Law No.7 (Bathing Reserves) 2015) 2019
2. Local Law No. 7 (Bathing Reserves) 2015
3. Community Consultation Submission Review
4. State Interest Check Report

PURPOSE

The purpose of this report is to:

1. Present the results of the community consultation process that was undertaken for *Local Law No. 7 (Bathing Reserves) 2015*.
2. Present the results of the State Interest Check undertaken on *Local Law No. 7 (Bathing Reserves) 2015*.
3. Proceed with the making of *Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019*.

BACKGROUND

On 19 June 2019 Council resolved to amend *Local Law No. 7 (Bathing Reserves) 2015* following a community consultation process. One of the amendments was to reduce the seaward boundary at Wellington Point bathing reserve from 400m to 200m. Council was advised at the time that a further report would be presented seeking approval to consult further with the community regarding the seaward boundary.

At the General Meeting on 17 July 2019 Council resolved to commence the local law making process for *Local Law No. 7 (Bathing Reserves) 2015* to reduce the seaward boundary of the Wellington Point Bathing Reserve from 200m to a distance of *up to 200m*. The seaward boundary will be set to no further than 100m unless an event is being held requiring a 200m boundary. Council further resolved to commence a community consultation process, inviting submissions on the proposed local law amendment.

The amendments to *Local Law No. 7 (Bathing Reserves) 2015* are detailed in the amending instrument (Attachment 1).

Please note that in the consolidated version of Local Law No. 7 (Bathing Reserves) 2015 the only changes made are:

Section	Amendment
Section 6(4)(d)	Inserted 'up to' in front of 200m
Section 6(4)(d)	Removed 'of the imaginary line' and replaced with 'identified by the placement of marker buoys'.

ISSUESState Interest Check

In accordance with Council's adopted local law making process a state interest check was completed on *Local Law No. 7 (Bathing Reserves) 2015*.

All relevant State Government Departments were invited to provide comments on the draft local law. The Department of Agriculture and Fisheries raised some concerns, each of those concerns has been reviewed and addressed in the State Interest Check Report (Attachment 4).

Public Interest Review

The *Local Government Act 2009* (the Act) requires that any local law made with anti-competitive provisions is to comply with the procedures prescribed under a regulation for the review of the anti-competitive provisions. Review of the attached local laws found no anti-competitive provisions were present.

Community Consultation

In accordance with Council's adopted local law making process and Council's resolution of 17 July 2019, community consultation was undertaken on *Local Law No. 7 (Bathing Reserves) 2015* to allow the community the opportunity to provide comment on the proposed local law. Submissions were invited from 7 August 2019 and 28 August 2019. All properly made submissions were considered. As a result of the community consultation the amendment to the Local Law will be to reduce the seaward boundary from 200m to up to 100m. The report detailing the community feedback is provided in Attachment 3.

Local Law Implementation

Should Council make *Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019* attached to this report, notice must be given to the public within one month, through publication in the Queensland Government Gazette and on Council's website. The law comes into effect on either the date published in the gazette or a date nominated by Council in the gazettal notice.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The *Local Government Act 2009* Chapter 3, Part 1, provides power for local governments to make and enforce local laws and sets the framework that the local governments must adhere to. Council has adopted a Local Law Making Process that is consistent with the *Local Government Act 2009* provisions. This process has been followed in the making of the local laws attached to this report.

The local laws have been drafted by Council's external solicitors in accordance with the *Local Government Act 2009*, the Guidelines for Drafting Local Laws issued by the Parliamentary Counsel and the principles under the *Legislative Standards Act 1992*.

Part D of Council's adopted Local Law Making Process (adopted 20 March 2019) sets out the required steps for making the Amending Instrument. The first 6 steps in the Local Law Making Process involve making the Amending Instrument and steps 7 to 10 relate to notifying the public and Minister about the Amending Instrument.

Risk Management

The risks associated with making the local law has been managed by:

- a) ensuring the process to make the local law is in accordance with legislative standards and the adopted Redland City Council Local Law Making Process;
- b) comprehensive internal stakeholder engagement to ensure the local law will promote effective governance to the community;
- c) utilising external solicitors to draft the local law to ensure the legislative principles are followed in the drafting; and
- d) conducting a review of the identified anti-competitive provisions to ensure adherence to the National Competition Policy Guidelines.

Financial

The cost of drafting the local law is funded through existing budget allocations within the Legal Services Unit.

People

The local law will have an impact on the resourcing with the City Sports and Venues and Compliance Services Units. It is anticipated that this work will be absorbed by current resourcing.

Environmental

There are no environmental implications.

Social

Local Government provides for the good governance of the local government area through their local laws. *Local Law No. 7 (Bathing Reserves) 2015*, attached to this report has the potential to impact all members of the Redlands Community.

Community consultation provided the opportunity for community members to have their say on the proposal through providing a submission. The attached Community Consultation Report details the outcome of this consultation period (Attachment 3).

Alignment with Council's Policy and Plans

The process for making the proposed local law is in accordance with Council's adopted practice for making local laws.

This process is in keeping with Council's Corporate Plan Priority 8, Inclusive and Ethical Governance for deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Service Manager City Sports and Venues	July 2019 – August 2019	<ul style="list-style-type: none"> • Initial establishment of requirements; • Provided feedback on community consultation submissions; and • Liaison with SLSQ
Senior Advisor Strategic Communication and Community Engagement	July – August 2019	<ul style="list-style-type: none"> • Input into the community consultation approach.

Consulted	Consultation Date	Comments/Actions
Senior Advisor Community Engagement	July – August 2019	<ul style="list-style-type: none"> Preparation of community consultation material; Management of Yoursay site and data collection; and Provided input into the analysis of responses.
Group Manager Corporate Governance	July – August 2019	<ul style="list-style-type: none"> Review of report and attachments.
Governance Service Manager	July – August 2019	<ul style="list-style-type: none"> Reviewed the community consultation results and the final report requesting adoption of the local laws.
Policy and Local Laws Coordinator	July – August 2019	<ul style="list-style-type: none"> Prepared request for State Interest Check and reviewed results and prepared report; Prepared community consultation plan; Reviewed results and prepared community consultation report; Facilitated the drafting of amending instruments; Conducted state interest checking process; and Liaison with community groups.
External Solicitors	July – August 2019	<ul style="list-style-type: none"> Prepared amending instruments and drafted amended consolidated local laws; and Conducted anti-competitive assessments.
Elected Representatives	July – August 2019	<ul style="list-style-type: none"> Division 1 Councillor was provided updates regarding the community consultation process. Councillor received submissions from impacted community groups.
State Government Departments	July – August 2019	<ul style="list-style-type: none"> Completed State Interest Checks.

OPTIONS

Option One

That in accordance with Council's Local Law Making Process adopted on 20 March 2019; pursuant to section 29 of the *Local Government Act 2009*, Council resolves as follows:

1. To receive and note the Community Consultation Submission Review (Attachment 3) and to implement the recommendations of this report.
2. To receive and note the State Interest Check (Attachment 4).
3. To proceed:
 - a. As advertised with the making of *Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019*;
 - b. To make *Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019*;
 - c. To adopt the consolidated version of *Local Law No. 7 (Bathing Reserves) 2015*;
 - d. To give notice of the making of *Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019* by publication in the Queensland Government Gazette.
4. To authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.

Option Two

That Council resolves not to make *Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019*.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/332

Moved by: Cr Wendy Boglary

Seconded by: Cr Peter Mitchell

That in accordance with Council's Local Law Making Process adopted on 20 March 2019; pursuant to section 29 of the *Local Government Act 2009*, Council resolves as follows:

1. To receive and note the Community Consultation Submission Review (Attachment 3) and to implement the recommendations of this report.
2. To receive and note the State Interest Check (Attachment 4).
3. To proceed:
 - a. As advertised with the making of Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019;
 - b. To make Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019;
 - c. To adopt the consolidated version of Local Law No. 7 (Bathing Reserves) 2015;
 - d. To give notice of the making of Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019 by publication in the Queensland Government Gazette.
4. To authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.



**Amending Local Law No. 5
(Local Law No. 7 (Bathing Reserves)
2015) 2019**

*It is hereby certified that this a true and correct copy of Amending
Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019 made, in accordance with the Local
Government Act 2009, by the Council of the City of Redland,
by resolution dated 9 October 2019*

A. Chesterman
Chief Executive Officer



Redland City Council

Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019

Contents

Part 1	Preliminary.....1
1	Short title 1
2	Object 1
3	Commencement 1
Part 2	Amendment of Local Law No. 7 (Bathing Reserves) 2015.....1
4	Local Law Amended 1
5	Amendment of s 6 (Bathing areas) 1

1
Redland City Council
Amending Local Law No. 5
(Local Law No. 7 (Bathing Reserves) 2015) 2019

Redland City Council Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019

Part 1 Preliminary

1 Short title

This amending local law may be cited as *Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019*.

2 Object

The object of this amending local law is to amend *Local Law No. 7 (Bathing Reserves) 2015* to reduce the outer boundary of the bathing area at Wellington Point bathing reserve.

3 Commencement

This amending local law commences on the date of publication of the notice of the making of *Amending Local Law No. 5 (Local Law No. 7 (Bathing) 2015) 2019* in the gazette.

Part 2 Amendment of Local Law No. 7 (Bathing Reserves) 2015

4 Local Law Amended

The *Amending Local Law No. 5 (Local Law No. 7 (Bathing Reserves) 2015) 2019* amends *Local Law No. 7 (Bathing Reserves) 2015*.

5 Amendment of s 6 (Bathing areas)

- (1) Section 6(4)(d), '200m' —
omit, insert—
up to 100m —
- (2) Section 6(4)(d), 'of, the imaginary line' —
omit, insert—
, identified by the placement of marker buoys.



Redland City Council

**Local Law No. 7 (Bathing Reserves)
2015**

It is hereby certified that this a true and correct copy of *Local Law No. 7 (Bathing Reserves) 2015* made,
in accordance with the *Local Government Act 2009*, by the Council of the City of Redland,
by resolution dated 9 October 2019

A. Chesterman
Chief Executive Officer



Redland City Council

Local Law No. 7 (Bathing Reserves) 2015

Contents

Part 1	Preliminary.....	3
	1 Short title.....	3
	2 Purpose and how it is to be achieved.....	3
	3 Definitions—the dictionary.....	3
	4 Relationship with other laws.....	3
Part 2	Bathing reserves.....	3
	Division 1 Designation of bathing reserves.....	3
	5 Signs indicating existence of bathing reserve.....	3
	Division 2 Bathing areas.....	4
	6 Bathing areas.....	4
	7 Flags to inform bathers about prevailing conditions.....	4
	8 Closure of bathing reserve.....	4
	Division 3 Reservation for training, competitions and special occasions.....	5
	9 Reservation for life-saving training.....	5
	10 Reservation for competitions and special occasions.....	5
Part 3	Use of aquatic equipment in bathing reserves.....	6
	11 Prohibition of use of aquatic equipment in bathing areas.....	6
	12 Restrictions on use of aquatic equipment in bathing reserves.....	6
	13 Reservation of areas for use of aquatic equipment.....	6
Part 4	Behaviour in bathing reserves.....	7
	14 Dangerous objects.....	7
	15 Prohibited equipment.....	7
	16 Dangerous conduct.....	7
	17 Emergency evacuation alarm.....	7
	18 False alarms.....	8

Part 5	Life-saving clubs and powers of authorised persons	8
	Division 1 Life-saving clubs and patrols	8
19	Recognised life-saving clubs	8
20	Enclosure for life-saving patrols.....	8
21	Distinctive clothing	8
	Division 2 Powers of authorised persons	8
22	Power to remove or reduce danger	8
23	Power to stop dangerous and antisocial conduct.....	9
24	Power to require bathers to leave water.....	9
25	Seizure and detention of dangerous objects and prohibited equipment	9
Part 6	Authorised persons	10
26	Who are authorised persons.....	10
27	Limitation on authorised person's powers	10
28	Authorised person's appointment conditions	10
29	Authorised person's identity card	11
30	Production of identity card	11
31	Offence	12
32	Protection from liability.....	12
Part 7	Miscellaneous.....	12
33	Compliance with Australian standards	12
34	Obstruction of authorised persons and life-savers	12
35	Interference with flags and life-saving equipment	12
36	Subordinate local laws	13
Schedule	Dictionary.....	14

Part 1 Preliminary

1 Short title

This local law may be cited as *Local Law No. 7 (Bathing Reserves) 2015*.

2 Purpose and how it is to be achieved

- (1) The purpose of this local law is to enhance the public safety and convenience of bathing reserves placed under the local government's control¹ through orderly management and regulation of activities within these reserves.
- (2) The purpose is achieved by providing for—
 - (a) the designation and management of safe, supervised bathing areas within bathing reserves; and
 - (b) the regulation of conduct and the use of aquatic equipment within bathing reserves; and
 - (c) the assignment of responsibility to life-saving clubs for managing, patrolling and supervising bathing reserves; and
 - (d) the appointment and powers of authorised persons to manage and enforce the regulation of conduct within bathing reserves.

3 Definitions—the dictionary

The dictionary in the schedule defines particular words used in this local law.

4 Relationship with other laws²

- (1) This local law is to be read with *Local Law No. 1 (Administration) 2015*.
- (2) However, a reference to an authorised person in *Local Law No. 1 (Administration) 2015* does not include an authorised person appointed under this local law.

Part 2 Bathing reserves

Division 1 Designation of bathing reserves

5 Signs indicating existence of bathing reserve

- (1) If the local government proposes to regulate the use of a bathing reserve under this local law, the local government must erect and maintain signs (*reserve signs*) in prominent positions on or adjacent to the foreshore to indicate the existence of the bathing reserve.
- (2) Reserve signs must be erected at the lateral boundaries of the bathing reserve indicating the position of the boundaries.
- (3) The signs must face both seawards and shorewards.

¹ As declared by gazette notice under the Act.

² This local law and any subordinate local law made under it do not apply to the extent of any inconsistency with a law of the State or the Commonwealth. See the Act, section 27.

Division 2 Bathing areas

6 Bathing areas

- (1) An authorised person may mark out an area (a bathing area) within a bathing reserve.
- (2) The area selected as a bathing area must be the part of the bathing reserve that is, in the authorised person's opinion, the safest and most suitable for bathing in view of the prevailing conditions.
- (3) The bathing area is marked out by placing 2 patrol flags at different points on or adjacent to the foreshore.
- (4) The bathing area consists of the area defined by—
 - (a) an imaginary line between the 2 patrol flags; and
 - (b) lateral boundaries extending seaward from each patrol flag at right angles from the imaginary line; and
 - (c) for all bathing reserves other than Wellington Point—an outer boundary parallel to, and 400 metres to the seaward side of, the imaginary line; and
 - (d) for Wellington Point bathing reserve—an outer boundary parallel to, and up to 100 metres to the seaward side, identified by the placement of marker buoys.
- (5) Where the boundary of the bathing reserve is less than 400 metres to the seaward side of an imaginary line between the 2 patrol flags, then the boundary of the bathing area shall be the outer boundary of the bathing reserve.
- (6) An authorised person may, in view of prevailing conditions, change the boundaries of a bathing area by changing the position of the patrol flags.
- (7) Patrol flags must not be exhibited if the bathing area is not under surveillance by a life-saving patrol.

7 Flags to inform bathers about prevailing conditions

- (1) This section applies if—
 - (a) an authorised person has marked out a bathing area under section 6; and
 - (b) in the authorised person's opinion, there are potentially hazardous conditions prevailing within the bathing area.
- (2) The authorised person must exhibit in a prominent position on or adjacent to the foreshore a yellow flag warning bathers of the potentially hazardous conditions.

8 Closure of bathing reserve

- (1) An authorised person may close a bathing reserve or part of a bathing reserve to bathing by erecting a red flag in a prominent position on or adjacent to the foreshore.³

Example—

³ Although this local law does not require strict compliance with Australian Standard No. 2416 (Design and Application of Water Safety Signs), that standard should, where practicable, be complied with.

The authorised person may close the bathing reserve if the prevailing conditions pose a risk to the lives of members of the public bathing in the reserve.

- (2) If patrol flags marking out a bathing area have been placed in position, the patrol flags must be removed on closure of the bathing reserve or a part of the bathing reserve in which the bathing area is situated.
- (3) A person must not bathe in a bathing reserve or part of a bathing reserve while the reserve or the relevant part of the reserve is closed to bathing.

Maximum penalty for subsection (3)—20 penalty units.

Division 3 Reservation for training, competitions and special occasions

9 Reservation for life-saving training

- (1) An authorised person may—
 - (a) temporarily set apart the whole or a part of a bathing reserve for life-saving training; and
 - (b) impose restrictions on access to the area set apart.
- (2) However an authorised person may not set apart any part of a bathing reserve for life-saving training exclusively.
- (3) An area set apart under this section, and the restrictions applying to access, must be clearly indicated by signs erected in prominent positions on the bathing reserve.

10 Reservation for competitions and special occasions

- (1) For the purposes of *Local Law No.1 (Administration) 2015*, section 5(b), it is a prescribed activity⁴ to—
 - (a) set apart a bathing reserve or a part of a bathing reserve for life-saving training on an exclusive basis; or
 - (b) use any part of a bathing reserve for the conduct of a surfing competition, a life-saving competition or another aquatic activity.
- (2) Where an approval for an activity mentioned in subsection (1) permits restrictions on access to any part of a bathing reserve, the area set apart for the activity and the restrictions applying to access must be clearly indicated by signs erected in prominent positions on the bathing reserve.
- (3) A person must not contravene a restriction on access imposed under this section.
Maximum penalty for subsection (3)—20 penalty units.

⁴ *Local Law No.1 (Administration) 2015*, section 6, creates an offence for a person to undertake a prescribed activity without a current approval granted by the local government. Section 7 requires that the approval be obtained under part 2 of that local law.

Part 3 Use of aquatic equipment in bathing reserves

11 Prohibition of use of aquatic equipment in bathing areas

- (1) A person must not use aquatic equipment in a bathing area.
Maximum penalty for subsection (1)—20 penalty units.
- (2) However—
 - (a) this section does not prevent the use of aquatic equipment if its use at a place within a bathing reserve is authorised under another law; and
 - (b) a rubber float or board that does not give rise to risk of injury to other bathers may be used in a bathing area; and
 - (c) if an authorised person authorises the use of other aquatic equipment in a bathing area, the equipment may be used subject to conditions fixed by the authorised person when giving the authorisation; and
 - (d) life-saving equipment may be used in a bathing area by members of a life-saving patrol for surveillance of the bathing area or to assist bathers in distress.

12 Restrictions on use of aquatic equipment in bathing reserves

- (1) The local government may, by subordinate local law, prohibit or restrict the use of aquatic equipment or a specified class of aquatic equipment within a bathing reserve or a particular part of a bathing reserve.
- (2) Notice of a prohibition or restriction imposed under this section must be included on the reserve signs or on notices adjacent to the reserve signs.
- (3) A person must not use aquatic equipment in contravention of a prohibition or restriction imposed under this section unless authorised to do so by an authorised person under section 13, or authorised under another law.
Maximum penalty for subsection (3)—20 penalty units.

13 Reservation of areas for use of aquatic equipment

- (1) An authorised person may temporarily set apart a particular part of a bathing reserve for the use of aquatic equipment of a particular type.
- (2) A part of the bathing reserve set apart under this section must be defined by signs and flags or in some other way that clearly indicates the relevant part of the reserve and the use for which it is set apart.
- (3) If a part of a bathing reserve is set apart for the use of aquatic equipment of a particular type under this section, a person must not—
 - (a) use aquatic equipment of the relevant type in the bathing reserve outside the part of the reserve set apart for its use; or
 - (b) use aquatic equipment, in the relevant part of the reserve, that is not of the type for which the relevant part of the reserve is set apart.Maximum penalty for subsection (3)—20 penalty units.

Part 4 Behaviour in bathing reserves

14 Dangerous objects

- (1) A person must not bring an item of aquatic equipment or other object into a bathing reserve, or use aquatic equipment or anything else in a bathing reserve, if the item or object is dangerous.

Maximum penalty for subsection (1)—20 penalty units.

- (2) This section does not apply to life-saving equipment used by members of a life-saving patrol for surveillance of the bathing reserve or to assist bathers in distress.

15 Prohibited equipment

- (1) A person must not have prohibited equipment in a bathing reserve.

Maximum penalty for subsection (1)—20 penalty units.

- (2) However, this section does not apply in circumstances excluded under a subordinate local law from the application of this section.

- (3) In this section—

prohibited equipment means—

- (a) a spear gun; or
- (b) a fishing spear; or
- (c) another object classified as prohibited equipment under a subordinate local law for this paragraph.

16 Dangerous conduct

A person must not use aquatic equipment or anything else in a bathing reserve in a way that creates a risk to the safety of others.

Maximum penalty—20 penalty units.

17 Emergency evacuation alarm

- (1) If an emergency evacuation alarm is given, a person within a bathing reserve—
 - (a) must leave the water as soon as practicable; and
 - (b) must not enter or re-enter the water until the all-clear is given.

Maximum penalty for subsection (1)—20 penalty units.

- (2) An emergency evacuation alarm is given by—
 - (a) the prolonged ringing of a bell or sounding of a siren; and
 - (b) the exhibition of a red flag.
- (3) The all-clear is given by—
 - (a) a short ringing of the bell or sounding of the siren; and
 - (b) the replacement of the red flag by a yellow flag.
- (4) An emergency evacuation and the all-clear may also be given in ways recognised by SLSQ.

Example—

The emergency evacuation alarm may be given by holding up a red and white quartered flag and the all-clear may be given by taking down the flag when the danger has passed.

18 False alarms

A person must not, without the authority of an authorised person—

- (a) give an emergency evacuation alarm or do anything likely to be reasonably interpreted as an emergency evacuation alarm; or
- (b) give the all-clear after an emergency evacuation alarm or do anything likely to be reasonably interpreted as the all-clear after an emergency evacuation alarm.

Maximum penalty—50 penalty units.

Part 5 Life-saving clubs and powers of authorised persons

Division 1 Life-saving clubs and patrols

19 Recognised life-saving clubs

- (1) The local government may, after consultation with interested life-saving clubs, assign to a life-saving club the responsibility for patrolling a bathing reserve or a particular part of a bathing reserve.
- (2) The responsibility—
 - (a) may be assigned on conditions the local government considers appropriate; and
 - (b) may only be assigned with the agreement of the club to which the responsibility is assigned.

20 Enclosure for life-saving patrols

A recognised life-saving club may, with the local government's written approval, enclose a part of a bathing reserve for the exclusive use of members of life-saving patrols.

21 Distinctive clothing

A member of a life-saving patrol must wear a distinctive uniform appropriate to the member's rank in a design approved by SLSQ.

Division 2 Powers of authorised persons

22 Power to remove or reduce danger

- (1) If a person brings a dangerous object or dangerous item of aquatic equipment onto a bathing reserve, an authorised person may direct the person to take specified action to remove or reduce the danger posed by the object or item.

Example—

If a person brings a beach umbrella onto a bathing reserve and the umbrella appears likely to blow away, an authorised person might direct the person to take specified action to secure the umbrella.

- (2) A person must comply with a direction under this section.

Maximum penalty for subsection (2)—20 penalty units.

23 Power to stop dangerous and antisocial conduct

- (1) If a person behaves in a bathing reserve in a way that endangers the safety of the person or someone else, or causes a nuisance to someone else, an authorised person may direct the person to stop the behaviour.

- (2) A person must comply with a direction under this section.

Maximum penalty for subsection (2)—20 penalty units.

24 Power to require bathers to leave water

- (1) An authorised person may give a direction to a bather to leave the water if—

- (a) the bathing reserve, or the relevant part of the bathing reserve, is closed to bathing; or
- (b) an emergency evacuation alarm has been given; or
- (c) there is some other risk to the bather's safety.

- (2) A person must comply with a direction under this section.

Maximum penalty for subsection (2)—20 penalty units.

25 Seizure and detention of dangerous objects and prohibited equipment

- (1) This section applies if, in a bathing reserve, a person—

- (a) possesses, uses or has used a dangerous object or dangerous item of aquatic equipment; or
- (b) uses or has used an object in a dangerous way; or
- (c) has prohibited equipment.

- (2) An authorised person may seize the object, item or equipment (the seized thing).

- (3) The authorised person must give the person from whom the seized thing is taken a receipt—

- (a) stating the nature of the seized thing; and
- (b) stating the date and time of seizure; and
- (c) stating a period (which must be at least 1 hour and not more than 6 months) for which the seized thing is to be detained; and
- (d) stating a place where the seized thing may be reclaimed.

- (4) The seized thing must, if not reclaimed on the day on which it was seized, be delivered into the custody of the local government or the life-saving club of which the authorised person is a member.

- (5) The local government or the relevant life-saving club must take all reasonable measures to ensure the safe custody of the seized thing.

- (6) At the conclusion of the period fixed for its detention under subsection (3)(c), if

the seized thing is in the custody of a life-saving club it must be delivered into the custody of the local government.

- (7) At the conclusion of the period fixed for its detention under subsection (3)(c), the seized thing must be dealt with by the local government as an impounded item under *Local Law No.1 (Administration) 2015*, section 40.

Part 6 Authorised persons

26 Who are authorised persons

- (1) The following persons are authorised persons for this local law—
- (a) a person who is an authorised person under a subordinate local law for this paragraph;
 - (b) a person appointed as an authorised person for this local law under this section.

Example for paragraph (a)—

- The subordinate local laws might provide that a person who holds a particular rank in a life-saving patrol is an authorised person.
 - The subordinate local laws might provide that a life guard or a beach inspector is, while he or she holds that position, an authorised person.
- (2) A local government may appoint any of the following persons as authorised persons for this local law—
- (a) employees of the local government;
 - (b) other persons who are eligible for appointment as authorised persons under the Act.⁵
- (3) An appointment of a person as an authorised person under this section must state the provisions of this local law for which the person is appointed as an authorised person.
- (4) A local government may appoint a person as an authorised person under this section only if—
- (a) the local government considers the person has the necessary expertise or experience for the appointment; or
 - (b) the person has satisfactorily finished training approved by the local government for the appointment.

27 Limitation on authorised person's powers

An authorised person's powers may be limited in the person's instrument of appointment or under a subordinate local law for this section.

28 Authorised person's appointment conditions

- (1) An authorised person holds office on the conditions stated in the instrument of appointment or a subordinate local law for this subsection.
- (2) An authorised person—

⁵ See the Act, chapter 6, part 6.

- (a) if the instrument or subordinate local law provides for a term of appointment—ceases holding office at the end of the term; and
 - (b) if appointed as an authorised person under section 26(1)(b)—may resign by signed notice of resignation given to the local government; and
 - (c) if the person holds a particular rank or position, and is an authorised person under a subordinate local law because he or she holds the relevant rank or position—ceases holding office as an authorised person on ceasing to hold the relevant rank or position; and
 - (d) if the conditions of appointment provide—ceases holding office as an authorised person on ceasing to hold another office stated in the appointment conditions (the main office).
- (3) However, an authorised person may not resign from the office of authorised person (the secondary office) under subsection (2)(b) if a condition of the authorised person's employment in the main office requires the authorised person to hold the secondary office.

29 Authorised person's identity card

- (1) Each authorised person must hold an identity card issued by the local government or a recognised life-saving club.
- (2) An identity card issued by the local government must—
 - (a) contain a recent photograph of the authorised person; and
 - (b) be signed by the authorised person; and
 - (c) identify the person as an authorised person for the local government; and
 - (d) include an expiry date.
- (3) An identity card issued by a recognised life-saving club must—
 - (a) contain a recent photograph of the authorised person or state the authorised person's date of birth; and
 - (b) be signed by the authorised person; and
 - (c) identify the person as an authorised person for the life-saving club; and
 - (d) include an expiry date.
- (4) A person who ceases to be an authorised person must return the person's identity card to the local government or the life-saving club that issued it within 21 days after the person ceases to be an authorised person.
Maximum penalty for subsection (4)—10 penalty units.
- (5) This section does not prevent the giving of a single identity card to a person for this part and for other purposes.

30 Production of identity card

- (1) An authorised person may exercise a power in relation to someone else (the *other person*) only if the authorised person—
 - (a) first produces his or her identity card for the other person's inspection; or
 - (b) has the identity card displayed so it is clearly visible to the other person.

- (2) However, if for any reason it is not practicable to comply with subsection (1), the authorised person must produce the identity card for the other person's inspection at the first reasonable opportunity.

31 Offence

A person must not pretend to be an authorised person or a member of a life-saving patrol.

Maximum penalty—50 penalty units.

32 Protection from liability

- (1) This section applies to—
 - (a) an authorised person; and
 - (b) a person acting under the direction of an authorised person.
- (2) The person does not incur civil liability for an act done or omission made honestly and without negligence under this local law.
- (3) A liability that would, apart from this section, attach to the person attaches instead to the local government.

Part 7 Miscellaneous

33 Compliance with Australian standards

- (1) The flags and signs to be used for the purposes of this local law should comply with any relevant Australian Standard issued or approved by the Standards Association of Australia.
- (2) However, non-compliance with an applicable standard does not invalidate anything done under this local law.

34 Obstruction of authorised persons and life-savers

- (1) A person must not obstruct an authorised person or a member of a life-saving patrol in the conduct of their duties.
Maximum penalty for subsection (1)—50 penalty units.
- (2) A person must not use insulting or abusive language to an authorised person or a member of a life-saving patrol.
Maximum penalty for subsection (2)—20 penalty units.

35 Interference with flags and life-saving equipment

- (1) A person must not, without the approval of an authorised person, damage, destroy or interfere with a sign or flag erected or placed under this local law.
Maximum penalty for subsection (1)—50 penalty units.
- (2) A person must not, without the approval of an authorised person, interfere with life-saving equipment on a bathing reserve.
Maximum penalty for subsection (2)—50 penalty units.

36 Subordinate local laws

The local government may make subordinate local laws about—

- (a) prohibiting or restricting the use of aquatic equipment;⁶ or
- (b) the classification of objects as prohibited equipment;⁷ or
- (c) the circumstances in which a person may have prohibited equipment in a bathing reserve;⁸ or
- (d) the appointment of authorised persons for this local law;⁹ or
- (e) the limitation of an authorised person's powers;¹⁰ or
- (f) conditions of office for authorised persons.¹¹

⁶ See section 12(1).

⁷ See section 15(3).

⁸ See section 15(2).

⁹ See section 26(1)(a).

¹⁰ See section 27.

¹¹ See section 28(1).

Schedule Dictionary

Section 3

aquatic equipment means—

- (a) a boat or vessel; or
- (b) a surf ski; or
- (c) a jet ski; or
- (d) a surf board; or
- (e) a sail board; or
- (f) a body board; or
- (g) another device (whether motorised or not) for use on or in water to carry a person or thing across or through water or for recreational use in water.

authorised person means a person who is an authorised person for this local law under part 6.

bathing includes all activities involving the immersion or partial immersion of the body in water.

bathing area see section 6.

bathing reserve—

- (a) means a part of the seashore, adjacent land under the sea, and sea placed under the control of the local government as a bathing reserve under the Act; and
- (b) includes each area of bathing reserve identified in schedule 6 of *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*.

dangerous item of aquatic equipment means an item of aquatic equipment that is of such a nature that, in the absence of care or precaution in its use or management, the life, safety or health of any person may be endangered.

Examples of dangerous items of aquatic equipment—

- A surfboard with sharp or broken edges.
- A boat with projections liable to cause injury to bathers.

dangerous object means an object that is of such a nature that, in the absence of care or precaution in its use or management, the life, safety or health of any person may be endangered.

life-saving club means a body—

- (a) affiliated with—
 - (i) Surf Life Saving Queensland Inc (SLSQ); or
 - (ii) the Head Centre of the Royal Life Saving Society; and
- (b) accredited by the Department of Community Safety.

life-saving equipment means equipment for use in sea rescue, life-saving, or the provision of first aid.

life-saving patrol means the members of a recognised life-saving club assigned by the club or SLSQ to patrol a bathing reserve, or part of a bathing reserve, at a particular time.

patrol flag means a red and yellow flag of the design prescribed by Australian Standard No.

2416.

recognised life-saving club means a life-saving club to which the local government has assigned the responsibility for patrolling a bathing reserve or a particular part of a bathing reserve.¹²

reserve sign see section 5(1).

SLSQ means Surf Life Saving Queensland Inc.

surveillance means the visual supervision of an area.

the Act means the *Local Government Act 2009*.

¹² See section 19.

Redland City Council Local Law No. 7 (Bathing Reserves) 2015

16

Wellington Point Bathing Reserve Community Consultation Report

Prepared by Corporate Governance
September 2019



Contents

Introduction 3

Community Consultation Process 3

Data Review 4

 The intention of the Local Law Amendments 4

 Comments received on Facebook 6

Recommendation 7

Introduction

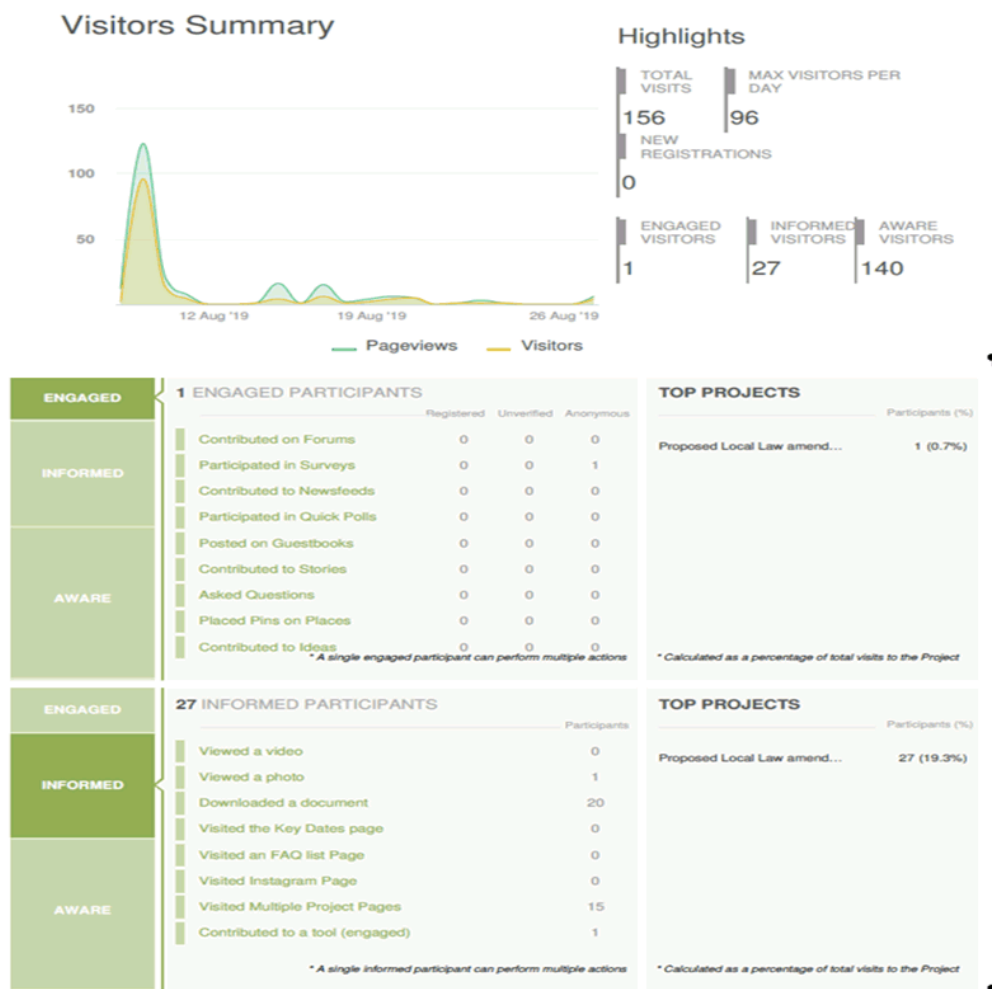
This report outlines the community consultation that was undertaken between 7 August 2019 and 29 August 2019. Consultation involved:

- public notice in the Redlands Bulletin on 7 August 2019;
- Yoursay page and survey available from 7 August 2019 to 28 August 2019;
- social media advertising; and
- Direct communication with impacted community groups.

A total of 10 submissions were received.

Community Consultation Process

During the course of the consultation period 156 visits to the site were recorded and 1 survey completed.



A total of 10 responses were received; 1 online and 9 written submissions.

Data Review

The submission required the respondent to comment as to whether they supported the proposed change to the seaward boundary at Wellington Point. In this case the amendment included:

1. Allowing the lifesaver on duty to determine the boundary subject to the daily conditions up to 100m; and
2. Retaining the ability to set a 200m seaward boundary for special events.

100% of respondents disagreed with the amendment as drafted. In reviewing the response it was apparent that non-bathers believed that a 100m boundary was still too large and should be reduced further to 40-50m from the shoreline.

The intention of the Local Law Amendments

The Local Law amendments provide Council the ability to regulate the seaward boundary of the Wellington Point Bathing Area up to 200m. Council intends to allow the lifesaver on duty to set the seaward boundary up to 100m depending on the conditions of the day. The 200m boundary will only be used in circumstances such as special events.

Facts and Circumstances	Council Response
<i>The seaward boundary be no greater than 40m from the beach making more easily managed, implying better monitoring, supervision and control of bathers without having to over-stretch existing resources.</i>	<i>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities.</i>
<i>There is a moderate risk of injury to swimmers in any location around Wellington Point due to the various marine creatures known to inhabit the area e.g. stonefish, stingrays and bull sharks.</i>	<i>The risk caused by marine creatures is ever present, the purpose of the bathing reserve, (and when delineated by SLS flags the bathing area) is to reduce the risk of interaction between bathers and the operators of both motorised and non-motorised craft.</i>
<i>A smaller bathing area accommodates the needs of other non-bather users of the area who access the beach via the concrete ramp/sandbags near the storm water outlet and the main steps.</i>	<i>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities. The restrictions only apply when the bathing area is delineated by the flags, at all other times restrictions do not apply.</i>
<i>Maintaining a seaward boundary at much greater distance (than 40m) is sure to compromise lifeguard response time in the event of an incident.</i>	<i>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities.</i>
<i>Making an oversized bathing area will have a detrimental impact on other mixed use non-motorised craft. It would be optimum to work towards providing all users with a fair and workable outcome.</i>	<i>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities. The restrictions only apply when the bathing area is delineated by the flags, at all other times restrictions do not apply.</i>

<p>Outer seaward boundary (marked with buoys out from the beach) be restricted to 40m from the high tide mark. With the exclusion zone of 10m this would mean windsurfers and kiteboards would have a boundary of 50m from the high tide mark.</p>	<p>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities. The restrictions only apply when the bathing area is delineated by the flags, at all other times restrictions do not apply.</p>
<p>Bathers mostly swim at WP reserve beach about one hour either side of the high tide and mostly with high tides above 1.8m in the morning. Therefore there a few bathers using the beach when windsurfers are most active.</p>	<p>The restrictions only apply when the bathing area is delineated by the flags, at all other times restrictions do not apply.</p>
<p>Bathers seldom swim more than 40 to 50m from the high tide shoreline. This is partly because of stonefish, stingrays and the occasional bull shark are known to inhabit the area. A larger bathing area would be harder for a lifeguard to service.</p>	<p>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities.</p>
<p>If the bathing area extends out more than 50m the based on the most common direction of travel and at around high tide in particular, windsurfers would need to walk over 200m from the shore through deep water pulling at their gear until such time as they can sail upwind of the bathing area and the exclusion zone. This is impractical and unnecessary given few bathers swim out more than 50m from the high tide shoreline.</p>	<p>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities. The restrictions only apply when the bathing area is delineated by the flags, at all other times restrictions do not apply.</p>
<p>The 200m seaward boundary limit is designed for ocean beaches where the beach remains smooth sand under foot as the tide goes in and out. This is not the case at WP, as the tide goes out and muddy, rocky mud flats are exposed.</p>	<p>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities.</p>
<p>No-one swims there from mid to low tide.</p>	<p>The restrictions only apply when the bathing area is delineated by the flags, at all other times restrictions do not apply.</p>
<p>If the bathing area is too large it becomes a safety issue – forcing water users including younger people who windsurf, kayak, stand-up paddle or kite further offshore. This places them in deeper water and unable to return to shore.</p>	<p>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities.</p>
<p>Windsurfing has been a very important recreational activity and heritage in the subject area - since 1980 and still is today. The windsurf community has been</p>	<p>The life guard on duty will determine the outer boundary dependant on the daily conditions and with consideration to the safety of bathers and the interaction with other activities. The restrictions only</p>

<p><i>a guardian of the area and historically instrumental in keeping the waterway healthy such as the removal of waterborne rubbish. To prohibit access to large areas of the waterway and foreshore would be a great demise to the windsurfing community. To push windsurfers further out into the bay could create a danger to them. For example, long way to swim/far from help if they get into trouble.</i></p>	<p><i>apply when the bathing area is delineated by the flags, at all other times restrictions do not apply.</i></p>
<p><i>The subject area is very subjective to tides and water clarity (often muddy/no visibility) and hence have personally been injured by a stonefish, stingray and stung by numerous jellyfish (Catostylus mosaicus) over the years. I have also seen bull and tiger sharks in the adjacent area. Mitigation of risk should be considered (warning signage?).</i></p>	<p><i>The risk caused by marine creatures is ever present, the purpose of the bathing reserve, (and when delineated by SLS flags the bathing area) is to reduce the risk of interaction between bathers and the operators of both motorised and non-motorised craft.</i></p>

Comments received on Facebook

69 comments were made against the Facebook post promoting the community consultation. A number of these did not pertain to the topic but were passed onto the relevant areas. The below represents the comments received in relation to the amendment being consulted on.

Facebook Posts
<p>I'm so confused as to what your are actually asking! Do the life savers need to use their own flags (read and yellow) of safe swimming between these flags? – Which also then means no watercraft, surfboards etc. with the area! Swim between the flags – simple! Everyone else out of the area!</p>
<p>We still need to be able to launch and land our kayaks from there.</p>
<p>So it was 400m, now it's 200m and they want to make it 100m – except 'special events' when it will be 200m? In the words of every great 5 yr old I've ever met..."but why?" Is it really just so other 'aquatic activities' can utilise the area? What do the life savers say re safety? Are there any financial implications? What has trigged the change? What was the reason for already having the distance and why move it again? So many questions council!</p>
<p>Life Saver on duty has the experience to decide what is safe.</p>
<p>I think it means a limit as to how near boats, skis etc. can come to the swimming area.</p>
<p>The point is a great and popular swimming area when the tide is in. Maybe just install a couple of marker signs to keep any motorised craft at a safe distance. The public should always take notice of lifesavers.</p>
<p>Never seen life savers at wello.</p>
<p>I find this incredibly sad. We often take our kids to paddle around in our kayaks and sup so they're in relative safety of calm, shallow water and will no longer be able to.</p>
<p>As long as we can still windsurf there like we have for years and years I'm cool with it.</p>

Life savers are trained to judge the ocean they have more experience in ocean conditions, if they think it's dangerous to swim there – we should ALL listen to them.
The western side of the point is basically a flat water pool that's ankle to knee deep. At low tide 100m out from the wall is land. 100% agree with your statement in water deeper than your knee. Nobody is going to get taken by a rip or taken under by a wave. It'll be stonefish or shark or stingray or jellyfish or stood on a shell or stuck in the mud issue there more than anything else.
Basically the Lifeguard on duty has the authority to determine the boundary in which how far people can swim out to and windsurfers etc. can come to the shore.... I think? I would assume, because it's a multi use recreational area there needs to be some form of boundary so people don't get hurt.
I think it should be a consistent 200m. The beach should be for the kids and the swimmers, chopping and changing will only result in an accident. Jet skis etc. still have the sandbar if they want to play of the point and boats have the jetty and ramps.
I think the boundary should be consistent to avoid confusion on everyone's behalf. 100m is the length of a football field. Wouldn't let my kids swim that far out anyway. Far too many sharks for my liking.
The lifeguard on the day should have the final say policing ever changing limits may be the obstacle.
Now that I've seen that big shark my boundary is the sand.
Bathing reserve? My kids or I wouldn't swim there.
I wouldn't be game to swim there anyway after reading that there are stone fish.
Not sure you can call it safe swimming in that murky water.

Recommendation

The community consultation indicates that residents and users are concerned that having an 'up to 200m' in the local law with an assurance that it will no more than 100m unless there is an event on is still not a suitable distance.

Concerns centred around the useability of the space for non-bathers and the safety of bathers if they were to go out further than around 40m from the shoreline.

These comments have been reviewed and considered by Council officers and a change to the proposed drafting has been made.

It is recommended that Council reduce the seaward boundary at Wellington Point Bathing Reserve to 100m. The surf lifesavers on duty will determine the distance at which the marker buoys are placed based on the conditions of the day up to a distance of 100m from the flags.

State Interest Check Report

Redland City Council		
State Interest Check on Proposed <i>Local Law No. 7 (Bathing Reserves) 2015</i>		
Department of Agriculture and Fisheries		
Agency Issue	Agency Suggested Action to Rectify Issue	Local Government proposed response/action to agency comments
Comment Only	DAF regulates fishing activities in Queensland under the Fisheries Act 1994 with compliance action undertaken by the Queensland Boating and Fisheries Patrol (QBP). I note in the amendment that fishing spears and spear guns are prohibited equipment in a bathing reserve. It should be made clear in any signage or publications that non-compliance is a matter for the Redland City Council under the local law and not QBFP.	The agency comment does not pertain to the amendment that was made to Local Law No. 7. The restriction on use of spear guns and fishing spears was in place prior to this amendment to reduce the seaward boundary of the Wellington Point bathing reserve. DAF’s comments have been forwarded to City Sports and Venues for consideration.
Comment Only	DAF is also responsible for the Shark Control Program, which operates at popular swimming beaches in Queensland. The program aims to reduce the chance o shark attack by using baited drum lines and nets to catch large dangerous sharks. It should be noted that the program does not operate in the area of the proposed bathing reserve.	The agency comment does not pertain to the amendment that was made to Local Law No. 7, to reduce the seaward boundary of the Wellington Point bathing reserve. DAF’s comments have been forwarded to City Sports and Venues for consideration.

Response received that highlighted no concerns

Redland City Council	
State Interest Check on Proposed <i>Local Law No. 7 (Bathing Reserves) 2015</i>	
Department	Comment
Queensland Corrective Services	I advise that the QCS Policy and Legislation unit has reviewed the proposed amendment and has not identified any impacts for QCS.
Transport and Main Roads	The Department of Transport and Main Road has reviewed this Local Law and has no comment.
Local Government, Racing and Multicultural Affairs	The Department has completed its review of the proposed local law and has not identified any matters of adverse impact on State interests relevant to the Local Government, Racing and Multicultural Affairs portfolios
Queensland Police Services	The Queensland Police Service has reviewed the local law amendment documents and have no further comment.
Queensland Fire and Emergency Services	QFES Officers have conducted a State Interest Check for Bushfire and have nil response.
Department of Agriculture and Fisheries	The Department of Agriculture and Fisheries (DAF) has reviewed the proposed amendments to Local Law No. 7 (Bathing Reserves) 2015 and confirms that: <ul style="list-style-type: none"> • There is no inconsistency between the proposed local law and State legislation relevant to DAF • The proposed local law will not adversely impact State policies, strategies or programs relevant to the department.
Department of Housing and Public Works	The Department of Housing and Public Works does not have any comments to make regarding the proposed amended local laws.

13.3 REDLAND INVESTMENT CORPORATION PTY LTD AUDITED ANNUAL CONSOLIDATED FINANCIAL STATEMENTS 2018-2019**Objective Reference:** A4114568**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** John Oberhardt, General Manager Organisational Services**Report Author:** John Oberhardt, General Manager Organisational Services**Attachments:** 1. Redland Investment Corporation Audited 2018-2019 Annual Financial Statements**PURPOSE**

The purpose of this report is to present to Council the audited 2018-2019 consolidated annual financial statements and accompanying notes for the Redland Investment Corporation Pty Ltd (RIC) Group, comprising RIC and its controlled entities, for noting.

BACKGROUND

RIC prepared consolidated annual financial statements for the RIC Group including its wholly owned subsidiaries, Redland Developments Pty Ltd (formerly known as AVA Terraces Pty Ltd), Cleveland Plaza Pty Ltd and RIC Toondah Pty Ltd. The consolidated financial statements set out the financial performance of RIC as well as the RIC Group for the year ended 30 June 2019 and the financial position, cash flows, changes in equity, as well as explanatory notes as at 30 June 2019.

The consolidated financial statements were presented for review by the Board of Directors of RIC before submission to the Queensland Audit Office (QAO). The 2018-2019 QAO financial audit was conducted in two phases – an interim visit in March 2019 and a final visit in July to August 2019.

The attached audited 2018-2019 annual consolidated financial statements were certified by QAO on 4 September 2019 and presented to Council's Audit Committee on 26 September 2019. An unqualified audit opinion was provided by QAO confirming that the financial statements are materially correct and present a true and fair view as at 30 June 2019.

ISSUES**Operating Result**

The consolidated result for the Group for the financial year accounted for a loss of \$555,468 (2017-2018: \$749,688 profit).

The Group loss was largely the result of:

- Delays in gaining development approval on the site at 3-11 Moores Road and resulting deferral of sale until next financial year.
- Deferral of recognising revenue relating to project management of the Weinam Creek Car Park until next financial year.
- One-off costs for technical advice and assessment of technical implications in relation to changes to three significant accounting standards.
- Unforeseen outsourcing costs due to the extended leave and turnover of one of the Group's key management personnel.

If the impact of the above were to be negated, the underlying operating result would have been a profit of over \$350,000. The timing difference in revenue noted above amounts to nearly \$800,000 and will be recognised in the 2019-2020 financial year.

Looking forward, the Group has restructured its internal functions to accommodate staffing changes and is planning to identify key projects that can be brought forward to minimise the impact of delays to planned projects, especially when they are outside the Group's control.

STRATEGIC IMPLICATIONS

Legislative Requirements

RIC and its subsidiaries are proprietary companies registered under the *Corporations Act 2001*, and are established and domiciled in Australia. The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards – Reduced Disclosure Requirements of the Australian Accounting Standards Board. RIC is a for-profit entity for financial reporting purposes.

Risk Management

Risk management is undertaken during the year with respect to the financial performance of the RIC Group – Council is provided with the RIC Group's financial statements each quarter and the RIC Board reviews its actual performance against its Annual Business Plan at least on a bi-monthly basis. For the first time since the inception of RIC, QAO also undertook an interim audit in relation to the 2018-2019 financial year.

Financial

There are no additional financial implications arising from this report, the purpose of the report is to present the audited 2018-2019 annual consolidated financial statements for RIC.

People

No impact as the purpose of the report is to present the audited 2018-2019 annual consolidated financial statements for RIC.

Environmental

No impact as the purpose of the report is to present the audited 2018-2019 annual consolidated financial statements for RIC.

Social

No impact as the purpose of the report is to present the audited 2018-2019 annual consolidated financial statements for RIC.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2018-2023 Corporate Plan:

6. Supportive and vibrant economy

Business will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

6.4 Council receives a return on the community's investment in land to enhance economic and community outcomes.

6.6 Development will be facilitated specifically in the Toondah Harbour Priority Development Area (PDA) and the Weinam Creek PDA with a focus on economic growth.

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.

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

CONSULTATION

Nil consultation as the purpose of the report is to table the audited financial statements to Council.

OPTIONS

Option One

That Council resolves to note the audited 2018-2019 annual consolidated financial statements for the Redland Investment Corporation Pty Ltd (RIC) Group.

Option Two

That Council resolves to request further information before noting the audited 2018-2019 annual consolidated financial statements for the Redland Investment Corporation Pty Ltd (RIC) Group.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/333

Moved by: Cr Wendy Boglary

Seconded by: Cr Julie Talty

That Council resolves to note the audited 2018-2019 annual consolidated financial statements for the Redland Investment Corporation Pty Ltd (RIC) Group.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.



Redland Investment Corporation Pty Ltd

**Consolidated Financial Statements
For the year ended 30 June 2019**

REDLAND INVESTMENT CORPORATION PTY LTD

ABN 68 603 164 503

For the year ended 30 June 2019

Table of Contents	Page No
Directors' Report	3
Auditor's Independence Declaration	7
Consolidated Statement of Profit or Loss and Other Comprehensive Income	8
Consolidated Statement of Financial Position	9
Consolidated Statement of Changes in Equity	10
Consolidated Statement of Cash Flows	11
Notes to the Financial Statements	12
Directors' Declaration	30
Independent Auditor's Report	31

REDLAND INVESTMENT CORPORATION PTY LTD
68 603 164 503

Directors' Report

For the year ended 30 June 2019

The Directors present their report, together with the financial statements of the Group being Redland Investment Corporation Pty Ltd (RIC) and its controlled entities, Redland Developments Pty Ltd (RD), Cleveland Plaza Pty Ltd (CP) and RIC Toondah Pty Ltd (RICT) for the financial year ended 30 June 2019.

1. General Information

Directors

The following persons were Directors of Redland Investment Corporation Pty Ltd during the 2018/19 financial year and up to the date of this report, unless otherwise stated:

Mr Phillip Hennessy – Chairman*
Mr Greg Kempton*
Mr Mitch Nielsen*
Mr Andrew Chesterman (resigned 11 January 2019)
**Also Directors of RIC Toondah Pty Ltd*

Principal Activities

The principle activities of RIC during the financial year were to buy, sell, develop, lease, licence and contract in relation to Redland City Council (Council) and non-council land to create value for Council and the Redlands community. There were no significant changes in the nature of these activities during the year.

2. Operating Results and Review of Operations for the Year

Operating Result

The consolidated result for the Group for the financial year accounted for a loss of \$555,468 (2017/18: \$749,688 profit).

The Group loss was largely the result of:

- Delays in gaining development approval on the site at 3-11 Moores Road, and resulting deferral of sale until next financial year (a timing difference)
- Deferral of recognising revenue relating to project management of the Weinam Creek Car Park until next financial year (a timing difference)
- One off costs for technical advice in relation to change in accounting standards
- Unforeseen costs due to staff extended leave and staff turnover

The timing differences highlighted above relate to revenue initially forecast to have been recognised in the 2019 financial year, which have been deferred to the 2020 financial year. In excluding the above significant items, the Group would have incurred an underlying profit for the year.

Review of Operations

Projects

- Delivered:
 - The sale and settlement of ten residential townhouses at 9-11 Oaklands Street, Alexandra Hills during July – September 2018.
 - Sub-division of 3-11 Moores Rd, Redland Bay into a "Superlot" and 9 residential improved land parcels.
 - The sale of the "Superlot" at 3-11 Moores Road, Redland Bay.
 - Three contracts were secured on the residential land parcels at Moores Rd, prior to 30 June 2019.
 - Development approval for 521 Old Cleveland Road East, Birkdale has been lodged. Construction is expected to commence in late 2019.

3

REDLAND INVESTMENT CORPORATION PTY LTD
68 603 164 503

Directors' Report

For the year ended 30 June 2019

- Request for tenders undertaken on 521 Old Cleveland Road East and the Moores Rd projects. Preferred contractors selected on both projects.
- Renovation works on Cleveland Plaza commenced with remainder to occur in 2019-2020 year.
- Planning Phases:
 - Capalaba Town Centre Revitalisation Project – Redland Investment Corporation (RIC) in partnership with Redland City Council (Council), launched an expression of interest campaign seeking a development partner to deliver an exciting landmark development that supports the revitalisation of Capalaba. The project will improve public transport access, provide a new library and community facilities and transform the precinct into a new town square environment that is safe, activated and innovative. The project has progressed to the Request for Detailed Proposal phase, inviting proponents to provide a detailed project proposal to RIC and Council for consideration.
 - Weinam Creek Priority Development Area (PDA) – RIC has commenced project management work on behalf of Council and is continuing to engage with key stakeholders. The development application for the car park and pedestrian bridge on Moores Road was lodged in December 2018 with construction expected to commence August 2019. Service modelling and reports for the Weinam Creek PDA masterplan are in progress. Lodgement of the development application for the masterplan is expected late 2019, once the final network analysis and sequencing works on infrastructure upgrades is complete.
- Project pipeline:
 - Planning and service reports commenced for the 12-22 Meissner Street, Redland Bay site which RIC is currently progressing through the Council process to purchase in the 2019-2020 financial year. RIC is planning on lodging the development application early in the financial year in effort to commence construction early-mid 2020.
 - RIC is currently looking at investment and development opportunities inside and outside of the Redland Coast region for delivery in the 2020-2021 financial year. Due diligence and feasibility work is currently in progress. Acquisition work will continue until RIC has secured at least two sites.

Administration

RIC has invested significant effort into its corporate governance arrangements. There is detailed and regular reporting of financial and operational performance to Council.

RIC completed a review of policies and procedures during the year, including the development of pro-forma construction contracts.

3. Other Items

Significant Changes to State of Affairs

There were no significant changes to the state of affairs during the year ended 30 June 2019.

Dividends

Dividends paid or declared during financial year were:

	2019	2018
Dividend provided for and declared	\$Nil	\$1,500,000
Dividend paid	\$1,500,000	\$500,00

REDLAND INVESTMENT CORPORATION PTY LTD
68 603 164 503

Directors' Report

For the year ended 30 June 2019

The board of Directors make dividend decisions using up to date accounting information including the balance of retained earnings.

After Balance Date Events

RIC has exercised an option under the contract to extend payment to Redland City Council for 3-11 Moores Rd, Redland Bay. The purchase price of Moores Rd is to be adjusted by \$10,000 as a result of the deferred payment. As this is an immaterial transaction, it has not been recognised in the financial statements for the year ended 30 June 2019.

RIC has executed a Loan Facility Agreement with Redland City Council on 30 April 2019 to fund the development of townhouses at 521 Old Cleveland Road, Birkdale, QLD. At reporting date, the loan had not been drawn down therefore is not reflected in the financial statements. The first drawn down was made on 16 August 2019 for \$90,000.

Meeting of Directors

The number of Director meetings held during the year ending 30 June 2019, and the number of meetings attended by each Director were:

	Redland Investment Corporation Pty Ltd		RIC Toondah Pty Ltd		Cleveland Plaza Pty Ltd	
	A	B	A	B	A	B
Mr Phillip Hennessy	8	8	6	6	N/A	N/A
Mr Greg Kempton	8	8	6	6	N/A	N/A
Mr Mitch Nielsen	8	8	6	6	N/A	N/A
Mr Andrew Chesterman (resigned 11 January 2019)	4	4	N/A	N/A	N/A	N/A
Mrs Anca Butcher	N/A	N/A	N/A	N/A	2	2
Mr Peter Kelley	N/A	N/A	N/A	N/A	2	2

A = Number of meetings attended

B = Number of meetings eligible to attend

NB: There were no meetings for Redland Developments Pty Ltd during the year.

Insurance of Directors and Officers

During the financial year, insurance policies held under Council covered the Directors and Officers of the Group for Directors and Officers Liability insurance.

RIC pays Council a premium through a Service Level Agreement. No claims were made during the financial year.

Environmental Issues

The Group's operations have not been impacted by any significant environmental issues during the financial year.

Indemnifying of Directors and Officers

The Company agrees to the maximum extent permitted by law to indemnify and keep indemnified the Directors and officers against:

- a) All liabilities incurred by the Director as an Officer of the Company and each Subsidiary; and

REDLAND INVESTMENT CORPORATION PTY LTD
68 603 164 503

Directors' Report

For the year ended 30 June 2019


- b) Without limiting sub-paragraph (a), all Legal Costs and other costs and expenses arising from proceedings or an Investigation, incurred by the Director as an Officer or as a consequence of having been an Officer of the Company or a Subsidiary.

Proceedings on Behalf of Company

No person has applied for leave of Court to bring proceedings on behalf of the company, or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings.

The company was not a party to any such proceedings during the year.

Signed in accordance with a resolution of the Directors:


.....
Mr Philip Hennessy
Chair
Dated this *4th* day of *September* 2019

AUDITOR'S INDEPENDENCE DECLARATION

To the Directors of Redland Investment Corporation Pty Ltd

This auditor's independence declaration has been provided pursuant to s.307C of the *Corporations Act 2001*.

Independence declaration

As lead auditor for the audit of Redland Investment Corporation Pty Ltd for the financial year ended 30 June 2019, I declare that, to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Redland Investment Corporation Pty Ltd and the entities it controlled during the year.



Melissa Read
as delegate of the Auditor-General

4 September 2019

Queensland Audit Office
Brisbane

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2019

	Note	Consolidated		Parent	
		2019 \$	2018 \$ *restated	2019 \$	2018 \$ *restated
Total revenue and other income	2	6,966,068	9,524,158	6,865,484	9,405,017
Costs of goods sold		(5,616,722)	(6,914,882)	(5,616,722)	(6,914,882)
Employee benefits expense		(1,232,540)	(1,288,886)	(1,232,540)	(1,288,886)
Professional services		(339,085)	(345,711)	(295,637)	(304,847)
Admin & corporate costs		(273,119)	(191,882)	(188,866)	(191,882)
Auditors' remuneration	19	(19,410)	(15,900)	(19,410)	(15,900)
Depreciation expense	9	(36,489)	(16,915)	(22,172)	(13,640)
Finance costs		(4,171)	(294)	(4,158)	(1,012)
Total expenses	3	(7,521,536)	(8,774,470)	(7,379,505)	(8,731,049)
Profit/(Loss) before income tax		(555,468)	749,688	(514,021)	673,968
Income tax (expense)/benefit	1(d)	-	-	-	-
Profit/(Loss) for the year		(555,468)	749,688	(514,021)	673,968
Other comprehensive income		-	-	-	-
Total comprehensive income for the year		(555,468)	749,688	(514,021)	673,968

The above statement should be read in conjunction with the accompanying notes and significant accounting policies.

* Refer Note 1(s)

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Consolidated Statement of Financial Position

For the year ended 30 June 2019

	Note	Consolidated		Parent	
		2019 \$	2018 \$ *restated	2019 \$	2018 \$ *restated
ASSETS					
CURRENT ASSETS					
Cash and cash equivalents	4	4,056,840	2,915,830	3,964,654	2,806,887
Trade and other receivables	5	468,388	207,882	399,221	3,680,168
Inventory	6	1,858,025	6,543,857	955,077	3,812,100
Other current assets		33,621	-	33,621	-
Investment property	7	8,050,000	-	8,050,000	-
Total Current Assets		14,466,874	9,667,569	13,402,573	10,299,155
NON-CURRENT ASSETS					
Investment property	7	4,017,148	11,989,953	-	7,898,829
Investment in subsidiary	8	-	-	5,332,292	4,373,800
Property, plant and equipment	9	469,718	378,847	46,893	50,122
Total Non-Current Assets		4,486,866	12,368,800	5,379,185	12,322,751
Total Assets		18,953,740	22,036,369	18,781,758	22,621,906
LIABILITIES					
CURRENT LIABILITIES					
Trade and other payables	10	4,891,801	959,438	4,761,874	1,627,065
Dividends payable	11	-	1,500,000	-	1,500,000
Borrowings	12	-	3,500,000	-	3,500,000
Current provision	13	-	11,277	-	11,277
Deferred revenue	14	1,293,977	-	1,293,977	-
Total Current Liabilities		6,185,778	5,970,715	6,055,851	6,638,342
NON-CURRENT LIABILITIES					
Provisions	13	51,056	33,692	51,056	33,692
Deferred revenue	14	-	1,150,000	-	1,150,000
Total Non-Current Liabilities		51,056	1,183,692	51,056	1,183,692
Total Liabilities		6,236,834	7,154,407	6,106,907	7,822,034
Net Assets		12,716,906	14,881,962	12,674,851	14,799,872
EQUITY					
Issued Capital	15	13,101,100	14,712,100	13,101,100	14,712,100
Retained earnings		(384,194)	169,862	(426,249)	87,772
Total Equity		12,716,906	14,881,962	12,674,851	14,799,872

The above statement should be read in conjunction with the accompanying notes and significant accounting policies.

* Refer Note 1(s)

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Consolidated Statement of Changes in Equity

For the year ended 30 June 2019

Consolidated	Note	Contributed equity \$	Retained earnings \$	Total equity \$
Balance at 1 July 2017		14,712,100	1,413,804	16,125,904
Retained earnings Cleveland Plaza	1(c)	-	6,370	6,370
Profit for the year (restated)		-	749,688	749,688
Total comprehensive income for the year		-	756,058	756,058
Transactions with owners				
Distribution to shareholder - Redland City Council		-	(2,000,000)	(2,000,000)
Balance at 30 June 2018 (restated)		14,712,100	169,862	14,881,962
Balance at 1 July 2018 (restated)		14,712,100	169,862	14,881,962
Retained earnings RIC Toondah	1(c)	-	1,412	1,412
Profit/(loss) for the year		-	(555,468)	(555,468)
Shares issued during the year		-	-	-
Total comprehensive income for the year		-	(554,056)	(544,056)
Transactions with owners				
Return of land to Redland City Council		(1,611,000)	-	(1,611,000)
Balance at 30 June 2019		13,101,100	(384,194)	12,716,906
Parent				
Balance at 1 July 2017		14,712,100	1,413,804	16,125,904
Profit for the year		-	673,968	673,968
Total comprehensive income for the year		-	673,968	673,968
Transactions with owners				
Distribution to shareholder - Redland City Council		-	(2,000,000)	(2,000,000)
Balance at 30 June 2018 (restated)		14,712,100	87,772	14,799,872
Balance at 1 July 2018 (restated)		14,712,100	87,772	14,799,872
Profit/(loss) for the year		-	(514,021)	(514,021)
Shares issued during the year		-	-	-
Total comprehensive income for the year		-	(514,021)	(514,021)
Transactions with owners				
Return of land to Redland City Council		(1,611,000)	-	(1,611,000)
Balance at 30 June 2019		13,101,100	(426,249)	12,674,851

The above statement should be read in conjunction with the accompanying notes and significant accounting policies.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Consolidated Statement of Cash Flows

For the year ended 30 June 2019

	Note	Consolidated		Parent	
		2019 \$	2018 \$	2019 \$	2018 \$
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers		10,018,001	6,769,557	9,749,076	6,191,672
Payments to suppliers and employees		(3,730,540)	(4,421,226)	(7,085,032)	(500,365)
Interest received		29,918	26,020	28,712	24,777
Dividends received		-	-	211,000	-
Finance costs		(4,171)	(1,012)	(4,158)	(1,012)
Net cash generated by operating activities		6,313,208	2,373,339	2,899,598	5,715,072
Payments for investment property		(118,496)	-	(84,057)	-
Payments for property plant and equipment		(18,945)	-	(18,943)	-
Proceeds from investments		-	1,150,000	-	1,150,000
Purchase of investments		-	(4,523,485)	(104,074)	(4,474,161)
Repayment of loan from subsidiary		-	-	3,500,000	-
Net cash used in investing activities		(137,441)	(3,373,485)	3,292,926	(3,324,161)
Proceeds from borrowings		-	3,500,000	-	-
Repayment of borrowings		(3,500,000)	-	(3,500,000)	-
Dividends paid		(1,500,000)	(500,000)	(1,500,000)	(500,000)
Interest paid on borrowings		(34,757)	(68,270)	(34,757)	(68,270)
Net cash generated by/(used in) financing activities		(5,034,757)	2,931,730	(5,034,757)	(568,270)
Net increase in cash and cash equivalents held		1,141,010	1,931,584	1,157,767	1,822,641
Cash and cash equivalents at beginning of year		2,915,830	984,246	2,806,887	984,246
CASH AND CASH EQUIVALENTS END OF YEAR	4	4,056,840	2,915,830	3,964,654	2,806,887

The above statement should be read in conjunction with the accompanying notes and significant accounting policies.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies

The financial statements cover Redland Investment Corporation Pty Ltd as an individual entity and Redland Investment Corporation Pty Ltd and subsidiaries as a Group. Redland Investment Corporation Pty Ltd is a proprietary company registered under the *Corporations Act 2001*, established and domiciled in Australia.

The financial statements were authorised for issue on 4 September 2019 by the Directors of the company.

Basis of Preparation and Compliance

The financial statements are general-purpose financial statements that have been prepared in accordance with Australian Accounting Standards - Reduced Disclosure Requirements of the Australian Accounting Standards Board. Redland Investment Corporation Pty Ltd is a for-profit entity for financial reporting purposes under Australian Accounting Standards.

Australian Accounting Standards set out accounting policies that the Australian Accounting Standards Board has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions. Material accounting policies adopted in the preparation of the financial statements are presented below and have been consistently applied unless stated otherwise.

The financial statements, except for the cash flow information, have been prepared on an accrual basis and are based on historical costs, modified, where applicable, by the measurement at fair value of certain assets. The amounts presented in the financial statements have been rounded to the nearest dollar.

a. New and Amended Standards Adopted by the Group

The Group has applied the following standards and amendments for the first time for their annual reporting period commencing 1 July 2018.

- AASB 9 Financial Instruments
- AASB 15 Revenue from Contracts with Customers

The Group has not had a material change to its accounting policies following the adoption of AASB 9 and AASB 15. These policies had an immaterial impact on the amounts recognised in prior years.

AASB 9 addresses the classification, measurement and derecognition of financial assets and financial liabilities, introduced new rules for hedge accounting and a new impairment model for financial assets. Re-measurement of receivables was not required following adoption of AASB 9.

The adoption of AASB 15 requires all contracts with customers to be reviewed on an individual basis to determine whether performance obligations have been met and whether revenue should be recognised at a point in time or over time. Property Sales are recognised at a point in time once legal title passes to the buyer; which is consistent with prior year accounting policies. The accounting policies for the Group's revenue from customers is explained further in Note 1(m).

b. New Accounting Standards for Application in Future Years

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2019 reporting and have not been adopted by the Group. The Group's assessment shows no impact of new standards to current accounting policies.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

b. New Accounting Standards for Application in Future Years (continued)

Title of Standard	AASB 16 Leases
Nature of change	AASB 16 was issued in February 2016. It will result in almost all leases being recognised on the balance sheet, as the distinction between operating and finance leases is removed. Under the new standard, an asset (the right to use the leased item) and a financial liability to pay rentals are recognised. The only exceptions are short-term and low-value leases. The accounting for lessors will not significantly change.
Impact	The Group currently does not have any operating leases as a lessee however, the Group does have operating leases as a lessor. The Group does not expect the new guidance to significantly affect the accounting for these leases as lessor.
Mandatory application	Mandatory for financial years commencing on or after 1 July 2019. The Group does not intend to adopt the standard before its effective date.

c. Basis of Consolidation

The consolidated financial statements comprise the financial statements of Redland Investment Corporation Pty Ltd and its subsidiaries as at 30 June 2019.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-Group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Investment in a subsidiary is accounted for at cost in the financial statements of Redland Investment Corporation Pty Ltd. As at 30 June 2019 Redland Investment Corporation Pty Ltd had three wholly owned controlled entities:

RIC Toondah Pty Ltd - ABN 51 609 517 348 (Consolidated)

RIC has 100% ownership of RIC Toondah Pty Ltd (RICT), which is limited by shares. RICT was formed to provide the administration services for the day-to-day management of the joint operation between the Minister for State Development, Manufacturing, Infrastructure and Planning, Council and the developer for the project in the Toondah Harbour Priority Development Area. Council's interest in the joint operation is 50%. The project is pending a transfer of State land to MEDQ as well as an environmental assessment; as such, nominal transactions have occurred in the entity during the current financial year.

The transactions in this entity are considered material in the current financial year and have been consolidated with Redland Investment Corporation Pty Ltd.'s financial result. The transactions in this entity in the previous financial year were not material and therefore not consolidated. An adjustment has been made to retained earnings on 1 July 2018, representing the net assets of the company when initially consolidated.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

c. Basis of Consolidation (continued)

Redland Developments Pty Ltd - ABN 90 617 653 531 (Consolidated)

RIC has 100% ownership of Redland Developments (formerly AVA Terraces Pty Ltd) which is limited by shares. Redland Developments Pty Ltd was formed to develop and manage land at 9-11 Oaklands Street, Alexandra Hills during 2018 and 2019 financial years. During the current financial year, Redland Developments Pty Ltd was used for a new development project at 521 Old Cleveland Road, Capalaba.

The transactions in this entity are considered material and have been consolidated with Redland Investment Corporation Pty Ltd.'s financial result.

Cleveland Plaza Pty Ltd - ABN 67 620 724 558 (Consolidated)

RIC has 100% ownership of Cleveland Plaza Pty Ltd (Cleveland Plaza) which is limited by shares. Cleveland Plaza was formed to manage the property at 48 Bloomfield Street, Cleveland.

The transactions in this entity are considered material and have been consolidated with Redland Investment Corporation Pty Ltd.'s financial result.

This company was consolidated for the first time during the 2018 year. An adjustment has been made to retained earnings on 1 July 2017, representing the net assets of the company when initially consolidated.

d. Income Taxation

Redland Investment Corporation Pty Ltd is exempt from Commonwealth income tax.

e. Fair Value

The Group measures certain assets at fair value on either a recurring or a non-recurring basis, depending on the requirements of the applicable Accounting Standards.

Fair value is the price the Group would receive to sell an asset in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability.

The fair value of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from the principal market for the asset (i.e. the market with the greatest volume and level of activity for the asset) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset, after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

f. Inventories

Inventories are measured at the lower of cost and net realisable value. Costs that are directly associated with the acquisition, development and construction of a project (i.e. land being developed or held for sale) are capitalised as inventory.

g. Property, Plant and Equipment

Plant and equipment including, buildings and computer hardware is measured on the cost basis and therefore carried at cost less accumulated depreciation. In the event the carrying amount of plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount with the loss recognised in profit or loss. A formal assessment of recoverable amount is made when impairment indicators are present.

The cost of fixed assets constructed includes the cost of materials, direct labour, borrowing costs and an appropriate portion of fixed and variable overheads.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefit associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss during the financial period in which they are incurred.

Depreciation

The depreciable amount of fixed assets is depreciated on a straight-line basis and diminishing value basis over the asset's useful life to the Group commencing from the time the asset is held ready for use. Depreciation is recognised in profit or loss. The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate	Depreciation Method
Plant and equipment	13% - 25%	Straight Line
Computer hardware	33% - 67%	Straight Line / Diminishing Value
Buildings	4%	Straight Line

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are recognised in profit or loss when the item is derecognised.

h. Investment Property

Investment property is property held to earn rental income or for capital appreciation or for both, not for sale in the ordinary course of business, use in supply of goods or services or for administrative purposes. Investment properties are measured initially at cost including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value under the fair value model.

Fair value is based on market values and reflects the price at which the property could be exchanged between knowledgeable willing parties in an arm's length transaction at the measurement date.

Any gains or losses arising from the change in fair values of investment properties are recognised in the profit or loss for the period in which they arise.

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

h. Investment Property (continued)

Gains or losses arising from the retirement or disposal of investment property are determined as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in profit or loss in the period of retirement or disposal. Transfers are made to, or from, investment property when, and only when, there is a change in use, evidenced by ending or commencement of owner-occupation, commencement of an operating lease to another party or commencement of development with a view to sale.

i. Financial Instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument, and are measured initially at fair value adjusted by transactions costs, except for those carried at fair value through profit or loss, which are measured initially at fair value. Subsequent measurement are described below.

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and all substantial risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

Classification and subsequent measurement

Except for those trade receivables that do not contain a significant financing component and are measured at the transaction price in accordance with AASB 15, all financial assets are initially measured at fair value adjusted for transaction costs (where applicable). For the purpose of subsequent measurement, financial assets which includes trade and other receivables and cash and short-term deposits are measured at amortised cost.

All income and expenses relating to financial assets that are recognised in profit or loss are presented within finance costs, finance income or other financial items, except for impairment of trade receivables which is presented within other expenses. Classifications are determined by both the entities business model for managing the financial asset; and the contractual cash flow characteristics of the financial assets

Amortised cost is calculated as the amount at which the financial asset or financial liability is measured at initial recognition less principal repayments and any reduction for impairment and adjusted for any cumulative amortization of the difference between that initial amount and the maturity amount calculated using the *effective interest method*.

The *effective interest method* is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated cash payments or receipts (including fees, transaction costs, other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying amount with a consequential recognition of an income or expense item in profit or loss.

Financial liabilities

Non-derivative financial liabilities other than financial guarantees are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial liability is derecognised.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

i. Financial Instruments (continued)

Financial assets at fair value through profit or loss

Financial assets are classified at "fair value through profit or loss" when they are held for trading for the purpose of short-term profit taking, derivatives not held for hedging purposes, or when they are designated as such to avoid an accounting mismatch or to enable performance evaluation where a Group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Such assets are subsequently measured at fair value with changes in carrying amount included in profit or loss.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. The Company makes use of a simplified approach in accounting for trade and other receivables and records the loss allowance at the amount equal to the expected lifetime credit losses. In using this practical expedient, the Company uses its historical experience, external indicators and forward-looking information to calculate the expected credit losses using a provision matrix.

Impairment

AASB 9's impairment requirements use forward-looking information to recognise expected credit losses – the 'expected credit losses (ECL) model'. Instruments within the scope of the new requirements included loans and other debt-type financial assets measured at amortised cost and fair value through other comprehensive income (FVOCI), trade receivables, contract assets recognised and measured under AASB 15 and loan commitments and some financial guarantee contracts (for the issuer) that are not measured at fair value through profit or loss.

The Group considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

In the case of financial assets carried at amortised cost, loss events may include: indications that the debtors or Group of debtors are experiencing significant financial difficulty, default or delinquency in interest or principal payments; indications that they will enter bankruptcy or other financial reorganisation; and changes in arrears or economic conditions that correlate with defaults.

For financial assets carried at amortised cost (including loans and receivables), a separate allowance account is used to reduce the carrying amount of financial assets impaired by credit losses. After having taken all possible measures of recovery, if management establishes that the carrying amount cannot be recovered by any means, at that point the written-off amounts are charged to the allowance account or the carrying amount of impaired financial assets is reduced directly if no impairment amount was previously recognised in the allowance account.

When the terms of financial assets that would otherwise have been past due or impaired have been renegotiated, the Group recognises the impairment for such financial assets by taking into account the original terms as if the terms have not been renegotiated so that the loss events that have occurred are duly considered.

j. Employee Benefits

Short-term employee benefits

Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting year in which the employees

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

j. Employee Benefits (continued)

render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled. The Group's obligation for short-term employee benefits such as wages, salaries and sick leave are recognised as part of current trade and other payables in the statement of financial position.

Other long-term employee benefits

Provision is made for employees' long service leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees.

Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures, and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligation. Upon the re-measurement of obligations for other long-term employee benefits, the net change in the obligation is recognised in profit or loss as a part of employee benefits expense.

The Group's obligation for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Group does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

k. Provisions

Provisions are recognised when the Group has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result, and that outflow can be reliably measured.

l. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are within short-term borrowings in current liabilities in the statement of financial position.

m. Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. Any consideration deferred is treated as the provision of finance and is discounted at a rate of interest that is generally accepted in the market for similar arrangements. The difference between the amount initially recognised and the amount ultimately received is interest revenue. The Group recognises revenue to the extent that it is probable that the economic benefits will flow to the Group and the performance obligations are met regardless of when the payment is received.

Revenue from the sale of property is recognised at a point in time based on enforceability of a contract and the specificity of performance obligations. An enforceable right to payment arises once legal title has passed to the customer.

Revenue from consulting services is recognised over time based on the performance obligations of each contract. This is because the asset created does not have an alternative use for the Group and the contracts have an enforceable right to payment for the time and effort spent by the Group on progressing the performance obligation.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

m. Revenue and Other Income (continued)

For partially completed contracts the Group recognise revenue based on stage of completion of the project which is estimated by comparing the total costs incurred, including labour hours, relative to expected costs to complete the project.

This is considered a faithful depiction of the transfer of services as the contracts are initially priced on the basis of anticipated costs to complete the projects and therefore also represents the amount to which the Group would be entitled to based on its performance to date. Where revenue is received in advance, it is shown as deferred revenue on the Statement of Financial Position.

Where consulting service contracts are based on an as needs basis, revenue is recognised based on labour hours expended each month to manage the requirements of the contract. Revenue is recognised once the deliverable of the specific customer request has been completed.

Rental income from operating leases over commercial investment property is recognised on a straight-line basis over the lease term. Rent not received at balance date is reflected in the balance sheet as a receivable, or if paid in advance as deferred revenue.

Interest revenue is recognised using the effective interest method applied to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

Dividend revenue is recognised when the right to receive a dividend has been established. Dividends received from associates and joint ventures are accounted for in accordance with the equity method of accounting.

All revenue is recognised net of the amount of goods and services tax.

n. Trade and Other Receivables

Trade and other receivables include amounts due from customers for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Trade and other receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment. Refer to Note 1(i) for further discussions on determination of impairment losses. All known bad debts were written-off or provided for at 30 June 2019.

o. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities, which are recoverable from or payable to the ATO, are presented as operating cash flows included in receipts from customers or payments to suppliers.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

p. Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the Group that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

q. Dividends Payable

Dividends payable are recognised when the dividend is appropriately authorised and is no longer at the discretion of the Company.

r. Critical Accounting Estimates and judgements

The preparation of the financial statements requires the determination and use of certain critical accounting estimates and management assumptions that have potential to cause a material adjustment to the carrying amount of assets and liabilities within the financial year. Such estimates, judgements and assumptions are reviewed on an ongoing basis.

The Directors evaluate estimates and judgements incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the Group.

Revisions to accounting estimates are recognised in the period in which the estimate is reviewed and in the future periods as relevant. Judgements, estimates and assumptions that have a potential significant effect are outlined in the following notes:

- Fair value of investment properties (Note 1(e) and Note 17)
- Revenue and other income (Note 1 (m)).

s. Correction to prior period error

In the 2019 financial, it was identified transactions that occurred in the 2018 financial year required adjustment. The details of the adjustments is detailed below. The cumulative affect of the adjustment has been recognised as a prior period restatement in the 2019 financial statements.

In accordance with AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*, the financial report and comparative information has been restated as if the error never occurred.

Lot 35/SP226325 transferred from Redlands City Council (RCC)

The results of a RCC review of the transfer of Lot35/SP226325 found that the parcel of land that RCC had transferred to RIC in the 2017/18 financial year had actually been transferred to the State Government as part of a new road, and not to RIC. RIC has reversed the entries that occurred in the 2017/18 financial year. The impact will be a reduction to Expenses (COGS) of \$79,183 and a reduction to Equity (Issued Capital – Land contributed from Parent) of \$79,183.

This restatement has no effect on the preceding year's Statement of Financial Position therefore a restatement of the Statement of Financial Position as at 1 July 2017 is not required.

Correction to prior period recognition of Revenue

Following a detailed review of revenue in the 2019 financial year, it was identified consulting services, which includes project management services, provided by the Group relate to services provided as Agent rather than Principal. Revenue derived as an agent is to be disclosed as net revenue, being revenue less costs incurred.

20

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies (continued)

s. Correction to prior period error (continued)

To correct this misstatement, revenue and associated expenses have been restated in the Statement of Comprehensive Income. There was no impact to profit, but revenue and expenses decreased by \$25,502 (consolidated) and \$977,038 (parent).

The errors have been corrected by restating each of the affected financial statement line items for the prior period as follows:

Consolidated

Consolidated Statement of Financial Position (extract)	30 June 2018 \$	Cumulative Increase / (decrease) \$	30 June 2018 (restated) \$
Issued Capital	14,791,283	(79,183)	14,712,100

Consolidated Statement of Profit & Loss (extract)	30 June 2018 \$	Cumulative Increase / (decrease) \$	30 June 2018 (restated) \$
Revenue	9,549,660	(25,502)	9,524,158
Development Expenses	(25,502)	25,502	-
Cost of goods sold	(6,994,065)	79,183	(6,914,882)
Total Expenses	(8,879,155)	104,685	(8,774,470)
Profit	670,505	79,183	749,688

Parent

Consolidated Statement of Financial Position (extract)	30 June 2018 \$	Cumulative Increase / (decrease) \$	30 June 2018 (restated) \$
Issued Capital	14,791,283	(79,183)	14,712,100

Consolidated Statement of Profit & Loss (extract)	30 June 2018 \$	Cumulative Increase / (decrease) \$	30 June 2018 (restated) \$
Revenue	10,382,055	(977,038)	9,405,017
Development Expenses	(977,038)	977,038	-
Cost of goods sold	(6,994,065)	79,183	(6,914,882)
Total Expenses	(9,787,270)	1,056,221	(8,731,049)
Profit	594,785	79,183	673,968

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

NOTE 2: REVENUE AND OTHER INCOME	Consolidated		Parent	
	2019	2018	2019	2018
	\$	\$ *restated	\$	\$ *restated
Sales revenue:				
- Sale of land (Moores Rd)	2,100,000	5,926,621	2,100,000	5,926,621
- Sale of town-houses (AVA Terraces)	4,267,298	1,385,581	4,267,298	1,385,581
Fair value adjustment:				
- Land held as investment property	67,114	1,740,427	67,114	1,740,427
Consulting Fees:				
- Brokerage fees	-	80,000	-	80,000
- Project management fees	127,942	140,310	127,942	190,637
Commercial rent revenue:				
- Parking Fees	64,395	56,974	64,395	56,974
- Cleveland Plaza, Cleveland	310,901	168,225	523	-
Other revenue:				
- Dividend revenue	-	-	211,000	-
- Interest revenue	28,418	26,020	27,212	24,777
Total revenue and other income	6,966,068	9,524,158	6,865,484	9,405,017
NOTE 3: EXPENSES				
Cost of goods sold:				
- land (Moores Rd)	1,287,590	5,571,582	1,287,590	5,571,582
- town-houses (AVA Terraces)	4,329,132	1,343,300	4,329,132	1,343,300
	5,616,722	6,914,882	5,616,722	6,914,882
Employee benefits expense:				
- Staff wages and salaries	982,486	1,049,788	982,486	1,049,788
- Superannuation	102,566	96,182	102,566	96,182
- Directors fees	147,488	142,916	147,488	142,916
	1,232,540	1,288,886	1,232,540	1,288,886
Administration & corporate costs	273,119	191,882	188,866	191,882
Professional services	339,085	345,711	295,637	304,847
Auditors' remuneration	19,410	15,900	19,410	15,900
Depreciation of property, plant and equipment	36,489	16,915	22,172	13,640
Finance costs	4,171	294	4,158	1,012
Total expenses	7,521,536	8,774,470	7,379,505	8,731,049

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to the Financial Statements

For the year ended 30 June 2019

NOTE 4: CASH AND CASH EQUIVALENTS	Consolidated		Parent	
	2019	2018	2019	2018
	\$	\$	\$	\$
Cash at bank	4,056,840	2,915,830	3,964,654	2,806,887
Total cash and cash equivalents	4,056,840	2,915,830	3,964,654	2,806,887

NOTE 5: TRADE AND OTHER RECEIVABLES

Trade receivables				
- Receivable from Redland City Council	297,442	110,251	283,839	110,251
- Cleveland Plaza debtors	65,276	55,906	-	-
- Receivable from subsidiary	-	-	35,870	3,507,571
- Receivable from external parties	59,178	3,521	36,351	3,521
- Parking fees	3,495	-	3,495	-
- GST receivable	42,997	36,704	39,666	57,325
Other receivables				
- Interest receivable	-	1,500	-	1,500
Total trade and other receivables	468,388	207,882	399,221	3,680,168

NOTE 6: INVENTORY

Opening balance as at 1 July 2018	6,543,857	8,560,956	3,812,100	8,560,956
Acquisitions and related costs	2,517,948	4,795,982	2,274,458	1,180,755
Transfer to subsidiary	-	-	(854,418)	-
Transfer to Redland City Council	(1,611,000)	-	(1,611,000)	-
Disposals	(5,592,780)	(6,813,081)	(2,666,063)	(5,929,611)
Total inventory	1,858,025	6,543,857	955,077	3,812,100

Land originally held for development and resale which was rezoned as open spaces was transferred to Redland City Council during the year.

NOTE 7: INVESTMENT PROPERTIES

Opening balance as at 1 July 2018	11,989,953	6,058,043	7,898,829	6,058,043
Acquisitions and subsequent expenditure on investment property	118,496	4,523,483	84,057	100,359
Transfer to/(from) property, plant and equipment	(108,415)	(332,000)	-	-
Net gain from fair value adjustments to investment property	67,114	1,740,427	67,114	1,740,427
Total investment properties	12,067,148	11,989,953	8,050,000	7,898,829

As at 30 June 2019, two properties being Doig street and Wynyard street were expected to be sold and settled within the next twelve months. These properties \$8,050,000 (consolidated) and \$8,050,000 (parent) have been recognised as current assets.

NOTE 8: INVESTMENT IN SUBSIDIARY

Investment in Cleveland Plaza Pty Ltd	-	-	4,408,240	4,373,800
Investment in Redland Developments Pty Ltd	-	-	924,052	-
Total investment in subsidiary	-	-	5,332,292	4,373,800

REDLAND INVESTMENT CORPORATION PTY LTD
 ABN 68 603 164 503

Notes to Financial Statements

For the year ended 30 June 2019

NOTE 9: PROPERTY, PLANT AND EQUIPMENT

	2019	2019	2019	2019	2019	2018	2018	2018	2018	2018	2018
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Consolidated											
Carrying amount as at 1 July 2018	39,996	10,126	328,725	-	378,847	49,245	14,517	-	-	63,762	-
- Additions	-	18,943	-	-	18,945	-	-	-	-	-	-
- Reclassification from investment properties	-	-	20,790	87,625	108,415	-	-	-	-	-	-
- Depreciation	(9,604)	(12,568)	(14,316)	-	(36,489)	(9,249)	(4,391)	(3,275)	-	(16,915)	-
Carrying amount as at 30 June 2019	30,392	16,502	335,199	87,625	469,718	39,996	10,126	328,725	-	378,847	-
Parent											
Carrying amount as at 1 July 2018	39,996	10,126	-	-	50,122	49,245	14,517	-	-	63,762	-
- Additions	-	18,943	-	-	18,943	-	-	-	-	-	-
- Reclassification from investment properties	-	-	-	-	-	-	-	-	-	-	-
- Depreciation	(9,604)	(12,568)	-	-	(22,172)	(9,249)	(4,391)	-	-	(13,640)	-
Carrying amount as at 30 June 2019	30,392	16,501	-	-	48,893	39,996	10,126	-	-	50,122	-

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to Financial Statements

For the year ended 30 June 2019

	Consolidated		Parent	
	2019	2018	2019	2018
	\$	\$	\$	\$
NOTE 10: TRADE AND OTHER PAYABLES				
Trade payables				
- Payables to subsidiary entity for services provided	-	-	1,622	-
- Payables to subsidiary entity	-	-	-	743,471
- Payables to Redland City Council	1,604,602	-	1,604,602	-
- Payables to other related parties	7,500	-	7,500	-
- Payables to external parties	504,018	737,489	443,319	667,577
Sundry payables				
- GST payable	32,540	130,274	(38,309)	124,342
- Annual Leave	63,241	91,675	63,240	91,675
Weinam Creek Car Park Construction	2,679,900	-	2,679,900	-
Total trade and other payables	4,891,801	959,438	4,761,874	1,627,065

NOTE 11: DIVIDENDS PAYABLE

Dividend declared	-	1,500,000	-	1,500,000
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No dividend was declared or provided for during the year ended 30 June 2019.

NOTE 12: BORROWINGS

Loan provided by Redland City Council	-	3,500,000	-	3,500,000
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On 26 September 2018 Redland Investment Corporation Pty Ltd repaid loan to Redland City Council.

NOTE 13: PROVISIONS

CURRENT

Long service leave	-	11,277	-	11,277
Total current provisions	-	11,277	-	11,277

NON-CURRENT

Long service leave	51,056	33,692	51,056	33,692
Total non-current provisions	51,056	33,692	51,056	33,692

Provision for employee benefits represents amounts accrued for long service leave. The current position for this includes the total amount accrued for long service leave entitlements that have vested due to employees having completed the required period of service. It is not expected that the full amount of long service leave classified as current liability will be settled within the next 12 months. However, these amounts must be classified as current liabilities since Redland Investment Corporation does not have an unconditional right to defer settlement of these amounts in the event employees wish to use their leave entitlement.

The non-current portion for this provision includes amounts accrued for long service leave entitlements that have not yet vested in relation to those employees who have not yet completed the required vesting period of service. In calculating the present value of future cash flows in respect of long service leave, the probability of long service leave being taken is based upon historic data. The measurement and recognition criteria for employee benefits have been discussed in Note 1(j).

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to Financial Statements

For the year ended 30 June 2019

NOTE 13: PROVISIONS (CONTINUED)	Consolidated		Parent	
	2019	2018	2019	2018
	\$	\$	\$	\$
Movements in provisions were as follows:				
Opening balance at beginning of year	44,969	32,942	44,969	32,942
Long service leave entitlement raised	20,144	12,027	20,144	12,027
Long service leave entitlement paid	(14,057)	-	(14,057)	-
Closing balance	51,056	44,969	51,056	44,969

NOTE 14: DEFERRED REVENUE				
Investment property sales	1,150,000	1,150,000	1,150,000	1,150,000
Project management fees	143,977	-	143,977	-
Total deferred revenue	1,293,977	1,150,000	1,293,977	1,150,000

As at 30 June 2019, two properties being Doig street and Wynyard street were expected to be sold and settled within the next twelve months. In addition deferred project management fees are expected to be brought to revenue upon completion of the project within 12 months. These deferred revenues \$1,293,977 (consolidated) and \$1,293,977 (parent) have been recognised as current liabilities.

NOTE 15: ISSUED CAPITAL				
Equity attributable to owners:				
Balance at beginning of year	14,712,100	14,712,100	14,712,100	14,712,100
Cash contributed by parent	-	-	-	-
Land contributed by parent	-	-	-	-
Land transferred to parent	(1,611,000)	-	(1,611,000)	-
Total equity attributable to owners	13,101,100	14,712,100	13,101,100	14,712,100

Share capital:				
Balance at beginning of year	100	100	100	100
Shares issued during the year	-	-	-	-
Authorised and fully paid ordinary shares at 30 June 2019	100	100	100	100

NOTE 16: FINANCIAL RISK MANAGEMENT

Redland Investment Corporation's financial instruments consist mainly of deposits with a bank, trade receivables and trade payables.

The carrying amounts for each category of financial instruments, measured in accordance with AASB 9: *Financial Instruments* as detailed in the accounting policies to these financial statements, are as follows.

	Note				
Financial assets					
Cash and cash equivalents	4	4,056,840	2,915,830	3,964,654	2,806,887
Trade receivables	5	468,388	207,882	399,221	3,680,168
Total financial assets		4,525,228	3,123,712	4,363,875	6,487,055
Financial liabilities					
Trade and other payables	10	4,891,801	959,438	4,761,874	1,627,065
Borrowings - measured at amortised cost	12	-	3,500,000	-	3,500,000
Total financial liabilities		4,891,801	4,459,438	4,761,874	5,127,065

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to Financial Statements

For the year ended 30 June 2019

NOTE 17: FAIR VALUE MEASUREMENT

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date under current market conditions (i.e. an exit price) regardless of whether that price is directly derived from observable inputs or estimated using another valuation technique.

Observable inputs are publicly available data that are relevant to the characteristics of the asset/liability being valued. Unobservable inputs are data, assumptions and judgements that are not available publicly, but are relevant to the characteristics of the asset/liability being valued. Unobservable inputs are used to the extent that sufficient relevant and reliable observable inputs are not available for similar assets/liabilities.

Non-financial assets measured at fair value include investment properties.

All assets for which fair value is measured or disclosed in the financial statements are categorised within the following fair value hierarchy, based on the data and assumptions used in the most recent specific appraisals:

- Level 1 represents fair value measurements that reflect unadjusted quoted market prices in active markets for identical assets and liabilities;
- Level 2 represents fair value, measurements that are substantially derives from inputs (other than quoted prices within level 1) that are observable, either directly or indirectly; and
- Level 3 represents fair value measurements that are substantially derived from unobservable inputs.

The specific valuation technique used to value investment properties are documented below. Fair value represents the highest and best use of the assets having regards to the optimal financial, physical and legal use of the asset.

Investment properties were initially recognised at cost and subsequently revalued under the fair value model. Redland Investment Corporation assesses changes in fair value on an annual basis and recognises any change in fair value though profit or loss in the period in which the change occurs.

The fair value of investment properties were determined using level 2 market approach valuation techniques. These valuation techniques use prices and other relevant information generated by market transactions involving identical or comparable assets.

Market approach valuation techniques included recent sale comparisons of similar properties and land sites. The most significant inputs employed in this valuation technique are price per square metre using recent sales in the same or similar geographical locations and actual binding sale contracts in place as at measurement date.

Where deferred consideration for the sale of investment properties is used as an input in determining fair value, the value is discounted to present value using an appropriate index.

Where investment properties are purchased in the current financial year it assumed that the transaction price equals fair value unless any of the following conditions exist:

- (a) The transaction is between related parties, although the price in a related party transaction may be used as an input into a fair value measurement if the entity has evidence that the transaction was entered into at market terms.
- (b) The transaction takes place under duress or the seller is forced to accept the price in the transaction, For example, that might be the case if the seller is experiencing financial difficulty.

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to Financial Statements

For the year ended 30 June 2019

NOTE 17: FAIR VALUE MEASUREMENT (CONTINUED)

(c) the unit of account represented by the transaction price is different from the unit of account for the asset or liability measure at fair value. For example, that might be the case if the asset or liability measure at fair value is only of the elements in the transaction (e.g. in a business combination), the transaction includes unstated rights and privileges that are measured separately in accordance with another standard, or the transaction price includes transaction costs.

(d) The market in which the transaction takes place is different from the principal market (or most advantageous market). For example, those markets might be different if the entity is a dealer that enters into transactions with customers in the retail market, but the principal (or most advantageous) market for the exit transaction is with other dealers in the dealer market.

NOTE 18: RELATED PARTY DISCLOSURES

Entities exercising control over the Group

The ultimate parent entity, which exercises control over Redland Investment Corporation Pty Ltd, is Redland City Council.

Redland Investment Corporation Pty Ltd is a wholly-owned subsidiary of Redland City Council.

Key management personnel compensation

The key management personnel during the year are as follows:

Board of Directors	Executive Team
Non-Executive Independent Director: - Phil Hennessy – Chair - Greg Kempton - Mitch Neilson - Andrew Chesterman (resigned 11 January 2019)	- Peter Kelley – Chief Executive Officer - Anca Butcher – General Counsel & Company Secretary - Grant Tanham-Kelly – Chief Financial Officer (resigned 26 March 2019)

Andrew Chesterman, the Chief Executive Officer of Redland City Council, did not receive any compensation during the financial year.

The total remuneration paid to key management personnel of Redland Investment Corporation during the 2018/19 financial year are as follows. This includes remuneration accrued as at 30 June 2019:

	2019	2018
	\$	\$
Key management personnel compensation (paid)	770,574	812,069
Directors Fees (accrued, Refer to Note 10)	7,500	-

Related party transactions

a) Transactions between Redland City Council and the Redland Investment Corporation Group are on normal commercial terms and conditions no more favorable than those available to other parties unless otherwise stated.

Purchase of goods and services	1,915,586	1,156,298
Dividend (Refer Note 11)*	-	2,000,000
Receipt / (Repayment) of loan to Redland City Council	(3,500,000)	3,500,000
Interest paid on loan to Redland City Council (Refer Note 12)	34,757	68,270
Receipt of professional services**	3,712,018	270,602
Transfer of land assets from RIC to Redland City Council	1,611,000	-

* The dividend of \$2,000,000 above relates to dividends declared in prior year of \$1,500,000 for financial year ended 30 June 2018 and \$500,000 for financial year ended 30 June 2017.

28

REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503

Notes to Financial Statements

For the year ended 30 June 2019

NOTE 18: RELATED PARTY DISCLOSURES (CONTINUED)

** Included in this amount is \$2,679,900 which has been prepaid by Redland City Council to RIC for project management of Weinam Creek Priority Development Area. This amount is included in Note 10 of the financial statements as a liability for construction costs associated to works not yet completed.

- b) Transactions between Redland Investment Corporation Pty Ltd with its subsidiaries are on normal commercial terms and conditions no more favorable than those available to other parties unless otherwise stated.

	2019	2018
	\$	\$
Purchase of goods and services	-	1,763,877
Dividend from subsidiary	211,000	-
Receipt of professional services	34,700	-
Investment in subsidiary	958,492	4,378,800

NOTE 19: REMUNERATION OF AUDITORS

<i>Auditor-General of Queensland</i>		
Audit of financial report	19,410	15,900

NOTE 20: SUBSIDIARY COMPANIES

The subsidiary companies of Redland Investment Corporation are listed below.

Redland Developments Pty Ltd (formerly AVA Terraces Pty Ltd)
 Cleveland Plaza Pty Ltd
 RIC Toondah Pty Ltd

NOTE 21: EVENTS AFTER THE REPORTING DATE

RIC has exercised an option under the contract to extend payment to Redland City Council for 3-11 Moores Rd, Redland Bay. The purchase price of Moores Rd is to be adjusted by \$10,000 as a result of the deferred payment. As this is an immaterial transaction, it has not been recognised in the financial statements for the year ended 30 June 2019.

RIC has executed a Loan Facility Agreement with Redland City Council on 30 April 2019 to fund the development of townhouses at 521 Old Cleveland Road, Birkdale, QLD. At reporting date, the loan had not been drawn down therefore is not reflected in the financial statements. The first drawn down was made on 16 August 2019 for \$90,000.

NOTE 22: CAPITAL AND LEASING COMMITMENTS

The Group had no capital or leasing commitments at 30 June 2019.

NOTE 23: CONTINGENT ASSETS AND LIABILITIES

The Group had no contingent assets or contingent liabilities at 30 June 2019.

**REDLAND INVESTMENT CORPORATION PTY LTD
ABN 68 603 164 503**

Director's Declaration

For the year ended 30 June 2019

In accordance with a resolution of the Directors of Redland investment Corporation Pty Ltd, the Directors declare that:

1. The financial statements and notes, as set out on pages 8 to 29:
 - a) comply with Australian Accounting Standards - Reduced Disclosure Requirements; and
 - b) give a true and fair view of the financial position of the company and consolidated entity as at 30 June 2019 and their financial performance for the year then ended.
2. In the Directors' opinion there are reasonable grounds to believe that Redland Investment Corporation Pty Ltd will be able to pay its debts as and when they become due and payable.



**Philip Hennessy
Chair**

Date

4/9/19





INDEPENDENT AUDITOR'S REPORT

To the Members of Redland Investment Corporation Pty Ltd

Report on the audit of the financial report

Opinion

I have audited the accompanying financial report of Redland Investment Corporation Pty Ltd (the parent) and its controlled entities (the group).

In my opinion, the financial report:

- a) gives a true and fair view of the parent's and group's financial position as at 30 June 2019, and their financial performance and cash flows for the year then ended
- b) complies with Australian Accounting Standards – Reduced Disclosure Requirements

The financial report comprises the consolidated statement of financial position as at 30 June 2019, the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, notes to the financial statements including summaries of significant accounting policies and other explanatory information, and the directors' declaration.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General of Queensland Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report.

I am independent of the parent and group in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General of Queensland Auditing Standards*. I am also independent of the entity in accordance with the auditor independence requirements of the *Corporations Act 2001*, and confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the company, would be in the same terms if given to the directors as at the time of this auditor's report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

Other information comprises the information included in the Redland Investment Corporation Pty Ltd directors' report for the year ended 30 June 2019, but does not include the financial report and my auditor's report thereon.

The directors are responsible for the other information.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.



If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the company for the financial report

The company's directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards, and for such internal control as the company's directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The company's directors are also responsible for assessing the parent's and group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the parent or group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of the parent's and group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the group.
- Conclude on the appropriateness of the parent's and group's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the parent's or group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. I base my conclusions on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the parent or group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.



- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the financial report. I am responsible for the direction, supervision and performance of the audit of the group. I remain solely responsible for my audit opinion.

I communicate with the company's directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

A handwritten signature in blue ink that reads "Melissa Read".

4 September 2019

Melissa Read
as delegate of the Auditor-General

Queensland Audit Office
Brisbane

14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES**14.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS****Objective Reference:** A4114565**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Jill Driscoll, Group Support Officer**Attachments:** 1. Decisions Made Under Delegated Authority 18.08.2019 to 31.08.2019**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 only.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 21 June 2017, Council resolved that development assessments be classified into the following four categories:

Category 1 – minor code and referral agency assessments;

Category 2 – moderately complex code and impact assessments;

Category 3 – complex code and impact assessments; and

Category 4 – major assessments (not included in this report)

The applications detailed in this report have been assessed under:

Category 1 - Minor code assessable applications, concurrence agency referral, minor operational works and minor compliance works; and minor change requests and extension to currency period where the original application was Category 1.

Delegation Level: Chief Executive Officer, General Manager, Group Managers, Service Managers, Team Leaders and Principal Planners as identified in the officer's instrument of delegation.

Category 2 - In addition to Category 1, moderately complex code assessable applications, including operational works and compliance works and impact assessable applications without objecting submissions; other change requests and variation requests where the original application was Category 1, 2, 3 or 4*.

**Provided the requests do not affect the reason(s) for the call in by the Councillor (or that there is agreement from the Councillor that it can be dealt with under delegation).*

Delegation Level: Chief Executive Officer, General Manager, Group Managers and Service Managers as identified in the officer's instrument of delegation.

Category 3 - In addition to Category 1 and 2, applications for code or impact assessment with a higher level of complexity. They may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the planning scheme. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Assessing superseded planning scheme requests and approving a plan of subdivision.

Delegation Level: Chief Executive Officer, General Manager and Group Managers as identified in the officer's instrument of delegation.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/334

Moved by: Cr Julie Talty

Seconded by: Cr Paul Gleeson

That Council resolves to note this report.

CARRIED 9/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Tracey Huges was not present when the motion was put.

Cs Karen Williams was absent from the meeting.

Decisions Made Under Delegated Authority 18.08.2019 to 24.08.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
DBW19/0019	Domestic Additions - Extension to Dwelling House	AMD Constructions	1 Sturgeon Street Ormiston QLD 4160	Code Assessment	20/08/2019	N/A	Development Permit	1
CAR19/0292	Design and Siting - Shed	Bayside Building Approvals	8 Sovereign Road Amity QLD 4183	Referral Agency Response - Planning	22/08/2019	N/A	Approved	2
CAR19/0154	Design and Siting - Shed & Awning	Adept Building Approvals	1 Sutton Street Victoria Point QLD 4165	Referral Agency Response - Planning	19/08/2019	N/A	Approved	4
CAR19/0265	Design and Siting - Dwelling House	David James BIRTHISEL	2 Alkira Street Macleay Island QLD 4184	Referral Agency Response - Planning	19/08/2019	N/A	Approved	5
CAR19/0284	Design and Siting - Carport	The Certifier Pty Ltd	6 Irwin Place Redland Bay QLD 4165	Referral Agency Response - Planning	21/08/2019	N/A	Approved	5
MCU19/0101	Change to Development Approval - MCU013947 Dwelling House	Bay Island Designs The Certifier Pty Ltd	41 Attunga Street Macleay Island QLD 4184	Minor Change to Approval	22/08/2019	N/A	Approved	5
CAR19/0289	Design and Siting- Carport & Shed	Fluid Approvals	49 Falkirk Parade Redland Bay QLD 4165	Referral Agency Response - Planning	23/08/2019	N/A	Approved	6
CAR19/0293	Design and Siting - Patio	Cornerstone Building Certification	22 Mashie Place Redland Bay QLD 4165	Referral Agency Response - Planning	21/08/2019	N/A	Approved	6

Decisions Made Under Delegated Authority 18.08.2019 to 24.08.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0291	Design and Siting - Carport	Baic	12 Pigeon Court Birkdale QLD 4159	Referral Agency Response - Planning	20/08/2019	N/A	Approved	8
RAL19/0047	Standard Format - 1 into 2 Lots	Mr Robert L MAYER Mrs Lisa A MAYER	23 Claremont Street Birkdale QLD 4159	Code Assessment	22/08/2019	N/A	Development Permit	10
RAL19/0049	Reconfiguring a Lot - Rearranging Boundaries - 2 into 2	Arno NEL	7 Sammys Place Birkdale QLD 4159	Code Assessment	21/08/2019	N/A	Development Permit	10

Decisions Made Under Delegated Authority 18.08.2019 to 24.08.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0086	Change to Development Approval - OPW002094 - 10 Storey Apartment Building - 59 Units	Jexville Pty Ltd As Trustee	140 Middle Street Cleveland QLD 4163	Minor Change to Approval	22/08/2019	N/A	Approved	2
OPW19/0060	Operational work - Excavation and Fill for Stormwater Drainage	Robert Ian WATSON	52 Beelong Street Macleay Island QLD 4184	Code Assessment	21/08/2019	N/A	Development Permit	5
OPW19/0065	Operational Works for RAL 1 into 3	Raymond WASSENBERG	5 Joshua Place Redland Bay QLD 4165	Code Assessment	20/08/2019	N/A	Development Permit	6
OPW19/0082	Clearing vegetation under planning scheme	Dalys MARQUIS Garry John MARQUIS	350 Esplanade Redland Bay QLD 4165	Code Assessment	21/08/2019	N/A	Development Permit	6
MCU18/0267	Community use, (Museum and Art Studio with ancillary Gallery Cafe and Shop), Short-term Accommodation, Caretaker's Accommodation and Machinery Shed	Survey Mark	1051-1095 Mount Cotton Road Mount Cotton QLD 4165	Code Assessment	23/08/2019	N/A	Development Permit	6
OPW19/0008.01	Change to Development Approval	Andiworth Pty Ltd	43-51 Kinross Road Thornlands QLD 4164	Minor Change to Approval	22/08/2019	N/A	Approved	7
OPW19/0042	Operational Works for RAL - 1 into 10 Lots + Park	Birkdale Developments Pty Ltd	387-395 Old Cleveland Road East Birkdale QLD 4159	Code Assessment	20/08/2019	N/A	Development Permit	8
RAL18/0115	Reconfiguring a Lot - Standard Format - 1 into 2 lots	Mr Nathan PARKER	195-199 Delancey Street Ormiston QLD 4160	Code Assessment	21/08/2019	N/A	Development Permit	8
MCU19/0044	Multiple dwelling - (60 Townhouses)	Azure Development Group Pty Ltd	42-44 Sturgeon Street Ormiston QLD 4160	Code Assessment	23/08/2019	N/A	Development Permit	8
OPW19/0084	Change to Development Approval - Multiple Dwelling x 41	Heran Building Group Pty Ltd	Rhodes 58 Mount Cotton Road Capalaba QLD 4157	Minor Change to Approval	22/08/2019	N/A	Approved	9

Decisions Made Under Delegated Authority 25.08.2019 to 31.08.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0213	Design and Siting - Carport	Strickland Certifications Pty Ltd	6 Biscay Street Wellington Point QLD 4160	Referral Agency Response - Planning	26/08/2019	N/A	Approved	1
CAR19/0274	Design and Siting - Dwelling & Carport	Steve BARTLEY	15 Thorn Street Ormiston QLD 4160	Referral Agency Response - Planning	29/08/2019	N/A	Approved	1
CAR19/0294	Design and Siting - Carport	The Certifier Pty Ltd	38 Gotha Street Cleveland QLD 4163	Referral Agency Response - Planning	26/08/2019	N/A	Approved	2
CAR19/0298	Design and Siting - Dwelling House	Wade Lindsay VAISNYS	194 Coburg Street West Cleveland QLD 4163	Referral Agency Response - Planning	30/08/2019	N/A	Approved	2
CAR19/0288	Design and Siting - Carport	Bardera Pty Ltd	38 Abalone Crescent Thornlands QLD 4164	Referral Agency Response - Planning	27/08/2019	N/A	Approved	3
MCU18/0083.01	Change to Development Approval MCU18/0083 - Community Facility	Coochiemudlo Island Recreation Club Incorporated	Laurie Burns Sportsfields 43-45 Elizabeth Street Coochiemudlo Island QLD 4184	Minor Change to Approval	30/08/2019	N/A	Approved	4
CAR19/0302	Design and Siting - Garage	Bayside Building Approvals	8 Brampton Close Redland Bay QLD 4165	Referral Agency Response - Planning	30/08/2019	N/A	Approved	5
CAR19/0307	Design and Siting - Carport	Gold Coast Building Approvals	6 Orme Drive Russell Island QLD 4184	Referral Agency Response - Planning	27/08/2019	N/A	Approved	5

Decisions Made Under Delegated Authority 25.08.2019 to 31.08.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0275	Amenity and Aesthetics - Dwelling	Cornerstone Building Certification	121-139 Springacre Road Thornlands QLD 4164	Referral Agency Response - Planning	30/08/2019	N/A	Approved	6
OPW19/0051	Excavation & Fill (incl. Retaining walls)	Christine Elizabeth BINDER Phillip Alexander BINDER	1-5 Sugarglider Court Mount Cotton QLD 4165	Code Assessment	30/08/2019	N/A	Development Permit	6
RAL19/0040	Reconfiguring a Lot - Standard Format - 1 into 2 Lots	Garry James ALSTON	2-4 Village Drive Mount Cotton QLD 4165	Code Assessment	26/08/2019	N/A	Deemed Approval	6
CAR19/0304	Design and Siting - Carport	The Certifier Pty Ltd	22 Mapleton Crescent Capalaba QLD 4157	Referral Agency Response - Planning	30/08/2019	N/A	Approved	7
RAL19/0050	Reconfiguring a Lot - Standard Format- 1 into 3 Lots	The Certifier Pty Ltd	16 Valentine Road Birkdale QLD 4159	Code Assessment	29/08/2019	N/A	Development Permit	8
CAR19/0290	Design and Siting - Shed & Patio	Cornerstone Building Certification	6 Sheedy Court Capalaba QLD 4157	Referral Agency Response - Planning	26/08/2019	N/A	Approved	9
CAR19/0311	Design and Siting - Garage and Shed	Applied Building Approvals	54 Lawn Terrace Capalaba QLD 4157	Referral Agency Response - Planning	30/08/2019	N/A	Approved	9

Decisions Made Under Delegated Authority 25.08.2019 to 31.08.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL18/0121	Reconfiguring a Lot - Standard Format - 1 into 30 lots (Stage 1 with balance lot)	Sutgold Pty Ltd	Fernbourne Grove Bayside Villas 41-47 Fernbourne Road Wellington Point QLD 4160	Code Assessment	26/08/2019	N/A	Development Permit	1
RAL18/0122	Reconfiguring a Lot - Standard Format - 1 into 21 lots (Stage 2 with 3 balance lots)	Sutgold Pty Ltd	Fernbourne Grove Bayside Villas 41-47 Fernbourne Road Wellington Point QLD 4160	Code Assessment	26/08/2019	N/A	Development Permit	1
OPW19/0082	Clearing vegetation under planning scheme	Dalys MARQUIS Garry John MARQUIS	350 Esplanade Redland Bay QLD 4165	Code Assessment	30/08/2019	N/A	Development Permit	6
MCU18/0224	Extensions to Clubhouse and Car Park	Capalaba Sports Club	Degen Road Park 1-21 Degen Road Capalaba QLD 4157	Impact Assessment	29/08/2019	N/A	Development Permit	9
CAR18/0330.01	Change to approval CAR19/0330 - Design and Siting - Dwelling House - Proposed Lot 18	Avon Capital Estates (Australia) Limited PPLAN	23A Galley Way Birkdale QLD 4159	Minor Change to Approval	29/08/2019	N/A	Approved	10

Decisions Made Under Delegated Authority 25.08.2019 to 31.08.2019**CATEGORY3**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU18/0257	Food and drink outlet	JV No 3 Pty Ltd	235 Shore Street North Cleveland QLD 4163	Impact Assessment	28/08/2019	N/A	Development Permit	2
SPS19/0006	Request to Apply Superseded Planning Scheme - Dwelling House	PI Home Pty Ltd	34 Pear Street Redland Bay QLD 4165	DA Apply Previous Policy/Code	28/08/2019	N/A	Refused	6

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 29 AUGUST 2019

Objective Reference: A4114564

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: David Jeanes, Group Manager City Planning & Assessment

Report Author: Christy Englezakis, Senior Appeals Planner

Attachments: Nil

PURPOSE

The purpose of this report is for Council to note the current development and planning related appeals and other related matters/proceedings.

BACKGROUND

Information on appeals and other related matters may be found as follows:

1. Planning and Environment Court

a) Information on current appeals and applications 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/services/search-for-a-court-file/search-civil-files-ecourts>

b) Judgments of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link:

<http://www.sclqld.org.au/qjudgment/>

2. Court of Appeal

Information on the process and how to search for a copy of Court of Appeal documents can be found at the Supreme Court (Court of Appeal) website:

<http://www.courts.qld.gov.au/courts/court-of-appeal/the-appeal-process>

3. Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)

The DSDMIP provides a Database of Appeals that may be searched for past appeals and applications heard by the Planning and Environment Court.

<https://planning.dsdmip.qld.gov.au/planning/spa-system/dispute-resolution-under-spa/planning-and-environment-court/planning-and-environment-court-appeals-database>

The database contains:

a) A consolidated list of all appeals and applications lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.

b) Information about the appeal or application, including the file number, name and year, the site address and local government.

4. Department of Housing and Public Works (DHPW)

Information on the process and remit of development tribunals can be found at the DHPW website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/default.aspx>

PLANNING & ENVIRONMENT COURT APPEALS & APPLICATIONS

1.	File Number:	CA11075/17 (MCU013296)
Appellants:		Lipoma Pty Ltd
		Lanrex Pty Ltd
		Victoria Point Lakeside Pty Ltd
Co-respondent (Applicant)		Nerinda Pty Ltd
Proposed Development:		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 (Lot 3 on SP117065)
Appeal Details:		Submitter appeal against Council approval.
Current Status:		A directions hearing was held on 1 August 2018. A further directions hearing was held on 5 October 2018 to confirm the matters to be determined by the Court. The matter was heard before the Court over four days, commencing 4 March 2019. The Court has reserved its decision.

2.	File Number:	2171 of 2018 (ROL006209)
Applicant:		Lorette Margaret Wigan
Proposed Development:		Reconfiguring a Lot for 1 into 29 lots and road 84-122 Taylor Road, Thornlands (Lot 1 on RP123222)
Appeal Details:		Appeal against Council decision to issue Preliminary Approval.
Current Status:		Appeal filed on 13 June 2018. Mediation was held on 29 June 2018. A second mediation was held on 2 October 2018. A third mediation was held on 22 October 2018. A fourth mediation was held on 8 April 2019. Reviews were held on 12 April 2019, 19 July 2019 and 23 August 2019. The matter has been listed for further review on 9 October 2019.

3.	File Number:	135 of 2018 (MCU013917)
Applicant:		Maureen Joan Chapman
Proposed Development:		Material Change of Use for a Dwelling House 42 Magnolia Street, Russell Island (Lots 77, 78, 104 & 105 on RP129012)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed on 21 September 2018. The Appellant filed an application in pending proceedings on 10 May 2019, for orders to progress the appeal. A review was held on 30 May 2019. A without prejudice mediation was held on 11 July 2019. A review was held on 2 August 2019 and the matter has been listed for further review on 20 September 2019.

4.	File Number:	2722 of 2019 (MC010910)
Applicant:		Spiral Wave Pty Ltd
Proposed Development:		Material Change of Use for an Apartment Building 193 – 197 Esplanade, Redland Bay (Lots 1 & 2 on RP172052)
Application Details:		Application for a declaration and orders about a lapsed development approval.
Current Status:		Application filed on 31 July 2019. A review was held on 23 August 2019. The application was heard on 28 August 2019 and judgment was made reviving and extending the development approval. The application is now resolved.

5.	File Number:	2959 of 2019 (MCU013688)
Applicant:		Quin Enterprises Pty Ltd
Proposed Development:		Material Change of Use for the extension of the existing Extractive Industry and Heavy Industry (office, truck weighbridge, car parking, storage area for materials with associated landscape buffers) 684-712 Mount Cotton Road, Sheldon (Lot 1 on RP109322 & 3 on SP238067)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 19 August 2019.

6.	File Number:	3041 of 2019 (OPW18/0053)
Applicant:		Daniel Joseph Laruccia
Proposed Development:		Minor change application for a second driveway 9 Megan Court, Thornlands (Lot 18 on SP213904)
Application Details:		Application for a declaration that the proposed change is a minor change and for orders amending the existing reconfiguration approval granted by the Planning and Environment Court (Appeal 836/07) to reflect the proposed change.
Current Status:		Application filed 23 August 2019. The application is set down for hearing on 25 September 2019.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

7.	File Number:	8114 of 2018 (MCU012812)/ (QPEC Appeal 3641 of 2015)
Appellant:		Redland City Council
Respondent (applicant):		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Proposed Development:		Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay Road, Alexandra Hills
Appeal Details:		Appeal against the decision of the Planning and Environment Court to allow the appeal and approve the development.
Current Status:		Appeal filed by Council on 30 July 2018. Council's outline of argument was filed on 28 August 2018. The appellant's outline of argument was filed on 20 September 2018. The matter was heard before the Court on 12 March 2019. The Court has reserved its decision.

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

8.	File Number:	Appeal 19-033 (CAR19/0135)
Appellant:		Robert Reynolds
Assessment Manager:		Luke Jones
Co-Respondent		Redland City Council
Proposed Development:		Building Work for Carport (Boatport) (including car wash) 6 Dinton Court, Alexandra Hills
Appeal Details:		Appeal against the decision of the assessment manager to refuse the development application, as directed by Redland City Council, in its role as concurrence agency.
Current Status:		Appeal filed by the Appellant on 26 July 2019. Council was notified of the appeal on 30 July 2019.

9.	File Number:	Appeal 19-034 (PD236994)
Appellant:		Gregory Thomas Hayes
Assessment Manager:		Redland City Council
Proposed Development:		Plumbing and Drainage Works for a composting toilet 17 Kennedy Avenue, Russell Island
Appeal Details:		Appeal against the decision of the Redland City Council to refuse a plumbing application for the installation of a composting toilet.
Current Status:		Appeal filed on 26 July 2019. Council was notified of the appeal on 30 July 2019.

10.	File Number:	Appeal 19-035 (ENF007739)
Appellant:		Janis Wemyss and Joseph Greaves
Respondent		Redland City Council
Applicable Development:		Retaining wall 44 Chipping Drive, Alexandra Hills
Appeal Details:		Appeal against the decision of Redland City Council to give an enforcement notice.
Current Status:		Appeal filed on 6 August 2019. Council was notified of the appeal on 7 August 2019.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/335

Moved by: Cr Paul Bishop

Seconded by: Cr Julie Talty

That Council resolves to note this report.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

14.3 REDLANDS ECONOMIC DEVELOPMENT ADVISORY BOARD UPDATE**Objective Reference:** A4114567**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** Kim Kerwin, Group Manager Community & Economic Development**Report Author:** Kristen Banks, Executive Officer Community and Customer Services**Attachments:** Nil**PURPOSE**

The purpose of this report is to table a report to Council on the fourteenth formal meeting of the Redlands Economic Development Advisory Board (Advisory Board) in accordance with the Advisory Board's Terms of Reference.

BACKGROUND

Council established and appointed an Advisory Board as part of its commitment to increasing the City's economic capacity through business growth and retention, and employment generation. The Advisory Board oversees implementation of the *Redland City Economic Development Framework 2014-2041* and assists in the development of industry sector plans.

ISSUES

The fourteenth formal Advisory Board meeting was held on Thursday 1 August 2019.

The following items formed the agenda for the meeting:

1. Welcome and acknowledgement of Traditional Owners
2. Review of status of meeting 13 actions
3. Redlands Coast branding
4. Third horizon opportunities for Redlands Coast
5. Presentation – Industry sector plans implementation
6. Presentation – Regional Skills Investment Strategy
7. Workshop session – Centre of excellence in gerontological medicine, aged care and education
8. Workshop session – Investment attraction plan and concierge model

A summary of the meeting follows:

1. Welcome and acknowledgement of Traditional Owners
 - The Chair opened the meeting and acknowledged Traditional Owners.
2. Review of status of meeting 13 actions
 - Advisory Board noted the progress of status of meeting 13 actions.
3. Redlands Coast branding
 - Advisory Board commended the Redlands Coast economic development video that was developed to be used for investment attraction and future events, and recommended it be distributed via Council's communication channels including social media.

4. Third horizon opportunities for Redlands Coast

- Advisory Board discussed potential economic development opportunities for the city. These included potential for a Redlands Coast hydrogen economy and Redlands Coast Adventure Sports Precinct.
- Advisory Board supported Council undertaking feasibility studies with priority for both projects.
- Advisory Board expressed interest in further discussing the Redlands Coast hydrogen economy in more detail at a future meeting.

5. Presentation – Industry sector plans implementation

- Advisory Board noted the update reports of the implementation of the *Redland City Education and Training Industry Sector Plan 2018-2023* and *Redland City Health Care and Social Assistance Industry Sector Plan 2018-2023*. Advisory Board requested a Flying Minute for more time to review and provide any further feedback and advice on implementation of the industry sector plans.

6. Presentation – Regional Skills Investment Strategy

- Advisory Board was advised that Council has received funding through the Queensland Government Department of Employment, Small Business and Training (DESBT) for the role of a Project Coordinator Regional Skills Investment Strategy for two years (2019-20 and 2020-21). The role of the Project Coordinator, who commenced with Council on 15 July 2019, is to identify training needs/workforce challenges and training solutions in partnership with DESBT across key industry sectors. This includes: establishing reference group(s) to determine priorities; developing collaborative networks to identify needs (working with established Council networks); and increasing awareness of support available to the community through the Queensland Government's Annual Vocational Education and Training Investment Plan.
- Advisory Board endorsed the industry sectors that the Project Coordinator will focus on will align with the *Redland City Economic Development Framework 2014-2041*. These include Manufacturing and Health Care and Social Assistance, with a third industry to be confirmed with DESBT.
- Advisory Board supported the Project Coordinator's approach to setting up reference groups for those sectors.

7. Workshop session – Centre of excellence in gerontological medicine, aged care and education

- Advisory Board received an overview of work being undertaken by Council to help determine feasibility for a potential centre of excellence in education (CoE) for the ageing, which is identified as a key action of both the *Redland City Education and Training Industry Sector Plan 2018–2023* and *Redland City Health Care and Social Assistance Industry Sector Plan 2018–2023*.
- Advisory Board also received a draft concept study prepared by KPMG on how to potentially establish the CoE.
- Advisory Board recommended that a staged approach should be taken to establish a CoE, and advised that the first stage should be for Council to proceed with establishment of a formalised community network to further explore the concept.

- Advisory Board noted that stakeholders were yet to be consulted on the concept study.

8. Workshop session – Investment attraction plan and concierge model

- Advisory Board discussed work being undertaken by Council in the area of investment attraction.
- Advisory Board provided feedback on a draft investor concierge framework prepared by Ethos Urban.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements that affect the outcome of this report.

Risk Management

Identified risks to successful economic development in city include:

- failure to work in partnership with the business community, and other levels of government that will inhibit the delivery of the framework; and
- failure to develop and implement industry sector plans due to inadequate resourcing.

Financial

There are no financial implications. The operation of the Advisory Board is in the Financial Year 2019/20 budget.

People

Council may make decisions based on Advisory Board meeting recommendations that may impact human resources in the Community and Economic Development Group.

Environmental

There are no environmental implications.

Social

A strong and vibrant economy allows a community to reinvest its wealth back into the society that helped contribute to that growth. The wellbeing of people, the environment and the economy underpin the ecological sustainability of the City. A strong and sustainable economy will be integrated and deliver benefits from across a range of sectors, through all parts of the City and across all demographic boundaries.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan

The Advisory Board, through its role of overseeing the implementation of the *Redland City Economic Development Framework 2014-2041*, supports Council's strategic priority of delivering a supportive and vibrant economy. In addition, the Framework will:

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

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Associate Director, KPMG	10 July 2019	Request for a presentation on the concept study on how to establish a centre of excellence in gerontological medicine, aged care and education
Professor, Science and Engineering Faculty, QUT	26 July 2019	Request for attendance during discussion of third horizon opportunities for Redlands Coast (Redlands Coast hydrogen economy)
Director Planning, Ethos Urban	23 July 2019	Request for a presentation on the draft investor concierge framework

OPTIONS**Option One**

That Council resolves to note this report.

Option Two

That Council resolves to request further information or changes to this report.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/336

Moved by: Cr Paul Bishop

Seconded by: Cr Peter Mitchell

That Council resolves to note this report.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

14.4 REDLAND YOUTH COUNCIL

Objective Reference: A4114563

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: Kim Kerwin, Group Manager Community & Economic Development

Report Author: Jess Sattler, Community Development Officer

Attachments: Nil

PURPOSE

The purpose of this report is to address the Notice of Motion from the General Meeting of 20 June 2018 that resolved to: 1. Investigate the establishment of a Redland City Youth Council; and 2. Provide a report back to Council for consideration, including possible criteria for youth council participants, selection methods and costs.

This report outlines the current program of youth engagement activities for 2019/20 and considers the introduction of a youth council into program delivery.

BACKGROUND

Redland City Council has not previously hosted a youth council. Elements of a youth council have been included in former programs including YTALK (from 2005-2012) and the Young Citizens Program (from 1998-2014).

The *Redlands Youth Strategy 2015-2020* outlines a range of commitments and actions that inform the city's youth program. This program includes:

Previous Initiatives

- Redlands Amazing Race 2018
- Redlands Coast Amazing Race 2019
- Youth Day Out (3 were held in 2018)
- Youth Day Out 2019
- Redlands Youth Network (held quarterly)
- RedGen Youth Forum (March 2017)
- Redland City Youth Facebook, Instagram and Snapchat communication channels
- Young Entrepreneur Summit (YES) (September 2019)
- Leading and co-leading other community networks that facilitate direct and indirect engagement with youth.

Future Initiatives

- Youth Leadership Summit – a partnership with PCYC (in planning for February 2020)
- Youth Week activity to highlight work being done with disengaged young people (tentatively April 2020)
- Review of the *Redlands Youth Strategy 2015-2020*
- Development of a new youth action plan

- Enhance partnerships with community organisations, government departments and sponsors to continue delivery of Redlands Coast youth days out
- Continue to strengthen and build the capacity of the Redlands Coast Youth Network
- Continue to use social media channels to inform young people of local, state and federal government programs and initiatives.

ISSUES

Defining a youth council

Traditionally, a youth council provides young people with the opportunity to learn about local government and provides a platform for them to voice their opinions to effect change. Youth councils allow local government to connect with, and listen to young people about their priority issues and empower them to be involved in decision making that impacts their lives. Youth councils typically comprise about 15 to 20 young people aged from 12 to 24 years, appointed through a formal expression of interest (EOI) process and operating under defined terms of reference.

Youth council models

Officers conducted research and consultation across Australian local governments to establish background details on how they implement their youth councils in terms of participants, age groups, selection methods and resource allocation.

Based on the findings, the following elements of a youth council appear consistent:

- Involves those aged 12-25 years
- Consists of approximately 16 members
- Members are typically recruited via an EOI process
- Members are decided by varying means (officer, council or external network endorsement)
- Members have a term of one or two years (with extension options)
- Meetings occur at least monthly with more frequent engagement for professional development purposes
- Staffing resourcing equates on average to approximately 0.4 FTE
- Budget allocation varies between \$9000 to \$30,000 (average \$15,000)

The budget allocation for these youth councils includes elements such as professional development activities for members, face-to-face meetings (and in some cases transport costs), uniforms and badges (to create an identity), catering, and contributions to events and activities organised by the youth council for local youth. All councils consulted had a budget for the implementation of their youth council.

The councils that were investigated employed traditional youth council models. It is important to note that not all councils have youth councils, and other models for engaging with young people are available. These models include working with already established student councils in local schools or refocusing existing business as usual activities for more structured youth engagement opportunities.

To complement the desktop review, an engagement was conducted through the Redlands Coast Education and Training Roundtable brainstorming session in October 2018, which consisted of representatives from TAFE Queensland, universities and principals from Redland City schools. The objective of the engagement was to better understand relevant experiences and possible implementation methods, including support for a youth council model, potentially aligned with student councils. Stakeholder feedback from the brainstorming session was that an online approach through student councils was a proposed alternative to the creation of a new youth council.

Youth council model

A traditional youth council model is one way of delivering on Council's desire to better engage with the young people of the city, however there are a range of other models that will fulfil the same goals without some of the issues inherent in the traditional youth council model. This could include a reference group that meets on an as-needs basis to provide input on issues that Council is dealing with that pertain to young people, including input into a new youth action plan.

The following youth council models are proposed for consideration:

Model options	Benefits	Challenges	Resources
Model 1: a) Continue to use targeted activities, including forums/summits	Potential for Council to engage with city's youth demographic rather than a smaller number of participants using a traditional youth council model. A Youth Summit could be instrumental in the development of new strategic/programming plans for Council's youth development program in future years.	Limited opportunity for leadership development and capacity building compared to an ongoing youth council model.	This option aligns with current work program delivery mechanisms and has no additional resource requirements.
	b) Develop a reference group to give feedback on youth issues which includes school leavers/young professionals/innovators. Group to meet on an as-needs basis	Potential for broader demographic (beyond school years) to be engaged, with opportunity to focus on specific matters.	

Model options	Benefits	Challenges	Resources
Model 2: Traditional youth council	<p>Structured model.</p> <p>Potential for Council to engage more deeply with a small number of young people in a limited age range.</p> <p>Potential to build capacity and leadership of participants.</p>	<p>Management of expectation to influence local government.</p> <p>Dependent on the ability of schools to engage – school timetables and curriculums are typically fully committed.</p>	<p>Resource intensive due to the additional administration, facilitation and ongoing guidance required by a youth council.</p>
Model 3: Online youth council	<p>Potential for Council to engage with young people who access the online platform.</p> <p>Can be scaled to interact with larger numbers of young people.</p>	<p>Not all schools may take up the initiative as some Redland City schools have a no device/social media policy.</p> <p>While online environments are a natural space for young people, identifying platforms that balance ease of use, ability to moderate and attractiveness to engage is challenging.</p>	<p>Less resource intensive than a traditional youth council, but resources still required to set up, provide content and moderate an online space.</p>

On balance, it is the view of officers that continued implementation of Model 1 provides the best outcomes for Council by combining a broad range of targeted activities with a reference group that can focus on specific issues.

STRATEGIC IMPLICATIONS

The *Redlands Youth Strategy 2015-2020* is scheduled for review in the 2019/20 financial year to ensure the delivery approach remains relevant and is aligned with Council's priorities. Young people engaged through a reference group as identified in Model 1, could inform Council of identified opportunities and issues, which could in turn be incorporated into the strategy review and future action plans.

Legislative Requirements

Although specific youth engagement is not a legislative requirement, the *Local Government Act 2009 (s4)* identifies the need for 'transparent and effective processes, decision-making in the public interest; delivery of effective services; democratic representation, social inclusion and meaningful community engagement'. All options proposed in this report would help deliver on these legislative outcomes.

Risk Management

Opportunities for enhanced youth engagement have the potential to create risks such as:

- Unrealistic expectations raised with young people specifically about their ability to effect change in Council's operational and capital expenditure. This can be managed by clearly setting and managing expectations.
- The creation of safe online spaces for young people to interact, especially when dealing with age groups below 18 years. Mitigating this risk through active moderation is administratively intensive and there is a high risk to Council's reputation should the online space fail or be mismanaged.
- Youth councils generally attract those who academically excel and/or are already involved in extracurricular activities outside of the school environment. While contribution from these young people would potentially benefit such a group, take up of an opportunity to engage a broader youth cohort could be more beneficial.
- Dependency on the ability of schools/universities/registered training organisations to engage – timetables and curriculums are notoriously busy. Pre-planning and generous lead times will help to address this risk.

Financial

To continue to implement Model 1, there are no financial implications. This is business-as-usual and is in the Financial Year 2019/20 budget.

If a decision was made to implement models 2 or 3, additional resourcing will be required. Indicative budget requirements are in the order of \$15,000 operational budget, and an additional resource. This could be requested through the budget review process.

People

A Community Development Officer (Level 5) within the Strengthening Communities Unit commits approximately 0.8 FTE towards the delivery of ongoing youth-related initiatives.

Environmental

Not applicable to this report.

Social

All three models support the creation and ongoing relationships between Council and young people. Other social benefits include:

- Identifying future leaders
- Facilitation of constructive conversations thereby identifying issues and solutions
- Councillors have the opportunity to engage with young people in formal and informal settings
- Strengthening connection to community and place.

The majority of these benefits can be achieved through continued implementation of Model 1.

Alignment with Council's Policy and Plans

Using targeted activities including forums and summits aligns with a number of strategic plans and policies. These include:

- *Redland City Council Corporate Plan 2018-2023*
- *Redland City Council Operational Plan 2019-2020*
- *Redlands 2030 Community Plan*
- *Redlands Youth Strategy 2015-2020*
- *Redland Youth Engagement Policy*
- *Child and Youth Friendly Redlands*

CONSULTATION

Consulted	Consultation Date	Comments/ Actions
Service Manager Strengthening Communities	June 2018 to current date	Ongoing
Group Manager Community and Economic Development	June 2018 to current date	Ongoing
General Manager Community and Customer Services	June 2018 to current date	Ongoing
Organisational Development Advisor	July 2018	Ascertaining the demographics of young people employed by Council
Division 6 Councillor	July 2018	Sought clarification on questions raised at the General Meeting of 12 June 2018
Division 10 Councillor	July 2018	Sought clarification on questions raised at the General Meeting of 12 June 2018
Education and Training Roundtable participants	October 2018	Sought feedback from school principals, tertiary educators and government representatives in relation to either the creation of a youth council or other options in which to continue to engage young people
Councillor Briefing	August 2019	Councillors were informed of a range of options to achieve better engagement with young people in the City

OPTIONS

Option One

That Council resolves as follows:

1. That the Strengthening Communities Unit continues to implement youth council Model 1 including delivery of a program of targeted activities including forums/summits to provide meaningful engagement opportunities with young people.
2. That the Strengthening Communities Unit develop a reference group to give feedback on youth issues which includes school leavers/young professionals/innovators, meeting on an as-needs basis.

Option Two

That Council resolves as follows:

1. That the Strengthening Community Unit continues to implement youth council Model 1 as outlined in Option One.
2. That the Strengthening Communities Unit also implements a traditional youth council (Model 2), with resourcing and budget to be requested through the 2019/20 budget review process.

Option Three

That Council resolves as follows:

1. That the Strengthening Community Unit continues to implement youth council Model 1 as outlined in Option One.
2. That the Strengthening Communities Unit implements an online youth council (Model 3) with membership targeted at student councils from Redland City secondary schools, with resourcing and budget to be requested through the 2019/20 budget review process.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/337

Moved by: Cr Julie Talty

Seconded by: Cr Wendy Boglary

That Council resolves as follows:

1. **That the Strengthening Communities Unit continues to implement youth council Model 1 including delivery of a program of targeted activities including forums/summits to provide meaningful engagement opportunities with young people.**
2. **That the Strengthening Communities Unit develop a reference group to give feedback on youth issues which includes school leavers/young professionals/innovators, meeting on an as-needs basis.**

CARRIED 9/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges and Paul Bishop voted FOR the motion.

Cr Paul Gleeson was not present when the motion was put.

Cr Karen Williams was absent from the meeting.

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

Nil

16 NOTICES OF MOTION TO REPEAL OR AMEND A RESOLUTION

Nil

17 NOTICES OF MOTION**17.1 NOTICES OF MOTION - CR MARK EDWARDS – ROAD SEALING ON SMBIS****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/338**

Moved by: Cr Mark Edwards

Seconded by: Cr Julie Talty

That Council resolves as follows:

1. That officers prepare a report analysing the unsealed roads on the Southern Moreton Islands, and that the report includes:
 - a) Cost to seal all the island roads that have residential properties.
 - b) The current operational costs to maintain the unsealed roads.
 - c) The projected operational cost savings to Council if the roads were sealed.
 - d) The current health and social impacts to residents currently living on unsealed roads.
 - e) The environmental benefits in sealing the roads including the surrounding water ways to reduced sediment outflows.
 - f) A map indicating the Road Seal Program.
2. To deliver a workshop with the above information to Councillors within 60 days of motion.
3. That the report is made available to the public.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

18 URGENT BUSINESS WITHOUT NOTICE

Nil

19 CONFIDENTIAL ITEMS**MOTION TO MOVE INTO CLOSED SESSION AT 12.12PM****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/339**

Moved by: Cr Julie Talty

Seconded by: Cr Murray Elliott

That Council considers confidential report(s) in a meeting closed to the public in accordance with Section 275(1) of the *Local Government Regulation 2012*:

19.1 Acquisition of Valueless Land for Overdue Rates and Charges

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

19.2 Redland Aquatic and Emergency Precinct Land Exchange

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

19.3 Southern Thornlands Potential Future Growth Area

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

19.4 Biosolids Delegated Authority

This matter is considered to be confidential under Section 275(1)(e) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with contracts proposed to be made by it.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

MOTION TO MOVE OUT OF CLOSED SESSION AT 12.31PM**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/340**

Moved by: Cr Julie Talty
Seconded by: Cr Mark Edwards

That Council moves out of Closed Council into Open Council.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

19.1 ACQUISITION OF VALUELESS LAND FOR OVERDUE RATES AND CHARGES**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/341**

Moved by: Cr Murray Elliott
Seconded by: Cr Mark Edwards

That, pursuant to Chapter 4, Part 12, Division 3, Subdivision 3 of the Local Government Regulation 2012, Council resolves as follows:

- 1. To acquire the lands described in the attachment for overdue rates and charges.**
- 2. To treat confidential the report and attached documents in accordance with sections 171(3) and 200(5) of the *Local Government Act 2009* and that the documents remain confidential unless Council decides otherwise by resolution.**

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

19.2 REDLAND AQUATIC AND EMERGENCY PRECINCT LAND EXCHANGE**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/342**

Moved by: Cr Peter Mitchell

Seconded by: Cr Mark Edwards

That Council resolves as follows:

1. To note the withdrawal of Surf Life Saving Queensland (SLSQ) from the Memorandum of Understanding (MOU) between Council and SLSQ.
2. To repeal Clause 3 of resolution 19.5 dated 20 February 2019 and Clause 3 of resolution 19.5 dated 22 May 2019 as the requirement of Council freehold for Lot 1 CP910606, 37 Wellington Street, Cleveland is no longer a condition precedent to the Redland Aquatic and Emergency Precinct project.
3. To advise the State that Council no longer wishes to pursue the freehold acquisition of Lot 1 CP910606, 37 Wellington Street, Cleveland.
4. That this report is published subject to redacting any private, confidential and commercial in confidence information.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

19.3 SOUTHERN THORNLANDS POTENTIAL FUTURE GROWTH AREA**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/343**

Moved by: Cr Julie Talty

Seconded by: Cr Mark Edwards

That Council resolves as follows:

1. To endorse the spatial extent of the Southern Thornlands Potential Future Growth Area investigation area as shown in Attachment 1.
2. To endorse the scope of work to be undertaken to complete the Southern Thornlands Potential Future Growth Area investigation in accordance with Attachment 2, subject to budget allocation.
3. To maintain this report and its attachments as confidential until a City Plan amendment is released for public consultation, or in the event the Southern Thornlands Potential Future Growth Area Study does not require any amendment to the City Plan, until Council has prepared a communication plan to inform the community of the outcomes of the study.
4. To respond to the Minister for State Development, Manufacturing, Infrastructure and Planning and provide a copy of the Southern Thornlands Potential Future Growth Area Investigation Project Plan.

CARRIED 6/4

Crs Peter Mitchell, Paul Gollè, Mark Edwards, Julie Talty, Tracey Huges and Paul Gleeson voted FOR the motion.

Crs Wendy Boglary, Lance Hewlett, Murray Elliott and Paul Bishop voted AGAINST the motion.

Cr Karen Williams was absent from the meeting.

19.4 BIOSOLIDS DELEGATED AUTHORITY

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2019/344

Moved by: Cr Mark Edwards

Seconded by: Cr Murray Elliott

That Council resolves as follows:

1. To delegate authority to the Chief Executive Officer under section 257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge contract T-1861-18/19-RWW, for Removal and Treatment of Biosolids for a period of three years with options to extend for the further two one year periods, not exceeding a maximum term of five years: and
2. That this report remains confidential until the contract for T-1861-18/19-RWW is signed and awarded to the successful tenderer/s, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

CARRIED 10/0

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Murray Elliott, Tracey Huges, Paul Gleeson and Paul Bishop voted FOR the motion.

Cr Karen Williams was absent from the meeting.

20 MEETING CLOSURE

The Meeting closed at 12.33pm.

The minutes of this meeting were confirmed at the General Meeting held on 23 October 2019.

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CHAIRPERSON