



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 2 September 2020

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

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GENERAL MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON WEDNESDAY, 2 SEPTEMBER 2020 AT 9.30AM

1 DECLARATION OF OPENING

The 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 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 Karen Williams (Mayor), Cr Wendy Boglary (Division 1), Cr Peter Mitchell (Division 2), Cr Paul Gollè (Division 3), Cr Lance Hewlett (Division 4), Cr Mark Edwards (Division 5), Cr Julie Talty (Deputy Mayor and Division 6), Cr Rowanne McKenzie (Division 7), Cr Tracey Huges (Division 8), Cr Adelia Berridge (Division 9), Cr Paul Bishop (Division 10)

LEAVE OF ABSENCE: Nil

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

MINUTES: Lizzi Striplin (Corporate Meetings & Registers Supervisor)

COUNCILLOR ABSENCES DURING THE MEETING

Mayor Karen Williams left the meeting at 10.36am (before Item 14.3) and returned at 10.37am (after Item 14.3).

Cr Peter Mitchell left the meeting at 10.45am and returned at 10.48am (during Item 15.1).

Cr Mark Edwards left the meeting at 10.44am (during Item 10) and returned at 10.51am (during Item 15.1).

Cr Paul Bishop left the meeting at 11.18am and returned at 11.19am (during Item 13.2 being removed from the table)

3 DEVOTIONAL SEGMENT

Pastor Guy Rasmussen from Harvest City Church, also a member of the Minister's Fellowship led Council in a brief Devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 CR BERRIDGE – MR SWEETAPPLE – MOTHER OF MILLIONS

Cr Berridge recognised Mr Richard Sweetapple:

Until the day I received a message from Capalaba resident, Richard Sweetapple, I had never heard of Mother of Millions.

Richard wrote to me saying he'd been battling the weed Mother of Millions for 30 years on a hectare of neighbouring Council land in Howlett Rd, Capalaba and felt he was getting too old to mix and manage the poison spray as well as the expense. He also noted in his message, "I'm 87 so I don't know how much longer I'm going to be around."

I was curious as to what Mother of Millions was, so I checked the Government's BioDiversity site and found it categorised as a serious, invasive plant that reproduces rapidly, quickly forms new colonies and the recommended spray is a high strength poison and requires constant monitoring.

I visited Richard because I was very curious as to why he had taken it upon himself to maintain our reserve for 30 years and here's his reason:

35 years ago Richard and Mary built their house on a hectare bordering the Leslie Harrison Dam and Council land. In 1987 Council brought in soil to heavily plant trees and grass and this is most likely how the Mother of Millions was introduced. Five years later the weed was out of control on the Council land and the plant had colonized heavily across the road, where it is still a problem. Richard hotly debated with Council that their poison mix was not strong enough so he took over the spraying himself including, funding the expense cost from his savings for the past 30 years.

His wealth of history includes saving the block being sold 25 years ago for unit development. Pulling together, the neighbours rallied strongly and today this block is a place where a grateful number of wildlife living on the damn, together with birds and koalas living amongst the dense growth of trees, call home.

This week Richard has been erecting wildlife signs on private fences for me. I offered to supply the pickets and hardware but he insists he's got all that, which I don't doubt for a minute.

I thought this was an appropriate time to recognise the inspiring strengths and leadership of a few Octogenarians, during a period of COVID-19 when we wake up daily to the unenviable situation of our elderly in aged care, who may also have been one of our everyday heroes.

4.2 CR BISHOP – TODAY MARKS THE END OF THE SECOND WORLD WAR

Cr Bishop recognised today as marking the end of the Second World War:

75 years ago on 2 September, 1945 in the Bay of Tokyo, on board SS Missouri, representatives from Allied Nations:

- *United States us*
- *Republic of China CN*
- *United Kingdom GB*
- *United Soviet Socialist Republic RU*
- *Commonwealth of Australia AU*
- *Dominion of Canada CA*
- *Republic of France FR*
- *Kingdom of Netherlands NL*
- *Dominion of New Zealand NZ*

All these Nation's delegates signed the official articles for the complete and unconditional surrender of the Japanese Empire JP, Japanese Government and Japanese Imperial Army.

This was after the most bloody four years in human history, during which time an estimated 85 million people lost their lives.

Unlike Anzac Day, this day represents a spectacular victory for justice, prosperity and democracy, which has defined much of the past 75 years in terms of global trade and international peace.

Australia, Queensland and Redland City in particular, played an important role in the lead up to these proceedings, which we have not previously celebrated - until 15 August 2020, when Councillors met with Mayor Williams and RSL Representative Mr Graham Hinson for an historic press release.

This entire military campaign that ended the theatre of World War II and 'War in the Pacific' (1941-1945) was led by Supreme Commander of the Allied Forces, US 5 Star General Douglas Macarthur.

For three years, the General based himself in Brisbane, with troops throughout South East Queensland. During this time, he established his telecommunications HQ in the recently State Heritage Listed US Army Radio Receiving Station in Birkdale/Capalaba. That precinct is now proudly owned by Redland City Council.

This recognition of achievement is to mark - for the first time - Redland City's place in those historic events that helped 'pivot the world', 75 years ago - after the most powerful display of force ever unleashed in the form of atomic bombs dropped on Hiroshima and Nagasaki.

In Macarthur's own words from two speeches on this day:

"A new era is upon us. Even the lesson of victory itself brings with it profound concern, both for our future security and the survival of civilization. The destructiveness of the war potential, through progressive advances in scientific discovery, has in fact now reached a point which revises the traditional concepts of war."

"If we do not now devise some greater and more equitable system, Armageddon will be at our door. The problem basically is theological and involves a spiritual recrudescence and improvement of human character that will synchronize with our almost matchless advances in science, art, literature and all material and cultural developments of the past two thousand years, It must be of the spirit if we are to save the flesh."

"Today the guns are silent. A great tragedy has ended. A great victory has been won. The skies no longer rain death -- the seas bear only commerce - men everywhere walk upright in the sunlight. The entire world is quietly at peace.

"To the Pacific basin has come the vista of a new emancipated world. Today, freedom is on the offensive, democracy is on the march. Today, in Asia as well as in Europe, unshackled peoples are tasting the full sweetness of liberty, the relief from fear."

As a local councillor and community representative, I think Redland's place in that narrative deserves to be acknowledged.

It is my hope that in future, this day will be marked as a reason for celebration.

(Lest we forget).

5 RECEIPT AND CONFIRMATION OF MINUTES**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/249**

Moved by: Cr Mark Edwards

Seconded by: Cr Tracey Huges

That the minutes of the General Meeting held on 19 August 2020 be confirmed.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETINGS**6.1 INVESTIGATIONS TO POTENTIALLY ACQUIRE ADDITIONAL LAND FOR SPORT AND RECREATION PURPOSES**

At the General Meeting 18 December 2019 (Item 19.3 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.

6.2 COMMUNITY CONSULTATION - POTENTIAL AMENDMENT TO LOCAL LAW NO. 2 (ANIMAL MANAGEMENT) 2015, REGISTER - ANIMALS IN PUBLIC PLACES

At the General Meeting 26 February 2020 (Item 10.1 refers), Council resolved as follows:

That Item 13.2 Community Consultation – Potential Amendment to Local Law No. 2 (Animal Management) 2015, Register – Animals in Public Places (as listed on the agenda) be withdrawn and a City wide review undertaken and brought back to a future meeting.

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

6.3 FORMER BIRKDALE COMMONWEALTH LAND - STATUS UPDATE

At the General Meeting 11 March 2020 (Item 14.5 refers), Council resolved as follows:

1. *To note this status update report on the former Commonwealth Land at 362-388 Old Cleveland Road East, Birkdale.*

1. *To note that officers will prepare a report to Council summarising the findings of the environmental, planning and land assessments, gap analysis and the outcomes of the community conversations once complete.*

2. *To note that officers will prepare a report to Council for adoption of the Conservation (Heritage) Management Plan once complete.*

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

6.4 MAYORAL MINUTE - REPORT REVIEWING THE FUTURE OPERATIONS OF REDLAND INVESTMENT CORPORATION PTY LTD (RIC)

At the General Meeting 10 June 2020 (Item 13.6 refers), Council resolved as follows:

That Council resolves to extend the timeline for receiving a report on the future operations of the Redland Investment Corporation until 31 December 2020 or within two (2) months of the State Government adopting changes to controlled entity provisions, whichever comes first.

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

6.5 NOTICE OF MOTION - CR ROWANNE MCKENZIE FUTURE OPTIONS FOR KINROSS ROAD STRUCTURE PLAN

At the General Meeting 22 July 2020 (Item 17.1 refers), Council resolved as follows:

That a report be prepared and tabled at a General Meeting of Council within 3 months outlining the history and future options for an additional road exit to what is currently provided in the Kinross Road Structure Plan for traffic seeking the exit north.

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

6.6 NOTICE OF MOTION - CR WENDY BOGLARY RECREATIONAL VEHICLE PARKING

At the General Meeting 5 August 2020 (Item 17.1 refers), Council resolved as follows:

That Council resolves to proceed with investigating opportunities for Recreational Vehicle (RV) Overnight Parking in the Redlands and that a report be brought to a General Meeting of Council within three months.

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

6.7 NOTICE OF MOTION - CR WENDY BOGLARY MAJOR AMENDMENT TO THE CITY PLAN

At the General Meeting 5 August 2020 (Item 17.2 refers), Council resolved as follows:

That Council resolves to undertake a comparison of the revised State Government koala mapping against the proposed Temporary Local Planning Instrument submitted to the State Government (29 May 2020) to identify any gaps, and bring a confidential report to Council to consider protecting these gaps through a city plan amendment.

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

6.8 SOUTHERN THORNLANDS POTENTIAL FUTURE GROWTH AREA RESPONSE TO MINISTERIAL DIRECTION

At the General Meeting 5 August 2020 (Item 19.5 refers), Council resolved as follows:

- 1. To note the Minister's Direction Notice as outlined in Attachment 2.*
- 2. To confirm that a further report will be tabled at a General Meeting of Council on or prior to 16 September 2020, which considers the outcomes of the planning investigations of the Southern Thornlands Potential Future Growth Area (PFGA).*
- 3. To submit a written report outlining the results of the planning investigations confirming whether any amendments are proposed to be made to the City Plan as a result of the planning investigations of the Southern Thornlands Potential Future Growth Area to the Planning Minister on or prior to 25 September 2020.*
- 4. For the reasons outlined in this report, write to the Planning Minister explaining that Council is committed to genuine city-wide engagement and requesting the Direction Notice be repealed or amended to require city-wide public consultation in accordance with the Minister's Guidelines and Rules rather than only engaging with residents in the Southern Thornlands PFGA as requested by the Minister.*

5. *To maintain this report and attachments as confidential until such time as a Major Amendment (Southern Thornlands PFGA) is released for public consultation or Council resolves not to proceed with a proposed amendment, subject to maintaining the confidentiality of legally privileged, private and commercial in-confidence information.*

A report will be brought to a meeting of Council on or prior to 16 September 2020.

6.9 SOUTHERN REDLAND BAY EXPANSION AREA (SRBEA) - CONFIRMING THE PREFERRED APPROACH FOR PLANNING INVESTIGATIONS

At the General Meeting 19 August 2020 (Item 14.3 refers), Council resolved as follows:

That Council resolves that this item lie on the table and be brought back to the General Meeting of Council scheduled for 2 September 2020.

A procedural motion was moved to remove this report from the table and a report was presented in this agenda at Item 14.3.

A further procedural motion was moved to lie the report back on the table (refer to Item 14.3 for details).

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

7 MAYORAL MINUTE

Nil

8 PUBLIC PARTICIPATION

There was no public participation as the meeting was closed to the public due to COVID-19 restrictions and subsequent *Local Government Regulation 2012* provisions.

9 PETITIONS AND PRESENTATIONS**9.1 PETITION CR MITCHELL – REQUEST FROM RESIDENTS THAT COUNCIL REJECT THE PROPOSED DEVELOPMENT AT 236-246 QUEEN STREET CLEVELAND****COUNCIL RESOLUTION 2020/250**

Moved by: Cr Peter Mitchell

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 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

10 MOTION TO ALTER THE ORDER OF BUSINESS**10.1 MOTION TO ACCEPT A LATE ITEM****COUNCIL RESOLUTION 2020/251**

Moved by: Cr Wendy Boglary

Seconded by: Cr Rowanne McKenzie

That a Late Item *State Advocacy Plan* be accepted onto the agenda and discussed as Item 13.2.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

10.2 MOTION TO REMOVE AN ITEM FROM THE TABLE**PROCEDURAL MOTION****COUNCIL RESOLUTION 2020/252**

Moved by: Cr Peter Mitchell

That Item 6.9 Southern Redland Bay Expansion Area – Confirming the Preferred Approach for Planning Investigations (as listed in Matter's Outstanding) be removed from the table and discussed as Item 14.3.

CARRIED 10/1

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Lance Hewlett abstained from voting and therefore counted in the negative.

11 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS**11.1 CR LANCE HEWLETT – PERCEIVED CONFLICT OF INTEREST ITEM 14.3**

Cr Lance Hewlett declared a Perceived Conflict of Interest in Item 14.3 *Southern Redland Bay Expansion Area (SRBEA) – Confirming the Preferred Approach for Planning Investigations*, stating that one of the applicants, 'Lend Lease' also control the Shoreline Development and Shoreline have previously sponsored tables at Redlands Community Charity Breakfast, organised by Cr Hewlett's wife, however 'Lend Lease' had no interest in Shoreline at the time.

Cr Hewlett considered his position and was firmly of the opinion that he could participate in the debate and vote on the matter in the public interest.

A vote was taken as follows:

COUNCIL RESOLUTION 2020/253

Moved by: Cr Paul Bishop

Seconded by: Cr Paul Gollè

That Cr Lance Hewlett has a Perceived Conflict of Interest in Item 14.3 Southern Redland Bay Expansion Area (SRBEA) – Confirming the Preferred Approach for Planning Investigations.

LOST 3/7

Crs Paul Gollè, Rowanne McKenzie and Paul Bishop voted FOR the motion.

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Mark Edwards, Julie Talty, Tracey Huges and Adelia Berridge voted AGAINST the motion.

Cr Lance Hewlett did not vote on this motion.

The vote that Cr Hewlett has a Perceived Conflict of Interest was LOST as Council was of the opinion that Cr Hewlett had no greater interest in the matter than that of other people in the local government area. No further vote was required.

A procedural motion was moved for this item to lie on the table (refer Item 14.3 for details).

11.2 MAYOR KAREN WILLIAMS – REAL CONFLICT OF INTEREST ITEM 14.3

Mayor Karen Williams declared a Real Conflict of Interest in Item 14.3 *Southern Redland Bay Expansion Area (SRBEA) – Confirming the Preferred Approach for Planning Investigations*, stating that the campaign fundraiser attendee on her register on the 31 December 2015 is Halcyon Management who donated \$2500 and are now a landholder in this precinct and referred to in this item.

Mayor Williams proposed to exclude herself from the meeting while the matter was debated on and a vote taken.

Mayor Williams left the meeting at 10.36am (before Item 14.3) and returned at 10.37am (after Item 14.3). Deputy Mayor Julie Talty assumed the Chair during Item 14.3.

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES**13.1 AUDIT COMMITTEE 13 AUGUST 2020****Objective Reference:** A4829685**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Tony Beynon, Group Manager Corporate Governance**Report Author:** Kailesh Naidu, Principal Adviser Internal Audit**Attachments:** 1. **Audit Committee Minutes 13 August 2020** [↓](#)**PURPOSE**

To present the minutes of the Audit Committee meeting on 13 August 2020 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting responsibilities imposed under the *Local Government Act 2009* and other relevant legislation. To fulfil this objective and in order to enhance the ability of Councillors to discharge their legal responsibility, it is necessary that a written report is presented to Council as soon as practicable after a meeting of the Audit Committee about the matters reviewed at the meeting and the Audit Committee's recommendations about these matters.

ISSUES

Refer to the attached Minutes of the Audit Committee held on 13 August 2020.

STRATEGIC IMPLICATIONS**Legislative Requirements**

This report has been prepared in accordance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*.

Risk Management

There are no opportunities or risks as a result of this report.

Financial

There are no financial implications as a result of this report.

People

There are no implications on people as a result of this report.

Environmental

There are no environmental implications as a result of this report.

Social

There are no social implications as a result of this report.

Human Rights

There are no human rights implications as a result of this report.

Alignment with Council's Policy and Plans

Internal Audit Policy (GOV-010-P)

Audit Committee Policy (GOV-011-P)

Corporate Plan 2018-2023 *Outcome 8 Inclusive and ethical governance*

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Audit Committee members	13 August 2020	Audit Committee members were consulted to review the minutes prior to being finalised.

OPTIONS**Option One**

That Council resolves to note this report, which summarises the issues discussed at the Audit Committee of 13 August 2020.

Option Two

That Council resolves to note this report and requests additional information.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/254

Moved by: Cr Tracey Huges

Seconded by: Cr Wendy Boglary

That Council resolves to note this report, which summarises the issues discussed at the Audit Committee of 13 August 2020.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.



MINUTES

AUDIT COMMITTEE MEETING

Thursday, 13 August 2020

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD



AUDIT COMMITTEE MEETING MINUTES

13 AUGUST 2020

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AUDIT COMMITTEE MEETING MINUTES

13 AUGUST 2020

**AUDIT COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON THURSDAY, 13 AUGUST 2020 AT 9.30AM**

1 DECLARATION OF OPENING

The Chair declared the meeting open at 9.35am.

2 RECORD OF ATTENDANCE AND APOLOGIES

Cr Karen Williams	Councillor Member and Chair (Mayor)
Cr Tracey Huges	Councillor Member
Mr Virendra Dua	External Member
Mr Peter Dowling	External Member

SECRETARY:

Mr Kailesh Naidu	Principal Adviser Internal Audit
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APOLOGIES:

Ms Amanda Daly	Head of People, Culture and Organisational Performance
Ms Michelle Lacey	Manager, Deloitte

ATTENDEES:

Mr Andrew Chesterman	Chief Executive Officer
Mr John Oberhardt	General Manager Organisational Services
Dr Nicole Davis	General Manager Infrastructure and Operations
Ms Louise Rusan	General Manager Community and Customer Services
Ms Deborah Corbett-Hall	Chief Financial Officer
Mr Andrew Ross	General Counsel
Mr Tony Beynon	Group Manager Corporate Governance
Mr Vivek Kangesu	Group Manager Strategic Asset and Portfolio Management
Mr Glynn Henderson	Group Manager Corporate Services
Mr Dirk Hout	Principal Portfolio Management Adviser
Ms Joy Manalo	Service Manager Corporate Finance
Ms Lisa Gatsi	Internal Auditor
Mr Peter Kelley	Chief Executive Officer, Redland Investment Corporation
Ms Rukmie Lutherus	Financial Controller, Redland Investment Corporation
Ms Julie O'Brien	Senior Manager, Queensland Audit Office (QAO)
Ms Ashley Carle	Partner, Bentleys - QAO Audit Representative
Ms Niki Bingham	Partner, Deloitte

OBSERVERS:

Cr Adelia Berridge	Division 9 Councillor
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MINUTES:

Ms Lizzi Striplin	Corporate Meetings & Registers Supervisor
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AUDIT COMMITTEE MEETING MINUTES

13 AUGUST 2020

3 CONFLICT OF INTEREST DECLARATION

Nil.

4 RECEIPT AND CONFIRMATION OF MINUTES**4.1 MINUTES OF AUDIT COMMITTEE 18 JUNE 2020****COMMITTEE DECISION**

Minutes of the Audit Committee of 18 June 2020 were confirmed.

5 BUSINESS ARISING FROM PREVIOUS MINUTES

Business arising from the minutes of the meeting from 18 June 2020 of the Audit Committee were presented.

- 5.1 The Audit Committee requested Redland Investment Corporation to provide further information on the Material Change of Use cost breakdown between the super lot and the residential lots.

The requested information was provided prior to the Audit Committee meeting.

Item Completed

- 5.2 The Audit Committee requested that Redland Investment Corporation presents the draft Financial Statements for 30 June 2020 to the Audit Committee for review prior to being signed by the Redland Investment Corporation Board.

Redland Investment Corporation's Financial Controller presented the draft Financial Statements for 30 June 2020 in Item 7.1.

Item Completed

- 5.3 The Audit Committee requested Group Manager Corporate Services to present on Redland City Council's information management activities.

The Group Manager Corporate Services presented on Redland City Council's information management activities and provided an update on cyber security initiatives in Item 14.3.

Item Completed

6 UPDATE FROM THE CHIEF EXECUTIVE OFFICER

A comprehensive verbal update on general organisational and Council matters will be provided by the Chief Executive Officer at the next Audit Committee of 17 September 2020.

7 REDLAND INVESTMENT CORPORATION REPORTS**7.1 DRAFT ANNUAL FINANCIAL STATEMENTS 2019-2020**

The draft 2019-2020 annual consolidation financial statements for Redland Investment Corporation were presented to the Audit Committee by Redland Investment Corporation's Financial Controller.

COMMITTEE DECISION

The Audit Committee noted the draft 2019-2020 annual consolidated financial statements for Redland Investment Corporation.

AUDIT COMMITTEE MEETING MINUTES

13 AUGUST 2020

8 COUNCIL FINANCIAL REPORTS**8.1 DRAFT ANNUAL FINANCIAL STATEMENTS 2019-2020**

Council's draft financial statements for 2019-2020 were presented to the Audit Committee by the Chief Financial Officer.

COMMITTEE DECISION

The Audit Committee noted the draft financial statements for 2019-2020 and understands that management is still conducting its own reviews in the lead up to the commencement of the final financial audit.

9 UPDATE FROM EXTERNAL AUDITORS**9.1 EXTERNAL AUDITORS' REPORT**

The Queensland Audit Office presented its briefing paper to the Audit Committee.

COMMITTEE DECISION

The Audit Committee noted the Queensland Audit Office briefing paper as presented.

10 INTERNAL AUDIT PLAN

An update on the Internal Audit Plan will be presented at the next Audit Committee of 17 September 2020.

11 INTERNAL AUDIT REPORTS**11.1 INTERNAL AUDIT REPORTS ISSUED**

Internal Audit reports issued since the last Audit Committee were presented by Deloitte, Council's co-source internal audit partner, and the Principal Adviser Internal Audit.

COMMITTEE DECISION

The Audit Committee:

1. Noted the internal audit reports as presented.
2. Requested confirmation on the ISO 14001:2015 Environmental Management Systems certification of Council's environmental management systems.

AUDIT COMMITTEE MEETING MINUTES

13 AUGUST 2020

12 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION**12.1 EXTENSION OF RECOMMENDATION DUE DATE AND REVISION OF RISK RATING**

A report to revise the risk ratings and extend the implementation dates for two high risk audit recommendations was presented by the Principal Portfolio Management Adviser.

COMMITTEE DECISION

Moved by: Virendra Dua

Seconded by: Peter Dowling

That the Audit Committee approves the proposed extension dates and risk ratings:

1. Implementation of Interim Project Scheduling Standards updated as a moderate risk recommendation due on 30 September 2021.
2. Documentation of Business Requirements updated as a moderate risk recommendation due on 31 December 2021.

CARRIED unanimously

13 RISK MANAGEMENT

The Risk Management report will be presented at the next Audit Committee of 17 September 2020.

14 OTHER BUSINESS**14.1 INTERNAL AUDIT CHARTER AND AUDIT COMMITTEE CHARTER**

The Internal Audit Charter and Audit Committee Charter were presented to the Audit Committee by the Principal Adviser Internal Audit.

COMMITTEE DECISION

Moved by: Virendra Dua

Seconded by: Peter Dowling

That the Audit Committee endorses the Internal Audit Charter and Audit Committee Charter.

CARRIED unanimously

14.2 APPOINTMENT OF INTERNAL AUDITOR

A report on the appointment of the Internal Auditor was presented to the Audit Committee by the Principal Adviser Internal Audit.

COMMITTEE DECISION

The Audit Committee noted the appointment of the Internal Auditor.

AUDIT COMMITTEE MEETING MINUTES

13 AUGUST 2020

14.3 INFORMATION MANAGEMENT AND CYBER SECURITY UPDATE

An information management and cyber security update was presented to the Audit Committee by Group Manager Corporate Services.

COMMITTEE DECISION

The Audit Committee noted the information management and cyber security update as presented.

14.4 REDLAND INVESTMENT CORPORATION - GOVERNANCE

The Audit Committee recognised the significant advancements in governance across Redland Investment Corporation (RIC) including the engagement of Redland City Council Internal Audit and external audit arranged by the Queensland Audit Office. Additionally the Audit Committee recognised RIC's track record of delivery across diverse initiatives, including commercial fit-out, car park management, home design/built form and project management services.

15 MEETING CLOSURE

The Chair declared the meeting closed at 11.12am.

13.2 STATE ADVOCACY PLAN**Objective Reference:** A4829683**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Tony Beynon, Group Manager Corporate Governance**Report Author:** Allan McNeil, Executive Officer**Attachments:** 1. 2020 QLD State Election Advocacy [↓](#)**PURPOSE**

To seek Council endorsement of the Redlands Coast 2020 State Election Advocacy Plan.

BACKGROUND

A key component of serving the Redlands Coast community is the development of strong relationships with other levels of government to help deliver the projects and initiatives needed to support our community.

In the lead up to the 2020 Queensland State election, Council has identified a series of projects and initiatives we are seeking State Government support to deliver. On behalf of the Redlands Coast community, Council will send the attached advocacy plan to all candidates and parties contesting the 31 October, 2020 State election and request their support.

Following the State election Council will work with the State Government and successful Members of Parliament to progress these projects to the benefit of the community.

ISSUES

Advocacy on behalf of their community is a key role of Local Government, with Councils regularly advocating to both the State and Federal Governments for key projects and initiatives. This advocacy takes a number of forms including formalised advocacy plans such as the attached Redlands Coast 2020 State Election Advocacy Plan, resolutions to Local Government Association of Queensland Annual Conference and individual advocacy by the Mayor and Councillors on behalf of their community.

Council's advocacy is a rolling program that evolves based on the needs of the community and the attached Redlands Coast 2020 State Election Advocacy Plan identifies the priority projects and initiatives as currently identified by Council. Many of the included projects are already identified and are currently being progressed by Council as part of its operational plan, while the requested State Government reforms with respect to planning and regional eligibility of State Government grants reflect existing advocacy positions of Council.

STRATEGIC IMPLICATIONS**Legislative Requirements**

There are no legislative requirements to consider.

Risk Management

There are no elevated risks associated with this report.

Financial

The advocacy document has the potential to secure State Government financial support, delivering a potential positive financial outcome for Council.

People

There are no implications for staff.

Environmental

There are no implications for the environment.

Social

The Redlands Coast 2020 State Election Advocacy Plan aims to build strong mutually beneficial relationships with the State Government. These relationships have the potential to help deliver the identified projects and initiatives to support the community, in turn delivering significant social benefits for the city.

Human Rights

There are no human rights implications

Alignment with Council's Policy and Plans

The Redlands Coast 2020 State Election Advocacy Plan supports the objectives and outcomes of Council's Community, Corporate and Operational Plans, in particular the visions of Wise Planning and Design, Supportive and Vibrant Economy and Strong and Connected Communities.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillors	May 2020 August 2020	Request for possible advocacy projects/initiatives Review of draft plan
Senior Leadership Team	May 2020 August 2020	Request for possible advocacy projects/initiatives Review of draft plan

OPTIONS**Option One**

That Council resolves as follows:

1. To endorse the Redlands Coast 2020 State Election Advocacy Plan.
2. To send a copy of the Redlands Coast 2020 State Election Advocacy Plan to all candidates and parties contesting the 31 October 2020 Queensland state election and request their response to each of the projects and initiatives included in the plan.
3. To develop a communication strategy to inform the community of the projects and initiatives being advocated for and the response from candidates to each of the respective projects and initiatives.

Option Two

That Council resolves as follows:

1. To amend and endorse the Redlands Coast 2020 State Election Advocacy Plan.
2. To send a copy of the Redlands Coast 2020 State Election Advocacy Plan to all candidates and parties contesting the 31 October 2020 Queensland state election and request their response to each of the projects and initiatives included in the plan.
3. To develop a communication strategy to inform the community of the projects and initiatives being advocated for and the response from candidates to each of the respective projects and initiatives.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To endorse the Redlands Coast 2020 State Election Advocacy Plan.
2. To send a copy of the Redlands Coast 2020 State Election Advocacy Plan to all candidates and parties contesting the 31 October 2020 Queensland state election and request their response to each of the projects and initiatives included in the plan.
3. To develop a communication strategy to inform the community of the projects and initiatives being advocated for and the response from candidates to each of the respective projects and initiatives.

PROCEDURAL MOTION AT 10.35AM**COUNCIL RESOLUTION 2020/255**

Moved by: Cr Wendy Boglary

That the item lie on the table.

CARRIED 10/1

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges and Adelia Berridge voted FOR the motion.

Cr Paul Bishop voted AGAINST the motion.

PROCEDURAL MOTION AT 11.22AM**COUNCIL RESOLUTION 2020/256**

Moved by: Cr Julie Talty

That the item be removed from the table.

CARRIED 10/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges and Adelia Berridge voted FOR the motion.

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

COUNCIL RESOLUTION 2020/257

Moved by: Cr Peter Mitchell

Seconded by: Cr Julie Talty

That Council resolves as follows:

1. To endorse the Redlands Coast 2020 State Election Advocacy Plan as attached.
2. To send a copy of the Redlands Coast 2020 State Election Advocacy Plan to all candidates and parties contesting the 31 October 2020 Queensland state election and request their response to each of the projects and initiatives included in the plan.
3. To develop a communication strategy to inform the community of the projects and initiatives being advocated for and inform the community of the actual responses from candidates to each of the respective projects and initiatives.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.



Redlands Coast 2020 State Election Advocacy Plan



Redland City Council acknowledges the ongoing support of the State Government and on behalf of our community we advocate for the following projects and initiatives with the aim of working in partnership with successful candidates to deliver these initiatives.

The following will be provided to all candidates seeking election in the October 2020 state election and we will publish their replies for the benefit of the community.



1. A connected community

1.1 Transport infrastructure:

The opportunity:

Redlands Coast has a deficit in transport infrastructure, creating congestion and impacting economic potential. The majority of roads connecting Redlands Coast to the wider South East Queensland region are State Government controlled and already exceed design capacity.

Additionally, the State Government managed public transport network in and out of Redlands experiences low utilisation, long trip times and low frequency, resulting in a network that is inefficient and not fit for purpose. An ineffective public transport network increases the burden on the road network and thereby contributes to increased traffic congestion.

Census data indicates that 6.9% of residents in 2016 used public transport to travel to work, remaining steady from the 2011 census, resulting in over 50,000 residents using private vehicles to travel to work.

The ask:

To help support our objectives of a better connected community, Council is advocating for all State candidates to support:

Project	Benefit
Duplication of the Cleveland rail line	<p>The Draft State Government SEQ Regional Transport Plan shows the Cleveland rail line is significantly underperforming with it consistently being faster to drive from Redlands Coast to Brisbane rather than using rail transport.</p> <p>A significant part of the problem is that the Cleveland Line remains one of the only single rail lines in the region, providing no redundancy of service.</p>
Full upgrade of Cleveland-Redland Bay Road corridor	<p>With the State Government’s SEQ Regional Plan focussing growth in the south of the city, this road will be critical to residents being able to move around the city safely and quickly. Council acknowledges current commitments to duplicate part of the road and is seeking a commitment from the State Government to upgrade the full corridor – incorporating improved public transport and active transport opportunities.</p>
Delivery of full Eastern Busway to Capalaba	<p>More than a decade ago the State Government committed to delivering a full dedicated busway connecting Capalaba to Brisbane. This project has since been changed to the Eastern Transit way only, a series of bus priority lanes at intersections. Council is seeking a commitment to deliver the full 18 kilometre busway, which would reduce travel times by up to 20 minutes. Council is currently undertaking a project to revitalise the Capalaba CBD, which offers an ideal opportunity to partner with the State Government to investigate delivery of the Eastern Busway, including commencing the project in Capalaba and ending it in Carindale rather than the other way around.</p>
The adoption of innovative transport solutions such as Autonomous Transport.	<p>Redland City Council is a leader in innovative transport and has partnered with RACQ to trial autonomous (driverless) transport to help plug the Public Transport gap that exists in the city. Council is looking to deploy this transport technology in other locations across the city and is seeking support of the State Government to provide the necessary approvals to facilitate this and to support and encourage transport providers to take up this technology.</p>
Contribute to the upgrade of Rickertt/Green Camp Road between the Redlands and Brisbane.	<p>This busy road links the Redlands and Brisbane, carrying many local residents who travel to Brisbane each day for work. Redland City Council upgraded Quarry Road in 2009, however an upgrade is still needed on the Brisbane side to help locals travel in and out of the city safely. There is existing funding from Brisbane City Council and the Federal Government and a State Government contribution would see this busy road receive a commitment from all three levels of government, delivering a truly collaborative upgrade for the community.</p>
Active transport infrastructure and end of trip facilities	<p>Council is focussed on delivering active transport, committing \$5.8 million this year alone on footpaths and cycle ways and including active transport as a key component of our transport plan. Council is looking to partner with the State Government to deliver the active transport infrastructure and end of trip facilities to help residents get around the city safer and faster.</p>

1.2 Better internet connectivity.

The opportunity:

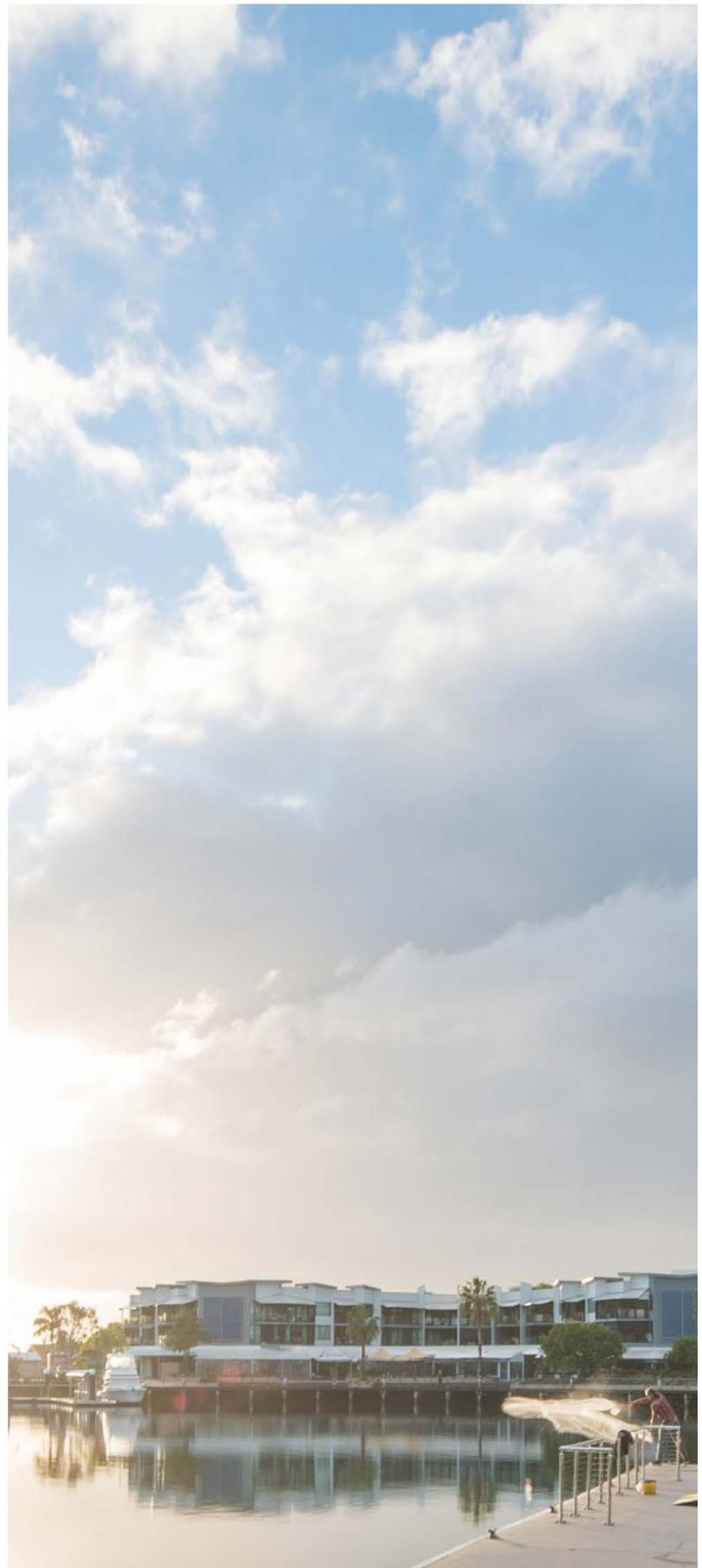
Internet connectivity is regularly identified as one of the main reasons businesses leave the Redlands, which is why Council is investigating connecting key business areas across the city through faster internet fibre. Council is currently partnering with the State Government to install this internet fibre in key locations across Cleveland. In addition to connecting Council facilities, this internet fibre will travel past key businesses in the Cleveland Industrial estate, Cleveland CBD, Redland Hospital, State Government facilities and businesses in between, allowing these businesses to also access higher speed internet.

The ask:

In addition to Council's existing internet fibre project in Cleveland, Council has identified internet fibre routes in Capalaba and Victoria Point that would support Council facilities while also offering fast reliable internet to key business areas. We are looking to again partner with the State Government to deliver internet fibre in these locations to support local business and better connect the community.



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2. Liveable neighbourhoods

2.1 Clearer planning and better engagement:

The opportunity:

Redland City Council has long advocated for the State Government to move away from the current “performance based” planning regime which provides less certainty and is difficult for the community to understand. This clearer planning framework should be supported through a community education and engagement program.

The ask:

As the level of government that sets Queensland’s overarching planning regime, Council is calling on the State Government to introduce a clearer more prescriptive planning framework.

2.2 State infrastructure that matches growth:

The opportunity:

The Community needs more information about what State infrastructure will be delivered and when it will be delivered to accommodate State Government growth targets (as outlined in the SEQ Regional Plan).

The ask:

Council believes a longer term State Infrastructure plan is required and can be achieved by replacing the current 5-15 year State Infrastructure Plan with a prioritised list of projects that align with State Government growth targets.

Further Council believes a State Government infrastructure charging mechanism should be implemented to ensure new development helps to fund necessary State infrastructure.

2.3 Infrastructure funded by the industry rather than ratepayers.

The opportunity:

Under their SEQ Regional Plan, the State Government requires Councils to accommodate a certain number of dwellings to accommodate population growth in the region. These new dwellings and associated urban amenities require infrastructure to support them and Councils levy developer infrastructure charges to help fund this infrastructure (to build things like water, sewer, transport, parks etc.) However in 2011 the State Government capped the amount Councils can charge developers for this infrastructure, leaving an infrastructure funding shortfall that then has to be paid by Council (ie ratepayers) to meet the growth required by the State Government.

The ask:

Council has long advocated for the cap on infrastructure charges to be removed, allowing Councils to recoup the full cost of providing the infrastructure needed to support new and expanded communities in the city, meaning more of the cost of the necessary infrastructure improvements is funded by the development industry rather than Council.



2.3 Priority lifestyle projects

The opportunity:

Council is committed to delivering a series of projects aimed at supporting the Redlands Coast lifestyle and is seeking State Government support in helping these exciting projects become a reality.

These include:

- + The Redlands Coast Adventure Sports precinct: An adventure sports and emergency services training facility including an Olympic-standard Canoe-kayak venue and supporting adventure sports integrated with a new Redlands Aquatic Centre.
- + The Redlands Coast Regional sports and recreation precinct: A regional sport and recreation precinct with state of the art club houses, pump track and criterion for local families to enjoy.

The ask:

Council is seeking to partner with the State Government on these exciting projects, including providing funding opportunities to deliver them sooner for the community.



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2.4 Security of essential social services

The opportunity:

Having a robust and responsive service sector is essential for maintaining and enhancing quality of life, and liveable neighbourhoods for local communities. In Redland City, the strength of the social service sector is particularly important in responding to a rapidly growing aged community as well as a significant population of people with core assistance needs, and increased pressures of certain social service providers.

The ask:

As an ageing community with a high prevalence of Domestic and Family Violence, Redlands Coast has a complicated need in terms of social services that requires a coordinated and collaborative response across all levels of government. Council seeks to partner with the State Government to secure an increase in funding for our local service providers by providing robust community data to support targeted funding, particularly for homelessness, DFV and ageing services.



3. Sustainable environment

3.1 Resource security for our islands

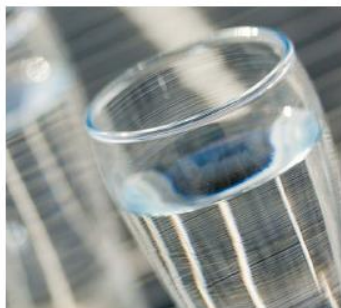
The opportunity:

As isolated communities, Redlands Coast islands are more vulnerable to water and power supply interruptions. Recent supply interruptions has seen our islands without water or electricity for extended periods with little or no redundancy of supply available.

The ask:

Council is seeking a commitment from the State Government to investigate alternative supply options for our islands.

We are also seeking a commitment to undertake a full and transparent investigation of water extraction from North Stradbroke Island. This water is extracted from natural bores on the island and supplied into the regional water grid and Council is interested in understanding the extent of water extraction and potential environmental impacts.



3.2 Support for our local koalas

The opportunity:

Redlands Coast is known for its naturally wonderful environment, including being home to an array of wildlife. Our strong environmental character provides an opportunity to partner with other levels of government and wildlife organisations to strengthen and research our local wildlife population.

Through our Koala Conservation Strategy Council looks to partner with other levels of government and the community to deliver projects to protect our local koala population.

The ask:

Council is seeking a commitment from the State Government to support, both financially and through genuine partnerships, the delivery of this strategy.

We are also seeking State Government support for a proposed local koala sanctuary, including health care facility. This facility would include private business, wildlife organisations and all levels of government and Council is seeking expertise and financial support from the State Government to undertake a full feasibility study into this facility.



3.3 Support for mosquito management

The opportunity:

In 2019 Council approved the Mosquito Management Action Plan 2019-2024, which outlines Council's commitment to delivering a year round, best practice mosquito management program that is safe for the environment and for residents. Council's Mosquito Management Program involves regular monitoring of known mosquito breeding sites across the Redlands, including State Government land. Through its Mosquito Management Action Plan 2019-2024 Council is also committed to partnering with other levels of government and industry experts to investigate innovation in mosquito management that will benefit Redlands Coast and the broader SEQ region.

The ask:

Council is seeking a State Government commitment to supporting our Mosquito Management Action Plan 2019-2024, including providing financial support to conduct annual monitoring and management, as well as partnering with Council to explore innovative mosquito management.



4. Thriving economy

4.1 Greater support for our islands:

The opportunity:

Redlands Coast is a city of islands, boasting one of the largest populations of un-bridged islands in Australia. While our islands provide our unique city character, they also add significant challenges in the delivery of services and projects.

The ask:**North Stradbroke Island:**

Following the State Government decision to cease sandmining last year, North Stradbroke Island (Minjerrabah) is undergoing a significant economic transition. While this transition was supported through some State Government funding, Council believes more needs to be done to deliver a sustainable economic future for the island. The economic impact has been further compounded by the downturn in tourism resulting from the unfolding COVID-19 pandemic.

Council is looking for a commitment from the State Government to deliver ongoing planning, funding and partnerships to comprehensively transition the island's economy and support its community's aspirations. Key projects, such as critical upgrades to ferry terminals at Dunwich and One Mile, must be funded and prioritised by the state government.

Regional recognition for our islands:

Our island communities have a range of challenges that are comparable with many regional communities, including high unemployment and an ageing population. Despite these challenges Redland City (including our islands) is not eligible for State Government regional funding because we are classed as part of Metropolitan Brisbane area. Council has long believed that our islands, with their isolation and socio economic challenges, should be classified differently to the mainland and hence eligible for State Government regional funding.



4.2 Support a local Hydrogen economy

The opportunity:

Council is investigating ways to support a local Hydrogen industry, including integrating Hydrogen into Council facilities and partnering with key industry representatives to explore other opportunities.

The ask:

Council is seeking a commitment from the State Government to include Council as part of any local Hydrogen initiatives and working with Council to explore the development of a local Hydrogen industry.

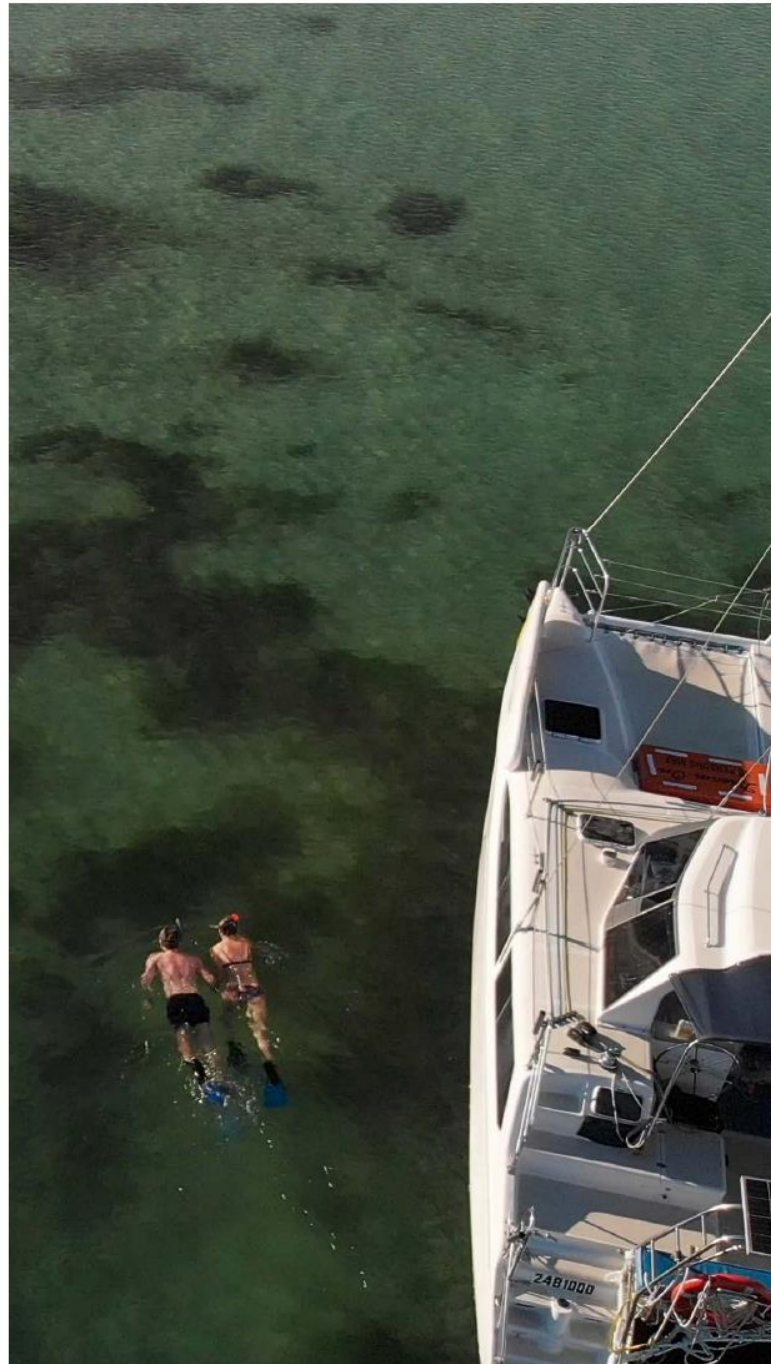
4.3 Support for the local tourism sector

The opportunity:

Redlands Coast boasts stunning tourism destinations in their own right and Council is in the process of developing a new Redlands Coast Tourism Destination Management Plan 2021-2026 to help support our local industry.

The ask:

Council is looking for a commitment from the State Government to support a local Redlands Coast tourism industry, including a fully-funded destination marketing campaign and infrastructure designed to help residents and visitors access the beautiful Moreton Bay. We are also looking to partner with the State Government to deliver a Moreton Bay Tourism Strategy to promote and facilitate tourism in Moreton Bay, including investment in river/marine facilities to support dispersal of visitors to Redlands Coast.



4.4 Redlands Coast State Government offices

The opportunity:

One of the most significant economic drains on Redlands Coast is the daily exodus of people leaving the city to work, including State Government employees. Council is currently involved in a number of revitalisation projects that offer potential locations for regional offices, including the Weinam Creek PDA and Capalaba and Cleveland CBD revitalisations. In the wake of the COVID-19 pandemic and the alternative ways of working that have been adopted by all industry sectors, there is significantly increased opportunity for State Government offices to function effectively from Redlands Coast.

The ask:

Council is looking for a commitment from the State Government to establish a regional office in the Redlands for State Government employees, reducing the number of people leaving the city each day; reducing congestion and delivering economic benefits.

4.5 Redlands Coast Health and Wellness Precinct

The opportunity:

Council has partnered with Metro South and Mater Health to develop the Redlands Health and Wellness Precinct Masterplan, centred around the Redlands Hospital which itself is planning further expansion. The Redlands Health and Wellness Precinct is identified in the Shaping SEQ Regional Plan 2017 as a knowledge and technology precinct, which contains a core of high level health, education, research or similar facilities and will provide opportunities for complementary and ancillary services to develop in the area over time.

The Health Care and Social Assistance industry sector is one of Redlands Coast's largest employers and is expected to continue growing beyond the national average. This project will ensure the city is well placed to become a leader in health, aged care and medical services and provide significant opportunities for employment and economic growth in the sector.

The ask:

We are seeking a commitment from the State Government to continue this ongoing partnership by supporting initiatives that seek to establish the Redlands Coast Health and Wellness Precinct Masterplan and funding the planned upgrades to the Redlands Hospital.

4.6 State Government remissions for concealed leaks

The opportunity:

The State Government is responsible for treating and selling bulk water to Council, who in turn provides it to our residents. On occasion residents have a concealed leak on their property, resulting in water being lost and the resident being charged for this water.

Redland City Council has a concealed leaks policy that reimburses 100% of the RCC consumption (distribution and retail) charge of estimated water loss for approved pensioners and 80% for all other small customers. However Council charges are only a portion of what residents pay for water, with the State Government bulk water costs making up the majority of the expense. Currently the State Government does not have a policy to reimburse its bulk water costs to residents who have experienced a concealed leak.

The ask:

Council believes the State Government has a responsibility to help reduce financial impacts caused by concealed leaks and calls on them to implement a reimbursement policy covering bulk water costs similar to that made available by Council.



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14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES**14.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS**

Objective Reference: A4829686

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

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

Report Author: Jill Driscoll, Group Support Coordinator

Attachments: 1. Decisions Made Under Delegated Authority 19.07.2020 to 01.08.2020 [↓](#)

PURPOSE

To note decisions made under delegated authority for development applications (Attachment 1).

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

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.

Human Rights

There are no known human rights implications associated with this report.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/258

Moved by: Cr Julie Talty

Seconded by: Cr Rowanne McKenzie

That Council resolves to note this report.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Attachment 1 Decisions Made Under Delegated Authority 19.07.2020 to 01.08.2020

Decisions Made Under Delegated Authority 19.07.2020 to 25.07.2020**CATEGORY1**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0237	Design and Siting - Shed and Carport	A1 Certifier Pty Ltd	99 Channel Street South Cleveland QLD 4163	Referral Agency Response - Planning	20/07/2020	N/A	Approved	2
CAR20/0245	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	22 George Nothling Drive Point Lookout QLD 4183	Referral Agency Response - Planning	21/07/2020	N/A	Approved	2
CAR20/0250	Design and Siting - Deck	K P Building Approvals Pty Ltd	18 Oxley Parade Dunwich QLD 4183	Referral Agency Response - Planning	22/07/2020	N/A	Approved	2
RAL18/0087.02	Change to Development Approval RAL18/0087 - keep existing pool	Brian Patrick DICKENS Judith Ann DICKENS	165 Shore Street North Cleveland QLD 4163	Minor Change to Approval	22/07/2020	N/A	Approved	2
MCU19/0127.01	Change to Development Approval - MCU19/0127 - Dwelling	Kirri Anne Katrien DE KRUIJF Luke John CLARKE	26-28 Fir Street Victoria Point QLD 4165	Minor Change to Approval	23/07/2020	N/A	Approved	4
CAR20/0238	Amenity and Aesthetics - dwelling less than 60m2	Dominic Michael TEECE Rachel Joy TEECE	3 Glenfield Avenue Russell Island QLD 4184	Referral Agency Response - Planning	24/07/2020	N/A	Approved	5
CAR20/0241	Amenity and Aesthetics - Dwelling	Bay Islands Property Group	19 Lau Street Russell Island QLD 4184	Referral Agency Response - Planning	24/07/2020	N/A	Approved	5
CAR20/0243	Design and Siting - Dwelling House	Bay Island Designs	25 Timothy Street Macleay Island QLD 4184	Referral Agency Response - Planning	20/07/2020	N/A	Approved	5

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Decisions Made Under Delegated Authority 19.07.2020 to 25.07.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0261	Amenity and Aesthetics - Dwelling House	Bay Island Designs	8 Dinjerra Street Macleay Island QLD 4184	Referral Agency Response - Planning	21/07/2020	N/A	Approved	5
MCU20/0059	Dwelling house	Rodney Joseph POWELL	30 Calm Waters Crescent Perulpa Island QLD 4184	Code Assessment	22/07/2020	N/A	Development Permit	5
CAR20/0269	Design and Siting - Shed	Apollo Patios Brisbane C/ Fluid Building Approvals Nathan J PEARCE	10 Chantelle Court Capalaba QLD 4157	Referral Agency Response - Planning	24/07/2020	N/A	Approved	7
CAR20/0248	Design and Siting - Dwelling House	Quebec Pty Ltd	10 Valantine Road Birkdale QLD 4159	Referral Agency Response - Planning	21/07/2020	N/A	Approved	8
CAR20/0254	Design and Siting - Carport	Building Approvals South East	72 Wentworth Drive Capalaba QLD 4157	Referral Agency Response - Planning	21/07/2020	N/A	Approved	9
CAR20/0267	Design and Siting - Carport	Mary A PENSON	10 Riley Drive Capalaba QLD 4157	Referral Agency Response - Planning	24/07/2020	N/A	Approved	9

Decisions Made Under Delegated Authority 19.07.2020 to 25.07.2020

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0070	Standard Format - 1 into 4 Lots	Paul R COCKS	37 Dinwoodie Road Thornlands QLD 4164	Impact Assessment	27/04/2020	20/07/2020	Approved	3
EXC20/0001	Exemption Certificate	Harridan Pty Ltd	847-897 German Church Road Redland Bay QLD 4165	Planning Act Request	22/07/2020	N/A	Approved	6
OPW20/0005	Operational Works for RAL 37 lots	KN Group Pty Ltd	275-495 Serpentine Creek Road Redland Bay QLD 4165	Code Assessment	21/07/2020	N/A	Development Permit	6
RAL20/0022	Other Change to Approval Code SB005188 Re- alignment of boundaries 2 into 2	JDA Consultants Pty Ltd Sheldon College	143-163 Duncan Road Sheldon QLD 4157	Other Change to Approval Impact	20/07/2020	N/A	Approved	9

Decisions Made Under Delegated Authority 26.07.2020 to 01.08.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0251	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	52 Wellington Street Ormiston QLD 4160	Referral Agency Response - Planning	31/07/2020	N/A	Approved	1
CAR19/0408	Design and Siting - Dwelling	Thomas MARSHALL	47 Beachcrest Road Wellington Point QLD 4160	Referral Agency Response - Planning	30/07/2020	N/A	Refused	1
CAR20/0256	Design and Siting - Domestic Outbuilding	Phillip James PARKES	19 Long Street Cleveland QLD 4163	Referral Agency Response - Planning	28/07/2020	N/A	Approved	2
CAR20/0264	Design and Siting - Carport	Strickland Certifications Pty Ltd	13 Amanda Street Cleveland QLD 4163	Referral Agency Response - Planning	29/07/2020	N/A	Approved	2
RAL19/0095.02	Change to Development Approval - RAL19/0095 Standard Format - 1 into 2	Sean Henry BALDWIN Site Town Planning	35 Compass Court Cleveland QLD 4163	Minor Change to Approval	29/07/2020	N/A	Approved	2
CAR20/0253	Design and Siting - Shed	Phillip James PARKES	2-14 Trundle Road Thornlands QLD 4164	Referral Agency Response - Planning	30/07/2020	N/A	Approved	3
RAL20/0028	Standard Format - 1 into 2	The White Picket Fence Project Pty Ltd	149 Mill Street Redland Bay QLD 4165	Code Assessment	30/07/2020	N/A	Development Permit	5

Decisions Made Under Delegated Authority 26.07.2020 to 01.08.2020

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR20/0269	Design and Siting - Shed	Apollo Patios Brisbane C/ Fluid Building Approvals Nathan James PEARCE	10 Chantelle Court Capalaba QLD 4157	Referral Agency Response - Planning	28/07/2020	N/A	Approved	7
CAR20/0258	Design and Siting - Carport	Adept Building Approvals	16 Sylvania Street Wellington Point QLD 4160	Referral Agency Response - Planning	27/07/2020	N/A	Approved	8
CAR20/0273	Design and Siting - Additions to existing house	Steve Bartley & Associates Pty Ltd	29 William Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	31/07/2020	N/A	Approved	8
CAR20/0260	Design and Siting - Outbuilding and Fence	Building Code Approval Group Pty Ltd	32-34 Stanley Street Capalaba QLD 4157	Referral Agency Response - Planning	29/07/2020	N/A	Approved	9
CAR20/0267	Design and Siting - Carport	Mary Anne PENSON	10 Riley Drive Capalaba QLD 4157	Referral Agency Response - Planning	28/07/2020	N/A	Approved	9
CAR20/0271	Design and Siting - Dwelling House	Bold Properties	382 Mount Cotton Road Capalaba QLD 4157	Referral Agency Response - Planning	29/07/2020	N/A	Approved	9
CAR20/0274	Design and Siting - Dwelling House	Metricon Homes C/- Suncoast Building Approvals	18A Beenwerrin Crescent Capalaba QLD 4157	Referral Agency Response - Planning	31/07/2020	N/A	Approved	9
CAR20/0270	Design and Siting - Patio	Fluid Building Approvals Brisbane	8 Agnola Court Birkdale QLD 4159	Referral Agency Response - Planning	29/07/2020	N/A	Approved	10

Decisions Made Under Delegated Authority 26.07.2020 to 01.08.2020

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW20/0029	Excavation & Fill - Earthworks	Eltham Projects	5 Paxton Street Cleveland QLD 4163	Code Assessment	28/07/2020	N/A	Development Permit	2
OPW20/0039	Operational Works for RAL 1 into 24 lots	CFMG Capital The Trustee For Lombard Property Trust	9A Laura Street Cleveland QLD 4163	Code Assessment	28/07/2020	N/A	Development Permit	2
MCU19/0131	Combined MCU and ROL 1 into 2 Lots and 10 townhouses	Cross Family Developments Pty Ltd As Trustee	35 Beveridge Road Thornlands QLD 4164	Code Assessment	28/07/2020	N/A	Development Permit	3
MCU19/0182	Preliminary Approval - Commercial Office and Shop	Deane Ventures Pty Ltd	185-189 Shore Street West Cleveland QLD 4163	Code Assessment	30/07/2020	N/A	Approved	3
OPW002299	Development Works - Residential & Tourist Uses - construct units on lot above ground level with ground floor parking	John E Henry Pty Ltd	7 Colburn Avenue Victoria Point QLD 4165	SPA - 15 Day Compliance Assessment	27/07/2020	N/A	Approved	4
OPW20/0035	Operational Works 2 into 3	Ajay Govind PATEL	25-31 Mcmillan Road Alexandra Hills QLD 4161	Code Assessment	29/07/2020	N/A	Development Permit	8
OPW20/0052	Change to development approval (OPW002277)	J C Engineers Pty Ltd	77-83 Duncan Road Sheldon QLD 4157	Minor Change to Approval	27/07/2020	N/A	Approved	9
OPW20/0043	Prescribed Tidal Works - Pontoon	Aqua Pontoons Pty Ltd	15 Mainsail Street Birkdale QLD 4159	Code Assessment	28/07/2020	N/A	Development Permit	10

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 12 AUGUST 2020**Objective Reference:** A4829680**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Michael Anderson, Acting Principal Planner**Attachments:** Nil**PURPOSE**

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 website 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 website 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:

<https://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:	2959 of 2019 (MCU013688)
Applicant:		Quin Enterprises Pty Ltd
Respondent:		Redland City Council
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 and 3 on SP238067)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 19 August 2019. The Appellant filed an application in pending proceeding on 4 September 2019, for orders to progress the appeal. A review was held on 11 September 2019. A site inspection was carried out on 18 September 2019. Reviews were held on 8 November 2019 and 24 January 2020. A mediation was held on 13 December 2019. A without prejudice meeting was held on 16 April 2020, in accordance with the Court Order. Further to the Appellants without prejudice correspondence dated 18 June 2020 it was ordered that Council was required to provide its response to the correspondence by 3 July 2020. A response was provided requiring an updated air quality and noise report. A further review was held on 17 July 2020. An up-dated air quality, noise report and landscape plans were submitted on 7 August 2020 and a further without prejudice meeting is scheduled for 12 August 2020.

2.	File Number:	3742 of 2019
Appellant:		Angela Brinkworth
Respondent:		Redland City Council
Proposed Development:		Material Change of Use for a Cemetery (Pet Crematorium) 592-602 Redland Bay Road, Alexandra Hills (Lot 2 on SP194117)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 16 October 2019. A mediation was held on 13 December 2019. A review was held on 31 January 2020. Orders were made that the Appellant was to provide further information in respect to the matters raised in without prejudice correspondence dated 16 April 2020. A further review was set down for 22 May 2020, however was adjourned to enable consideration of the further information submitted by the Appellant. The matter was considered at the General Meeting of Council on 10 June 2020 where it was resolved to provide a response to the parties that Council no longer contends that the development application ought to be refused. A response was provided to other parties on 3 July 2020. At a review on 15 July it was ordered that the first co-respondent by election was to consolidate the matters identified and provide to the parties a list of key issues in dispute. The matters to be relied upon by the Appellant were submitted on 29 July 2020. As Council is no longer contending the appeal, Council is not actively participating and only observing the matter.

3.	File Number:	3797 of 2019
Appellant:		Matzin Capital Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Application made under <i>Subordinate Local Law No 1.4 (Installation of Advertising Devices) 2017</i> and <i>Local Law No 1 (Administration) 2015</i> for a Permanent Sign – Electronic display component – high impact sign on an existing pylon sign 80 – 82 Finucane Road, Alexandra Hills (Lot 3 on RP81387)
Appeal Details:		Appeal against Council refusal.
Current Status:		Appeal filed 22 October 2019. The period for experts to complete the Joint Expert Report process was extended until 1 May 2020. Following discussion between the parties a settlement is being negotiated, involving the reduction in size of the sign, reduction and limitation on the hours of use (day light only) and dwell time increased. The matter was listed for review on 1 July 2020 and was adjourned until 23 July 2020 to negotiate final approval package. The final judgement was handed down on 23 July 2020 and the matter is now resolved.

4.	File Number:	3829 of 2019
Appellant:		Sutgold Pty Ltd v Redland City Council
Respondent:		Redland City Council
Proposed Development:		Reconfiguring a Lot (8 lots into 176 lots and new roads) 72, 74, 78, 80, 82 Double Jump Road, 158-166, 168-172 and 174-178 Bunker Road, Victoria Point (Lots 12, 13, 15, 22 and 21 on RP86773, Lots 16 and 20 on SP293877 and Lot 12 on RP898198)
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		<p>Appeal filed 23 October 2019. An early without prejudice meeting was held on 26 November 2019. A directions hearing was held on 6 February 2020. A list of matters supporting an approval was provided by the Appellant on 14 April 2020. The list of experts has been nominated and without prejudice conferences were held with the Appellant on 6, 14 and 21 May 2020 to discuss Council's position and proposed changes. A review was held on 17 June 2020 and it was ordered that the Appellant was to file and serve any application for a minor change by 26 June 2020. By 15 July 2020, the Respondent and Co-Respondent were to file and serve a written response to the Appellant's minor change application stating whether it will or will not oppose the declaration being made. Council was required to notify of its position on the appeal by 24 July 2020, should the Court determine the changes are minor.</p> <p>The matter was reported to the General Meeting of Council on 22 July 2020. It was confirmed that the proposed changes were a minor change but Council was still opposing the application. The parties were notified of Council's position on 24 July 2020. A without prejudice meeting was held with the appellant on 22 July 2020.</p> <p>The matter was considered at a hearing on 6 August 2020 where it was ordered that the infrastructure and traffic experts nominated by the parties are to meet and prepare a joint expert report (JER), to be completed by 18 September 2020. The matter is listed for further review on 24 September 2020.</p>

5.	File Number:	4300 of 2019
Appellant:		PPV Victoria Point Land Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Preliminary Approval (including a variation request) for a Material Change of Use (Retirement Facility and Relocatable Home Park) 673-685, 687-707 and 711-719 Redland Bay Road and 10 Double Jump Road, Victoria Point. (Lot 29 on SP237942, Lots 9 and 10 on RP57455 and Lot 2 on RP149315)
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		<p>Appeal filed 28 November 2019. A review was held on 31 January 2020. A without prejudice meeting occurred on 6 March 2020. By 1 May 2020 a Joint Expert Report process was to take place.</p> <p>On 28 May 2020 the Appellant filed an application in pending proceeding seeking orders that the development application subject to the appeal be changed to incorporate the proposed changes to the variation scheme document and precinct plan, prepared by the Appellant. On 16 June 2020 Council as Respondent provided alternative variations and precinct plan based on ecological, bush fire and town planning expert advice.</p> <p>On 17 June 2020 it was ordered that the Appellant provide comments on the alternative variation scheme document provided by Council. A response was provided to Council on 18 June 2020. A further response was provided by Council to this correspondence on 22 June 2020.</p> <p>A without prejudice conference was held on 15 July 2020, to be chaired by the Alternative Dispute Resolution (ADR) Registrar, with a view to further narrowing the issues.</p> <p>The parties exchanged JERs and further Statements of Evidence before 22 July 2020. The matter was listed for a five (5) day hearing due to commence on 27 July 2020.</p> <p>On 31 July 2020 the Court handed down its final judgment and allowed the appeal subject to the final conditions, including referral agency conditions and variation scheme document.</p>
6.	File Number:	4312 of 2019
Appellant:		New Land Tourism Pty Ltd
Respondent:		Redland City Council
First Co-respondents (By election):		Benjamin Alistair Mackay and Renee Michelle Mackay
Second Co-respondents (By election):		Debbie Tye-Anderson, Kerri Vidler, Lee Nicholson, Peter Anderson, Vanessa Anderson, Thelma Anderson.
Proposed Development:		Material change of use (tourist accommodation) 147-205 Rocky Passage Road, Redland Bay (Lot 3 on RP153333)
Appeal Details:		Appeal against Council's decision to give a preliminary approval for a development application.
Current Status:		<p>Appeal filed 29 November 2019. A review was held on 11 June 2020 and it was ordered that the Appellant shall provide without prejudice material to all other parties by 24 June 2020. A without prejudice conference, chaired by the P & E ADR Registrar, was held on 22 July 2020.</p> <p>At a review on 5 August 2020 it was ordered that the appellant shall provide to the other parties without prejudice material addressing wastewater and landscaping issues. A further without prejudice conference is to be held before 11 September 2020. The appeal is listed for further review on 14 September 2020.</p>

7.	File Number:	4703 of 2019
Applicant:		Redland City Council
Respondents:	Canaipa Developments Pty Ltd	
	Ian Robert Larkman	
	TLC Jones Pty Ltd	
TLC Supermarkets Unit Trust No 2		
Site details:		29-39 High Street, Russell Island (Lot 100 on SP204183)
Application Details:		Application for interim and final relief with respect to alleged development offences under the <i>Planning Act 2016</i> and offences under the <i>Environmental Protection Act 1994</i> .
Current Status:		Application filed 20 December 2019. A directions hearing was held on 5 February 2020 and a review took place on 8 April 2020. A further review was held on 24 April 2020 and Orders were that Council is to notify the Respondents as to whether the proposed replacement on-site sewerage treatment facility complies with the requirements sought in the originating application. The matter has been listed for review on 17 July 2020 and pre-callover on 17 August 2020 for possible trial in September 2020 (date to be confirmed).

8.	File Number:	566 of 2020
Appellant:		Clay Gully Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Reconfiguration of a lot by standard format plan (3 lots into 289 lots over 7 stages, new road and park. 39 Brendan Way, 21-29 and 31 Clay Gully Road, Victoria Point. (Lot 1 on RP72635, Lot 4 on RP57455 and Lot 1 on RP95513)
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		Appeal filed 25 February 2020. Council notified of its position in the appeal on 1 May 2020 and provided reasons for refusal on 5 May 2020. A review was held on 8 May 2020 and it was ordered that the Appellant was to file and serve any request for further and better particulars by 15 May 2020. A request for further and better particulars was made by the Appellant on 15 May 2020. Council provided its response to the request for further and better particulars on 1 June 2020. The Appellant submitted its matters supporting approval of the proposed development on 15 June 2020. A without prejudice discussion with the appellant and co-respondent, chaired by the P & E ADR Registrar, was held on 18 June 2020. A further without prejudice meeting was held on 25 June 2020. The matter was adjourned on the papers until 17 August 2020, in order to facilitate further discussions between the parties. A without prejudice meeting was held with the appellant on 3 August 2020.

9.	File Number:	1612 of 2020
Appellant:		Sutgold Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Development permit for a reconfiguration of 9 Lots into 275 Residential Lots, 3 Balance Lots, 1 Load Centre Lot, 2 Park Lots, 2 Open Space Lots, 1 Pedestrian Connection Lot and 1 Multi-function Spine Lot in 12 stages. 36-56 Double Jump Road, 26 Prospect Crescent and 27 Brendan Way, Victoria Point more properly described as Lot 4 on RP57455, Lot 1 on RP95513, Lot 2 on RP86773, Lot 1 on RP86773, Lot 3 on RP148004, Lot 7 on RP57455, Lot 2 on RP169475, Lot 2 on RP165178, Lot 6 on SP145377, Lot 801 on SP261302 and Lot 5 on SP293881.
Appeal Details:		Appeal against deemed refusal by Council.
Current Status:		Appeal filed 5 June 2020. A hearing was held on 23 July 2020 where it was ordered that the respondent was required to notify the parties of its position and grounds if refused or conditions if it should be approved by 7 August 2020. The matter was considered at the General Meeting of Council on 05 August 2020 where it was resolved that the matter ought to be refused. The parties were notified of Council's position as respondent on 6 August 2020. The matter is listed for further review on 19 August 2020.

10.	File Number:	1724 of 2020
Appellant:		Fort Street Real Estate Capital Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Combined development permit for a material change of use (fast food outlet) and reconfiguring a lot (access easement and subdivision by lease). Birkdale Fair Shopping Centre at 2-12 Mary Pleasant Drive, Birkdale and more properly described as Lot 1 on RP816847.
Appeal Details:		Appeal against refusal by Council.
Current Status:		Appeal filed on 17 June 2020. A review was held on 27 July 2020 where it was ordered that the appellant was to notify the parties of any changes to the development application by 31 July 2020. By 14 August 2020 the respondent (Council) is required to notify the appellant whether the changes are a minor change and if so, the consolidated and fully articulated grounds of refusal.

11.	File Number:	2138 of 2020
Appellant:		AE Developments Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Development permit for a material change of use for mixed use (tourist accommodation (71 units), apartment building (28 units), refreshment establishment and shop) granted in the P & E Court on 4 March 2016 in respect of land located at 18-20 Waterloo Street and 22 Taylor Crescent, Cleveland and properly described as Lot 21 on RP119834, Lot 9 on RP72887 and Lot 10 on RP72887
Appeal Details:		Declaration to enliven a development application that lapsed on or around 4 March 2020.
Current Status:		Appeal filed on 27 July 2020. A review is to be held on 28 August 2020 whereby Council is required to notify of its position.

12.	File Number:	2080 of 2020
Appellant:		Silkwear Developments Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Development permit for a reconfiguration of a lot (1 into 5 lots) respect of land at 1-13 Beckwith Street, Ormiston, more properly described as Lot 8 on RP895452 (Council ref: RAL19/0087).
Appeal Details:		Appeal against conditions.
Current Status:		Appeal filed on 7 July 2020.

13.	File Number:	2081 of 2020
Appellant:		Silkwear Developments Pty Ltd
Respondent:		Redland City Council
Proposed Development:		Development permit for a reconfiguration of a lot (1 into 5 lots) respect of land at 1-13 Beckwith Street, Ormiston, more properly described as Lot 8 on RP895452.
Appeal Details:		Appeal against infrastructure charges notice.
Current Status:		Appeal filed on 7 July 2020.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

14.	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 (Lot 21 on SP194117)
Appeal Details:		Appeal against the decision of the Planning and Environment Court to allow the appeal and approve the development.
Current Status:		<p>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 Judgment of the Supreme Court on 13 March 2020 was that the appeal is allowed and the orders made on 18 June 2019 be set aside. The appeal is to be remitted back to the Planning and Environment Court and the respondent is to pay the appellant's costs of the appeal.</p> <p>At a review in the P & E Court on 15 June 2020 the Court ordered that written submissions were to be filed by 10 July 2020 with a hearing listed for 17 July 2020. The written submissions were filed on 10 July 2020. At the review Council made an interlocutory application (interim application) to adduce new evidence in relation to the 'need' aspect of the matter. This application was rejected.</p> <p>The judgment in the Planning and Environment Court was issued on 7 August 2020 and the appeal was allowed.</p>

15.	File Number:	CA12762 of 2019 (MCU013296) / (QPEC Appeal 4940 of 2015, 2 of 2016 and 44 of 2016)
Appellant:		Lipoma Pty Ltd
		Lanrex Pty Ltd
		ATF IDL Investment Trust & IVL Group Pty Ltd
Respondent:		Redland City Council
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:		Appeal against the decision of the Planning and Environment Court to approve the development.
Current Status:		An appeal was lodged to the Queensland Court of Appeal on 15 November 2019. A review was held on 4 December 2019. A hearing took place on 30 April 2020. The decision is awaited.

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

Nil

Human Rights

There are no known human rights implications associated with this report.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/259

Moved by: Cr Julie Talty

Seconded by: Cr Mark Edwards

That Council resolves to note this report.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Lance Hewlett declared a Perceived Conflict of Interest in the following Item, stating that one of the applicants, 'Lend Lease' also control the Shoreline Development and Shoreline have previously sponsored tables at Redlands Community Charity Breakfast, organised by Cr Hewlett's wife, however 'Lend Lease' had no interest in Shoreline at the time.

Cr Hewlett considered his position and was firmly of the opinion that he could participate in the debate and vote on the matter in the public interest.

A vote was taken as to whether Cr Hewlett has a Perceived Conflict of Interest and was LOST as Council was of the opinion that Cr Hewlett had no greater interest in the matter than that of other people in the local government area. No further vote was required.

Cr Hewlett voted FOR the PROCEDURAL motion on this item.

Mayor Karen Williams declared a Real Conflict of Interest in the following Item, stating that the campaign fundraiser attendee on her register on the 31 December 2015 is Halcyon Management who donated \$2500 and are now a landholder in this precinct and referred to in this item.

Mayor Williams proposed to exclude herself from the meeting while the matter was debated on and a vote taken.

Mayor Williams left the meeting at 10.36am (before Item 14.3) and returned at 10.37am (after Item 14.3) when she resumed the Chair.

Deputy Mayor Julie Talty assumed the Chair during Item 14.3.

14.3 SOUTHERN REDLAND BAY EXPANSION AREA (SRBEA) - CONFIRMING THE PREFERRED APPROACH FOR PLANNING INVESTIGATIONS

Objective Reference: A4829681

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

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

Report Author: Dean Butcher, Strategic Planner

Attachments: 1. Southern Redland Bay Expansion Area (SRBEA) map [↓](#)

PURPOSE

To obtain direction with regard to the preferred approach for planning investigations in the Southern Redland Bay Expansion Area (SRBEA).

BACKGROUND

- The Southern Redland Bay Expansion Area (SBREA) is an 82.8 hectare site comprising seven adjoining lots in the suburb of Redland Bay. The site is bound by the Kidd Street Conservation Area in the west, Kidd Street in the north, Serpentine Creek Road in the east and the future urban community known as 'Shoreline' in the south, which received a preliminary approval in November 2015 (MCU013287). The expansion area is controlled by three property development entities including: Villawood Properties, Halcyon and Lendlease. See Attachment 1 for a map showing the subject site and current property information.
- Redland City Plan 2018 (in effect from 8 October 2018): Under the current planning scheme, the site is zoned Rural.

- South East Queensland Regional Plan 2009-2031 (superseded): Under the previous regional plan, this area formed part of the Regional Landscape and Rural Production Area.
- When the draft SEQ Regional Plan was released for public consultation in October 2016, this area was retained in the Regional Landscape and Rural Production Area. However, in August 2017, the final version of the regional Plan (*ShapingSEQ*) included this site within the Urban Footprint.
- At the General Meeting of Council on 8 August 2018 (refer to item 19.2), Council resolved to advise Lendlease, as the applicant for Shoreline, that with regard to its Sewer Servicing Strategy, its preferred location for the Shoreline Wastewater Treatment Plant was the Shoreline private site. In addition, it resolved to advise that Council's preference was for the treatment plant to be sized to cater for the sub-regional catchment
- On 29 January 2019, an electronic presentation was provided to Council officers by the consortium including Lendlease, Halcyon and Villawood. At the time, the consortium conveyed that it wished to initiate a developer funded structure plan and was seeking Council's support of their proposal. It outlined a summary of steps the consortium intended to follow, and proposed Redland City Council involvement and sign off at key stages during the process. This is one of the three 'options' being presented to Council for consideration in this report. Importantly, unlike other structure plans previously undertaken by Council in the City with multiple ownership, all land within the SRBEA is under the control of the developer consortium. All three groups have committed to work collaboratively together to deliver a structure plan integrated with the Shoreline development immediately to the south.
- Officers briefed Councillors on this matter on 28 August 2019 and subsequently advised that a report would be brought to Council.

ISSUES

At this point in time, Council has not made a resolution confirming its preferred approach. Despite this, in order to expedite the structure planning process, the consortium has been progressing the requisite background investigations with input from the relevant Council business units. To date, this has involved:

- reviewing and providing feedback on the scope of works for the background investigations
- attending a developer consortium presentation on 17 June 2020
- providing feedback on the structure planning work presented by the consortium on 17 June 2020

Officers anticipate receiving draft versions of these studies for review in the coming weeks.

The consortium has also formally requested for Council to consider its position with regards to a developer-funded and managed structure planning process.

In response to the request, three options have been identified as being available to Council:

- **Option A** – Initiate a Council led structure plan for the area, potentially supported by technical studies provided by the consortium, followed by a major amendment to City Plan.
- **Option B** – Support a developer-funded structure plan process assessed on its merits followed by a major amendment to City Plan.

- **Option C** – Do nothing at this time recognising the City has adequate residential land supply in the short to medium term and that with the recent changes to the koala regulatory provisions, the consortium has the ability to lodge a development application for a preliminary approval, including a variation request.

The table below outlines relevant factors to consider with regard to each option.

<p>Option A (Council led structure plan)</p>	<ul style="list-style-type: none"> • Through this process, Council would manage and lead structure planning investigations and determine the proposed layout and mix of land uses for the area. • Recognising the City Plan has only recently commenced and the State Government Growth Management Program has confirmed the City has adequate residential land supply in the short to medium term, structure planning investigations of the area would be unlikely to be required prior to 2025 (if not later). • If Council decides to bring forward the structure planning investigations, planning investigations, the work would need to be scoped and a budget allocation would be needed. In this respect, there may be opportunity to utilise the significant background studies currently being undertaken by the consortium. Similarly, Council could quite reasonably request developers make a contribution towards the cost of preparing the structure plan, given that they are seeking to bring forward the planning investigations of the area. • Potentially if this option were to be supported, structure planning could be reasonably expected to be completed within twelve months, with an additional year required for the structure plan to be given effect through a major amendment to the Redland City Plan. • There may be an existing community perception that development in the southern half of the City has not been supported by the necessary state infrastructure upgrades (e.g. roads). A decision by Council at this time to lead the structure planning process could be seen to contribute to exacerbating these issues. While local infrastructure upgrades could be planned for and facilitated as part of the structure planning process it may not necessarily address concerns with state infrastructure upgrades (e.g. roads) in this area. • Currently, the site is zoned Rural and is located outside of the Priority Infrastructure Area (PIA) identified within the Local Government Infrastructure Plan. If a structure plan were undertaken with associated zone changes, it would be recommended that the land remain outside of the PIA. This approach should assist in ensuring all infrastructure required to service the SRBEA could be clearly identified as long term infrastructure required to be funded wholly by development proponents. In addition, Council may also reasonably be able to request the developer consortium sign an infrastructure agreement before formal endorsement of the structure plan was given.
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<p>Option B (developer funded and managed structure plan)</p>	<ul style="list-style-type: none"> • The scope of works can be agreed between Council and the developer group. Additionally, the process put forward by the developer group includes Council sign off at relevant stages, hence Council has the ability to significantly influence the outcome of the structure planning process. • There is a relatively low cost to Council for the developer funded and managed structure planning exercise to be undertaken, which may be able to be covered within existing budget. However, Council may choose to peer-review the background investigations commissioned by the consortium. If required, this funding would be sought as part of a future budget review. • Allowing the developers to undertake this work now potentially encourages the planning and development of this area to be integrated into the Shoreline development. • There may be a potential negative community perception in terms of these investigations being undertaken by a developer group. However, Council has an ability to decide whether it will undertake a major amendment to give the structure plan statutory weight. • The likely timeframe for this option would be one year for structure planning and an additional year for the major amendment to be implemented. This would need to occur before applications can be lodged. • As noted above, Council retains its ability to determine the outcome of the structure planning process as it would need to endorse the final structure plan as a major amendment to City Plan. • The same lower financial risk to Council (relating to infrastructure costs) applies as identified in option A.
<p>Option C (do nothing)</p>	<ul style="list-style-type: none"> • Maintains a position that development of the area is not needed at this time. • With the recent amendments to the <i>Planning Regulation 2017</i>, the consortium is able to lodge an application for a preliminary approval varying the planning scheme. • If Council adopt this approach there is some risk that the timing of development of this area may not coincide with that of the Shoreline preliminary approval. This may discourage Shoreline and the consortium from working together to integrate the proposed developments and ensure the coordinated and timely delivery of key infrastructure. • It is likely that the developer consortium may seek to lodge a MCU application to Council for assessment (e.g. as part of a development application for a preliminary approval, including a variation request) if Council does not support structure planning of the area. As part of this application, the consortium would need to demonstrate: <ul style="list-style-type: none"> ○ Economic need (i.e. why there is a need to bring forward delivery of residential development in this area prior to 2041)

	<ul style="list-style-type: none"> ○ How the development of the SRBEA is integrated with the Shoreline community ○ How the SRBEA will be serviced with infrastructure and how this infrastructure would be funded ● To provide certainty that the costs associated with servicing the area with infrastructure are borne wholly by the development proponents, it is expected Council would seek to ensure an infrastructure agreement was in place before any development approval was potentially issued. ● If the application is refused by Council, it is likely that the consortium would appeal the decision and the final development outcomes in the area would be determined by the Planning and Environment Court. This could result in a less desirable outcome from a land use planning perspective as well as a potential increased risk that some of the costs of infrastructure upgrades, considered as trunk infrastructure, could be apportioned to Council. ● Overall, a less collaborative approach.
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Based on a balanced consideration of the advantages and disadvantages outlined in the table above, officers recommend Council consider endorsing a developer-funded structure planning process for the SRBEA. The reasons for putting forward this recommendation are:

- Unlike other areas that have been subject to structure planning in the City, the SRBEA is entirely under the control of three property development entities, who have agreed to form a consortium for the purpose of preparing a structure plan. This will support the delivery of a structure plan that is integrated and balances the rights and interests of the respective parties.
- Lendlease has a controlling interest in one of the sites within the SRBEA and has a vested interest in ensuring the area is well-integrated with the future Shoreline community located to the south of the subject site.
- Pending development approval, Lendlease’s potential future wastewater treatment is required to be designed with sufficient capacity to service the SRBEA.
- This option will be cheaper and less-resource intensive for Council than a Council-led structure plan.
- Under the proposed model put forward by the proponents Council retains the ability to sign off at key stages in the development of the structure plan. Moreover, Council retains its ability to determine the outcome of the structure planning process as it would need to endorse the final structure plan as a major amendment to City Plan.
- The major amendment process ensures the broader community has the ability to provide input and provide written comment on the proposed structure plan.

STRATEGIC IMPLICATIONS

Legislative Requirements

Any future amendment to the planning scheme will be prepared in accordance with the *Planning Act 2016* and Minister’s Guidelines and Rules (MGR).

Risk Management

The risks involved in this decision have been identified in the issues section of this report. If a major amendment to the planning scheme is required in the future, mandatory public consultation requirements (as per the MGR) will ensure the community is given the opportunity to provide feedback on any proposed changes.

Financial

Financial implications have been identified in the issues section of this report.

People

The staff resourcing required to facilitate the potential options will be primarily drawn from the Strategic Planning Unit of the City Planning and Assessment Group.

Environmental

Environmental matters have been discussed, where relevant.

Social

Social matters have been discussed, where relevant.

Human Rights

There are no known Human Rights issues.

Alignment with Council's Policy and Plans

The recommended option will align with the Wise Planning and Design goals contained in Council's Corporate Plan and the Redlands Community Plan. This includes undertaking land use planning to manage population growth and making efficient use of land within the urban footprint.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillors	28 August 2019	Councillor briefing held.

OPTIONS**Option One**

That Council resolves as follows:

1. To endorse Option B and advise the developer group that Council will participate in a developer funded structure planning exercise for the Southern Redland Bay Expansion Area (SBREA) as identified in Attachment 1.
2. Subject to Council review and endorsement of the proposed structure plan, commence a major amendment to incorporate the structure plan into the City Plan, in accordance with Part 4 Section 16.1 of the Ministers Guideline and Rules under the *Planning Act 2016*.

Option Two

That Council resolves as follows:

1. Subject to future budget deliberations, commence Option A, a Council led planning exercise for the Southern Redland Bay Expansion Area (SBREA) as identified in Attachment 1.
2. To commence a major amendment to City Plan to incorporate the structure plan into the City Plan, in accordance with Part 4 Section 16.1 of the Ministers Guideline and Rules under the *Planning Act 2016*.

Option Three

That Council resolves to note Option C and advise the developer consortium that Council does not support structure planning of the Southern Redland Bay Expansion Area (SBREA) as identified in Attachment 1 at this time.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To endorse Option B and advise the developer group that Council will participate in a developer funded structure planning exercise for the Southern Redland Bay Expansion Area (SBREA) as identified in Attachment 1.
2. Subject to Council review and endorsement of the proposed structure plan, commence a major amendment to incorporate the structure plan into the City Plan, in accordance with Part 4 Section 16.1 of the Ministers Guideline and Rules under the *Planning Act 2016*.

PROCEDURAL MOTION**COUNCIL RESOLUTION 2020/260**

Moved by: Cr Peter Mitchell

That this item lie on the table until a future Meeting of Council.

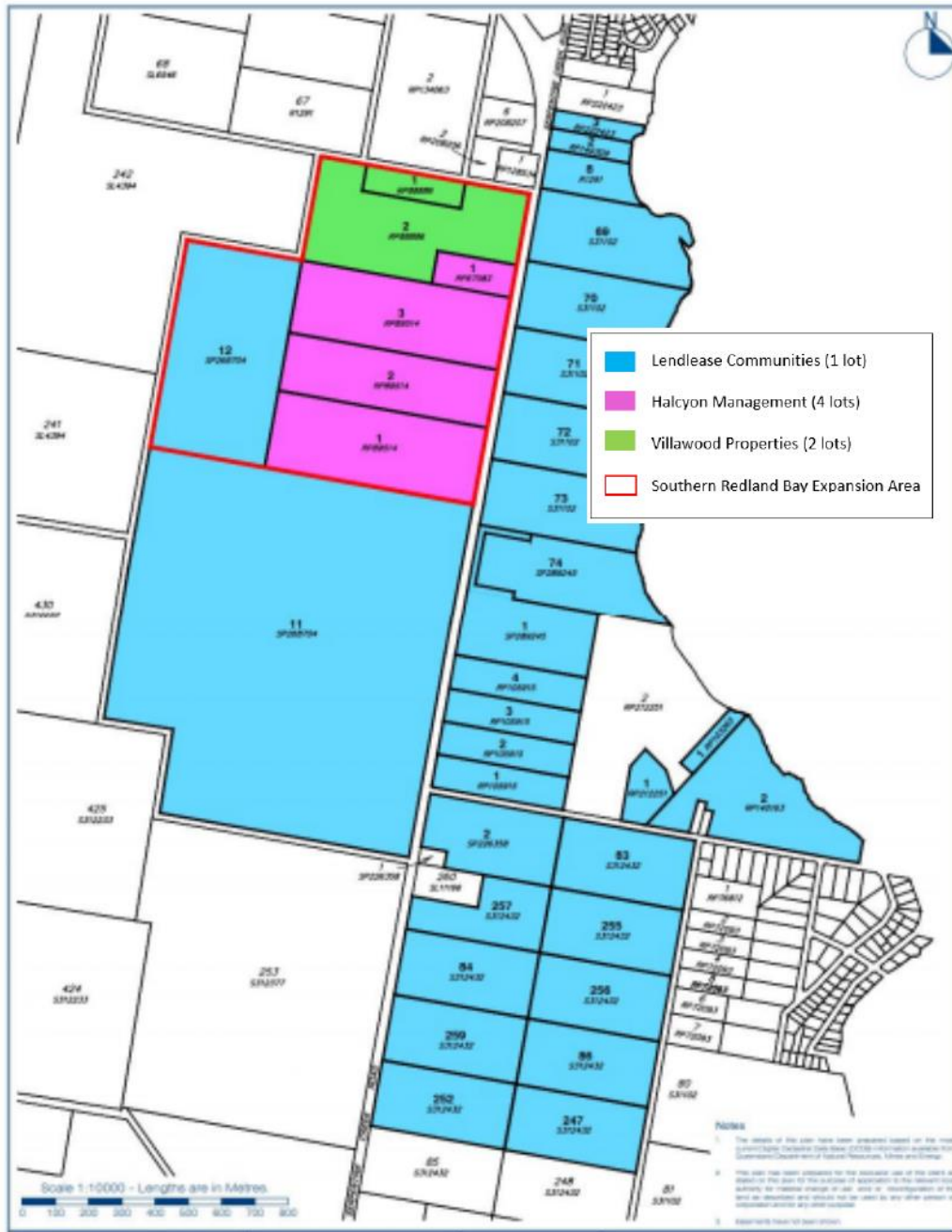
CARRIED 7/3

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

Crs Wendy Boglary, Adelia Berridge and Paul Bishop voted AGAINST the motion.

Cr Karen Williams was not present when the motion was put.

Attachment 1 – Southern Redland Bay Expansion Area (SBREA) map



15 REPORTS FROM INFRASTRUCTURE & OPERATIONS**15.1 WELLINGTON STREET PANORAMA DRIVE ROAD UPGRADE PROGRAM****Objective Reference:** A4829684**Authorising Officer:** Dr Nicole Davis, General Manager Infrastructure & Operations**Responsible Officer:** Bradley Salton, Group Manager City Infrastructure**Report Author:** Sven Ljungberg, Program Manager Aquatic & Emergency Precinct**Attachments:** 1. Wellington Street and Panorama Drive Road Upgrade Staging Map [↓](#)**PURPOSE**

To seek a resolution supporting Stage 1 of a three stage program and a three year funding commitment for delivery of Stage 1 Boundary Road to South Street.

BACKGROUND

The Wellington Street Panorama Drive Road upgrade program is a road duplication project servicing a key Council controlled north-south arterial link in the centre north of Redland City.

The programs' key drivers are:

- The delivery of LGIP upgrades to accommodate increased demand.
- The funding opportunity arising from a Federal Government commitment of \$15M toward key intersection upgrades.

The program is funded through developer contributions made for the purpose of planned trunk infrastructure through the LGIP. As such the program must align with the LGIP to be eligible to use those reserve funds.

The 10 year program is broken into three project stages, informed by the key drivers and constraints.

- Stage 1- Boundary Road to South Street, Thornlands
- Stage 2- South Street to Bay Street, Thornlands/Cleveland
- Stage 3- Bay Street to Russell Street, Cleveland

The total corridor upgrade is valued at approximately \$90M.

ISSUES

The LGIP reserves for Local Roads and Cycleways are currently valued at approximately \$45.6M as of FY2019/2020 consisting of:

- Local Roads Trunk infrastructure Reserve \$33.7M
- Cycleway Trunk infrastructure Reserve \$11.9M

A total of five LGIP programs feed into this road corridor primarily for road and cycle lane provision. The reserve value is a key constraint limiting the program to a staged approach.

LGIP Program Number	Description	Estimated delivery
LGIP TR-L-105 (Stage 1)	Panorama Drive (Arterial Road): Upgrade from 2 to 4 lanes from Boundary Road to Wellington Rd	2020
LGIP TR-L-87 (Stage 2)	Wellington Street: Upgrade to 2 lanes plus breakdowns from South Street to Panorama Drive	2027-2031
LGIP TR-L-104 (Stage 2-3)	Wellington Street: upgrade 2 to 4 lanes from Enterprise Street to Russell Street	2022-2026
LGIP TR-L-80 (Stages 1-2)	New Major Collector Stub: 2 lane undivided trunk collector off Panorama Drive	2022-2026
LGIP TR-L-423 (Stages 2-3)	Upgrade 2m On-Road Cycle Lane (Wellington and Beach from South to Panorama)	2017-2021

The program is likely to benefit from Federal Government funding (Urban Congestion Fund) with Stage 1 supported by a \$15M announcement for specific intersection upgrades at Ziegenfusz Road/Panorama Drive, Panorama Drive/Wellington Street and Wellington Street/Weippin Street.

The funding is subject to Federal Government approval of a Project Proposal Report (PPR). This resolution supporting Stage 1 will demonstrate Councils' commitment to the project enabling submission of the PPR.

In principal agreement has been received in writing from the Office of Federal Minister Tudge supporting Council's three stage program and the proposed omission of Wellington Street/Weippin Street intersection until Stage 2.

The Federal Department of Infrastructure, Transport, Regional Development and Communications has confirmed that rather than reduce the funding commitment, the scope of the grant will be altered to apply to the proposed two intersections at Ziegenfusz Road/Panorama Drive and Panorama Drive/Wellington Street.

Additionally, the program may benefit from the State Department of Main Roads and Transport (DTMR) funding of up to 50% for Priority 'A' cycleway infrastructure if the design includes a compliant pathway of 2.5m (minimum) – 3.0 (preferred). Currently a 2m wide shared path is budgeted for. A design review will focus on compliance with the DTMR requirements and seek to secure State Government co-funding to further reduce project costs to Council.

Stage 1 project is planned to be delivered over three years from FY2020-2021 to FY2022-2023 and costs are estimated at approximately \$31M, including:

- Road Construction estimate based on Issued for Construction (IFC) design.
- Service relocation estimate (pending detailed design and estimate).
- Partial property resumptions adjacent road frontage to accommodate road widening.

Negotiations for partial property resumptions are well advanced with valuations and offers under consideration for all five properties required in Stage 1.

This resolution of Council would support a multiyear delivery for Stage 1 only. Future stages will be subject to balancing the capital portfolio, additional grants that may become available from State and Federal Governments and the impact of draw down on the LGIP reserves from other program activities.

The upgrades will deliver significant benefits to road users through this corridor by alleviating peak hour congestion, improve journey to work times and improved road user and pedestrian/cyclist safety.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The LGIP forms part of the Local Governments Planning Scheme and identifies the local government plans for trunk infrastructure. As such the program must align with the LGIP to be eligible to use those reserve funds.

Third party approvals will be required from Energex, NBN Co, Telstra and Optus prior to works commencing on utility services.

DTMR approvals will be required for works adjacent the State controlled Boundary Road intersection.

Water and Wastewater approvals and works will be coordinated internally through Council's Infrastructure and Operations Department.

Risk Management

The Federal Government grant commitment represents an opportunity to deliver key LGIP programs at significantly reduced cost to Council.

Identified project risks include traffic disruption, road safety, workplace health and safety, noise, dust and odour (asphalt), geotechnical conditions, seasonal (storm season), disruption to business at the industrial and hospital precinct, potential delays to emergency services and utility services temporary outages, amongst others. These will be identified in comprehensive organisational and project risk registers, proactively managed through funded mitigation measures, contractors' requirements, stakeholder consultation and governance from the established project steering committee.

The risk to the LGIP program is mitigated by the announced Federal Government grant, should the grant not be realised, the drawdown of LGIP reserves will be significant and may limit other program activities.

Financial

The program is part funded through the LGIP, developer contributions collected for the purpose of trunk infrastructure and held in reserve. The LGIP reserves for Local Roads and Cycleways, are currently valued at approximately \$45.6M as at 30 June 2020.

The total program is estimated to cost \$90M with a delivery timeframe of approximately 10 years.

Stage 1 of Program 42785 (Project 43971) is estimated to cost \$31M inclusive of property resumptions and operational costs, and is likely to be supported by an announcement from the Federal Government under the Urban Congestion Fund for \$15M.

The FY2020/2021 budget is supported by \$3.3M in capital funds. Further, the 10 Year Capital expenditure forecast is currently populated as follows.

10 Year Capital Program 42785			
Term	2020-2021	2021-2022	2022-2023
Stage	Stage 1	Stage 1	Stage 1
Delivery Item	Property Acquisitions/Service Relocations	Service Relocations/Road Construction	Road Construction

10 Year Capital Program 42785			
Budget	\$3,300,000	\$18,400,000	\$17,400,000

The table below outlines the Stage 1 funding splits and year in which they are programmed under the baseline scenario.

Stage 1 Project 43971	FY2020-2021	FY2021-2022	FY2022-2023	Total
Project Estimate (A)	\$3,300,000	\$13,740,716	\$13,744,284	\$30,785,000
RCC Reserve Funded	\$3,300,000	\$6,240,716	\$6,244,284	\$15,785,000
Grant or Subsidy	\$0	\$7,500,000	\$7,500,000	\$15,000,000
Funding Sub-total (B)	\$3,300,000	\$13,740,716	\$13,744,284	\$30,785,000
(Total A - Total B)	\$0	\$0	\$0	\$0

People

Project Delivery Group and City Infrastructure Group will utilise contract resources to accommodate the project management/contract administration/delivery phase of the project.

Environmental

Potential environmental impacts of the proposed road upgrade include the following:

- Clearing of non-juvenile koala habitat trees utilised by koalas for feeding, to be offset with local corridor enhancement plantings and financially contributed offsets.
- Increased road width and traffic volumes, leading to increased risk of fauna mortality (including to koala) from vehicle strike. This possibility will be reduced by installation of fauna-friendly underpasses and associated fauna exclusion fencing at the two main fauna crossing points.
- Clearing of trees and stags supporting potential animal breeding places to be mitigated by incorporating a fauna spotter during clearing into contractor requirements
- Introduction or spread of declared restricted invasive weeds identified within the Ecological Assessment Report will be mitigated by the contractors' requirements and environmental management plan.
- Erosion and sedimentation during road construction that may impact on downstream water quality, including to Moreton Bay and will be mitigated through sediment fencing and the contractors' environmental management plan.

The proposed Stage 1 road upgrade will involve the removal of vegetation within the road corridor and on partially resumed property boundaries for the required road widening.

The clearing of non-juvenile koala habitat trees in areas mapped as bushland habitat or medium value rehabilitation habitat is required to be offset under the *Environmental Offsets Act 2014*. Council will seek to offset vegetation with local corridor enhancement plantings and then contribute the balance through financially contributed offsets.

A search of the Queensland Government Department of Aboriginal and Torres Strait Islander (DATSIP) data base reveals there are no Aboriginal or Torres Strait Islander cultural heritage site

points, site polygons, Cultural Heritage Management Plans, Designated Landscape Areas or Registered Study Cultural Heritage Areas recorded in the specific search area. Project notifications and a Cultural Heritage spotter will form part of the contractors' requirements as per Council procurement procedures.

Traffic, noise, dust generation and invasive weeds will be managed through the contract requirements to minimise impacts on the receiving environments.

Social

A Communications and Engagement Strategy is prepared to provide the community with comprehensive project information through Have Your Say, FAQs, flyers and targeted letters to residents who may be impacted by the works.

Stakeholder notifications will be ongoing to ensure, as works progress, residents and nearby businesses are notified of any disruptions due to programmed works. Emergency Services will be briefed as will the hospital precinct to minimise impacts to services.

Human Rights

The project supports the 23 fundamental Human Rights under the *Human Rights Act 2019* in particular freedom of movement and active participation in public life.

Alignment with Council's Policy and Plans

Delivering on the LGIP.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillors	21 July 2020	Workshop Briefing.
General Counsel	23 July 2020	Updates to risk, legislative, environmental social and human rights and resolution as advised.
Group Manager Project Delivery Group	23 July 2020	Procurement methodology and works packages negotiated and agreed.
Procurement Transformation Manager	23 July 2020	Tender Plan, Specification, due diligence and probity advisor requirements noted for open market tender.
Group Manager City Infrastructure	23 July 2020	Supports project report.
Service Manager Civil and Traffic Infrastructure Asset Management	23 July 2020	Supports project report - the project is a strategic part of Redland's Road network.
Group Manager Water and Waste Infrastructure	23 July 2020	Service clashes in accordance with SEQ Water Supply and Sewerage Design and Construction Codes, noting majority works of interest occur in Stage 3.
External Funding Manager	23 July 2020	Confirmation of Federal funding application requirements and acceptance of proposed project funding scope.
Principal Adviser Infrastructure Planning and Charging	23 July 2020	In principle support for the staged program of works, consistent with the LGIP.
Senior Management Accountant Business Partnering Finance	23 July 2020	Noted and confirmed 10 year CAPEX and FY2020/2021 CAPEX budget.

OPTIONS**Option One**

That Council resolves as follows:

1. To endorse Stage 1 of a three stage program with project Stage 1 commencing from Boundary Road to South Street, Thornlands.
2. To approve the funding of project Stage 1 over multiple financial years to enable Council to enter into funding deeds and contracts for project delivery.
3. To delegate authority to the Chief Executive Officer, under s. 257(1)(b) *Local Government Act 2009*, to negotiate, make, vary and discharge said contracts and deeds in accordance with this report.
4. To amend the annual contract plan to list this significant contract activity.

Option Two

That Council resolves as follows:

1. To not endorse Stage 1 of a three stage program with project Stage 1 commencing from Boundary Road to South Street, Thornlands.
2. To request further information be provided to Council.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To endorse Stage 1 of a three stage program with project Stage 1 commencing from Boundary Road to South Street, Thornlands.
2. To approve the funding of project Stage 1 over multiple financial years to enable Council to enter into funding deeds and contracts for project delivery.
3. To delegate authority to the Chief Executive Officer, under s. 257(1)(b) *Local Government Act 2009*, to negotiate, make, vary and discharge said contracts and deeds in accordance with this report.
4. To amend the annual contract plan to list this significant contract activity.

COUNCIL RESOLUTION 2020/261

Moved by: Cr Julie Talty

Seconded by: Cr Peter Mitchell

That Council resolves as follows:

1. To endorse Stage 1 of a three stage program with project Stage 1 commencing from Boundary Road to South Street, Thornlands.
2. To approve the funding of project Stage 1 over multiple financial years to enable Council to enter into funding deeds and contracts for project delivery.
3. To delegate authority to the Chief Executive Officer, under s. 257(1)(b) *Local Government Act 2009*, to negotiate, make, vary and discharge said contracts and deeds in accordance with this report.
4. To amend the annual contract plan to list this significant contract activity.
5. To request the Chief Executive Officer write to the Department of Transport and Main Roads to consider Wellington Street and Panorama Drive (between the existing State controlled roads of Boundary Road and Shore Street) Cleveland, be transferred to the Department as a State road, due to its significance and the importance of the road to the Redland Hospital redevelopment.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Project timeline

Road upgrade program: Panorama Drive/Wellington Street



* subject to Council approval and future Federal and State Government grant opportunities

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16 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

Nil

17 NOTICES OF MOTION

Nil

18 URGENT BUSINESS WITHOUT NOTICE

Nil

19 CONFIDENTIAL ITEMS

19.1 TELECOMMUNICATION FACILITY LEASE

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2020/262

Moved by: Cr Mark Edwards

Seconded by: Cr Paul Gollè

That Council resolves as follows:

1. To apply the exception to dispose of land or an interest in land, other than by tender or auction, under sub paragraph 236(1)(c)(vi) of the *Local Government Regulation 2012*, for granting of a telecommunication lease for the subject Property.
2. To delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the telecommunication lease.
3. That this report and attachments remain confidential, until the lease is finalised, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

CARRIED 11/0

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

20 MEETING CLOSURE

The Meeting closed at 11.25am.

The minutes of this meeting were confirmed at the General Meeting held on 16 September 2020.

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CHAIRPERSON