

Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 19 August 2020
commencing at 9.30am

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

Order Of Business

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DEVOTIONAL SEGMENT

Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 5 August 2020

6 MATTERS OUTSTANDING

6.1 PETITION PRESENTED BY CR BISHOP REGARDING CANOE ENTRY AT QUEENS ESPLANADE BIRKDALE

At the General Meeting 18 December 2019 (Item 9.4 refers), Council resolved as follows:

Council resolves 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 presented in this agenda.

6.2 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 Council resolves as follows:

- 1. To delegate authority to the Chief Executive Officer under section 257(1)(b) of the Local Government Act 2009, to identify, investigate and commence negotiations for additional suitable sport and recreation land, to augment the Redlands Coast Regional Sport and Recreation Precinct at Heinemann Road.*
- 2. That officers prepare a report back to Council outlining:*
 - a) the investigation and negotiation outcomes, and*
 - b) the proposed funding strategy to acquire additional land for sport and recreation purposes.*

3. *That this report remains confidential as required by any legal or statutory obligation, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.*

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

6.3 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.

6.4 FORMER BIRKDALE COMMONWEALTH LAND - STATUS UPDATE

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

That Council resolves as follows:

1. *To note this status update report on the former Commonwealth Land at 362-388 Old Cleveland Road East, Birkdale.*
2. *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.*
3. *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.

6.5 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.

6.6 GEOFF SKINNER WETLANDS, WELLINGTON POINT - REVISED CONCEPT PLAN

At the General Meeting 5 August 2020 (Item 15.1 refers), Council resolved as follows:

That this item lie on the table and be brought back to the General Meeting of Council scheduled for 19 August 2020.

A report will be presented in this agenda.

6.7 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.

6.8 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.

6.9 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:

That Council resolves 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 future meeting of Council.

7 MAYORAL MINUTE

In accordance with s.6.9 of GOV-017-SD Council Meeting Standing Orders, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

8 PUBLIC PARTICIPATION

There will be no Public Participation as this meeting is closed to the public, as a result of COVID-19 Pandemic social restrictions and regulation changes.

9 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

10 MOTION TO ALTER THE ORDER OF BUSINESS

The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to that effect. Any motion to alter the order of business may be moved without notice.

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

Councillors are reminded of their responsibilities in relation to a councillor's material personal interest and conflict of interest at a meeting (for full details see Division 5A of the *Local Government Act 2009*).

In summary:

If a councillor has a material personal interest, in a matter before the meeting:

Under s.175C *Local Government Act 2009*, the councillor must inform the meeting of the councillor's material personal interest in the matter, including the following particulars:

- *The name of the person or other entity who stands to gain benefit or suffer a loss from the outcome of the consideration of the matter at the meeting;*
- *How the person or other entity stands to gain the benefit or suffer the loss;*
- *If the person or other entity who stands to gain the benefit or suffer the loss is not the councillor, the nature of the councillor's relationship to the person or entity.*

If the councillor has a material personal interest they must leave the meeting, including any area set aside for the public while the matter is discussed and voted on, unless the councillor has approval from the Minister to be present while the matter is discussed and voted on pursuant to section 175F.

Record of material personal interest

Under s.175J of the *Local Government Act 2009*, if a councillor has a material personal interest under section 175C of the *Local Government Act 2009*, the following information must **be recorded in the minutes of the meeting, and published on the local government's website—**

- (a) the name of the councillor who has the material personal interest in the matter;*
- (b) the material personal interest including the particulars mentioned in section 175C(2)(a) as described by the councillor;*
- (c) whether the councillor participated in the meeting, or was present during the meeting, under an approval given by the Minister under section 175F.*

If a councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:

The councillor must, under s.175E of the Local Government Act 2009, inform the meeting about the councillor's personal interests in the matter, including the following particulars:

- The nature of the interest;
- If the personal interest arises because of the councillor's relationship with, receipt of a gift from, another person-
 - The name of the other person;
 - The nature of the relationship or the value and date of the receipt of gift; and
 - The nature of the other person's interest in the matter.

If the other councillors in the meeting are informed about a councillor's personal interests in a matter and the councillor has not voluntarily left the meeting while the matter is discussed and voted on, the other councillors must decide:

- Whether there is a real or perceived conflict; and
- If the councillors decide that there is a real or perceived conflict, whether the councillor-
 - Must leave the meeting including any area set aside for the public, while the matter is voted on and discussed; or
 - May participate in the meeting in relation to the matter, including voting on the matter.

Record of conflict of interest

Under s.175J of the Local Government Act 2009, if a councillor has a conflict of interest under section 175E, the following information must be **recorded in the minutes of the meeting, and published on the local government's website**—

- (a) the name of the councillor who has a real conflict of interest or perceived conflict of interest in the matter;
- (b) the councillor's personal interests in the matter, including the particulars mentioned in section 175E(2) as described by the councillor;
- (c) the decisions made by the other councillors in relation to the existence and nature of the conflict and whether the councillor was permitted to participate in the meeting in relation to the matter, and the reasons for the decisions;
- (d) whether the councillor participated in the meeting, or was present during the meeting, under an approval under section 175F;
- (e) if the councillor voted on the matter—how the councillor voted on the matter;
- (f) how the majority of councillors who were entitled to vote at the meeting voted on the matter.

Duty to report another councillor's material personal interest or conflict of interest

Section 175G of the Local Government Act 2009 imposes an obligation on councillors to report undisclosed material personal interests and conflicts of interest at a meeting relating to other councillors.

If a councillor at a meeting reasonably believes, or reasonably suspects:

- That another councillor at a meeting has a material personal interest or a real or perceived conflict in a matter; and
- The other councillor has not informed the meeting about the interest under section 175C(2) or 175E(2);

The councillor who has the belief or suspicion, must as soon as practicable, inform the person who is presiding at the meeting about the facts and circumstances that form the basis of the belief or suspicion.

Note: Section 175H makes it an offence for a person to prejudice, intimidate or harass a councillor or another person take action that is likely to be detrimental to a councillor because a councillor has complied with their disclosure obligation under s.175G

12 REPORTS FROM THE OFFICE OF THE CEO

Nil

13 REPORTS FROM ORGANISATIONAL SERVICES

13.1 JULY 2020 MONTHLY FINANCIAL REPORT

Objective Reference:

Authorising Officer: Deborah Corbett-Hall, Chief Financial Officer

Responsible Officer: Deborah Corbett-Hall, Chief Financial Officer

Report Author: Udaya Panambala Arachchilage, Corporate Financial Reporting Manager

Attachments: 1. July 2020 Monthly Financial Report

PURPOSE

The purpose of this report is to note the year to date financial results as at 31 July 2020.

BACKGROUND

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

From July 2020, the monthly financial report is presented in a slightly different format to previous months. This is due to Finance's commitment to continuous improvement in addition to key information requests from stakeholders.

ISSUES

Opening balances for 2020-21 financial year

The opening balances for the current financial year are still to be finalised and audited. As such, the financial position for the month of July may adjust over the coming months until Council receives Queensland Audit Office certification in September 2020.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of July 2020. As this is only the first month of the year, trends will start to emerge as the first quarter progresses.

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

In line with Council's KPIs over the last few years and expected every July, the following ratios did not meet the target at the end of July 2020:

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

- Ability to repay our debt – debt servicing ratio
- Operating performance

The asset sustainability ratio did not meet the target at the end of July 2020 and continues to be a stretch target for Council with renewal spends of \$1.25M and depreciation expense of \$4.72M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

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

The first quarter rates run for the 2020-21 financial year occurred in July 2020, resulting in an increase in Council's level of dependence on general rate revenue to 62.01% which is outside the target range of less than 40%. As the financial year progresses, receipt of grant revenue is expected to reduce this ratio to standard levels.

The percentage of operating income used to meet Council's current debt instalments amounted to 20.21% which is slightly outside the target range of less than or equal to 15%. The increase in this ratio is due to the debt service payment for Council's long term borrowings during July. It is expected this ratio will decrease in coming months with an increase of operating income.

The operating performance ratio is below target for the month of July 2020 but is expected to improve with the collection of rates in August 2020 and receipt of grant revenue.

Legislative Requirements

The July 2020 financial reports are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The July 2020 financial reports have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of July 2020.

People

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

Environmental

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

Social

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

Human Rights

There are no human rights implications for this report as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

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

CONSULTATION

| Consulted | Date | Comment |
|--|------------------------|--|
| Council departmental officers | Year to date July 2020 | Consulted on financial results and outcomes |
| Financial Services Group officers | Year to date July 2020 | Consulted on financial results and outcomes |
| Executive Leadership Team and Senior Leadership Team | Year to date July 2020 | Recipients of variance analysis between actual and budget. Consulted as required |

OPTIONS

Option One

That Council resolves to note the financial position, results and ratios for July 2020 as presented in the attached Monthly Financial Report.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the financial position, results and ratios for July 2020 as presented in the attached Monthly Financial Report.



Monthly Financial Report

July 2020



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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 July 2020. The year to date annual budget referred to in this report reflects the 2020/2021 annual budget as adopted by Council on 25 June 2020.

The opening balances for the current year are still to be finalised and audited. As such, the financial position for the month of July may adjust over the coming months until Council receives Queensland Audit Office (QAO) certification in September 2020.

Key Financial Highlights and Overview

| Key Financial Results (\$000) | Annual Original Budget | YTD Budget | YTD Actual | YTD Variance | YTD Variance % | Status Favourable ✓ Unfavourable ✗ |
|---------------------------------|------------------------|------------|----------------|--------------|----------------|--|
| Operating Surplus / (Deficit) | (1,473) | 20,554 | 20,080 | (474) | -2% | ✗ |
| Recurrent Revenue | 302,146 | 44,160 | 42,160 | (2,000) | -5% | ✗ |
| Recurrent Expenditure | 303,619 | 23,606 | 22,080 | (1,526) | -6% | ✓ |
| Capital Works Expenditure | 77,614 | 2,484 | 2,239 | (245) | -10% | ✓ |
| Closing Cash & Cash Equivalents | 169,264 | 168,865 | 151,089 | (17,776) | -11% | ✗ |

Council reported a year to date operating surplus of \$20.08M which is unfavourable to budget by \$474K mainly due to an unfavourable variance in recurrent revenue. The first quarter rate notices were issued in July 2020. Operating grants and subsidies income is below budget by \$1.24M mainly due to timing of grant monies of \$1.08M to be received for first quarter waste levy.

During the month, debt repayment of \$8.42M, being \$6.37M principal and \$2.05M interest has been made.

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

Council's cash balance is behind budget due to higher than anticipated payments to suppliers. Constrained cash reserves represent 67% of the cash balance.

2. KEY PERFORMANCE INDICATORS

■ Target met
 ■ Target exceeded
 ■ Target not met



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

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

Monthly Financial Report

3. STATEMENT OF COMPREHENSIVE INCOME

| STATEMENT OF COMPREHENSIVE INCOME | | | | |
|--|------------------------|---------------|---------------|-----------------|
| For the period ending 31 July 2020 | | | | |
| | Annual | YTD | YTD | YTD |
| | Original Budget \$'000 | Budget \$'000 | Actual \$'000 | Variance \$'000 |
| Recurrent revenue | | | | |
| Rates charges | 108,926 | 27,033 | 26,881 | (152) |
| Levies and utility charges | 160,082 | 14,406 | 14,311 | (95) |
| Less: Pensioner remissions and rebates | (3,430) | (766) | (835) | (69) |
| Fees | 13,554 | 1,777 | 1,131 | (646) |
| Rental income | 956 | 47 | 64 | 17 |
| Interest received | 2,999 | 250 | 168 | (82) |
| Sales revenue | 3,630 | 96 | 328 | 232 |
| Other income | 533 | 5 | 36 | 31 |
| Grants, subsidies and contributions | 14,896 | 1,312 | 76 | (1,236) |
| Total recurrent revenue | 302,146 | 44,160 | 42,160 | (2,000) |
| Recurrent expenses | | | | |
| Employee benefits | 91,988 | 8,079 | 7,816 | (263) |
| Materials and services | 145,591 | 10,035 | 8,956 | (1,079) |
| Finance costs | 2,382 | 196 | 202 | 6 |
| Depreciation and amortisation | 64,938 | 5,412 | 5,341 | (71) |
| Other expenditure | 520 | 20 | 12 | (8) |
| Net internal costs | (1,800) | (136) | (247) | (111) |
| Total recurrent expenses | 303,619 | 23,606 | 22,080 | (1,526) |
| OPERATING SURPLUS / (DEFICIT) | (1,473) | 20,554 | 20,080 | (474) |
| Capital revenue | | | | |
| Grants, subsidies and contributions | 25,922 | 3,893 | 1,529 | (2,364) |
| Non-cash contributions | 3,480 | 290 | - | (290) |
| Total capital revenue | 29,402 | 4,183 | 1,529 | (2,654) |
| Capital expenses | | | | |
| (Gain) / loss on disposal of non-current assets | 289 | 24 | (198) | (222) |
| Total capital expenses | 289 | 24 | (198) | (222) |
| TOTAL INCOME | 331,548 | 48,343 | 43,689 | (4,654) |
| TOTAL EXPENSES | 303,908 | 23,630 | 21,882 | (1,748) |
| NET RESULT | 27,641 | 24,713 | 21,807 | (2,906) |
| Other comprehensive income / (loss) | | | | |
| Items that will not be reclassified to a net result | | | | |
| Revaluation of property, plant and equipment | - | - | - | - |
| TOTAL COMPREHENSIVE INCOME | 27,641 | 24,713 | 21,807 | (2,906) |

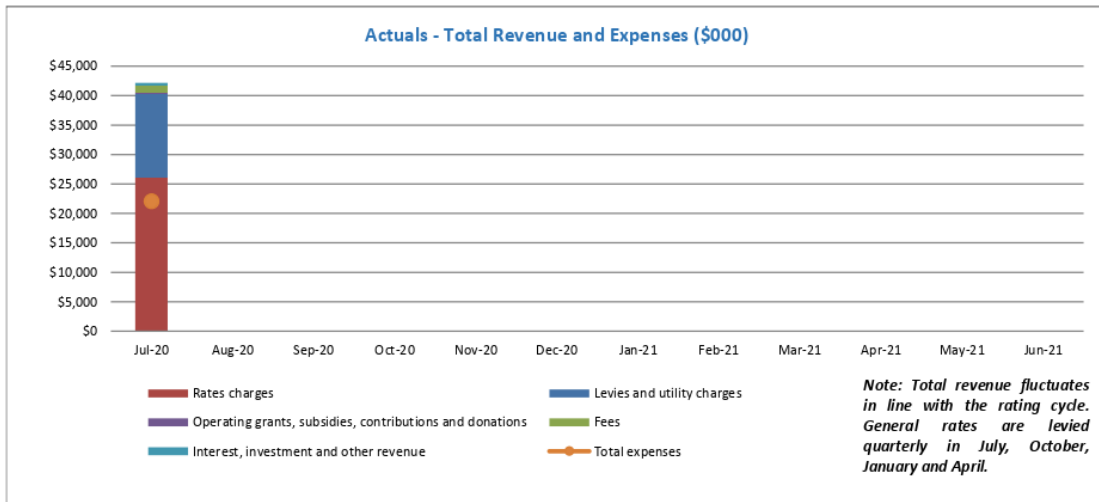
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

| LEVIES AND UTILITY CHARGES ANALYSIS | | | | |
|---|-----------------------|---------------|---------------|----------------|
| For the period ending 31 July 2020 | | | | |
| | Annual | YTD | YTD | YTD |
| | Original Budget \$000 | Budget \$000 | Actual \$000 | Variance \$000 |
| Levies and utility charges | | | | |
| Refuse collection rate charge | 29,127 | 2,394 | 2,426 | 32 |
| SES separate charge | 497 | 123 | 124 | 1 |
| Environment separate charge | 8,387 | 2,097 | 2,085 | (12) |
| Separate charge landfill remediation | 2,163 | 179 | 179 | - |
| Wastewater charges | 47,842 | 3,940 | 3,947 | 7 |
| Water access charges | 20,120 | 1,660 | 1,673 | 13 |
| Water consumption charges | 51,945 | 4,013 | 3,877 | (136) |
| Total levies and utility charges | 160,082 | 14,406 | 14,311 | (95) |

| MATERIALS AND SERVICES ANALYSIS | | | | |
|-------------------------------------|-----------------------|---------------|--------------|----------------|
| For the period ending 31 July 2020 | | | | |
| | Annual | YTD | YTD | YTD |
| | Original Budget \$000 | Budget \$000 | Actual \$000 | Variance \$000 |
| Materials and services | | | | |
| Contractors | 38,548 | 1,646 | 1,542 | (104) |
| Consultants | 2,813 | 166 | 65 | (101) |
| Other Council outsourcing costs* | 23,063 | 1,591 | 1,506 | (85) |
| Purchase of materials | 53,059 | 4,277 | 3,767 | (510) |
| Office administration costs | 11,685 | 946 | 809 | (137) |
| Electricity charges | 5,748 | 483 | 417 | (66) |
| Plant operations | 3,548 | 266 | 171 | (95) |
| Information technology resources | 3,067 | 263 | 223 | (40) |
| General insurance | 1,646 | 136 | 137 | 1 |
| Community assistance** | 1,777 | 176 | 248 | 72 |
| Other material and service expenses | 636 | 85 | 71 | (14) |
| Total materials and services | 145,591 | 10,035 | 8,956 | (1,079) |

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

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

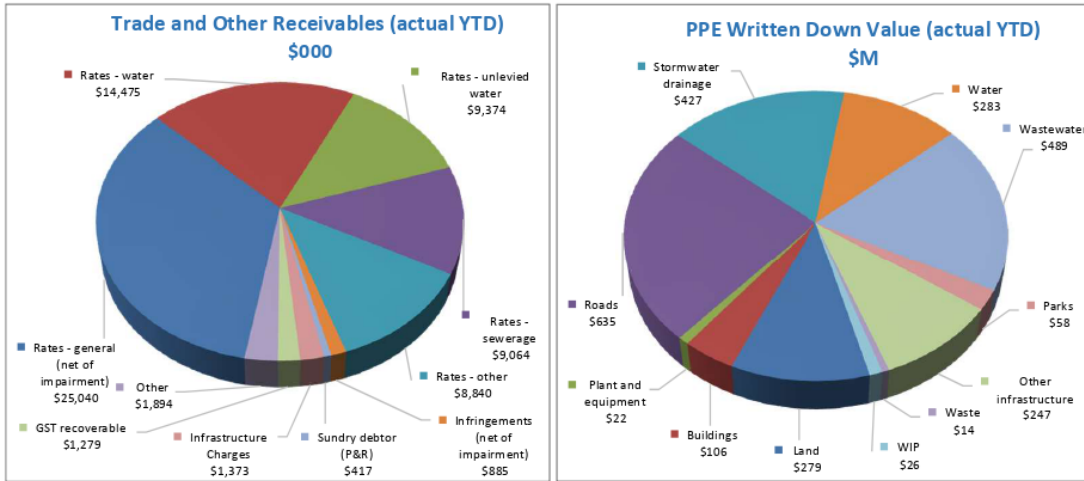


Monthly Financial Report

4. STATEMENT OF FINANCIAL POSITION

| STATEMENT OF FINANCIAL POSITION | | | |
|--------------------------------------|-----------------------------|------------------|------------------|
| As at 31 July 2020 | | | |
| | Annual | YTD | YTD |
| | Original Budget \$000 | Budget \$000 | Actual \$000 |
| CURRENT ASSETS | | | |
| Cash and cash equivalents | 169,264 | 168,865 | 151,089 |
| Trade and other receivables | 45,924 | 81,933 | 72,641 |
| Inventories | 918 | 880 | 915 |
| Non-current assets held for sale | - | 118 | 118 |
| Other current assets | 1,955 | 2,956 | 3,354 |
| Total current assets | 218,061 | 254,752 | 228,117 |
| NON-CURRENT ASSETS | | | |
| Investment property | 1,091 | 1,225 | 1,225 |
| Property, plant and equipment | 2,572,288 | 2,585,934 | 2,585,524 |
| Intangible assets | 486 | 2,086 | 2,073 |
| Right-of-use assets | 5,919 | 7,008 | 7,008 |
| Other financial assets | 73 | 73 | 73 |
| Investment in other entities | 13,101 | 13,101 | 13,101 |
| Total non-current assets | 2,592,958 | 2,609,427 | 2,609,004 |
| TOTAL ASSETS | 2,811,018 | 2,864,179 | 2,837,121 |
| CURRENT LIABILITIES | | | |
| Trade and other payables | 28,839 | 47,103 | 23,854 |
| Borrowings - current | 6,361 | 8,326 | 8,326 |
| Lease liability - current* | 1,302 | 1,294 | 1,294 |
| Provisions - current | 10,769 | 14,228 | 14,458 |
| Other current liabilities | - | 16,943 | 15,765 |
| Total current liabilities | 47,271 | 87,894 | 63,697 |
| NON-CURRENT LIABILITIES | | | |
| Borrowings - non-current | 37,900 | 24,588 | 24,603 |
| Lease liability - non-current* | 5,481 | 6,650 | 6,682 |
| Provisions - non-current | 15,120 | 14,162 | 14,162 |
| Total non-current liabilities | 58,501 | 45,400 | 45,447 |
| TOTAL LIABILITIES | 105,772 | 133,294 | 109,144 |
| NET COMMUNITY ASSETS | 2,705,246 | 2,730,885 | 2,727,977 |
| COMMUNITY EQUITY | | | |
| Asset revaluation surplus | 1,008,120 | 1,035,840 | 1,035,840 |
| Retained surplus | 1,580,316 | 1,592,800 | 1,591,120 |
| Constrained cash reserves | 116,810 | 102,245 | 101,017 |
| TOTAL COMMUNITY EQUITY | 2,705,246 | 2,730,885 | 2,727,977 |

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



| RIGHT-OF-USE ASSETS For the period ending 31 July 2020 | | | |
|---|---------------------------------------|------------------------|-----------------------------------|
| | Annual Original Budget \$000 | YTD Budget \$000 | YTD Actual Balance \$000 |
| Right-of-use asset | | | |
| Buildings | 2,780 | 3,264 | 3,266 |
| Land | 2,763 | 3,214 | 3,212 |
| Plant and Equipment | 377 | 530 | 530 |
| Closing balance | 5,919 | 7,008 | 7,008 |

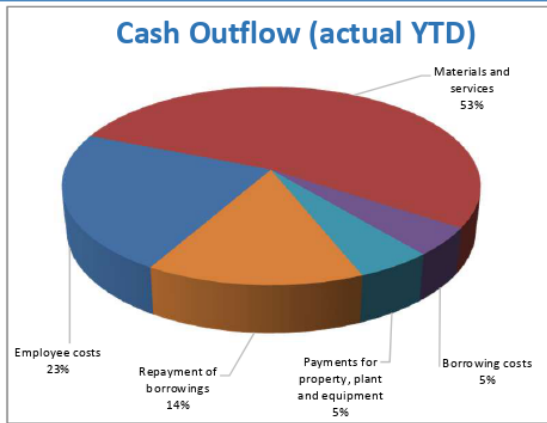
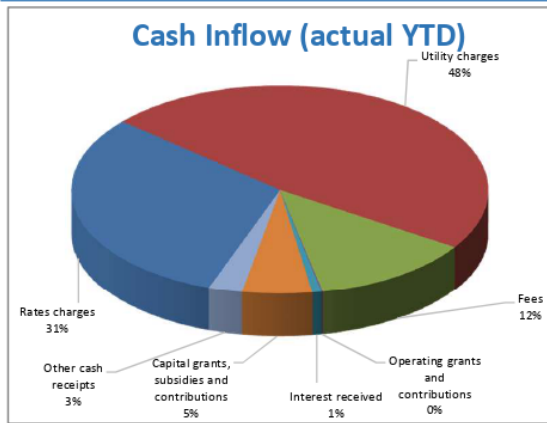
| PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT* For the period ending 31 July 2020 | | | |
|---|---------------------------------------|------------------------|-----------------------------------|
| | Annual Original Budget \$000 | YTD Budget \$000 | YTD Actual Balance \$000 |
| PPE movement | | | |
| Opening balance (includes WIP from previous years) | 2,556,325 | 2,588,458 | 2,588,458 |
| Acquisitions and WIP in year movement | 81,096 | 2,773 | 2,238 |
| Depreciation in year | (63,282) | (5,273) | (5,172) |
| Disposals | (1,851) | (24) | - |
| Closing balance | 2,572,288 | 2,585,934 | 2,585,524 |

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

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

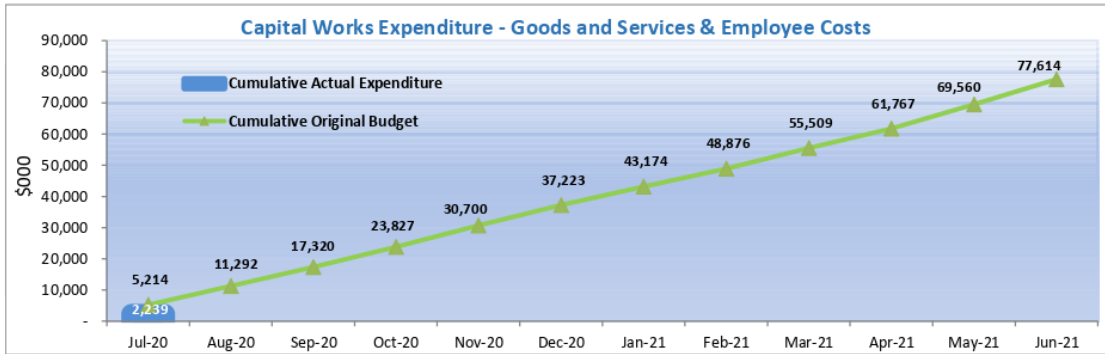
5. STATEMENT OF CASH FLOWS

| STATEMENT OF CASH FLOWS For the period ending 31 July 2020 | | | |
|--|-----------------------------|-----------------|-----------------|
| | Annual | YTD | YTD |
| | Original Budget \$000 | Budget \$000 | Actual \$000 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| Receipts from customers | 276,486 | 15,944 | 22,129 |
| Payments to suppliers and employees | (239,435) | (13,393) | (33,923) |
| | 37,051 | 2,551 | (11,794) |
| Interest received | 2,999 | 250 | 168 |
| Rental income | 956 | 47 | 63 |
| Non-capital grants and contributions | 14,483 | 1,257 | 22 |
| Borrowing costs | (2,052) | (2,052) | (2,048) |
| Right-of-use assets interest expense | (144) | (12) | (12) |
| Net cash inflow / (outflow) from operating activities | 53,294 | 2,041 | (13,601) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| Payments for property, plant and equipment | (77,614) | (2,484) | (2,239) |
| Proceeds from sale of property, plant and equipment | 1,562 | - | 198 |
| Capital grants, subsidies and contributions | 25,922 | 3,893 | 1,292 |
| Net cash inflow / (outflow) from investing activities | (50,131) | 1,409 | (749) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| Proceeds of borrowings | 9,612 | - | - |
| Repayment of borrowings | (6,361) | (6,361) | (6,369) |
| Right-of-use lease payment | (1,294) | (125) | (93) |
| Net cash inflow / (outflow) from financing activities | 1,957 | (6,486) | (6,462) |
| Net increase / (decrease) in cash held | 5,120 | (3,036) | (20,812) |
| Cash and cash equivalents at the beginning of the year | 164,145 | 171,901 | 171,901 |
| Cash and cash equivalents at the end of the financial year / period | 169,264 | 168,865 | 151,089 |



| | | | |
|---|---------------|---|---------------|
| Total Cash Funding (Actual YTD) | 23,872 | Total Cash Expenditure (Actual YTD) | 44,684 |
| Total Cash Funding (Annual Original Budget) | 332,020 | Total Cash Expenditure (Annual Original Budget) | 326,900 |
| % of Budget Achieved YTD | 7% | % of Budget Achieved YTD | 14% |

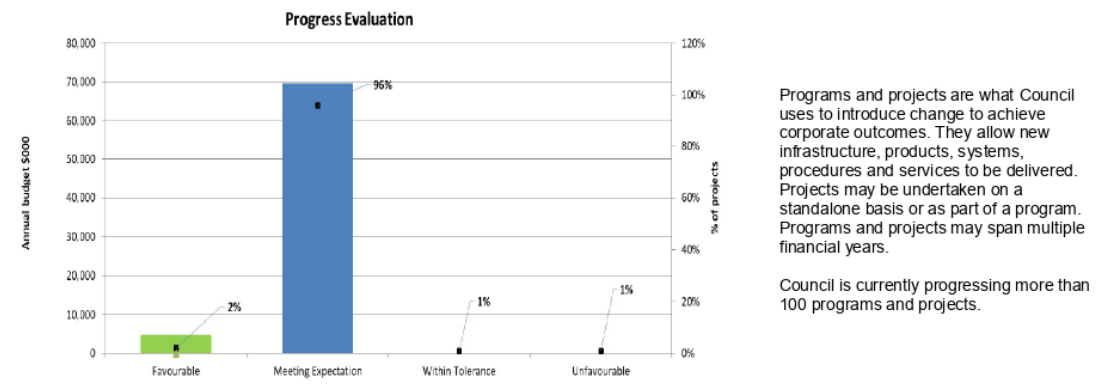
6. CAPITAL EXPENDITURE



| | Annual Original Budget \$000 | YTD Budget \$000 | YTD Actual \$000 | YTD Variance \$000 |
|--------------------------------|------------------------------|------------------|------------------|--------------------|
| Capitalised goods and services | 70,513 | 1,829 | 1,623 | (206) |
| Capitalised employee costs | 7,101 | 655 | 616 | (39) |
| Total | 77,614 | 2,484 | 2,239 | (245) |

7. PROGRAM AND PROJECT UPDATE

■ Favourable (budget under/schedule on track)
 ■ Meeting expectations (budget and schedule on track)
 ■ Within tolerance (either budget and schedule not on track)
 ■ Unfavourable (budget and schedule not on track)



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

Council is currently progressing more than 100 programs and projects.

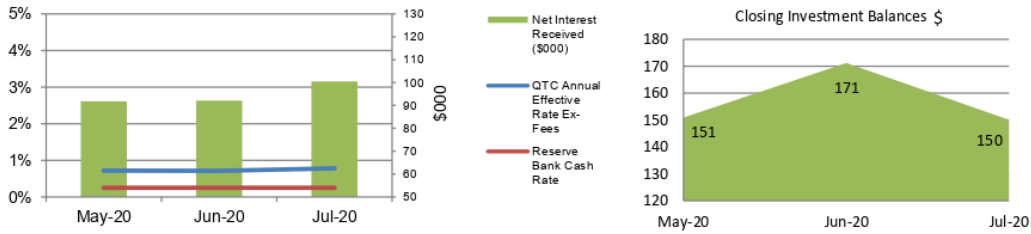
Notable Projects

The status of two notable projects are as follows:

| Project description | Progress |
|--|----------------------|
| Economic Development Advisory Board Action plan - This project will assist in improving relationships between Council and the business community due in large part to the input required by each of the industry sectors into the formulation of the action plans. | Meeting Expectations |
| Foreshore Protection Old Schoolhouse Park, Amity Point - This project will renew an existing seawall at Old Schoolhouse Park and adjoining private properties. | Meeting Expectations |

8. INVESTMENT & BORROWINGS REPORT

For the period ending 31 July 2020 INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)



Total Investment at End of Month was \$150.11M

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

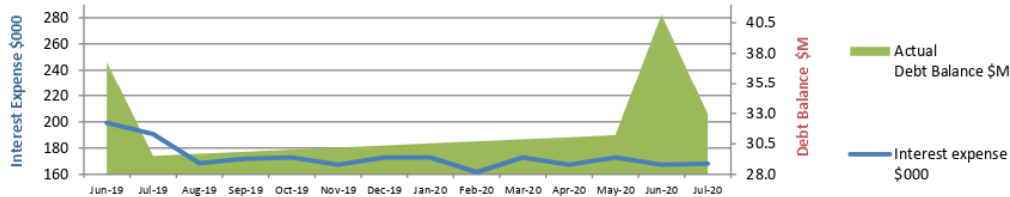
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 0.25% during March 2020.

On a daily basis, cash surplus to requirements is deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current annual effective interest rate paid by QTC is 0.78%. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its Investment Policy (POL-3013) in June 2020 for the 2020/2021 financial year

BORROWINGS AND BORROWING COSTS (QTC)



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, debt repayment of \$8.42M, being \$6.37M principal and \$2.05M interest has been made annually for 2020/2021 which will result in the loans being repaid approximately one year earlier.

The debt balance shows a decrease as the Annual Debt Service Payment (ADSP) was made during July 2020. Interest will accrue monthly on a daily balance until next ADSP in July 2021 which is reflected in the increasing debt balance.

Total Borrowings at End of Month were \$32.93M

Council adopted its Debt Policy (POL-1838) in June 2020 for the 2020/2021 financial year

BORROWINGS For the period ending 31 July 2020

| | Annual Original Budget \$000 | YTD Budget \$000 | YTD Actual Balance \$000 |
|--------------------------------|------------------------------|------------------|--------------------------|
| Borrowings | | | |
| Opening balance | (41,128) | (41,178) | (41,178) |
| Accrued interest on borrowings | (1,789) | (149) | (168) |
| Interest paid on borrowings | 2,052 | 2,052 | 2,048 |
| Principal repaid | 6,361 | 6,361 | 6,369 |
| Loan drawdown | (9,612) | - | - |
| Closing balance | (44,116) | (32,914) | (32,929) |

MONTHLY FINANCIAL REPORT

9. CONSTRAINED CASH RESERVES

| Reserves as at 31 July 2020 | Purpose of reserve | Opening Balance | To Reserve | From Reserve | Closing Balance |
|--|--|-----------------|--------------|--------------|---|
| | | \$000 | \$000 | \$000 | \$000 |
| Special Projects Reserve: | | | | | |
| Aquatic Paradise Revetment Wall Reserve | To fund Aquatic Paradise revetment wall works program | 2 | 7 | - | 9 |
| Raby Bay Revetment Wall Reserve | To fund Raby Bay revetment wall works program | 2,093 | 712 | (9) | 2,796 |
| Fleet Plant & Capital Equipment Reserve | To support the long term fleet replacement program | 2,536 | 164 | (2) | 2,698 |
| | | 4,631 | 883 | (11) | 5,503 |
| Constrained Works Reserve: | | | | | |
| Public Parks Trunk Infrastructure Reserve | Capital projects for public parks trunk infrastructure | 6,662 | 385 | (97) | 6,950 |
| Land for Community Facilities Trunk Infrastructure Reserve | Land for community facilities trunk infrastructure | 3,086 | 14 | - | 3,100 |
| Water Supply Trunk Infrastructure Reserve | Upgrade, expansion or new projects for water supply trunk infrastructure | 14,626 | 14 | - | 14,640 |
| Sewerage Trunk Infrastructure Reserve | Upgrade, expansion or new projects for sewerage trunk infrastructure | 10,909 | 206 | - | 11,115 |
| Local Roads Trunk Infrastructure Reserve | Capital projects for local roads trunk infrastructure | 33,731 | 496 | - | 34,227 |
| Cycleways Trunk Infrastructure Reserve | Capital projects for cycleways trunk infrastructure | 11,923 | 206 | (48) | 12,081 |
| Stormwater Trunk Infrastructure Reserve | Capital projects for stormwater trunk infrastructure | 10,842 | 55 | (74) | 10,823 |
| Tree Planting Reserve | Acquisition and planting of trees on footpaths | 103 | 0 | (3) | 100 |
| Koala Tree off-set Planting Reserve | Acquisition and planting of trees for koala habitat | 12 | - | - | 12 |
| | | 91,894 | 1,376 | (222) | 93,048 |
| Separate Charge Reserve: | | | | | |
| Environment Charge Maintenance Reserve | Ongoing conservation and maintenance operations | - | 2,087 | (563) | 1,524 |
| SES Separate Charge Reserve | On-going costs of maintaining the Redland SES | 38 | 123 | (76) | 85 |
| | | 38 | 2,210 | (639) | 1,609 |
| Special Charge Reserve - Canals: | | | | | |
| Aquatic Paradise Canal Reserve* | Maintenance and repairs of Aquatic Paradise canals | 758 | - | - | 758 |
| Sovereign Waters Lake Reserve* | Maintenance and repairs of Sovereign Lake | 431 | - | - | 431 |
| 1718 Raby Bay Canal Reserve | Service, facility or activity of works in respect of the canals of the Raby Bay canal estate | 219 | - | - | 219 |
| 1718 Aquatic Paradise Canal Reserve | Service, facility or activity of works in respect of the canals of the Aquatic Paradise canal estate | (495) | - | - | (495) |
| 1718 Sovereign Waters Lake Reserve | Service, facility or activity of works in respect of the lake | (56) | - | - | (56) |
| | | 857 | - | - | 857 |
| TOTALS | | 97,420 | 4,469 | (872) | 101,017 |
| | | | | | Closing cash and cash equivalents 151,089 |
| | | | | | Reserves as percentage of cash balance 67% |

*No interest charged for these reserves in July 2020 due to low prevailing interest rate.

Monthly Financial Report

10. REDLAND WATER STATEMENTS

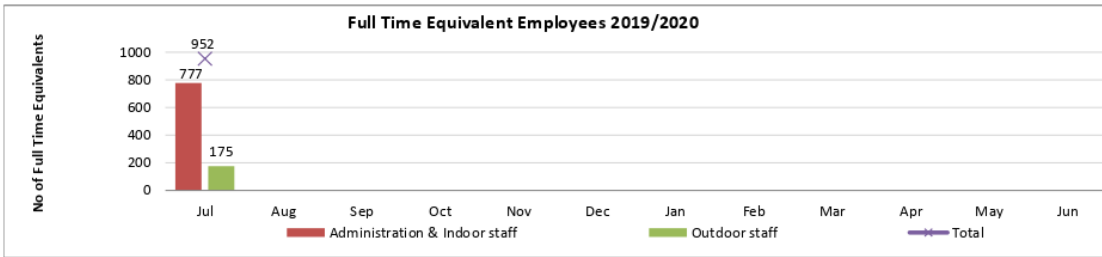
| REDLAND WATER SUMMARY OPERATING STATEMENT | | | | |
|--|---------------|--------------|--------------|------------|
| For the period ending 31 July 2020 | | | | |
| | Annual | YTD | YTD | YTD |
| | Original | Budget | Actual | Variance |
| | Budget | \$000 | \$000 | \$000 |
| | \$000 | | | |
| Total revenue | 122,970 | 9,708 | 9,864 | 156 |
| Total expenses | 71,469 | 5,472 | 5,068 | (404) |
| Earnings before interest, tax and depreciation (EBITD) | 51,501 | 4,236 | 4,796 | 560 |
| External interest expense | 71 | 6 | 26 | 20 |
| Internal interest expense | 10,621 | 885 | 885 | - |
| Depreciation | 24,142 | 2,012 | 2,020 | 8 |
| Operating surplus / (deficit) | 16,667 | 1,333 | 1,865 | 532 |
| REDLAND WATER CAPITAL FUNDING STATEMENT | | | | |
| For the period ending 31 July 2020 | | | | |
| | Annual | YTD | YTD | YTD |
| | Original | Budget | Actual | Variance |
| | Budget | \$000 | \$000 | \$000 |
| | \$000 | | | |
| Capital contributions, donations, grants and subsidies | 2,537 | 211 | 220 | 9 |
| Net transfer (to) / from constrained capital reserves | (2,365) | (211) | (220) | (9) |
| Non-cash contributions | 3,399 | 283 | - | (283) |
| Funding from utility revenue | 8,568 | 208 | 540 | 332 |
| Total sources of capital funding | 12,138 | 491 | 540 | 49 |
| Contributed assets | 3,399 | 283 | - | (283) |
| Capitalised expenditure | 8,258 | 168 | 144 | (24) |
| Loan redemption | 482 | 40 | 396 | 356 |
| Total application of capital funds | 12,138 | 491 | 540 | 49 |

11. REDWASTE STATEMENTS

| REDWASTE OPERATING STATEMENT | | | | |
|--|--------------|--------------|--------------|--------------|
| For the period ending 31 July 2020 | | | | |
| | Annual | YTD | YTD | YTD |
| | Original | Budget | Actual | Variance |
| | Budget | \$000 | \$000 | \$000 |
| | \$000 | | | |
| Total revenue | 35,715 | 4,341 | 3,722 | (619) |
| Total expenses | 27,427 | 2,295 | 2,364 | 69 |
| Earnings before interest, tax and depreciation (EBITD) | 8,288 | 2,046 | 1,358 | (688) |
| External interest expense | 17 | 1 | 2 | 1 |
| Depreciation | 327 | 27 | 28 | 1 |
| Operating surplus / (deficit) | 7,943 | 2,018 | 1,328 | (690) |
| REDWASTE CAPITAL FUNDING STATEMENT | | | | |
| For the period ending 31 July 2020 | | | | |
| | Annual | YTD | YTD | YTD |
| | Original | Budget | Actual | Variance |
| | Budget | \$000 | \$000 | \$000 |
| | \$000 | | | |
| Non-cash contributions | - | - | - | - |
| Funding from utility revenue | 924 | 149 | 231 | 82 |
| Total sources of capital funding | 924 | 149 | 231 | 82 |
| Capitalised expenditure | 779 | 30 | 116 | 86 |
| Loan redemption | 145 | 119 | 115 | (4) |
| Total application of capital funds | 924 | 149 | 231 | 82 |

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



| July 2020: Headcount | Employee Type | | | |
|--------------------------------------|---------------|------------|------------|--------------|
| Department Level | Casual | Full Time | Part Time | Total |
| Office of CEO and People and Culture | 32 | 276 | 70 | 378 |
| Organisational Services | 7 | 34 | 6 | 47 |
| Community and Customer Services | 8 | 351 | 17 | 376 |
| Infrastructure and Operations | 8 | 208 | 19 | 235 |
| Total | 55 | 869 | 112 | 1,036 |

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department. Following Ourspace, the table includes contract of service and temporary personnel. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors & Statistics

| Days Overdue | Jul-20 | % Overdue | Jul-19 | % Overdue | \$ Variance | % Variance | Rates & Charges Statistics | July 2020 | Jul 2019 |
|--------------|--------------------|--------------|--------------------|-------------|--------------------|-------------|---|---------------------|---------------------|
| 0 - 30 | \$585 | 0.0% | \$6,585 | 0.0% | -\$6,000 | 0.0% | Levied (Billed) Rates & Charges since 1 July 2020 | \$70,993,492 | \$66,643,062 |
| 31 - 60 | \$3,943,515 | 4.7% | \$1,808 | 0.0% | \$3,941,707 | 4.7% | Rate arrears brought forward 1 July 2020 | \$12,988,652 | \$9,452,770 |
| 61 - 90 | \$129 | 0.0% | \$2,915,900 | 3.8% | -\$2,915,771 | -3.8% | Total | \$83,982,144 | \$76,095,832 |
| 91 - 180 | \$1,518,547 | 1.8% | \$1,378,724 | 1.8% | \$139,823 | 0.0% | Balance of overdue rates & charges | \$9,056,018 | \$7,463,446 |
| >180 | \$3,593,243 | 4.3% | \$3,160,430 | 4.2% | \$432,813 | 0.1% | % Overdue | 10.8% | 9.8% |
| Total | \$9,056,019 | 10.8% | \$7,463,447 | 9.8% | \$1,592,572 | 1.0% | | | |

13. GLOSSARY

Key Terms

Written Down Value:

This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.

Work In Progress:

This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.

Definition of Ratios

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

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

** Debt includes lease liabilities.

*** Interest expense includes interest on leases.

^ Loan redemption includes lease redemption.

13.2 2019-2020 TO 2020-2021 CARRYOVER BUDGET REVIEW

This report is being finalised.

13.3 2020-2021 REGISTER OF FEES MINOR AMENDMENTS

Objective Reference:**Authorising Officer:** Deborah Corbett-Hall, Chief Financial Officer**Responsible Officer:** Deborah Corbett-Hall, Chief Financial Officer**Report Author:** Chantell Sharp, Acting Finance Officer**Attachments:** 1. 2020-2021 Register of Fees Minor Amendments-Attachment**PURPOSE**

To make some minor amendments to the 2020-2021 Register of Fees.

BACKGROUND

The 2020-2021 Register of Fees was adopted at the Special Budget Meeting on 25 June 2020, to take effect 1 July 2020. Following a review of the adopted schedules, some minor administrative amendments are required to effectively apply the relevant fees and to provide clarity in their application.

ISSUES

Council officers continually look to improve the Register of Fees for ease of understanding, completeness and alignment with Council's revenue principles. The proposed amendments are to wording and pricing to provide greater clarity and to more appropriately recover the cost of providing certain services.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Section 98 of the *Local Government Act 2009* requires a local government to keep a register of cost recovery fees. For transparency, Redland City Council publishes all its annual fees and not just cost recovery fees.

Risk Management

Council benchmarks with other local governments and similar service providers on a periodic basis. Council monitors its budget variances on a monthly basis. Additionally, Council reviews its long term financial strategy on an annual basis and considers the weighted indices, growth and price factors.

Financial

The minor amendments to the Register of Fees is expected to have an immaterial impact to Council's budgeted revenue for the 2020-21 financial year.

People

Nil impact expected as the purpose of this report is to make minor amendments to the 2020-2021 Register of Fees.

Environmental

Nil impact expected as the purpose of this report is to make minor amendments to the 2020-2021 Register of Fees.

Social

Nil impact expected as the purpose of this report is to make minor amendments to the 2020-2021 Register of Fees.

Human Rights

Nil impact expected as the purpose of this report is to make minor amendments to the 2020-2021 Register of Fees.

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

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

CONSULTATION

| Consulted | Consultation Date | Comments/Actions |
|--|-------------------|--|
| Senior Trade Waste Officer RedWaste Service Manager | June 2020 | Fee amendments reviewed and approved by submitting business areas. |
| Business Partnering Unit | June 2020 | Revision of proposed amendments. |
| Service Manager, Business Partnering Unit | July 2020 | Final review and approval of amendments. |

OPTIONS**Option One**

That Council resolves to adopt the proposed amendments to the 2020-2021 Register of Fees for Redland City Council as detailed in the attached documentation.

Option Two

That Council resolves not to amend the proposed amendments to the 2020-2021 Register of Fees for Redland City Council.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the proposed amendments to the 2020-2021 Register of Fees for Redland City Council as detailed in the attached documentation.

| FEES AS ADOPTED | | | | | | | PROPOSED AMENDMENTS | | | | | | | Comments |
|---|--|--------------------|-------------------|------------------|-------------------|------|---------------------|--|------------|----------------|--------|-----------------|------|--|
| Fee Code | Description | Unit | Base Charge \$ | GST \$ | Final Charge \$ | Type | Fee Code | Description | Unit | Base Charge \$ | GST \$ | Final Charge \$ | Type | |
| TRADE WASTE | | | | | | | | | | | | | | |
| | | | | | | | TRW51.1 | Disposal of a Commercial Chemical Toilet at a suitable location | per kl | 150.15 | | 150.15 | C | Fee reinstated |
| ISLAND RECYCLING AND WASTE CENTRES | | | | | | | | | | | | | | |
| | Commercial Waste - ISLANDS | | | | | | | | | | | | | |
| ICW1.7 | Asbestos & Cement Sheeting | per m ² | 809.09 | 80.91 | 890.00 | C | | Asbestos & Asbestos Containing Material (ACM) Disposal (loads less than 10 m ²) | | | | | | Description amended |
| | | | | | | | ICW1.8 | Minimum charge - Asbestos & Asbestos Containing Material (ACM) - loads of 0.25m ³ or less | min charge | 195.45 | 19.55 | 215.00 | C | New fee |
| MAINLAND RECYCLING AND WASTE CENTRES | | | | | | | | | | | | | | |
| | Commercial Waste - BIRKDALE | | | | | | | | | | | | | |
| MCW2.8 | Uncontaminated Clean Soil (less than 1m ³) | per tonne | 136.36 | 13.64 | 150.00 | C | | | | 100.45 | 10.05 | 110.50 | | Fee amendment |
| MCW2.9 | Mattresses | item | 50.00 | 5.00 | 55.00 | C | | | | 26.14 | 2.61 | 28.75 | | Fee amendment |
| ROADS & DRAINAGE | | | | | | | | | | | | | | |
| BIDC1.0 | Bitumen Invert Driveway Crossover (Installed by Council) | per driveway | 1,056.59 | 105.66 | 1,162.25 | C | | Bitumen Invert Driveway Crossover, minimum width 4.0m (Installed by Council) | | | | | | Description amended |
| CIDC1.0 | Concrete Invert Driveway Crossover - (Installed by Council) | per driveway | 1732.45 | 173.25 | 1,905.70 | C | | | | | | | | Fee deleted - no longer offered as a service |
| 6HDE1.1 | 3.6m Kerb and channel invert crossing Extension to maximum of 6.0m per 0.5m length | per driveway | 158.32 | 15.83 | 174.15 | C | | | | | | | | Fee deleted - no longer offered as a service |

13.4 FINANCIAL POLICIES TO BE MADE OBSOLETE

Objective Reference:

Authorising Officer: Richard Cahill, Acting Chief Financial Officer

Responsible Officer: Richard Cahill, Acting Chief Financial Officer

Report Author: Noela Barton, Service Manager Financial Operations

Attachments:

1. FIN-016-P Application of Water Charges
2. FIN-015-P Application of Wastewater Charges
3. FIN-014-P Council Pensioner Rebate Policy
4. Adopted 2020-2021 Revenue Statement

PURPOSE

To make three Redland City Council (RCC) Policies obsolete as the information is now provided in the 2020-2021 Revenue Statement adopted at the annual budget meeting on 25 June 2020.

BACKGROUND

October 2019 – review of the content of policies, guidelines and procedures, including benchmarking the Revenue Statement content with other local government authorities.

October 2019 – advice sought from Corrs Chambers Westgarth to include the content of the application of water and wastewater charges, concessions and Community Service Obligations into the Revenue Statement. Advised no concerns with the proposed approach and agreed that it is preferable from a convenience/ease-of-use perspective.

ISSUES

The Revenue Statement has been expanded to include the application of water and wastewater charges, concessions and Community Service Obligations for rates and charges. This brings together the charging and rebate practices for property rates and charges into one succinct document that is reviewed and adopted by Council annually.

The following policies are no longer required and can be made obsolete as their content is included in the 2020-2021 adopted Revenue Statement:

- Application of Water Charges (FIN-016-P)
- Application of Wastewater Charges (FIN-015-P)
- Council Pensioner Rebate Policy (FIN-014-P)

STRATEGIC IMPLICATIONS

Legislative Requirements

All policy documents that impose a statutory obligation on Council have remained Policies and any future amendments will continue to be approved by resolution of Council.

Risk Management

Nil impact expected as the purpose of the report is to submit to Council a list of policies to be made obsolete.

Financial

Nil impact expected as the purpose of the report is to submit to Council a list of policies to be made obsolete.

People

Nil impact expected as the purpose of the report is to submit to Council a list of policies to be made obsolete.

Environmental

Nil impact on the environment expected as the purpose of the report is to submit to Council a list of policies to be made obsolete.

Social

Nil social impact expected as the purpose of the report is to submit to Council a list of policies to be made obsolete.

Human Rights

Nil impact expected as the purpose of the report is to submit to Council a list of policies to be made obsolete.

Alignment with Council's Policy and Plans

This report has a relationship with the following item of Council's 2018-2023 Corporate Plan:

8. Inclusive and ethical governance.

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

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

CONSULTATION

| Consulted | Consultation Date | Comments/Actions |
|--------------------------------------|-------------------|--|
| Chief Financial Officer | November 2019 | Improvement to include the content of water and wastewater charges policies, concessions and Community Service Obligations in the Revenue Statement. |
| Corporate Governance | January 2020 | Aligned with corporate policy framework. |
| Service Manager Financial Operations | June 2020 | These policies were kept current until the Revenue Statement was adopted at the annual budget meeting. |

OPTIONS**Option One**

That Council resolves to make obsolete the following policies:

- a) Application of Water Charges (FIN-016-P)
- b) Application of Wastewater Charges (FIN-015-P)
- c) Council Pensioner Rebate Policy (FIN-014-P)

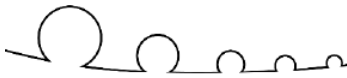
Option Two

That Council resolves to retain these policies as current and note the duplication with the Revenue Statement 2020-2021.

OFFICER'S RECOMMENDATION

That Council resolves to make obsolete the following policies:

- (a) Application of Water Charges (FIN-016-P)
- (b) Application of Wastewater Charges (FIN-015-P)
- (c) Council Pensioner Rebate Policy (FIN-014-P)



Application of Water Charges Policy

Policy Identifier: FIN-016-P
 Approved by:
 Date of Approval:
 Effective Date:
 Review Date:
 Version: 3

Head of Power

Section 4(2)(b) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* provides for Redland City Council to deliver water services subject to this Act to customers in their local government area from 1 July 2012.

Section 92 of the *Local Government Act 2009* defines a utility charge as a charge for a service, facility or activity for utility services, one of which is water.

Section 94 of the *Local Government Act 2009* provides that a Council may levy utility charges.

Section 99(1) of the *Local Government Regulation 2012* provides that a Council may levy utility charges on any basis they consider appropriate.

Section 195 and 196 of the *Body Corporate and Community Management Act 1997* provides for the method of application of utility charges for Community Title Scheme land.

Section 64 of the *Building Units and Group Titles Act 1980* provides for the method of application of utility charges for Building Unit and Group Title Scheme land.

Section 144 and 145 of the *Water Supply (Safety and Reliability) Act 2008* regulates water used for firefighting purposes.

Policy Objective

The objective of this policy is to establish the framework for applying water access and consumption charges determined at the annual budget meeting.

Policy Statement

Council is committed to:

- Applying a two part tariff for the provision of water services:
 - A fixed access charge based on meter size
 - A consumption charge based on kiloliter usage
- Categorising water consumption charges into water connection tariffs of residential, non-residential, concessional and Council. Where the premises are used for mixed use (i.e. residential and non-residential or concessional) the predominant use of the land will determine the water connection tariff.
- Calculating water consumed between the last meter reading and the current meter reading by multiplying the total kilolitres consumed for the period by the adopted charge rate.

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| Department: | Organisational Services | Group: | Financial Services |
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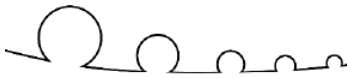


Application of Water Charges Policy

- Separating water consumption for the purposes of billing into the State bulk water price and the local government distribution retailer price in compliance with section 99AV of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.
- Complying with section 140 of the *Water Supply (Safety and Reliability) Act 2008* for premises that have more than one sole-occupancy unit where the land is not scheme land under the *Body Corporate and Community Management Act 1997* and meters are installed to measure the supply of water to each sole-occupancy unit. In these instances the owner of the premise will be billed for water consumption on the reading from the main meter and informed of the volume of water supplied through each sub-meter during the billing period.
- Applying water charges in communal arrangements that exist under a Community Title Scheme, Building Unit or Group Title Plan in the following manner:

| | |
|--|--|
| <p>Community Title Scheme land established prior to 1 January 2008 or under construction, but not completed, prior to 31 December 2007</p> | <p>Water consumption charges will be applied consistent with section 196 of the <i>Body Corporate and Community Management Act 1997</i>.</p> <ul style="list-style-type: none"> i. The main meter will be read and used for the purpose of water consumption charge calculations. ii. Lot owners are liable for a share of the total amount payable for water consumption that passes through the main meter, which will be applied by lot entitlement. iii. A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner. |
| <p>Community Title Scheme land established after 1 January 2008.</p> | <p>Water consumption charges will be applied consistent with section 195 of the <i>Body Corporate and Community Management Act 1997</i>.</p> <ul style="list-style-type: none"> i. The main meter and all internal meters will be read and used for the purpose of water consumption charge calculations. ii. Any volume variance between the calculated water consumption on the main meter and the total of the calculated water consumption for the internal meters will be billed to the body corporate. Where the volume variance is a negative value: <ul style="list-style-type: none"> a. no adjustment will be made to the total of the calculated water consumption for the internal meters; and b. the variance will be treated as zero. iii. The water consumption charge applied to each individual unit holder will be calculated on their own individual internal metered water supply. iv. A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner. |
| <p>Building Unit and Group Title Scheme Land</p> | <p>Water consumption charges will be applied consistent with section 64 of the <i>Building Units and Group Titles Act 1980</i>.</p> <ul style="list-style-type: none"> i. The body corporate will not be liable for water consumption charges, except when the right to recover charges from the body corporate exists where a lot or part of a lot becomes common property upon registration of a plan of resubdivision or amalgamation or notice of conversion. ii. The main meter will be read and used for the purpose of water consumption charge calculations. iii. Lot owners are liable for a share of the total amount payable for water consumption that passes through the main meter, which will be applied by lot entitlement. iv. A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner |

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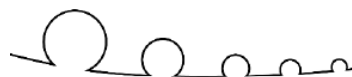
Application of Water Charges Policy

- Not charging for water taken for firefighting purposes, which is consistent with section 144(1) of the *Water Supply (Safety and Reliability) Act 2008*. Council reserves the right to fix either a meter or a seal to any private firefighting system.
- Applying fixed water access charges on a per meter/lot basis where the lot can be serviced by the reticulated water system. Where a lot has no meter installed, the fixed water access charge will be determined as if a standard 20mm meter was installed.
- The exceptions to application of a fixed water access charge on a per meter/lot basis are:
 - Adjoining Residential lots in the same ownership name are amalgamated for rating purposes and either:
 - The main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots.
 - One of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling.
 - One of the adjoining lots would not be issued a building permit unless an existing approved structure was removed.

In this instance, the fixed water access charge will be applied against such adjoining lots as if they were one lot.

- Treat rural land used for farming purposes held in the same ownership name where the lots are separated by a road as contiguous lots, except where the lots have separate water meter connections contiguity will not be applied.
- Apply a fixed water access charge per meter connection for rural land that is contiguous and the land is used for farming purposes where connection is made to separate parcels of land.
- Apply a fixed water access charge to sporting and recreational clubs where poker machines are a source of revenue to the club.
- Not charge a fixed water access charge where:
 - The land associated to the property is undeveloped and landlocked, i.e. there is no private or public access or egress to the property.
 - The property is categorised for the purpose of Differential General Rating as Rating Category 10 (Constrained Land).
 - The property:
 - Cannot be serviced by the reticulated water system because of physical constraints.
 - Can be serviced by the reticulated water system, but is not currently connected because the property owner has not requested connection.
 - The property boundary is greater than 25 meters from the nearest water main.
 - It is not planned for an extension of the reticulation water network in the current or next financial year which will bring the network within 25 meters of the property boundary line.
- Not charge a fixed water access charge for a fire bypass meter.

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| Department: | Organisational Services | Group: | Financial Services |
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Application of Water Charges Policy

Definitions

The following definitions are extracted from the definitions within the *Environmental Protection Act 1994* and other subordinate legislation.

| Term | Definition |
|-----------------------|--|
| Residential | Predominately for residential purposes including mobile home parks registered under the <i>Manufactured Homes (Residential Parks) Act 2003</i> . |
| Non-residential | Waste generated by a business activity and includes any waste generated or transported for fee or reward. |
| Concessional | land owned or leased by a religious or community organisation, association or club that is able to demonstrate they meet the definition of: <ul style="list-style-type: none"> • an entity that is not for profit; and • under its constitution is formed for a purpose which does not include the distribution of profit or gain of its individual members or owners; and • exists for any lawful purpose that provides a public benefit, at large or in a particular locality, which improves community welfare, education or safety (This includes sporting or recreational clubs with less than 2,000 members); and • Has no restrictions on membership that is in contravention of the Queensland Anti-Discrimination Act 1991. |
| Council | Land held by Redland City Council either freehold or as Trustee. |
| Sole-occupancy unit | in relation to a building means— <ul style="list-style-type: none"> • a room or other part of the building for occupation by one or a joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier, including, for example— <ul style="list-style-type: none"> ▪ a dwelling; or ▪ a room or suite of associated rooms in a building classified under the Building Code of Australia as a class 2, 4, 5, 6, 7 or 8 building; or • Any part of the building that is a common area. |
| Firefighting purposes | Grass cuttings, trees, bushes, shrubs, tree loppings, bushes or shrubs, or similar matter produced as a result of the ordinary use or occupation of premises. |
| Egress | The action of going out of or leaving a place. |

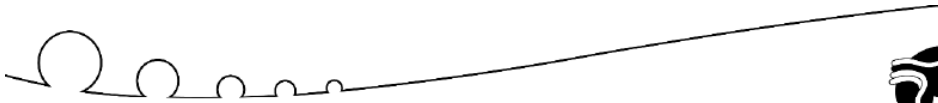
Associated Documents

Revenue Statement - https://www.redland.qld.gov.au/info/20171/rates/343/understanding_your_rates

Fact Sheet – Water and Wastewater Charges 2019/20 -

https://www.redland.qld.gov.au/download/downloads/id/2860/residential_water_and_wastewater_charges_2019-20.pdf

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Application of Water Charges Policy

Document Control

Only Council can approve amendments to this document by resolution of a General Meeting, with the exception of administrative amendments which can be approved by the relevant ELT member. Refer to *Policy Instrument Development Manual* for an explanation on administrative amendments ([A4063988](#)).

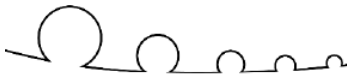
Any requests to change the content of this document must be forwarded to relevant Service Managers(s).

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

Version Control

| Version number | Date | Key Changes |
|----------------|---------------|---|
| 2 | December 2016 | Policy updated for ease of understanding for the customer and to include all known variances in the current application of water charges. |
| 3 | December 2019 | Align with new Policy Network Framework |

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Application of WasteWater Charges Policy

Policy Identifier: FIN-015-P
 Approved by:
 Date of Approval:
 Effective Date:
 Review Date:
 Version: 4

Head of Power

Section 4(2)(b) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* provides for Redland City Council to deliver water services subject to this Act to customers in their local government area from 1 July 2012.

Section 92 of the *Local Government Act 2009* defines a utility charge as a charge for a service, facility or activity for utility services, one of which is water.

Section 94 of the *Local Government Act 2009* provides that a Council may levy utility charges.

Section 99(1) of the *Local Government Regulation 2012* provides that a Council may levy utility charges on any basis they consider appropriate.

Section 195 and 196 of the *Body Corporate and Community Management Act 1997* provides for the method of application of utility charges for Community Title Scheme land.

Section 64 of the *Building Units and Group Titles Act 1980* provides for the method of application of utility charges for Building Unit and Group Title Scheme land.

Policy Objective

To establish the framework for applying the charges determined at the annual budget meeting.

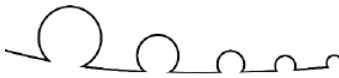
Policy Statement

Council is committed to calculating wastewater charges by sewer units.

The number of sewer units used to calculate the wastewater charge is tabled below:

| Land that is not part of a Community Title Scheme, Building Unit Plan or Group Title Plan | Units | Charge Basis |
|---|-------|--------------|
| Residential, single unit dwelling | 2 | Per lot |
| Multiple residential dwelling lot (attached or separate) | | |
| • each dwelling unit | 2 | Per dwelling |
| Non-residential building (other than that included in another category in this policy) | | |
| • First pedestal | 2 | Per pedestal |
| • Each additional pedestal | 2 | Per pedestal |
| Motels | | |
| • first pedestal | 2 | Per pedestal |
| • each additional pedestal | 1 | Per pedestal |
| Retirement or Lifestyle Villages / Nursing Homes / Manufactured Homes Village (assessed as one property for the purposes of rating) | | |

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Application of WasteWater Charges Policy

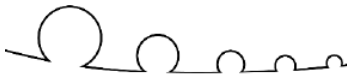
| Land that is not part of a Community Title Scheme, Building Unit Plan or Group Title Plan | Units | Charge Basis |
|--|--------|--------------|
| • first pedestal | 2 | Per pedestal |
| • each additional pedestal if contained within a hospital or hostel, or communal area | 2 0 | Per pedestal |
| • each additional pedestal if contained within an individual dwelling unit | 1 5 | Per dwelling |
| Sporting and Recreational Clubs/Organisations without poker machines | 3 | Per lot |
| Sporting and Recreational Clubs/Organisations with poker machines | | |
| • First pedestal | 2 | Per pedestal |
| • Each additional pedestal | 2 | Per pedestal |
| Community Service Organisations (assessed as one property or as part of a larger complex) | | |
| • Church | 1 | Per church |
| • Hall | 1 | Per hall |
| • Presbytery or manse | 2 | Per dwelling |
| • All other | 1 | Per property |
| School (assessed as one property or as part of a larger complex) | | |
| • First pedestal | 2 | Per pedestal |
| • Each additional pedestal | 2 | Per pedestal |
| Caravan parks | | |
| • Park site not connected to sewer | 1 | Per site |
| • Park site connected to sewer | 1 | Per site |

| Land that is part of a Building Unit Plan (BUP), Group Title Plan (GTP) or Community Title Scheme (CTS) | Units | Charge Basis |
|--|--------------|---------------------|
| Residential dwelling | 25 | Per lot |
| Non-residential – where the service is supplied to a lot within a Scheme | | |
| • First pedestal | 25 | Per pedestal |
| • Each additional pedestal | 20 | Per pedestal |
| Non-residential – where a service is supplied within a scheme but cannot be directly related to a particular lot, the wastewater charge will be apportioned between all lots within the scheme in accordance with the lot entitlements of the respective lots. | | |
| • First pedestal | 25 | Per pedestal |
| • Each additional pedestal | 20 | Per pedestal |
| Mixed Use – where a service has not been directly provided to non-residential lot/s within a scheme and there is no common wastewater service available to the non-residential lot/s within the scheme. | 25 | Per lot |
| Land that is vacant where a wastewater connection is available | Units | Charge Basis |
| Vacant land | 25 | Per lot |

The following charging exceptions apply:

- The residential wastewater fixed access charge will be applied on a per lot basis, except where:
 - Adjoining residential lots in the same ownership name are amalgamated for rating purposes and either:
 - The main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or

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Application of WasteWater Charges Policy

- One of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
- One of the adjoining lots would not be issued a building permit unless an existing approved structure was removed.

Then the Wastewater Fixed Access charge will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged the Wastewater Fixed Access charge on a per lot basis.

- The land associated to the property is undeveloped and landlocked, i.e. there is no private or public access or egress to the property.
- Wastewater charges will not apply to land identified as having an insurmountable drainage constraint such that it is unlikely a development permit, or permits, would be granted for the construction of a residential or commercial building on the land. This includes some rateable land that has been identified as having significant conservation values. All rateable land identified with insurmountable drainage constraint or conservation values is zoned Conservation Sub-Area CN1, or Open Space on the Southern Moreton Bay Islands, in the Redlands Planning Scheme.
 - Land that:
 - Cannot be serviced by the wastewater reticulation network because of:
 - Physical constraints associated to the land; or
 - The land is greater than 25 meters from the reticulated wastewater network and the land owner is unable to meet the requirements of Corporate Policy POL-3059 Wastewater Main Extensions – Request for a Resident; or
 - The land can be served from the reticulated wastewater network but Council has resolved to limit extensions in the area.

Definitions

The following definitions are extracted from the definitions within the *Environmental Protection Act 1994* and other subordinate legislation.

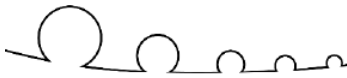
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Application of WasteWater Charges Policy

| Term | Definition |
|--------------------------------|--|
| Building unit plan (BUP) | <ul style="list-style-type: none"> exists under the <i>Building Units and Group Titles Act 1980</i>. A BUP was created when a building was subdivided in collectively administrated units. This plan type is characterised by a collectively administered subdivision managed by a Body Corporate. |
| Community Service Organisation | <ul style="list-style-type: none"> to qualify as a community service organisation, evidence must be received to demonstrate the organisation is a community organisation that meets all the following criteria: <ul style="list-style-type: none"> Is a not-for-profit entity; and It is not carried on for the profit or gain of particular persons and it is prevented, either by its constituent documents or by operation of law, from distributing its assets for the benefit of particular persons either while it is operating or upon winding up. Entity excludes an individual, a partnership, political party, superannuation fund, the Commonwealth or State or a body controlled by the Commonwealth or State, a foreign government or body controlled by a foreign government. Has only charitable purposes that are for the public benefit; and <ul style="list-style-type: none"> To be for a public benefit the purpose must be aimed at achieving a universal or common good, have practical utility and be directed to the benefit of the general community or a sufficient section of the community. Charitable purpose means the advancement of: <ul style="list-style-type: none"> Health Education Social and community welfare, including care, support and protection of children and young people, including the provision of child care services Religion Culture Natural environment Other purposes beneficial to the community. Advancement is taken to include protection, maintenance, support, research, improvement or enhancement. Does not have a disqualifying purpose. <ul style="list-style-type: none"> That is the purpose of engaging in, or promoting activities that are unlawful or contrary to public policy or the purpose of promoting or opposing a political party or a candidate for political office. Is not for profit entity Has only charitable purposes that are for the public benefit Does not have a disqualifying purpose |
| Community title scheme land | <ul style="list-style-type: none"> Land may be identified as scheme land only if it consists of: <ol style="list-style-type: none"> 2 or more lots, and Other land that is common property for a community titles scheme that is not included in point a). |
| Group title plan (GTP) | <ul style="list-style-type: none"> Existed under the <i>Building Units and Group Titles Act 1980</i>. A GTP was created when land was subdivided into collectively administered lots. This plan type is characterised by a collectively administered subdivision managed by a Body Corporate. |
| Lot or parcel | <ul style="list-style-type: none"> a separate, distinct parcel of land created on: <ol style="list-style-type: none"> the registration of a plan of subdivision; or the recording of particulars of an instrument; and includes a lot under the <i>Building Units and Group Titles Act 1980</i>. |
| Mixed use scheme | <ul style="list-style-type: none"> Lots within a scheme are a mix of residential and non-residential use. |

| | | | |
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Application of WasteWater Charges Policy

| | |
|------------|---|
| Pedestal | <ul style="list-style-type: none"> For the purposes of this policy, one urinal is equivalent to one pedestal. |
| Wastewater | <ul style="list-style-type: none"> Water used by households and businesses that is disposed of through the sewerage network. |

Associated Documents

Revenue Statement - https://www.redland.qld.gov.au/info/20171/rates/343/understanding_your_rates

Fact Sheet – Water and Wastewater Charges 2019/20 -

https://www.redland.qld.gov.au/download/downloads/id/2860/residential_water_and_wastewater_charges_2019-20.pdf

Document Control

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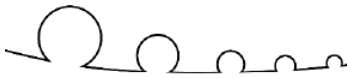
Any requests to change the content of this document must be forwarded to relevant Service Managers(s).

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

Version Control

| Version number | Date | Key Changes |
|----------------|---------------|---|
| 3 | April 2018 | The policy has been rewritten to clearly explain how wastewater is charged and provided definitions. Clarification has been made to the charging of land that is a BUP, GTP or CTS scheme to comply with legislation and maintain charging consistency across the City. |
| 4 | December 2019 | Remove CSOs from document to align with new Policy Framework. |

| | | | |
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Council Pensioner Rebate Policy

Policy Identifier: FIN-014-P
 Approved by:
 Date of Approval:
 Effective Date:
 Review Date:
 Version: 5

Head of Power

Chapter 4, Part 10 of the *Local Government Regulation 2012* sets out the circumstances and conditions that a local government can provide a concession on rates or charges for land.

Section 120(1) enables the concession to be granted if the land is owned or occupied by a pensioner.

Policy Objective

To state Council's commitment to actively promote and apply a rebate on the General Rate to all eligible pensioners.

Policy Statement

Council is committed to:

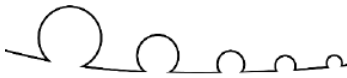
- Applying a rebate on the General Rate to all approved pensioners who meet the eligibility criteria. Apply a tiered rebate scheme based on the pensioner type.
- In part, administer the rebate in the same likeness as Statement 2 'Ownership', Statement 4 'Residential Requirements' and Statement 5 'Trusteeship' of the Queensland State Government Policy 2-5, *Queensland Government Pensioner Rate Subsidy Scheme*
- Apply the relevant rebate for new or existing applicants.
- Carry out regular advertising and actively promote the subsidies and rebates available to pensioners in the City.
- Process applications in a timely manner to ensure approved concessions are applied on the next rate notice issue.
- Confirm continuing eligibility annually with Centrelink and the Department of Veterans' Affairs that pensioners approved to receive a rebate on their General Rate remain eligible.

Definitions

| Term | Definition |
|--------------------|---|
| Approved Pensioner | <p>A pensioner who:</p> <ul style="list-style-type: none"> • Is and remains an eligible holder of a Queensland 'Pensioner Concession Card' issued by Centrelink or the Department of Veterans' Affairs, or a Queensland 'Repatriation Health Card – For All Conditions' (Gold Card) issued by the Department of Veterans' Affairs. • Is the owner or life tenant (either solely or jointly) of the property which is located in Queensland and which is his/her principal place of residence. |

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| | | |
|-------------------------------------|---------------------------|-------------|
| Department: Organisational Services | Group: Financial Services | Page 1 of 3 |
|-------------------------------------|---------------------------|-------------|



Council Pensioner Rebate Policy

| | |
|--|--|
| | Has either solely or jointly with a co-owner, the legal responsibility for the payment of the rates and charges levied in respect of the property. |
|--|--|

Definitions

| Term | Definition |
|------------------------------|---|
| | <ul style="list-style-type: none"> Has either solely or jointly with a co-owner, the legal responsibility for the payment of the rates and charges levied in respect of the property. |
| Principal place of residence | A residential dwelling, in which at least one of the registered owner/s of the land, or a person who is a life tenant made under a Will, Court Order, or documented legal arrangement, lives on an ongoing daily basis. Where the occupation is transient (i.e. less than 3 months), temporary or of a passing nature this is not sufficient to establish occupation as a principal place of residence. |
| Spouse | A person's partner in marriage or a de facto relationship, where the de facto partner is 1 of 2 persons who are living together as a couple on a genuine domestic basis but who are not married to each other or related by family and the gender of the persons is irrelevant. |

Associated Documents

Fact Sheet

https://www.redland.qld.gov.au/download/downloads/id/2493/important_rating_and_pension_information.pdf

Pensioner Rates Concession Form

http://www.redland.qld.gov.au/download/downloads/id/1974/pension_rates_concession_form.pdf

Document Control

Only Council can approve amendments to this document by resolution of a General Meeting, with the exception of administrative amendments which can be approved by the relevant ELT member. Refer to *Policy Instrument Development Manual* for an explanation on administrative amendments ([A4063988](#)).

Any requests to change the content of this document must be forwarded to relevant Service Managers(s).

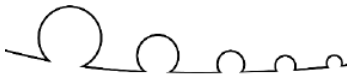
Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

Version Control

| Version number | Date | Key Changes |
|----------------|------------|--|
| 3 | April 2016 | <ol style="list-style-type: none"> Updated Head of Power with current legislation To clarify eligibility requirements, updated policy includes: <ol style="list-style-type: none"> Persons in receipt of Total and Permanent Incapacity (TPI), Extreme Disablement Adjustment (EDA) and War Widow(er)'s benefits issued by the Department of Veterans' Affairs are entitled to a maximum rate of concession, dependent upon percentage of ownership of the property. The criteria for determining life tenants. The definition of 'approved pensioner', 'principal place of residence' and 'spouse'. Reworded Statement 3 and 4 to correct grammar. Removed Statement 5 and inserted as a Note under Statement 1. Renumbered statements following original Statement 5: |

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|-------------|-------------------------|--------|--------------------|-------------|
| Department: | Organisational Services | Group: | Financial Services | Page 2 of 3 |
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Council Pensioner Rebate Policy

| Version number | Date | Key Changes |
|----------------|---------------|---|
| | | <ul style="list-style-type: none"> • Statement 6 becomes 5 • Statement 7 becomes 6 • Statement 8 becomes 7 6. Statement 9 included in Statement 7 7. Minor wording change for Statement 7 for grammatical purposes. |
| 4 | April 2019 | 1. Minor wording change. Removal of the mention of TPI and War Widow as both have a Gold Card so there is no requirement to mention the TPI and War Widow. This is covered in our work instruction. |
| 5 | December 2019 | 1. Align with new Policy Management Framework. |

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|-----------------------------------|-------------------------|--------|--------------------|
| Department: | Organisational Services | Group: | Financial Services |
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Revenue Statement 2020-2021

Outline and Explanation of Measures Adopted for Revenue Raising

Council has developed its revenue raising for the 2020-21 budget, which includes the levying of rates and charges, in accordance with its Revenue Policy POL-1837.

Council seeks to establish sound and sustainable financial decisions, which are underpinned by a rigorous financial framework supported by financial modelling. Objectives specific to revenue raising considerations are:

- Recurrent (operating) revenue is sufficient to cover an efficient operating expense base including depreciation.
- Adequate funding is available to provide efficient and effective core services to the community.
- Key intergenerational infrastructure and service issues are addressed, which allows any significant financial burden to be spread over a number of years and not impact adversely on current or future ratepayers.
- Continuation of good asset management to ensure that all community assets are well maintained and are fit for purpose.

In compliance with section 172(2)(b) of the *Local Government Regulation 2012*, it is confirmed that for the 2020-21 fiscal year, Council has not made a resolution limiting the increase of any rates or charges.

Rates and Charges

DIFFERENTIAL GENERAL RATES

Redland City Council has adopted a differential rating scheme for the 2020-21 financial year that has 28 rating categories.

A separate rate-in-the-dollar and minimum general rate will apply to land identified within each category except for category 11. The minimum general rate will be applied to land below a certain (threshold) valuation and is determined by Council's opinion of what reflects a fair contribution towards the activities, facilities and services provided to all ratepayers, as well as basic general administration costs.

| Rating Category | Rating Category Description | Charge Code (RCC Use) | Rate in the Dollar (RID) | Multiplier | Minimum General Rate | Minimum General Rate Value Threshold |
|-----------------|---|-----------------------|--------------------------|------------|----------------------|--------------------------------------|
| 1a | Includes all rateable land that: 1) having regard to any improvements or activities conducted upon the land, used primarily for residential purposes; 2) the residential structure is an approved dwelling and is the registered owner's principal place of residence; 3) has a value less than or equal to \$385,000; and 4) is NOT categorised in rating category 1d or 1f. | GR20 | 0.00413779 | 1.000 | \$1,062 | \$256,659 |
| 1b | Includes all rateable land that: 1) having regard to any improvements or activities conducted upon the land, used primarily for residential purposes; | GR20 | 0.00331230 | 0.800 | \$1,593 | \$480,934 |

| Rating Category | Rating Category Description | Charge Code (RCC Use) | Rate in the Dollar (RID) | Multiplier | Minimum General Rate | Minimum General Rate Value Threshold |
|-----------------|---|-----------------------|--------------------------|------------|----------------------|--------------------------------------|
| | <ul style="list-style-type: none"> 2) the residential structure is an approved dwelling and is the registered owner's principal place of residence; 3) has a value greater than \$385,000; 4) is NOT categorised in rating category 1e or 1g. | | | | | |
| 1d | <p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is the registered owner's principal place of residence; and 4) has a value less than or equal to \$385,000. | GR70 | 0.00732548 | 1.770 | \$1,572 | \$214,593 |
| 1e | <p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, used primarily for residential purposes; 3) the residential structure is an approved dwelling and is the registered owner's principal place of residence; and 4) has a value greater than \$385,000. | GR70 | 0.00586043 | 1.416 | \$2,820 | \$481,193 |
| 1f | <p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is the registered owner's principal place of residence; and 4) has a value less than or equal to \$385,000. | GR80 | 0.00413907 | 1.000 | \$1,202 | \$290,403 |
| 1g | <p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, used primarily for residential purposes; 3) the residential structure is an approved dwelling and is the registered owner's principal place of residence; and 4) has a value greater than \$385,000. | GR80 | 0.00344922 | 0.834 | \$1,738 | \$503,882 |

| Rating Category | Rating Category Description | Charge Code (RCC Use) | Rate in the Dollar (RID) | Multiplier | Minimum General Rate | Minimum General Rate Value Threshold |
|-----------------|---|-----------------------|--------------------------|------------|----------------------|--------------------------------------|
| 2a | Includes all rateable land that: 1) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 2) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; 3) has a value less than or equal to \$385,000; and 4) is NOT categorised in rating category 2d or 2f. | GR25 | 0.00500466 | 1.210 | \$1,159 | \$231,584 |
| 2b | Includes all rateable land that: 1) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 2) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; 3) has a value greater than \$385,000; and 4) is NOT categorised in rating category 2e or 2g. | GR25 | 0.00425572 | 1.028 | \$1,926 | \$452,567 |
| 2d | Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; and 4) has a value less than or equal to \$385,000. | GR75 | 0.00885937 | 2.141 | \$1,618 | \$182,632 |
| 2e | Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; and 4) has a value greater than \$385,000. | GR75 | 0.00753054 | 1.820 | \$3,411 | \$452,955 |
| 2f | Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; and 4) has a value less than or equal to \$385,000. | GR85 | 0.00500413 | 1.209 | \$1,300 | \$259,785 |
| 2g | Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and | GR85 | 0.00443219 | 1.071 | \$2,073 | \$467,715 |

| Rating Category | Rating Category Description | Charge Code (RCC Use) | Rate in the Dollar (RID) | Multiplier | Minimum General Rate | Minimum General Rate Value Threshold |
|-----------------|---|-----------------------|--------------------------|------------|----------------------|--------------------------------------|
| | shown on Appendix B – Aquatic Paradise Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is NOT the registered owner’s principal place of residence; and 4) has a value greater than \$385,000. | | | | | |
| 4a | Includes all vacant rateable land, other than that categorised in rating categories 4b, 4c, 10, 11a, 11b or 11c. This category may also include land with an unapproved residential structure or non-commercial out-buildings, for example domestic garage, farm shed. | GR12 | 0.00554682 | 1.341 | \$1,187 | \$213,997 |
| 4b | Includes all vacant rateable land, other than that categorised in rating category 10, 11a, 11b or 11c that adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map. | GR72 | 0.00981999 | 2.373 | \$1,610 | \$163,951 |
| 4c | Includes all vacant rateable land, other than that categorised in rating category 10, 11a, 11b or 11c that adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map. | GR82 | 0.00586364 | 1.417 | \$1,329 | \$226,651 |
| 6a | Includes all rateable land that, having regard to any improvements or activities conducted upon the land, is primarily used in whole or in part for commercial or industrial purposes, other than land categorised in rating categories 6b, 6c or 19. | GR21 | 0.00703426 | 1.700 | \$1,357 | \$192,913 |
| 6b | Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, is primarily used in whole or in part for commercial or industrial purposes; and 3) is NOT categorised in rating category 19. | GR71 | 0.01245333 | 3.010 | \$1,735 | \$139,320 |
| 6c | Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map; 2) having regard to any improvements or activities conducted upon the land, is primarily used in whole or in part for commercial or industrial purposes; and 3) is NOT categorised in rating category 19. | GR81 | 0.00732955 | 1.771 | \$1,500 | \$204,651 |
| 8 | Includes all rateable land that, having regard to any improvements or activities conducted upon the land, is primarily used in whole or in part, or intended for use in whole or in part, for quarry or extractive industry purposes. | GR22 | 0.01698435 | 4.105 | \$2,354 | \$138,598 |
| 10 | Includes all rateable land that has been identified as having an insurmountable drainage constraint and/or significant conservation values that it is unlikely a | GR06 | 0.00910252 | 2.200 | \$331 | \$36,364 |

| Rating Category | Rating Category Description | Charge Code (RCC Use) | Rate in the Dollar (RID) | Multiplier | Minimum General Rate | Minimum General Rate Value Threshold |
|-----------------|--|-----------------------|--------------------------|------------|----------------------|--------------------------------------|
| | development permit, or permits, for the erection of a dwelling house on the land would be granted. All rateable land included in this category identified with insurmountable drainage problems or conservation values is zoned Conservation in the City Plan. This category also includes all rateable land on the Southern Moreton Bay Islands that is vacant and has been included within the Recreation and Open Space zone of the City Plan. | | | | | |
| 11a | Includes subdivided land that is not yet developed in accordance with sections 49 and 50 of the Land Valuation Act 2010, other than that categorised in rating category 11b or 11c. | GR05 | 0.00993072 | 2.400 | N/a | N/a |
| 11b | Includes subdivided land that adjoins a canal revetment wall in the estate commonly referred to as Raby Bay, and shown on Appendix A – Raby Bay Canal Estate Map that is not yet developed in accordance with sections 49 and 50 of the <i>Land Valuation Act 2010</i> . | GR73 | 0.02112193 | 5.105 | N/a | N/a |
| 11c | Includes subdivided land that adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise, and shown on Appendix B – Aquatic Paradise Canal Estate Map, that is not yet developed in accordance with sections 49 and 50 of the <i>Land Valuation Act 2010</i> . | GR83 | 0.01193070 | 2.883 | N/a | N/a |
| 16 | One or more land parcels where the land: 1) is used for shopping centre purposes, or has the potential predominant use of shopping centre purposes, by virtue of its improvements or the activities conducted upon the land; and 2) is characterised in Council's land records with the property use code of COM071. | GR14 | 0.00910314 | 2.200 | \$37,282 | \$4,095,508 |
| 16a | One or more land parcels where the land: 1) is used for shopping centre purposes, or has the potential predominant use of shopping centre purposes, by virtue of its improvements or the activities conducted upon the land; 2) is characterised in Council's land records with the property use code of COM072; and 3) has a value less than \$20,000,000. | GR37 | 0.00951693 | 2.300 | \$85,167 | \$8,949,000 |
| 16b | One or more land parcels where the land: 1) is used for shopping centre purposes, or has the potential predominant use of shopping centre purposes, by virtue of its improvements or the activities conducted upon the land; 2) is characterised in Council's land records with the property use code of COM023; and 3) has a value greater than or equal to \$20,000,000. | GR38 | 0.00993072 | 2.400 | \$176,496 | \$17,772,738 |
| 17 | One or more land parcels where the land: 1) is used for shopping centre purposes, or has the potential predominant use of shopping centre purposes, by virtue of its improvements or the activities conducted upon the land; and 2) is characterised in Council's land records with the property use code of COM074. | GR13 | 0.00703426 | 1.700 | \$2,749 | \$390,802 |

| Rating Category | Rating Category Description | Charge Code (RCC Use) | Rate in the Dollar (RID) | Multiplier | Minimum General Rate | Minimum General Rate Value Threshold |
|-----------------|---|-----------------------|--------------------------|------------|----------------------|--------------------------------------|
| 19 | One or more land parcels where: 1) two or more self-contained places of business are located in one or more buildings; 2) the buildings are separated by common areas, other areas owned by the owner or a road; and 3) the total land area is greater than or equal to 4,000 square metres. | GR17 | 0.00786182 | 1.900 | \$4,826 | \$613,853 |

Separate Charges

ENVIRONMENT SEPARATE CHARGE

Section 94 of the *Local Government Act 2009* prescribes that Council may levy a separate charge as defined in section 92(5). Council has determined that the community in general will benefit from the protection, management, promotion and enhancement of biodiversity. This includes koala habitat, bushland, green space, waterways, catchments, air and coastal ecosystems in the City that cannot always be effectively protected through Council’s regulatory powers or management powers.

In prior years the revenue raised through the Environment Separate Charge funded both capital and operational components. Past revenues collected are currently quarantined in reserve for capital components, predominantly for land purchase, acquisition of the conservation interests in land, and the funding of ancillary facilities that support or enhance environmental outcomes. Council has determined that in 2020-21 the revenue raised through this charge will fund operational projects and activities, predominantly directed towards waterway, pest and land management, foreshore and catchment rehabilitation and maintenance, track and trail maintenance and repairs, koala habitat restoration, environmental education, strengthening stewardship of the natural environment and implementation of environment strategies and policies:

- POL-3130 Green Living Policy
- POL-3128 Natural Environment Policy

In the financial year 2020-21 the Environment Separate Charge will be levied in accordance with section 103 of the *Local Government Regulation 2012* and will be applied on a per lot basis and is subject to Council’s Farming Concession.

| Charge Code (RCC Use) | Charge | Charge Amount \$ | Charge Basis |
|-----------------------|-----------------------------|------------------|----------------|
| EN01 | Environment Separate Charge | 116.32 per annum | Charge per lot |

LANDFILL REMEDIATION SEPARATE CHARGE

Section 94 of the *Local Government Act 2009* provides Council may levy a separate charge as defined in section 92(5).

Council has determined the community in general will benefit from the monitoring and remediation of all closed landfills to prevent environmental harm. This is financed by a separate charge levied in accordance with section 103 of the *Local Government Regulation 2012*. The funds raised from the Landfill Remediation Separate charge will be expended in accordance with corporate policy POL-3091 Landfill Remediation Separate Charge Policy.

This charge is applied on a per lot basis and will be subject to Council's Farming Concession.

| Charge Code (RCC Use) | Charge | Charge Amount \$ | Charge Basis |
|--------------------------|--------------------------------------|---------------------|----------------|
| EN03 | Landfill Remediation Separate Charge | 30.00 per annum | Charge per lot |

REDLAND CITY SES ADMINISTRATION SEPARATE CHARGE

Pursuant to section 4A(c) of the *Disaster Management Act 2003*, a local government is primarily responsible for managing (disaster) events in their local government area.

Section 94 of the *Local Government Act 2009* provides Council may levy a separate charge as defined in section 92(5).

Council has determined the community in general will benefit from improved governance and proactive management of SES resources through the engagement of a full-time Senior Project Officer to undertake the function of an SES Local Controller and Community Resilience Officer. Revenue raised through this charge will fund the on-going costs of maintaining the Redland SES to an appropriate level of operational readiness.

In the financial year 2020-21 the Redland City SES Administration charge will be levied in accordance with section 103 of the *Local Government Regulation 2012* and will be applied on a per rateable property basis.

| Charge Code (RCC Use) | Charge | Charge Amount \$ | Charge Basis |
|--------------------------|---|---------------------|------------------------------|
| SES01 | Redland City SES Administration Separate Charge | 7.08 per annum | Charge per rateable property |

Special Charges

RURAL FIRE BRIGADE SPECIAL CHARGE

Pursuant to section 94 of the *Local Government Regulation 2012* and section 128A of the *Fire and Emergency Services Act 1990*, Council has determined that each parcel of rateable land identified as the whole of Karragarra, Lamb, Russell, Macleay and Perulpa Islands (refer Appendix C – Rural Fire Map) will specially benefit from Council contributing funds to the Rural Fire Brigades. Funds raised through the Rural Fire Brigade Special Charge will be paid to the Rural Fire Brigades established within the benefited area on an annual basis as directed by the Rural Fire Service Queensland to purchase and maintain equipment and provide a fire service to properties within the benefited area. Council adopted the Overall Plan for the Rural Fire Brigade Special Charge on 25 June 2020.

This charge is applied on a per lot basis and will be subject to Council's Farming Concession.

| Charge Code (RCC Use) | Charge | Charge Amount \$ | Charge Basis |
|--------------------------|--|---------------------|----------------|
| FL06 | Rural Fire Brigade Special Charge | 10.00 per annum | Charge per lot |

Utility Charges

Utility charges are made and levied in accordance with Chapter 4 Part 7 of the *Local Government Regulation 2012* and Council's corporate policies associated to each charge.

Council will apply utility charges for Community Titles Scheme land in accordance with:

- sections 195 and 196 of the *Body Corporate and Community Management Act 1997*

- section 64(1)(d) of the *Building Units and Group Titles Act 1980*.

WASTE/RECYCLING CHARGE

Waste and recycling charges are Utility charges that are made and levied in accordance with section 99 of the *Local Government Regulation 2012* and Council's Corporate Policy POL-2836 Waste, Recycling and Green Waste Collection Services.

The waste/recycling charge is determined by Council, together with other revenue sources, to ensure that it is able to cover the costs associated with the provision of the waste management service. The costs include payment to contractors for waste collection, a kerbside recycling service and a voluntary green waste service. Disposal costs are also factored into the charge to cover contractor costs for disposal, site development works, environmental monitoring, management, statutory charges and administration costs, as well as other costs associated with the use of Council's transfer stations by residents and other users. For 2020-21 Council has moved to a full cost pricing model.

Services in excess of those listed in the following schedules are subject to Special Quotation.

| Residential Kerbside Waste Services | | | | |
|--|--------------------------|-----------------------|--------------------------|---------------------|
| | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Annual Amount \$ | Charge Code (RCC Use) | Annual Amount \$ |
| RedWaste Utility Charges | | | | |
| 240L Waste / 240L Recycling | RF01 | 450.50 | RF201 | 476.50 |
| 140L Waste / 240L Recycling | RF15 | 377.50 | RF215 | 447.50 |
| 240L Waste / 340L Recycling | RF301 | 450.50 | RF218 | 476.50 |
| 140L Waste / 340L Recycling | RF302 | 377.50 | RF219 | 447.50 |
| 140L Waste / 140L Recycling | RF303 | 351.50 | RF220 | 432.00 |
| 240L Green Waste | RFG01 | 64.00 | N/A | N/A |
| Additional Bin and Service - Scheduled Days | | | | |
| | Charge Code (RCC Use) | Annual Amount \$ | Charge Code (RCC Use) | Annual Amount \$ |
| 240L Additional Waste | RF09 | 229.00 | RF209 | 295.00 |
| 240L Additional Recycling | RF16 | 136.00 | RF216 | 161.00 |
| 140L Additional Waste | RF17 | 204.00 | RF217 | 288.00 |
| 340L Additional Recycling | RF53 | 176.00 | RF253 | 183.00 |
| 240L Additional Green Waste | RFG02 | 64.00 | N/A | N/A |
| Additional Service Existing Bin (Temporary Lift) - Scheduled Days | | | | |
| | Charge Code (RCC Use) | Amount Per Lift \$ | | |
| 140L Waste Bin per lift | RF12 | 16.50 | N/A | N/A |
| 240L Waste Bin per lift | RF13 | 18.50 | N/A | N/A |
| 240L Recycling Bin per lift | RF14 | 17.00 | N/A | N/A |
| 340L Recycling Bin per lift | RF54 | 12.00 | N/A | N/A |
| 240L Green Waste Bin per lift | RFG03 | 9.00 | N/A | N/A |
| Additional Service Existing Bin (Temporary Lift) - Outside Scheduled Days | | | | |
| | Charge Code (RCC Use) | Amount Per Lift \$ | | |
| 240L Additional Waste Service per lift | RF40 | 60.00 | N/A | N/A |
| 140L Additional Waste Service per lift | RF41 | 44.00 | N/A | N/A |
| 240L Additional Recycling Service per lift | RF42 | 34.00 | N/A | N/A |
| 340L Additional Recycling Service per lift | RF55 | 35.00 | N/A | N/A |

| Residential Kerbside Waste Services | | | | |
|--|---------------------------------|--|---------------------------------|--|
| Residential Bulk Waste Bin Collection Service | | | | |
| | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Annual Amount \$ | Charge Code (RCC Use) | Annual Amount \$ |
| RedWaste Utility Charges -Size (m³) | | | | |
| Waste Service Bulk Bin size (m³) - 1 service per week | | | | |
| 0.66 m ³ (Rear lift) | RF20 | 1,051.00 | N/A | N/A |
| 0.66 m ³ (Front lift) | RF80 | 923.00 | RF180 | 2,490.00 |
| 1.10 m ³ (Rear lift) | RF23 | 1,606.00 | N/A | N/A |
| 1.10 m ³ (Front lift) | RF19 | 1,583.00 | N/A | N/A |
| 1.50 m ³ | RF26 | 1,917.00 | RF106 | 2,969.00 |
| 2.00m ³ | RF84 | 2,569.00 | RF184 | 3,958.00 |
| 2.25 m ³ | RF29 | 2,886.00 | RF109 | 4,452.00 |
| 3.00 m ³ | RF32 | 3,753.00 | RF112 | 5,900.00 |
| 4.00 m ³ | RF35 | 4,969.00 | RF115 | 7,599.00 |
| Additional Waste Service Bulk Bin size (m³) - Lift only; 1 service per week | Charge Code (RCC Use) | Amount Per Lift \$ | Charge Code (RCC Use) | Amount Per Lift \$ |
| 0.66 m ³ | RF21 | 46.60 | N/A | N/A |
| 1.10 m ³ | RF24 | 55.20 | N/A | N/A |
| 1.50 m ³ | RF27 | 56.60 | RF107 | 82.40 |
| 2.00m ³ | RF85 | 60.00 | RF185 | 100.00 |
| 2.25 m ³ | RF30 | 65.40 | RF110 | 110.80 |
| 3.00 m ³ | RF33 | 77.80 | RF113 | 136.60 |
| 4.00 m ³ | RF36 | 97.00 | RF116 | 169.20 |
| Temporary Waste Service (≤3 months) Bulk Bin size (m³) - Bin and Lift; 1 service | Charge Code (RCC Use) | Amount Per Bin & Lift \$ | Charge Code (RCC Use) | Amount Per Bin & Lift \$ |
| 0.66 m ³ | RF22 | 100.40 | N/A | N/A |
| 1.10 m ³ | RF25 | 180.20 | N/A | N/A |
| 1.50 m ³ | RF28 | 183.40 | RF108 | 206.00 |
| 2.00m ³ | RF86 | 192.00 | RF186 | 219.00 |
| 2.25 m ³ | RF31 | 196.00 | RF111 | 230.00 |
| 3.00 m ³ | RF34 | 208.60 | RF114 | 255.52 |
| 4.00 m ³ | RF37 | 225.40 | RF117 | 288.40 |

| Commercial Kerbside Collection Services | | | | |
|--|---------------------------------|----------------------------|---------------------------------|----------------------------|
| | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Annual Amount \$ | Charge Code (RCC Use) | Annual Amount \$ |
| RedWaste Utility Charges | | | | |
| 240L Waste / 240L Recycling | RFC01 | 517.50 | RFC201 | 543.50 |
| 140L Waste / 240L Recycling | RFC15 | 423.50 | RFC215 | 493.50 |
| 240L Waste / 340L Recycling | RFC301 | 517.50 | RFC218 | 543.50 |
| 140L Waste / 340L Recycling | RFC302 | 423.50 | RFC219 | 493.50 |
| 140L Waste / 140L Recycling | RFC303 | 397.50 | RFC220 | 478.00 |
| 240L Recycling (Stand Alone) | RFC16 | 136.00 | RFC216 | 161.00 |
| 340L Recycling (Stand Alone) | RFC53 | 176.00 | RFC253 | 183.00 |
| 240L Green Waste | RFCG01 | 64.00 | N/A | N/A |

| Commercial Kerbside Collection Services | | | | |
|---|--------------------------|-----------------------------|--------------------------|-----------------------------|
| RedWaste Utility Charges | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Annual Amount \$ | Charge Code (RCC Use) | Annual Amount \$ |
| Additional Bin and Service | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Amount Per Lift \$ | Charge Code (RCC Use) | Amount Per Lift \$ |
| 240L Additional Waste | RFC09 | 296.00 | RFC209 | 362.00 |
| 240L Additional Green Waste | RFCG02 | 64.00 | N/A | N/A |
| Additional Service Existing Bin (Temporary Lift) | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Amount Per Lift \$ | Charge Code (RCC Use) | Amount Per Lift \$ |
| 240L Green Waste | RFCG03 | 9.00 | N/A | N/A |
| Commercial Bulk Waste Bin Collection Service | | | | |
| RedWaste Utility Charges - Size (m ³) | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Annual Amount \$ | Charge Code (RCC Use) | Annual Amount \$ |
| Waste Service Bulk Bin size (m³) - 1 service per week | | | | |
| 0.66 m ³ (Rear lift) | RFC20 | 1,314.00 | N/A | N/A |
| 0.66 m ³ (Front lift) | RFC80 | 1,186.00 | RFC180 | 2,753.00 |
| 1.10 m ³ (Rear lift) | RFC23 | 2,044.00 | N/A | N/A |
| 1.10 m ³ (Front lift) | RFC19 | 2,021.00 | RFC119 | 2,612.00 |
| 1.50 m ³ | RFC26 | 2,514.00 | RFC106 | 3,566.00 |
| 2.00m ³ | RFC84 | 3,365.00 | RFC184 | 4,754.00 |
| 2.25 m ³ | RFC29 | 3,781.00 | RFC109 | 5,347.00 |
| 3.00 m ³ | RFC32 | 4,946.00 | RFC112 | 7,093.00 |
| 4.00 m ³ | RFC35 | 6,560.00 | RFC115 | 9,190.00 |
| Commercial Bulk Waste Bin Collection Service | | | | |
| Additional Waste Service Bulk Bin size (m ³) - Lift only; 1 service per week | Charge Code (RCC Use) | Amount Per Lift \$ | Charge Code (RCC Use) | Amount Per Lift \$ |
| 0.66 m ³ | RFC21 | 52.60 | N/A | N/A |
| 1.10 m ³ | RFC24 | 64.20 | RFC124 | 69.00 |
| 1.50 m ³ | RFC27 | 68.60 | RFC107 | 94.40 |
| 2.00m ³ | RFC85 | 76.00 | RFC185 | 116.00 |
| 2.25 m ³ | RFC30 | 83.40 | RFC110 | 128.80 |
| 3.00 m ³ | RFC33 | 100.80 | RFC113 | 159.60 |
| 4.00 m ³ | RFC36 | 128.00 | RFC116 | 200.20 |
| Temporary Waste Service (≤3 months) Bulk Bin size (m ³) – Bin and Lift; 1 service | Charge Code (RCC Use) | Amount Per Bin & Lift \$ | Charge Code (RCC Use) | Amount Per Bin & Lift \$ |
| 0.66 m ³ | RFC22 | 106.40 | N/A | N/A |
| 1.10 m ³ | RFC25 | 189.20 | RFC125 | 164.04 |
| 1.50 m ³ | RFC28 | 195.40 | RFC108 | 218.00 |
| 2.00m ³ | RFC86 | 208.00 | RFC186 | 235.00 |
| 2.25 m ³ | RFC31 | 214.00 | RFC111 | 248.00 |
| 3.00 m ³ | RFC34 | 231.60 | RFC114 | 278.52 |

| Commercial Kerbside Collection Services | | | | |
|---|--------------------------|---------------------|--------------------------|---------------------|
| | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Annual Amount \$ | Charge Code (RCC Use) | Annual Amount \$ |
| RedWaste Utility Charges | | | | |
| 4.00 m ³ | RFC37 | 256.40 | RFC117 | 319.40 |

| Residential and Commercial Bulk Recycling Bin Service | | | | |
|--|--------------------------|---------------------|--------------------------|---------------------|
| | Mainland | | Bay Islands | |
| | Charge Code (RCC Use) | Annual Amount \$ | Charge Code (RCC Use) | Annual Amount \$ |
| RedWaste Utility Charges - Size (m³) | | | | |
| Recycle Service Bulk Bin size (m³) - 1 service per fortnight | | | | |
| 0.66 m ³ (Rear lift) | RF81 | 627.00 | N/A | N/A |
| 0.66 m ³ (Front lift) | RF82 | 640.00 | RF182 | 1,087.00 |
| 1.10 m ³ (Rear lift) | RF63 | 987.00 | N/A | N/A |
| 1.10 m ³ (Front lift) | RF83 | 1,057.00 | RF183 | 1,742.00 |
| 1.50 m ³ | RF66 | 1,410.00 | RF136 | 2,451.00 |
| 2.00m ³ | RF87 | 1,884.00 | N/A | N/A |
| 2.25 m ³ | RF69 | 2,032.00 | RF139 | 3,620.00 |
| 3.00 m ³ | RF72 | 2,644.00 | RF142 | 4,821.00 |
| 4.00 m ³ | RF75 | 2,832.00 | RF145 | 6,392.00 |

| Residential and Commercial Bulk Recycling Bin Service | | | | |
|--|--------------------------|-----------------------|--------------------------|-----------------------|
| | Charge Code (RCC Use) | Amount Per Lift \$ | Charge Code (RCC Use) | Amount Per Lift \$ |
| Additional Recycling Service Bulk Bin size (m³) Lift only; 1 service | | | | |
| 1.10 m ³ | RF65 | 141.00 | N/A | N/A |
| 1.50 m ³ | RF68 | 145.00 | RF138 | 235.80 |
| 2.00m ³ | RF88 | 147.00 | N/A | N/A |
| 2.25 m ³ | RF71 | 150.00 | RF141 | 235.80 |
| 3.00 m ³ | RF74 | 153.00 | RF144 | 235.80 |
| 4.00 m ³ | RF77 | 159.00 | RF147 | 235.80 |
| Temporary Recycling Service (≤3 months) Bulk Bin Size (m³) - Bin and Lift; 1 service | | | | |
| 1.10 m ³ | RF64 | 248.00 | N/A | N/A |
| 1.50 m ³ | RF67 | 188.60 | RF137 | 431.28 |
| 2.00m ³ | RF89 | 205.00 | N/A | N/A |
| 2.25 m ³ | RF70 | 206.40 | RF140 | 431.28 |
| 3.00 m ³ | RF73 | 224.00 | RF143 | 431.28 |
| 4.00 m ³ | RF76 | 247.00 | RF146 | 431.28 |

WATER CHARGES

Two-part tariff pricing will apply to all properties within the city (including residential vacant land) that are connected or have access to Council's water transportation system. The two-part tariff will be composed of:

- a water access charge; and
- a water consumption charge, namely a single tier charge for each kilolitre of water consumed.

This is a requirement of section 41 of the *Local Government Regulation 2012*. The prices are set to eventually recover sufficient revenue so that the water supply business covers its costs including a contribution to Council

and a return on assets employed in the business. This full cost pricing is a requirement of National Competition Policy and section 41(1)(d) of the *Local Government Regulation 2012*.

FIXED ACCESS WATER CHARGE

Fixed Water Access charges cover costs associated with asset replacement, administration, billing, replacement of water meters, and repair of the reticulation system.

Fixed water access charges will be applied on a per meter/lot basis where the lot can be serviced by the reticulated water system. Where a lot has no meter installed, the fixed water access charge will be determined as if a standard 20mm meter was installed.

The following exceptions apply to the fixed water access charge on a per meter/lot basis:

1. A fixed water access charge will be applied per meter connection for rural land that is contiguous where connection is made to separate parcels of land and the land is used for farming purposes.
2. Rural land held in the same ownership name used for farming purposes where the lots are separated by a road will be treated as contiguous lots, except where the lots have separate water meter connections contiguity will not be applied.
3. The fixed water access charge will be applied against adjoining lots as if they were one lot where the adjoining residential lots are in the same ownership name, are amalgamated for rating purposes and:
 - i) the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
 - ii) one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
 - iii) one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed.
4. A fixed water access charge will not apply for a fire bypass meter.
5. A fixed water access charge will not be applied where:
 - i) The land associated to the property is undeveloped and landlocked, i.e. there is no private or public access or egress to the property; or
 - ii) The property is categorised for the purpose of Differential General Rating as Rating Category 10 (Constrained land); or
 - iii) The property cannot be serviced by the reticulated water system because of physical constraints; or
 - iv) The property can be serviced by the reticulated water system, but is not currently connected because the property owner has not requested connection; and
 - a) The property boundary is greater than 25 meters from the nearest water main; and
 - b) It is not planned for an extension of the reticulation water network in the current or next financial year which will bring the network within 25 meters of the property boundary line.

| Attribute Type (RCC Use) | Type of Charge | Charge Amount \$ | Charge Basis |
|-----------------------------|-------------------------------|---------------------|---------------|
| VBW01, VBW03, VBW04 | Fixed Water Access (domestic) | 280.48 | per meter/lot |

| Units, Flats, Guest Houses, Multiple Dwellings 20mm to 150mm and Residential 25mm to 150mm | | |
|--|------------|---------------------|
| Attribute Type (RCC Use) | Meter Size | Charge Amount \$ |
| VBM20 VCBM20 | 20mm | 280.48 |
| VBM25 VCBM25 | 25mm | 438.28 |
| VBM32 VCBM32 | 32mm | 718.08 |
| VBM40 VCBM40 | 40mm | 1,122.00 |
| VBM50 VCBM50 | 50mm | 1,753.12 |
| VBM80 VCBM80 | 80mm | 4,487.96 |
| VBM100 VCBM100 | 100mm | 7,012.40 |
| VBM150 VCBM150 | 150mm | 15,777.96 |
| Commercial and Industrial | | |
| Attribute Type (RCC Use) | Meter Size | Charge Amount \$ |
| VBW20 VCBW20 VCW20 | 20mm | 364.64 |
| VBW25 VCBW25 VCW25 | 25mm | 569.76 |
| VBW32 VCBW32 VCW32 | 32mm | 933.52 |
| VBW40 VCBW40 VCW40 | 40mm | 1,458.60 |
| VBW50 VCBW50 VCW50 | 50mm | 2,279.04 |
| VBW80 VCBW80 VCW80 | 80mm | 5,834.32 |
| VBW100 VCBW100 VCW100 | 100mm | 9,116.16 |
| VBW150 VCBW150 VCW150 | 150mm | 20,511.36 |

CONSUMPTION CHARGE

Water consumption charges are categorised into water connection tariffs, being: residential, non-residential, concessional and Council. Where premises are used for mixed use (i.e. residential and non-residential or concessional) the predominant use of the land will determine the water connection tariff.

The consumption charge is calculated at a flat rate for Residential and Concessional and at a separate flat rate for Non-residential and Council. The water consumption charge is calculated on the water consumed between the last meter reading and the current meter reading and multiplying the total kilolitres by the adopted rate.

The consumption charge is made up of two components:

- the State Government's Bulk Water Charge for the purchase of potable water; and
- Council's retail charge for distribution to the households which includes administration, billing, replacement of water meters, and repair of the reticulation system.

In compliance with section 140 of the *Water Supply (Safety and Reliability) Act 2008* for premises that have more than one sole-occupancy unit, where the land is not scheme land under the *Body Corporate and Community Management Act 1997*, and meters are installed to measure the supply of water to each sole-occupancy unit the owner of the premise will be billed for water consumption on the reading from the main meter and informed of the volume of water supplied through each sub-meter during the billing period.

Water consumption charges in communal arrangements that exist under a Community Title Scheme, Building Unit Plan or Group Title Plan will be applied in the following manner:

| | |
|--|--|
| <p>Community Title Scheme land established prior to 1 January 2008 or under construction, but not completed, prior to 31 December 2007</p> | <p>Water consumption charges will be applied consistent with section 196 of the <i>Body Corporate and Community Management Act 1997</i>.</p> <ul style="list-style-type: none"> i) The main meter will be read and used for the purpose of water consumption charge calculations. ii) Lot owners are liable for a share of the total amount payable for water consumption that passes through the main meter, which will be applied by lot entitlement. iii) A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner. |
| <p>Community Title Scheme land established after 1 January 2008.</p> | <p>Water consumption charges will be applied consistent with section 195 of the <i>Body Corporate and Community Management Act 1997</i>.</p> <ul style="list-style-type: none"> i) The main meter and all internal meters will be read and used for the purpose of water consumption charge calculations. ii) Any volume variance between the calculated water consumption on the main meter and the total of the calculated water consumption for the internal meters will be billed to the body corporate. Where the volume variance is a negative value: <ul style="list-style-type: none"> a. no adjustment will be made to the total of the calculated water consumption for the internal meters; and b. the variance will be treated as zero. iii) The water consumption charge applied to each individual unit holder will be calculated on their own individual internal metered water supply. iv) A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner. |
| <p>Building Unit and Group Title Scheme Land</p> | <p>Water consumption charges will be applied consistent with section 64 of the <i>Building Units and Group Titles Act 1980</i>.</p> <ul style="list-style-type: none"> i) The body corporate will not be liable for water consumption charges, except when the right to recover charges from the body corporate exists where a lot or part of a lot becomes common property upon registration of a plan of re-subdivision or amalgamation or notice of conversion. ii) The main meter will be read and used for the purpose of water consumption charge calculations. iii) Lot owners are liable for a share of the total amount payable for water consumption that passes through the main meter, which will be applied by lot entitlement. iv) A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner. |

Consistent with section 144(1) of the *Water Supply (Safety and Reliability) Act 2008* water used for firefighting purposes will not be billed. Council reserves the right to fix either a meter or a seal to any private firefighting system.

| Attribute Type (RCC Use) | Charge Description | Retail Water Price (RCC) \$ Per Kilotitre | State Bulk Water Price \$ Per Kilotitre | Total Price \$ Per Kilotitre |
|-----------------------------|---------------------|--|--|---------------------------------|
| VWCRES | Residential* | 0.614 | 3.122 | 3.736 |
| VWCCNC | Concessional | 0.614 | 3.122 | 3.736 |
| VWCCOM | Non – residential** | 1.405 | 3.122 | 4.527 |
| VWCRCC | Council | 1.405 | 3.122 | 4.527 |

*Residential means where premises are used ordinarily for a residential purpose and may include a house, unit, flat, guest house and multiple dwellings.

**Non-residential means where premises are not used for ordinary residential purposes and may include premises used for a commercial, business or industrial purpose. Non-residential includes premises used as a caravan park.

WASTEWATER CHARGES

The Wastewater Fixed Access charge is set as one tariff based on sewer units. Commercial and industrial properties are charged on a per lot and/or, per pedestal or equivalent pedestal (urinal) basis. The prices are set to eventually recover sufficient revenue so that the sewerage business covers its costs including a contribution to Council and a return on the assets employed in the business. This full cost pricing is also a requirement of National Competition Policy.

Wastewater Fixed Access charge covers costs associated with asset replacement for seven treatment plants, approximately 120 pump stations, the treatment of wastewater, administration, billing and repair to mains and reticulation systems.

| Attribute Type (RCC Use) | Charge Description | Charge Amount \$ | Charge Basis |
|---------------------------------|--------------------------------|---------------------|--------------|
| VSW01 / VSW02 VSW03 / VCSW01 | Wastewater Fixed Access Charge | 28.52 | per unit |

Wastewater charges are applied as set out in the table below.

| Land that is not part of a Community Title Scheme, Building Unit Plan or | Units | Charge |
|---|-------|--------------|
| Residential, single unit dwelling | 25 | Per lot |
| Multiple residential dwelling lot (attached or separate) | | |
| • each dwelling unit | 25 | Per dwelling |
| Non-residential building (other than that included in another category in this policy) | | |
| • First pedestal | 25 | Per pedestal |
| • Each additional pedestal | 20 | Per pedestal |
| Motels | | |
| • first pedestal | 25 | Per pedestal |
| • each additional pedestal | 10 | Per pedestal |
| Retirement or Lifestyle Villages / Nursing Homes / Manufactured Homes Village (assessed as one property for the purposes of rating) | | |
| • first pedestal | 25 | Per pedestal |
| • each additional pedestal if contained within a hospital or hostel, or communal area | 20 | Per pedestal |
| • each additional pedestal if contained within an individual dwelling unit | 15 | Per dwelling |
| Sporting and Recreational Clubs/Associations/Organisations without poker machines | 30 | Per lot |
| Sporting and Recreational Clubs/Associations/Organisations with poker machines | | |
| • First pedestal | 25 | Per pedestal |
| • Each additional pedestal | 20 | Per pedestal |

| | | |
|--|--------------|---------------------|
| Community Service Organisations (assessed as one property or as part of a larger complex) | | |
| • Church | 10 | Per church |
| • Hall | 10 | Per hall |
| • Presbytery or manse | 25 | Per dwelling |
| • All other | 10 | Per property |
| School (assessed as one property or as part of a larger complex) | | |
| • First pedestal | 25 | Per pedestal |
| • Each additional pedestal | 20 | Per pedestal |
| Caravan parks | | |
| • Park site not connected to sewer | 10 | Per site |
| • Park site connected to sewer | 15 | Per site |
| Land that is part of a Building Unit Plan (BUP), Group Title Plan (GTP) or Community Title Scheme (CTS) | Units | Charge Basis |
| Residential dwelling | 25 | Per lot |
| Non-residential – where the service is supplied to a lot within a Scheme | | |
| • First pedestal | 25 | Per pedestal |
| • Each additional pedestal | 20 | Per pedestal |
| Non-residential – where a service is supplied within a scheme but cannot be directly related to a particular lot, the wastewater charge will be apportioned between all lots within the scheme in accordance with the lot entitlements of the respective lots. | | |
| • First pedestal | 25 | Per pedestal |
| • Each additional pedestal | 20 | Per pedestal |
| Mixed Use – where a service has not been directly provided to non-residential lot/s within a scheme and there is no common wastewater service available to the non-residential lot/s within the scheme. | 25 | Per lot |
| Land that is vacant where a wastewater connection is available | Units | Charge |
| Vacant land | 25 | Per lot |

The following wastewater charging exceptions apply.

1. Where adjoining residential lots in the same ownership name that are amalgamated for rating purposes and:
 - i) the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
 - ii) one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
 - iii) one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed; then

the Wastewater Fixed Access charge will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged the Wastewater Fixed Access charge on a per lot basis.

2. The Wastewater Fixed Access charge will not be applied to lots that are undeveloped and landlocked (i.e. there is no private or public access or egress to the property).
3. Wastewater charges will not apply to lots identified as having an insurmountable drainage constraint such that it is unlikely a development permit, or permits, would be granted for the construction of a residential or commercial building on the land. This includes some rateable land that has been identified as having significant conservation values. On the Southern Moreton Bay islands all rateable

land identified with insurmountable drainage constraint or conservation values has an environmental zoning or an Open Space zone in the Redland Planning Scheme.

4. Land that cannot be serviced by the wastewater reticulation network because of
 - i) Physical constraints associated to the land; or
 - ii) The land is greater than 25 meters from the reticulated wastewater network and the land owner is unable to meet the requirements of Corporate Policy POL-3059 Wastewater Main Extensions – Request from a Resident; or
 - iii) The land can be served from the reticulated wastewater network but Council has resolved to limit extensions in the area.

TRADE WASTE CHARGES

Trade Waste is managed under the Trade Waste Management Plan (Guideline GL-1234-001) to ensure the effective management of commercial and industrial sewage discharged to the wastewater system is in accordance with the principles of environmental sustainability and in a manner that safeguards public health and employee safety consistent with Council’s legal responsibilities and obligations.

Some sewered properties are required to pay Trade Waste charges if they discharge higher strength waste to the sewer. Trade Waste charges are comprised of three parts, one for access, one based on the volume and one based on strength and quantity of waste accepted by Council for treatment. The methodology for calculating charges based on volume, strength and quantity is set out in the Trade Waste Management Plan.

| Attribute Type (RCC Use) | Charge Description | | Charge Amount \$ | Charge Basis |
|-----------------------------|----------------------------------|---|---------------------|--|
| VTP01 and VTP02 | Trade Waste Generator Charge | | 426.04 | per annum |
| VTW01 and VTW02 | Trade Waste Discharge - Volume: | | 2.36 | per kL |
| VTW02 | Trade Waste Discharge - Quality: | C.O.D (Chemical Oxygen Demand) | 1.72 | per kg |
| | | T.S.S. (Total Suspended Solids) | 0.78 | per kg |
| | | T.O.G (Total Oil and Grease) | 0.78 | per kg |
| | | Phosphorus | 7.16 | per kg |
| | | Nitrogen | 2.14 | per kg |
| | | Food waste disposal units based on power of motor | 36.87 | as charge 'C' (Refer Trade Waste Environmental Plan) |
| | | Constant 'd' for use when determining 'additional Charge' for excess strength waste | 0 | (Refer Trade Waste Environmental Plan) |

Interest on Overdue Rates

Pursuant to section 133 of the *Local Government Regulation 2012*, interest, calculated on daily rates and applied as compound interest, may be charged on overdue rates from as soon as a rate becomes overdue. For 2020-21, compound interest on daily rests at the rate of 8.53 per cent per annum is to be charged on all overdue rates or charges.

Rating Concessions and Exemptions

Chapter 4, Part 10 of the *Local Government Regulation 2012* provides Council with the powers to grant concessions for individuals and classes of land owners. Council has determined that pensioners as defined by the aforementioned *Regulation* are entitled to receive a concession on rates. Other charitable organisations, community groups, sporting associations, independent schools, and property owners who use their land for the business of farming may also be entitled to concessions or reduced charges under a Community Service Obligation (CSO).

Pensioner Concessions

Section 120(1) of the *Local Government Regulation 2012* enables a concession to be granted if the land is owned or occupied by a pensioner. Council has determined that a Pensioner Concession will be given on the Differential General Rate to an approved pensioner on their principal place of residence where they meet the following eligibility requirements:

1. is and remain an eligible holder of a Queensland 'Pensioner Concession Card' issued by Centrelink or the Department of Veterans' Affairs, or a Queensland 'Repatriation Health Card – For All Conditions' (Gold Card) issued by the Department of Veterans' Affairs; and
2. either own, or is a life tenant granted under a Will or Court Order, (solely or jointly) an approved residential dwelling* located in Redland City that is their principal place of residence; and
3. has either sole, or joint legal obligation with a co-owner, responsibility for payment of the rates and charges levied on the property.

*A pensioner concession on the Differential General Rate is not available to pensioner applicants who do not reside in a dwelling that has final building approval.

For the purposes of administration:

1. Eligibility will be confirmed on an annual basis with Centrelink for the approved concession to continue. Amendments will commence in the following quarter (i.e. from part to maximum rate, maximum to part rate, or eligible to ineligible).
2. The holder of a Department of Veterans' Affairs pension Gold card is entitled to receive the maximum pension concession dependent upon the approved pensioner's proportionate share of the gross Differential General Rate as detailed in statement 2.
3. Ownership – The concession will apply only to the approved pensioner's proportionate share of the gross Differential General Rate. For the purposes of determining proportionate share, regard shall be given to conveyancing practice that requires the nature and extent of co-ownership to be recorded on the Transfer (Form 1) lodged in the Titles Office and Property Transfer Information (Form 24) received for change of ownership and rates purposes.

This method of determining the approved pensioner's proportionate share shall apply except where the co-owners are:

- i) An approved pensioner and their spouse or life-partner; or
- ii) An approved pensioner and a bank, other financial institution, or government department where the latter holds joint title for debt security purposes and has no responsibility for rates, charges or other costs of maintaining the property.

In either of these situations, the tenure will be treated as sole ownership and the concession approved in full.

It is not a requirement for the spouse or life-partner to also reside at the property, but it must be established in these cases that the approved pensioner is wholly responsible for the payment of all rates and charges levied in respect of the property. The approved pensioner's responsibility for payment of all rates and charges in this circumstance must be established by sighting and placing on file a copy of the Court Order or Statutory Declaration completed by the applicant.

4. Residential Requirements – Where a pensioner, for reasons of ill health or infirmity (e.g. poor health, feeble in body or health, physically weak, especially through age) resides some or all of the time in alternative accommodation, such as a nursing home or similar type accommodation (where personal care is available on site and provided as required) or with family or friends, the residence may be regarded as the 'principle place of residence' if it is not occupied on a paid tenancy basis during the absence of the approved pensioner owner/s and the approved pensioner owner/s remain solely responsible for the payment of rates and charges levied in respect of the property.
5. Trusteeship – In the case of property held in trusteeship the applicant, in order to be considered for eligibility, must be considered to have legal responsibility for payment of all rates and charges levied in respect of the property, regardless of whether the applicant is the trustee or the beneficiary of the Trust.
6. Life Tenants – the criteria for determining life tenants will be that:
 - i) The property in respect of which the Differential General Rate is levied must be the principal place of residence of the pensioner and the pensioner must reside on the property (i.e. a life tenant cannot reside in a nursing home and claim the concession as may occur with ordinary home ownership); and
 - ii) The pensioner must not have a major interest in other residential property in Redland City; and
 - iii) The life tenancy must be created by a valid Will, which applies to the property in question, or by a Court Order; and
 - iv) There must be no provision in the Will or Court Order that relieves the life tenant from the obligation to pay the rates and charges levied in respect of the property.
7. Application of concession for new applicants:
 - i) The rebate is to commence from the latter of either the date of application, or the date of purchase of a property; or
 - ii) Where the principal place of residence was bequeathed to the applicant under the terms of a Will and it was their principal place of residence prior to the death of the previous owner; where the previous owner had an existing entitlement to the pensioner concession on the Differential General Rate, the entitlement will continue uninterrupted if application is received prior to or within 90 days of the death of the previous owner.

8. Application of concession for existing applicants:
 - i) Where a replacement property is acquired within Redland City the entitlement to the concession will continue uninterrupted if application is received prior to or within 90 days of the property settlement.
9. The Council Pensioner Differential General Rate concession will be applied on a tiered basis dependent on whether the approved pensioner is in receipt of a maximum rate of pension or in receipt of a part rate of pension.

For 2020-21 the Council Pensioner Differential General Rate concession will be for approved pensioners:

- In receipt of the maximum rate of pension \$335.00 per financial year
- In receipt of a part rate pension \$167.50 per financial year

Section 120(1) of the *Local Government Regulation 2012* enables a concession to be granted if the land is owned or occupied by a pensioner. Council has also determined that a concession will be given on Separate and Special Charges (Canal, Environment, Landfill Remediation and Rural Fire charges) who are eligible for a concession on the Differential General Rate and are owner/occupiers of adjoining residential lots in the same ownership name, which are amalgamated for rating purposes, and either:

- the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
- one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
- one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed;

whereby only one of each Separate and Special Charge that may be properly made and levied on the adjoining lots will be applied. All other adjoining lots will be charged Separate and Special Charges on a per lot basis.

State Lease Agreements – Community Organisations

Section 93(3)(i) of the *Local Government Act 2009* provides that Council can, by resolution, exempt land from rating for charitable purposes. Section 120(1)(b)(i) *Local Government Regulation 2012* provides that a concession may be granted if Council is satisfied the land is owned by an entity whose objects do not include making a profit. Council has determined that a concession will be given on the Differential General Rate and Separate charges to community organisations that have an interest in or occupy land under a Queensland State Government lease agreement, licence or permit that is categorised as rental category 14.1 – charities and small sporting or recreational clubs under the *Land Regulation 2009*.

Applicants must provide evidence and be able to demonstrate that the organisation is a community based organisation that:

1. is a non-profit entity; and
2. formed for a purpose that does not include the profit or gain of its individual members or owners; and
3. exists for any lawful purpose that provides a public benefit, at large or in a particular locality, which improves community welfare, education, safety or encourages and promotes physical health and well-being; and
4. has an interest in or occupies land under a Queensland State Government lease agreement, licence or permit that is categorised as rental category 14.1 under the *Land Regulation 2009*.

Community Service Obligations (CSO)

Redland Water is classified as a significant business activity run as a commercial business unit where the Code of Competitive Conduct applies. Subject to section 22(1) of the *Local Government Regulation 2012* full cost pricing applies to this business. In consideration of section 23 and 24 of the *Local Government Regulation 2012* the following Community Service Obligations may arise.

Farming Concession/CSO

Pursuant to Chapter 4 Part 10 of the *Local Government Regulation 2012*, Council will provide a concession under section 120(1)(f) in respect of land the Council is satisfied is being used exclusively for the purpose of farming by an owner who is carrying on a business of primary production on the land.

Council will remit all but one of each Water Fixed Access charge, Wastewater Fixed Access charge, Separate and Special charge that may be properly made and levied on the subject land parcels.

The farming concession is available to eligible land owners with contiguous parcels of land in the same ownership name. Land will be considered as contiguous when separated by a road. Land will not be considered contiguous where water connections are made to separate parcels of land.

For the purposes of this concession farming includes activities such as aquaculture production, horticulture and agriculture production and the raising, breeding or production of poultry or livestock for the purpose of selling them or their bodily produce.

Water CSO

Council has determined in accordance with section 120(1)(b) of the *Local Government Regulation 2012* that a concession will be given on the water charges for religious and not-for-profit community service organisations, which includes sporting and recreational clubs/associations/organisations that do not have poker machines.

The remission will take the form of a reduced tariff applied on water consumption and no fixed water access charge will apply.

Haemodialysis Home Treatment CSO

Section 120(1)(c) of the *Local Government Regulation 2012* provides that a concession on rates or charges may be granted where the local government is satisfied that payment of the rate or charge would cause hardship to the land owner. Council has determined that where the water consumption of a household increases above normal use, because the quality of life of a resident in the household is reliant on haemodialysis treatment provided by a home dialysis machine, payment of the water consumption charge would cause the land owner, or tenant where the tenant is responsible for payment of the water consumption, hardship.

For the purposes of administration:

1. Application is to be made to the treating hospital in an accepted format supplied to the hospital by Redland City Council. The hospital will forward the application and associated documentation, which includes the average kilolitres per annum used by the dialysis machine in the treatment, to Council for processing.
2. In the event the resident dependent on haemodialysis treatment is a member of a household of a tenanted property, evidence will be required to show the tenant is responsible for payment of the water consumption. Evidence may take the form of a copy of the lease agreement, or a letter from the owner or owner's agent that states the tenant is responsible for payment of the water consumption. Where the property is tenanted, Council will in good faith apply the concession to the property rate account with the expectation the concession will be passed onto the tenant.

3. Eligibility will be confirmed with the treating hospital on an annual basis.
4. The concession is calculated as an allowance of 100% of the water used above normal consumption, up to but not exceeding the quarterly allowance for the billed period. Normal consumption is calculated on the average daily use for a residential household. An exception exists where the actual consumption does not exceed normal consumption calculated for the average number of person's resident in the home for the water consumption period. In this instance, a concession will not be applied.

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

Example:

Quarterly Dialysis Consumption is 40kL

Actual usage is 100kL

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

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

5. The concession will commence for new 'first-time' approved applicants from the date given by the treating hospital as the start date for home dialysis in the nominated property.
6. Existing applicants who change residence will need to submit a new application through the treating hospital for the concession to apply to the new residence. The concession will apply from the date of tenancy or ownership.

Concealed Leaks CSO

Section 120(1)(c) of the *Local Government Regulation 2012* provides that a concession on rates or charges may be granted where the local government is satisfied that payment of the rate or charge would cause hardship to the land owner. Council has determined a remission will be provided to eligible customers on the estimated water lost due to a concealed leak. A concealed leak is defined as a loss of potable water that occurs from a water service on the customer's side of the water meter that is hidden from view, either underground or under or within concrete where there are no visible signs of dampness or soaking and where the owner or occupant could not reasonably be expected to know of its existence.

Eligibility to a concealed leak remission does not include water lost from:

- Leaks within a dwelling or building on the property with visible signs of the leak including dampness, wetness or soaking.
- Leaking taps, toilet cisterns or other water appliances
- Leaks in water tanks or faulty tank float valves that are plumbed to the potable water supply
- Property sprinklers, garden hoses, external taps or fittings, and other irrigation systems
- Leaking or plumbing related faults with hot water systems, including solar hot water systems
- Leaks in swimming pools, spas and other water features and fittings.

For the purpose of administration:

1. Application to a concealed leak remission is open to:
 - i) A residential customer who receives a rate notice in their name for the property that includes charges for water consumption.

- ii) A non-residential customer who uses on average no more than 100 kilolitres (kL) of drinking water per annum.
2. A remission will be given on the Distribution and Retail consumption charge will be given on the estimated water lost, which is applied as a financial adjustment Council will not provide a remission on the Queensland State bulk water consumption charge as it is State Government revenue.
3. Customers who are pensioners approved for the Differential General Rate concession will receive a 100 per cent remission, all other eligible customers will receive an 80 per cent remission.
4. Application must be made on the nominated form (Concealed Water Leak Application form) by the customer (property owner) where the leak occurred, or their authorised nominee, within five (5) months of the leak repair date to qualify for the remission.
5. The application must be supported by:
 - i) An invoice or signed report from a licenced plumber that the leak was concealed and has been repaired within Australian plumbing standards.
 - ii) Two (2) water meter readings two (2) weeks apart that show water consumption for the property has returned to normal, with the first reading to be taken as soon as practical after the leak has been repaired. These readings may be used for calculation purposes.
 - iii) Photographic evidence if available, although photos are not mandatory they are desirable and will be used in conjunction with written evidence to support the application process in determining eligibility. Photos of the leak prior and post repair will be accepted and can form part of an application.
6. The remission is calculated on two (2) reading periods (generally around 190 days).
7. Eligible customers are allowed one concealed leak remission within a three (3) year period (calculated from the date of the latest leak) where the property is held in their ownership name during that period.
8. A minimum cap on the concealed leak remission will apply. Where the remission is calculated and is less than \$35 no remission will be applied, excluding pensioners approved for the Differential General Rate concession where a minimum cap of \$25 will apply.
9. The following information may be used to calculate the remission:
 - i) The date the leak was repaired.
 - ii) The average daily water used and the cost calculated on the first given four (4) quarter period that is not leak effected, excluding new owners where the average daily water used is based on readings taken after the leak is repaired.
 - iii) In place of a recent quarterly billing reading, the first reading taken after the leak is repaired.
 - iv) The adopted Distribution and Retail water consumption price.

Wastewater CSO

Council has determined in accordance with section 120(1)(b) of the *Local Government Regulation 2012* that a concession will be given on wastewater charges for religious and not-for-profit community service organisations and sporting and recreational clubs/associations/organisations that do not have poker machines.

The remission will take the form of a reduced number of units applied to calculate the wastewater charge.

Trade Waste Charges for Not-for-profit Organisations CSO

A remission on the Trade Waste Discharge Treatment charge may be applied on properties granted a rating exemption on the Differential General Rate. This excludes properties with a rating exemption where regular use of a commercial kitchen (4 times or more per week) has been determined as commercial use, then all trade waste charges will apply.

Concealed Leak CSO on Trade Waste Charges

Council has determined a Trade Waste Charge remission may be provided to eligible customers where the water meter consumption has been used to estimate the trade waste volume and a water leak has occurred on the property, such that the water lost to the leak has not entered the wastewater system or does not classify as trade waste.

1. Application must be made by the customer (property owner) where the leak occurred, or their authorised nominee, by completing the nominated form (Trade Waste Water Leak Application), within four (4) months of the leak repair date to qualify for the remission. The application must be forwarded to the Trade Waste officer for initial assessment.
2. The application must be supported by:
 - a. An invoice or signed report from a licenced plumber that the leak was concealed and has been repaired within Australian plumbing standards.
 - b. Two (2) water meter readings two (2) weeks apart that show water consumption for the property has returned to normal, with the first reading to be taken as soon as practical after the leak has been repaired. These readings may be used for calculation purposes.
 - c. Supporting evidence, including photographic evidence if available. Photos are not mandatory, but are desirable and can be used in conjunction with written evidence to support the application process in determining eligibility. Photos of the leak prior and post repair will be accepted and can form part of an application.
3. The following information may be used to calculate the remission:
 - a. The date the leak was repaired.
 - b. The average daily water used calculated on the first given four (4) quarter period that is not leak effected, excluding new owners where the average daily water used is based on readings taken after the leak is repaired.
 - c. In place of a recent quarterly billing reading, the first reading taken after the leak is repaired.
4. The remission calculation is based on the difference between the actual water consumption and the estimated water consumption.

5. The remission will be applied as an adjustment to the customer's property account. The maximum period for which the remission is calculated is 2 reading periods.
6. A register will be kept of all Trade Waste charge remissions given.

Other Matters

- The Council will continue to collect developer infrastructure charges in accordance with the *Planning Act 2016*, which provides for the Council to recover through developer contributions a proportion of the cost of infrastructure needed to meet growth in the City.
- Cost-Recovery fees are established under section 97 of the *Local Government Act 2009*. Council has set cost-recovery fees at a level to recover up to the full cost price of administering the fee, but no more. This includes direct and indirect costs, operating and maintenance overheads, and use of capital. Some cost-recovery fees may be subsidised by revenue representing community service obligations to achieve policy objectives and desired community outcomes.
- Pursuant to section 262 of the *Local Government Act 2009*, Council has, in the support of its responsibilities, the power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed. These business activity charges are subject to the goods and services tax and may be reviewed by Council at any time. The nature, level and standard of the service or facility is considered by Council in the setting of charges for business activities. Charges for business activities include (but are not limited to) rents, plant hire, private works and hire of facilities.

Revenue Statement Definitions

Association –

1. **Incorporated Association** – a legally separate entity that has the same powers, benefits and responsibilities as a person. Must have at least 7 members, be a not-for-profit association, have a physical address in Queensland and have a written set of operating rules.
2. **Unincorporated Association** – A group of people who agree to come together to pursue a common purpose. It is not a separate legal entity from its members and cannot enter into contracts, own land, employ people or sue or be sued in its own name.

Building unit plan (BUP) – exists under the *Building Units and Group Titles Act 1980*. A BUP was created when a building was subdivided in collectively administrated units. This plan type is characterised by a collectively administered subdivision managed by a Body Corporate.

Categorisation of Land: Following the adoption of the rating categories, Council will identify the rating category to which each parcel of rateable land belongs in accordance with sections 81(4) and (5) of the *Local Government Regulation 2012*. Later categorisation of land for the following reasons will be determined pursuant to section 82 of the *Local Government Regulation 2012*:

- land has inadvertently not been categorised; or
- land becomes rateable land; or
- Council considers that the rating category of a parcel of land should be changed, in view of the description of each rating category; or
- two or more parcels of rateable land are amalgamated into a single parcel of rateable land.

Common Area: Is the common property in a Community Title Scheme, a Building Unit Plan or Group Titles Plan that is owned by the owners of the lots in the scheme or plan.

Community Service Organisation – to qualify as a Community Service Organisation the organisation must be able to demonstrate they meet the following criteria:

1. Is a not-for-profit entity.
 - i) It is not carried on for the profit or gain of particular persons and it is prevented, either by its constituent documents or by operation of law, from distributing its assets for the benefit of particular persons either while it is operating or upon winding up.
2. It exists for any lawful purpose that provides a public benefit, at large or in a particular locality that improves community welfare, education or safety. This includes sporting or recreational clubs with less than 2,000 members.
 - i) To be for a public benefit the purpose must be aimed at achieving a universal or common good, have practical utility and be directed to the benefit of the general community or a sufficient section of the community.
3. Has only charitable purposes.
 - i) Charitable purpose means the advancement of health; education; social and community welfare, including care, support and protection of children and young people which includes the provision of child care services; religion; culture; natural environment; or other purposes beneficial to the community.
4. Has no restrictions on membership that is in contravention of the Queensland Anti-Discrimination Act 1991.
5. Does not have a disqualifying purpose. That is the purpose of engaging in, or promoting activities that are unlawful or contrary to public policy or the purpose of promoting or opposing a political party or a candidate for political office.

Community title scheme land – land may be identified as scheme land only if it consists of:

1. 2 or more lots, and
2. other land that is common property for a community titles scheme that is not included in point 1.

Egress — the action of going out of or leaving a place.

Extractive Industry: An extractive industry is any activity that removes material substance from the ground.

Firefighting purposes – water consumption for the purposes of training for firefighting and routine testing of firefighting equipment.

Group title plan (GTP) – existed under the *Building Units and Group Titles Act 1980*. A GTP was created when land was subdivided into collectively administered lots. This plan type is characterised by a collectively administered subdivision managed by a Body Corporate.

Lot or parcel – means a separate, distinct parcel of land created on:

1. the registration of a plan of subdivision; or
2. the recording of particulars of an instrument; and
3. includes a lot under the *Building Units and Group Titles Act 1980*.

Mixed use scheme – lots within a scheme are a mix of residential and non-residential use.

Pedestal – for the purposes of this policy, one urinal is equivalent to one pedestal.

Principal place of residence: A residential dwelling, in which at least one of the registered owners of the land, or a person who is a life tenant of the dwelling made under a Will or Court Order, lives on an ongoing daily basis. Where the occupation is transient (i.e. less than 3 months), temporary or of a passing nature this is not sufficient to establish occupation as a principal place of residence. Entities that own land for the benefit of others, typically a company, Trust, or Personal Representative have a principle place of business, not a principal place of residence to which a natural person can reside and for the purposes of land rating categorisation are treated as NOT owner occupied.

Sole-occupancy unit – in relation to a building means—

1. a room or other part of the building for occupation by one or a joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier, including, for example— i. a dwelling; or
2. a room or suite of associated rooms in a building classified under the Building Code of Australia as a class 2, 4, 5, 6, 7 or 8 building; or
3. any part of the building that is a common area.

Standard Lot: A single parcel of land or contiguous parcels of land in the same ownership name where the roof line of a residential dwelling extends over more than one lot.

Vacant land: Land that has no building erected thereon capable of being used for a residential dwelling or commercial or industrial purposes. It may include land with an erected structure such as a storage shed, garage, or derelict building.

Value: Means the value assigned under the *Land Valuation Act 2010*. In a Community Title Scheme, Building Unit Plan or Group Title Plan the value assigned to a lot is the value of the scheme land apportioned between the lots included in the scheme in proportion to the interest schedule lot entitlement for each lot.

Wastewater – water used by households and businesses that is disposed of through the sewerage network.

Water connection tariffs —

1. **Residential** – land used predominately for residential purposes i.e. premises at which someone lives. This tariff includes mobile home parks registered under the Manufactured Homes (Residential Parks) Act 2003.
2. **Non-residential** – land used predominantly for commercial or industrial purposes. This tariff includes:
 - i) Camping, caravan and tourist parks licenced under Local Law 7 or 17 that are not registered as a mobile home park under the Manufactured Homes (Residential Parks) Act 2003; and
 - ii) Sporting and Recreational clubs/Associations with poker machines.
3. **Concessional** – land owned or leased by a Religious or not-for-profit Community Service Organisation, which includes Associations or Sporting or Recreational clubs without poker machines.
4. **Council** – land held by Redland City Council either freehold or as Trustee.

14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

14.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS

Objective Reference:**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 05.07.2020 to 18.07.2020**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

That Council resolves to note this report.

Attachment 1 Decisions Made Under Delegated Authority 05.07.2020 to 18.07.2020

Decisions Made Under Delegated Authority 05.07.2020 to 11.07.2020**CATEGORY1**

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|---|---|---|-------------------------------------|---------------|--------------------------|----------------------|----------|
| CAR20/0204 | Design and Siting - Pool Room | Bayside Building Approvals | 5 Blackthorne Street Ormiston QLD 4160 | Referral Agency Response - Planning | 08/07/2020 | N/A | Approved | 1 |
| DBW19/0015 | Private Swimming Pool | The Certifier Pty Ltd | 32 King Island Drive Wellington Point QLD 4160 | Code Assessment | 10/07/2020 | N/A | Development Permit | 1 |
| CAR20/0101.01 | Change to Development Approval CAR20/0101 - Design and Siting - Dwelling House | Coral Homes (Qld) Pty Ltd | 41 Russell Street Cleveland QLD 4163 | Minor Change to Approval | 08/07/2020 | N/A | Approved | 2 |
| CAR20/0166 | Design and Siting - Carport and Shed | Adept Building Approvals | 16 Kawana Street Amity QLD 4183 | Referral Agency Response - Planning | 06/07/2020 | N/A | Approved | 2 |
| CAR20/0213 | Design and Siting - Carport | Mr Alexander J MOORMANN Bayside Building Approvals | 77 Island Street Cleveland QLD 4163 | Referral Agency Response - Planning | 06/07/2020 | N/A | Approved | 2 |
| DBW19/0032 | Code building works (within 9m of the revetment wall) with a QDC referral for a fence more than 2m in height. | Mr Adam C DRINKWATER Mrs Tain M DRINKWATER | MARINERS COURT 12/6-16 Anchorage Drive Cleveland QLD 4163 | Code Assessment | 09/07/2020 | N/A | Development Permit | 2 |
| MCU20/0052 | Dwelling house | Richard James OLIVER Robyn Lee OLIVER | 75 Tramican Street Point Lookout QLD 4183 | Code Assessment | 06/07/2020 | N/A | Development Permit | 2 |

Decisions Made Under Delegated Authority 05.07.2020 to 11.07.2020

CATEGORY1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|---|-------------------------------------|--|-------------------------------------|---------------|--------------------------|----------------------|----------|
| OPW18/0110.01 | Extension to Currency Period OPW18/0110 - Advertising Device | Nikwood Pty Ltd | Victoria Point Lakeside Shopping Centre / Library 7-13 Bunker Road Victoria Point QLD 4165 | Minor Change to Approval | 06/07/2020 | N/A | Approved | 3 |
| CAR20/0092.01 | Change to Development Approval - CAR20/0092 | Fluid Building Approvals | 27 Cypress Avenue Russell Island QLD 4184 | Minor Change to Approval | 09/07/2020 | N/A | Approved | 5 |
| CAR20/0222 | Amenity and Aesthetics- Dwelling | Pacific Approvals Pty Ltd | 14 Ore Street Macleay Island QLD 4184 | Referral Agency Response - Planning | 08/07/2020 | N/A | Approved | 5 |
| CAR20/0229 | Design and Siting - Additions | The Certifier Pty Ltd | 80 Dart Street Redland Bay QLD 4165 | Referral Agency Response - Planning | 10/07/2020 | N/A | Approved | 5 |
| CAR20/0127.01 | Change to Development Approval - CAR20/0127 - Design and Siting - Carport | Bartley Burns Certifiers & Planners | 37 Cumberland Drive Alexandra Hills QLD 4161 | Minor Change to Approval | 09/07/2020 | N/A | Approved | 7 |
| CAR20/0215 | Design and Siting - garage | Mr Darcy R PETTIGREW | 193 Waterloo Street Cleveland QLD 4163 | Referral Agency Response - Planning | 06/07/2020 | N/A | Approved | 7 |
| CAR20/0223 | Design and Siting - Shed | Adept Building Approvals | 48 Sallows Street Alexandra Hills QLD 4161 | Referral Agency Response - Planning | 10/07/2020 | N/A | Approved | 7 |
| MCU20/0036 | Dual occupancy | Dixonbuild Pty Ltd | 99 Finucane Road Alexandra Hills QLD 4161 | Code Assessment | 06/07/2020 | N/A | Development Permit | 7 |

Decisions Made Under Delegated Authority 05.07.2020 to 11.07.2020

CATEGORY1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|---|--|--|-------------------------------------|---------------|--------------------------|----------------------|----------|
| CAR20/0179 | Design and Siting - Dwelling House | The Certifier Pty Ltd | 17A David Street Thorneside QLD 4158 | Referral Agency Response - Planning | 10/07/2020 | N/A | Approved | 10 |
| CAR20/0201 | Design and Siting - Shed | Terry James CAPUTO | 53 Collingwood Road Birkdale QLD 4159 | Referral Agency Response - Planning | 06/07/2020 | N/A | Approved | 10 |
| CAR20/0219 | Design and Siting - Carport | Bartley Burns Certifiers & Planners | 21 Keel Street Birkdale QLD 4159 | Referral Agency Response - Planning | 07/07/2020 | N/A | Approved | 10 |
| RAL19/0093 | Developer Contributions - Standard Format - 1 into 2 Lots | The Certifier Pty Ltd | 3 Charles Street Birkdale QLD 4159 | Minor Change to Approval | 08/07/2020 | N/A | Development Permit | 10 |
| RAL20/0021 | Standard Format - 1 into 2 lots | Vincenzo D'AMICO & Angela M FILIPPELLO | 83-87 Birkdale Road Birkdale QLD 4159 | Code Assessment | 07/07/2020 | N/A | Development Permit | 10 |

Decisions Made Under Delegated Authority 05.07.2020 to 11.07.2020

CATEGORY2

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|--|---|--|--------------------------|---------------|--------------------------|----------------------|----------|
| CWA20/0009 | Planning Works - MCU19/0026 - Condition 5 Revised Elevations | Ly Eng EA | 231 Main Road Wellington Point QLD 4160 | Conditioned Works | 09/07/2020 | N/A | Permit Issued | 1 |
| MCU19/0044.04 | Change to Development Approval - MCU19/0044 - multiple dwellings | Azure Development Group Pty Ltd | 42-44 Sturgeon Street Ormiston QLD 4160 | Minor Change to Approval | 10/07/2020 | N/A | Approved | 1 |
| CWA19/0028.01 | Change to Development Approval - Civil Works | Eltham Projects | 5 Paxton Street Cleveland QLD 4163 | Minor Change to Approval | 08/07/2020 | N/A | Approved | 2 |
| OPW20/0036 | Excavation & Fill (incl. Retaining walls) - Earthworks and construction of an open structure to house a whale skeleton for public viewing and educational purposes | Quandamooka Yoolooburabee Aboriginal Corporation As Trustee | 6-12 Mooloomba Road Point Lookout QLD 4183 | Code Assessment | 09/07/2020 | N/A | Development Permit | 2 |

Decisions Made Under Delegated Authority 12.07.2020 to 18.07.2020

CATEGORY1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|---|--|--|--|---------------|--------------------------|----------------------|----------|
| CAR20/0228 | Design and Siting - Additions to existing house (Overhang) | Diana Roslyn KEEFFE | 27 Empire Vista Ormiston QLD 4160 | Referral Agency Response - Planning | 14/07/2020 | N/A | Approved | 1 |
| CAR20/0242 | Design and Siting - Carport | Pronto Building Approvals | 5 Charlotte Court Ormiston QLD 4160 | Referral Agency Response - Planning | 17/07/2020 | N/A | Approved | 1 |
| CAR20/0252 | Design and Siting - Dwelling | Professional Certification Group Pty Ltd | 18 Rose Street Ormiston QLD 4160 | Referral Agency Response - Planning | 14/07/2020 | N/A | Approved | 1 |
| CAR20/0221 | Build Over or Near Relevant Infrastructure - Dwelling House | Building Certification Consultants Pty Ltd | 3 Hopewell Street Point Lookout QLD 4183 | Referral Agency Response - Engineering | 17/07/2020 | N/A | Approved | 2 |
| CAR20/0227 | Design and Siting - Secondary Dwelling | Cornerstone Building Certification | 13 Amanda Street Cleveland QLD 4163 | Referral Agency Response - Planning | 14/07/2020 | N/A | Approved | 2 |
| CAR20/0237 | Design and Siting - Shed and Carport | A1 Certifier Pty Ltd | 99 Channel Street South Cleveland QLD 4163 | Referral Agency Response - Planning | 16/07/2020 | N/A | Approved | 2 |
| CAR20/0249 | Design and Siting - Dwelling | K P Building Approvals Pty Ltd | 16 Seahaven Court Cleveland QLD 4163 | Referral Agency Response - Planning | 15/07/2020 | N/A | Approved | 2 |
| CAR20/0232 | Design and Siting - Shed | Julie Ann VAN RUTH Lonnie Robert VAN RUTH | 44 Intrepid Drive Victoria Point QLD 4165 | Referral Agency Response - Planning | 14/07/2020 | N/A | Approved | 3 |

Decisions Made Under Delegated Authority 12.07.2020 to 18.07.2020

CATEGORY1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|------------------------------------|--|---|-------------------------------------|---------------|--------------------------|----------------------|----------|
| CAR20/0181 | Design and Siting - Dwelling House | Nerang Creative Design Pty Ltd | 38 Hacking Ridge Road Russell Island QLD 4184 | Referral Agency Response - Planning | 14/07/2020 | N/A | Approved | 5 |
| CAR20/0239 | Design & Siting - Roofed Patio | John Leonard BURNS | 32 Tails Street Russell Island QLD 4184 | Referral Agency Response - Planning | 16/07/2020 | N/A | Approved | 5 |
| CAR20/0244 | Design and Siting - Carport | Fluid Approvals | 95 Windemere Road Alexandra Hills QLD 4161 | Referral Agency Response - Planning | 17/07/2020 | N/A | Approved | 7 |
| CAR20/0186 | Design and Siting - shed | Adept Building Approvals | 7 Wildflower Street Capalaba QLD 4157 | Referral Agency Response - Planning | 13/07/2020 | N/A | Approved | 9 |
| CAR20/0226 | Design and Siting - Dwelling House | Professional Certification Group Pty Ltd | 26 Mitchell Street Capalaba QLD 4157 | Referral Agency Response - Planning | 13/07/2020 | N/A | Approved | 9 |
| CAR20/0231 | Design and Siting - Shed | Strickland Certifications Pty Ltd | 3 Silverash Court Capalaba QLD 4157 | Referral Agency Response - Planning | 14/07/2020 | N/A | Approved | 9 |
| CAR20/0233 | Design and Siting - Shed | Australian Garages & Carports C/- Fluid Building Approvals | 17 Firtree Street Capalaba QLD 4157 | Referral Agency Response - Planning | 15/07/2020 | N/A | Approved | 9 |
| CAR20/0240 | Design and Siting - Dwelling House | Henley Properties (Qld) Pty Ltd | 27 Pulbrook Drive Capalaba QLD 4157 | Referral Agency Response - Planning | 17/07/2020 | N/A | Approved | 9 |

Decisions Made Under Delegated Authority 12.07.2020 to 18.07.2020

CATEGORY1

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|---|----------------------------------|--|--|---------------|--------------------------|----------------------|----------|
| MCU19/0172 | Home based business | Bernard DIAB Tracey Anne DIAB | 393 Mount Cotton Road Capalaba QLD 4157 | Code Assessment | 13/07/2020 | N/A | Refused | 9 |
| CAR20/0179 | Design and Siting - Dwelling House | The Certifier Pty Ltd | 17A David Street Thorneside QLD 4158 | Referral Agency Response - Planning | 14/07/2020 | N/A | Approved | 10 |
| CAR20/0236 | Design and Siting - Carport and Shed | A1 Certifier Pty Ltd | 13 Agnes Street Birkdale QLD 4159 | Referral Agency Response - Planning | 13/07/2020 | N/A | Approved | 10 |

Decisions Made Under Delegated Authority 12.07.2020 to 18.07.2020**CATEGORY2**

| Application Id | Application Full Details | Applicant | Associated Property Address | Primary Category | Decision Date | Negotiated Decision Date | Decision Description | Division |
|----------------|--|--|---|--------------------------|---------------|--------------------------|----------------------|----------|
| OPW20/0040 | Prescribed Tidal Works - Private Pontoon Installation | Pacific Pontoon and Pier Pty Ltd (Operations) | 16 Bollard Court Cleveland QLD 4163 | Code Assessment | 15/07/2020 | N/A | Development Permit | 2 |
| OPW20/0045 | Operational Works for RAL - Sewer Reticulation Service | Ray Wassenberg Consulting Engineer | 215-217 Bloomfield Street Cleveland QLD 4163 | Code Assessment | 14/07/2020 | N/A | Development Permit | 2 |
| MCU19/0117 | Low impact industry and Caretaker's accommodation | Allan Grant PATTERSON Jacqueline Veronica PATTERSON | 9 Bayview Road Russell Island QLD 4184 | Impact Assessment | 13/07/2020 | N/A | Development Permit | 5 |
| OPW20/0032 | Operational Works for RAL - 1 into 2 lots | Tony PEREZ | 1-3 Lisa Street Redland Bay QLD 4165 | Code Assessment | 16/07/2020 | N/A | Development Permit | 5 |
| OPW20/0037 | Change to Development Approval for OPW002270 | Intrax Consulting Engineers Pty Ltd | 126 Mount Cotton Road Capalaba QLD 4157 | Minor Change to Approval | 16/07/2020 | N/A | Approved | 9 |
| OPW20/0054 | Excavation & Fill - Erosion, access and earthworks | Helium Three Pty Ltd | Animal Pound 240 South Street Thornlands QLD 4164 | Code Assessment | 16/07/2020 | N/A | Development Permit | 7 |

14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 14 JULY 2020**Objective Reference:****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

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|------------------------------|---------------------|---|
| 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 is listed for 17 July 2020. |

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| 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 is 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. |

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| 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 has been adjourned until 23 July 2020 to negotiate final approval package. |

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| 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: | | 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 are 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 is required to notify of its position on the appeal by 24 July 2020, should the Court determine the changes are minor. The matter will be reported to the General Meeting of Council on 22 July 2020. The matter is listed for further review on 31 July 2020. |

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| 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: | | 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. 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. 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 by Council on 18 June 2020. A further response was provided by Council to this correspondence on 22 June 2020. The nominated experts are currently in conclave to produce a joint report addressing the issues. A without prejudice conference is scheduled for 15 July 2020 to be conducted by the Alternative Dispute Resolution (ADR) Registrar with a view to further narrowing the issues. On or before 22 July 2020, the parties are to exchange any further Statements of Evidence. The matter is to be listed for hearing for five (5) days commencing on 27 July 2020. |

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| 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: | 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. On or before 17 July 2020, the parties shall attend a without prejudice conference to be chaired by the P & E ADR Registrar. A provisional without prejudice conference has been set for 23 July 2020. |

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| 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). |

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| 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 is to file and serve any request for further and better particulars by 15 May 2020. Council was to respond to any such request by 29 May 2020. The Appellant was to file and serve its consolidated reasons for approval by 12 June 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 Registrar, was held on 18 June 2020. A further without prejudice meeting was held on 25 June 2020. The matter is listed for further review on 16 July 2020, however the Appellant has requested an adjournment and Council has suggested 4 weeks. This is to be confirmed. |

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| 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 and waiting to receive the Application in pending proceeding. |

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| 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. |

APPEALS TO THE QUEENSLAND COURT OF APPEAL

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| 11. | 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: | | 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. At a review in the P & E Court on 15 June 2020 the Court ordered that written submissions are 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. |

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| 12. | 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**That Council resolves to note this report.**

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

Objective Reference:**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 a Council General Meeting 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 Villaworld. 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.

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| <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 |
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| | <p>area.</p> <ul style="list-style-type: none"> • 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. |
| <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 |

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| | <p>plan as a major amendment to City Plan.</p> <ul style="list-style-type: none"> • 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) ○ 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. |

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*.

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS

15.1 GEOFF SKINNER WETLANDS, WELLINGTON POINT - REVISED CONCEPT PLAN

Objective Reference:

Authorising Officer: Dr Nicole Davis, General Manager Infrastructure & Operations

Responsible Officer: Bradley Salton, Group Manager City Infrastructure

Report Author: Ross Barnett, Senior Adviser Open Space Strategy
Toby Ehram, Coastal Infrastructure Adviser

Attachments: 1. Geoff Skinner Wetlands Concept Plan

PURPOSE

To endorse the revised concept plan for Geoff Skinner Wetlands, Wellington Point dated 7 July 2020, including the permanent road closure application for Bligh Street, Wellington Point.

BACKGROUND

In November 2018, Redland City Council (Council) resolved to endorse the future end use for Geoff Skinner Wetlands including 30-40 Bligh Street, Wellington Point. The report identified potential low key embellishments, such as way finding and interpretive signage, seating and bird viewing hide/s. These improvements were included in the endorsed Geoff Skinner Wetlands Concept Plan dated 2 October 2018. The report also recommended a permanent road closure trial of Bligh Street to assist management of the area by controlling private vehicle access.

Since Council endorsement of the plan, actions and work completed on site include:

- Temporary road closure commenced 7 December 2018 with establishment of slide rail and signage.
- Demolition of existing buildings, weed and rubbish removal and revegetation works occurred between October 2018 and April 2019.
- Establishment and ongoing management of the conservation area includes general weed management throughout the site, maintenance of revegetation areas and minor litter removal. The site will be visited at appropriate intervals in the coming year financial year to ensure ongoing management.
- Security patrols undertaken on the weekend.

ISSUES

Concept plan

External consultation with Queensland Waders Study Group (QWSG) in August 2019 concluded that a bird hide should not be installed as part of the proposed Geoff Skinner Wetlands improvements. Site investigations were not able to determine a suitable location for a bird hide in standard viewing proximity to wader birds. Bird watching enthusiasts with adequate viewing equipment will find multiple observation locations without the requirement of a bird hide structure. This refinement does not change the overall future end use, or intensity of low key activities and infrastructure. However as a result, the endorsed Concept Plan dated 2 October

2018 is no longer accurate, and subsequently the revised Concept Plan dated 7 July 2020 requires endorsement for future referral and use.

A notation has been included on the revised concept plan that allows for refinement of infrastructure throughout the design process but with the future end use not changed. This notation negates the requirement for Council's endorsement of any changes meeting the parameters of the concept or end use outcomes. The concept plan remains current for five years from the drawing issue date after which the concept plan will be retired and deemed obsolete. The plan may still be referenced to support consistent outcomes and intent after the date in which the plan has been made obsolete.

Road closure

The Bligh Street road closure trial commenced 7 December 2018 with no defined end date. The closure of the road included the installation of a slide rail vehicle barrier and signage. In the period since closing the road, approximately 18 months, there has been a noticeable reduction in hooning and antisocial behaviour in the Geoff Skinner Wetlands. This has supported the conservation effort within the wetlands area and Council has realised benefits such as reduced illegal dumping, less damage from vandalism and significantly fewer unlawful vehicle use incidents. The trial closure has also provided an improved area for walkers, cyclists and nature enthusiasts and overall enhancement of the visitor experience in the Geoff Skinner Wetlands.

Fishers who had used Bligh Street as access to Hilliards Creek for small trailered tinnies have raised this trial closure as a concern. However the trialled road closure does not prevent fishers or light weight watercraft, such as canoes or kayaks, from being wheeled or walked along the track to access the creek system.

To support end use outcomes, a permanent road closure application will be sought with the Department of Natural Resources, Mines and Energy (DNRME). DNRME will proceed with community notification as part of the existing state government processes. In addition to this, Council will develop a communications strategy for the closure.

STRATEGIC IMPLICATIONS

Legislative Requirements

The permanent road closure process will adhere to the requirements of the *Land Act 1994*, including a public notice which is consistent with DNRME's Guideline – Roads Under the *Land Act 1994*.

Risk Management

There are no risk management impacts as a result of the revised concept plan.

Financial

The road closure costs have been estimated at approximately \$8,000 and include associated survey work, application fees and plan lodgement/registration fees. These fees will be absorbed within the existing Civil and Traffic budget allocation.

The proposed future supporting infrastructure such as a trail, signage and seating as shown on Geoff Skinner Wetlands concept plan dated 7 July 2020 is estimated at approximately \$75,000. These proposed works will be subject to a future business case submission.

People

Existing Council employee resources will be required to assist the road closure process, low key embellishment and ongoing land management of Geoff Skinner Wetlands.

Environmental

The Bligh Street road closure supports the natural conservation effort at the Geoff Skinner Wetlands including enhancing the visitor experience for walkers, cyclists and nature enthusiasts. Also provides additional protection from private vehicle access and associated disturbances such as littering, illegal dumping, vandalism and antisocial behaviour.

Social

It has been noted that historically members of the community have used the end of Bligh Street to launch small trailer vessels. Council has confirmed with the Department of Transport and Main Roads (DTMR) as the governing body for recreational boat ramps, that this site is not a designated boat ramp and would be unsuitable and environmentally unacceptable to allow continued informal use or develop as a formal recreational boat ramp. The site is currently listed as a canoe and kayak launch point and access is available to launch canoes and kayaks at this site. In addition, Council will be undertaking future investigations into the feasibility of other access points into Hilliards Creek.

To support the education of the community in regard to the unacceptable nature of continued use of this site as a boat ramp, a communications strategy will be developed.

Human Rights

There are no human rights implications as a result of the revised concept plan.

Alignment with Council's Policy and Plans

The plan is in line with Council's Conservation Land Management Strategy and supports Corporate Plan 2018-2023 key outcome one, Healthy natural environment.

CONSULTATION

| Consulted | Consultation Date | Comments/Actions |
|--|-------------------|----------------------------------|
| Senior Conservation Officer | 25/07/2019 | Consulted for review and comment |
| QWSG bird watching specialist | 16/08/2019 | Consulted for review and comment |
| Service Manager – Civic and Open Space Asset Management | 5/06/2020 | Coordination, review and comment |
| Service Manager – Compliance Services | 5/06/2020 | Consulted for review and comment |
| Service Manager – Parks and Conservation | 5/06/2020 | Consulted for review and comment |
| Service Manager – Roads, Drainage and Marine Maintenance | 5/06/2020 | Consulted for review and comment |
| Councillor Division 1 | 23/06/2020 | Consulted |
| Group Manager – City Infrastructure | 9/07/2020 | Consulted for review and comment |

OPTIONS

Option One

That Council resolves to endorse the revised Geoff Skinner Wetlands Concept Plan dated 7 July 2020, including the permanent road closure application for Bligh Street, Wellington Point.

Option Two

That Council resolves not to endorse the revised Geoff Skinner Wetlands Concept Plan dated 7 July 2020, including the permanent road closure application for Bligh Street, Wellington Point.

OFFICER'S RECOMMENDATION

That Council resolves to endorse the revised Geoff Skinner Wetlands Concept Plan dated 7 July 2020, including permanent road closure application for Bligh Street, Wellington Point.

15.2 SOLE SUPPLIER

Objective Reference:

Authorising Officer: Dr Nicole Davis, General Manager Infrastructure & Operations

Responsible Officer: Nigel Carroll, Acting Group Manager Water and Waste Operations

Report Author: Anne Jones, Group Support Officer

Attachments: 1. Sole Suppliers August 23 2020 to August 22 2021

PURPOSE

To seek approval to enter into a contractual arrangement with various suppliers (suppliers) for a period of 12 months from 23 August 2020, without first inviting written quotes or tenders, pursuant to section 235 of the *Local Government Regulation 2012 (LGR2012)*.

BACKGROUND

The allocated contract number for the Sole Suppliers list is S-1960-20/21-RWW. Current Council approval of sole supplier arrangements provided in financial year 2019/2020, concludes on 22 August 2020.

Section 235 of the LGR2012 provides a number of exceptions to inviting written quotes or tenders in relation to medium-sized (\$15,000 or more but less than \$200,000 in a financial year) and large-sized (\$200,000 or more in a financial year) contractual arrangements. Many of the goods and services that may be procured from the sole source suppliers during the authorised period, will cost less than these threshold limits.

The relevant exceptions in section 235 are where Council resolves:

- it is satisfied that there is only one supplier who is reasonably available (s235(a))
- because of the specialised nature of the services that are sought, it would be impractical or disadvantageous for Council to invite quotes or tenders (s235(b)).

Council's Infrastructure & Operations (I&O) Department uses specialised equipment and materials manufactured, supplied and installed by the suppliers, that can only be reasonably supplied, serviced and maintained by a sole supplier.

The Water & Waste Operations (WVO) may require goods and services from suppliers to meet operational requirements and regulatory compliance, or specialised maintenance works to be performed at council's various wastewater treatment plants (WWTPs) and sewerage pumping stations.

Further, the proprietary nature of specialised equipment means that servicing and maintenance can only be provided by the supplier, or parts can only be supplied by the supplier. Further, these goods and services are not reasonably available from other suppliers, either because there is only one supplier, or because the supply from alternative suppliers will not result in a value for money procurement.

In particular:

- Council's Water & Waste Infrastructure and Water & Waste Operations groups uses various equipment that requires ongoing servicing, maintenance, renewal and repair.

- The use of non-original or non-proprietary products often results in reduced reliability or failure, and the resulting cost implications.
- The cost benefit of using the suppliers to supply the goods and services.
- The consequences of failure of specialised equipment would result is an unacceptable risk to council, including the unavailability of council's water and wastewater infrastructure, environmental impact, environmental protection obligations and safety.
- The increased costs, reduced reliability and risk of failure associated with servicing and maintenance carried out by suppliers not familiar with the original or proprietary equipment or products, or from the use of non-original or non-proprietary parts during servicing and maintenance.
- Council's requirements in having repairs carried out reliably and without delay, and
- The impact on the Redlands community, in the event of interruption to Council's water and wastewater operations and services.

Wastewater Assets Engineering Unit purchases specific pumps to meet specific applications and specifications, and performance criteria at waste water pumping and processing assets across Redland City. These pumps have to fit to existing infrastructure without constraints and this will remove the risk of alternative pump types being purchased.

Similarly, Wastewater Network purchases a small number of specialised parts that have to fit existing infrastructure.

Council's Roads Drainage & Marine Unit (RDM) uses a small number of specialised products that are not available from other suppliers due to patents and licensing arrangements. Alternative products that purport to fulfil a similar function have been either trialled or investigated and found to be inferior.

Facilities Services Unit (FSU) uses a small number of specialised products for partitions and building management systems, available from sole suppliers.

ISSUES

Sound contracting principles

These sole supplier arrangements have been developed in accordance with the Sound Contracting Principles set out in section 104(3) of the *Local Government Act 2009*. Particular focus was given to the principles of value for money and environmental protection noting that there is only one supplier who is reasonably available (and credentialed) for each of the goods and services required and in some cases, there are no comparable products available from other suppliers.

It should also be noted that notwithstanding the resolution, if made, and the establishment of this arrangement, consideration will be given to the sound contracting principles throughout the period of the arrangement and on each occasion that goods or services are procured. In particular:

- Infrastructure & Operations will monitor the performance of the suppliers, and the value for money achieved from the suppliers, throughout the period of the arrangement.
- Where practical (principally dependent on urgency of need of the supply or service), a written quote will be sought from a supplier before goods or services are procured.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with section 235(a) and (b) of LGR2012, a local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if:

- a) the local government resolves it is satisfied that there is only one supplier who is reasonably available; or
- b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite written quotes or tenders.

Legal Services was consulted and have advised that references to legislation and the practices proposed in this report are correct.

Risk Management

The resolution, if made, and the establishment of this arrangement, will assist in the management of the following identified risks:

- reduced reliability or failure, and the resulting cost implications resulting from the use of non-original or non-proprietary products.
- consequences of failure, including the unavailability of council's water and waste infrastructure, environmental impact, environmental protection obligations and safety.
- increased costs - reduced reliability and risk of failure associated with servicing and maintenance carried out by suppliers not familiar with the original or proprietary equipment or products, or from the use of non-original or non-proprietary parts during servicing and maintenance.
- Council's requirements in having repairs carried out reliably and without delay, and the unacceptable risk of the unavailability of Council's water and waste infrastructure, environmental impact, environmental protection obligations and safety.
- Impact on the Redland's community in the event of any interruption to Council's water and waste operations.

Financial

There are no financial implications.

People

There are no people implications.

Environmental

Environmental issues and potential impact have been considered, including Council's obligations to meet Queensland Department of Environment and Science (DES) and relevant licence requirements, general environmental considerations and staff and public safety. As noted above, various suppliers have been identified to assist with meeting Council's obligations, including the selection of suppliers to:

- meet Council's DES and WWTP licence requirements

- ensure reliability of equipment, maintenance, servicing, parts and products
- ensure the supply of equipment, chemicals and consumables to monitor and control odour
- ensure repairs are carried out reliably and without delay to avoid the unavailability of Council's water and waste infrastructure, environmental impact and breaches of safety obligations

Social

There are no social implications.

Human Rights

There are no human rights implications.

Alignment with Council's Policy and Plans

This report is consistent with Council's procurement policy and legislative requirements.

CONSULTATION

| Consulted | Consultation Date | Comments/Actions |
|--|-----------------------|---|
| Group Manager Project Delivery | 8/6/2020 | Reviewed attachment – no action required |
| Procurement Officer | 8/6/2020 | Confirmed this process is still the same as last year, advised of the procurement file number |
| Service Manager Legal Services | 9/6/2020 | Reviewed by Legal Services – Legal request 8989 |
| Service Manager Water Quality and Environmental Compliance | 15/6/2020 | Added a supplier |
| Electrical Maintenance Supervisor Operations Maintenance | 15/6/2020 | Reviewed attachment – removed a supplier from list |
| Group Manager water Infrastructure | 24/6/2020 | Confirmed information to stay |
| Facilities Coordinator | 24/6/2020 | Reviewed attachment – slight amendment to one existing suppliers information |
| Service Manager Roads & Drainage Maintenance | 24/6/2020 | Reviewed attachment – confirmed information to stay |
| Group Manager City Operations | 24/6/2020 | Reviewed attachment – no action required |
| Service Manager Operations Maintenance | 24/6/2020 | Removed suppliers from list and confirmed legal names and ABNs |
| Group Manager Water Operations | Week ending 3/7/2020 | Approved report. Changed some wording but not intent |
| Financial Services | Week ending 10/7/2020 | Reviewed and approved the report |
| General Manager Infrastructure & Operations | Week ending 17/7/2020 | Approved the report |

OPTIONS

Option One

That Council resolves to enter into contractual arrangements with various suppliers detailed in Attachment 1 of this report, for a period of 12 months from 23 August 2020, without inviting open tenders, pursuant to section 235 of the *Local Government Regulation 2012*.

Option Two

That Council resolves to not approve contractual arrangements to be entered into with various suppliers detailed in Attachment 1 of this report, for a period of 12 months from 23 August 2020, without inviting open tenders, pursuant to section 235 of the *Local Government Regulation 2020*.

OFFICER'S RECOMMENDATION

That Council resolves to enter into contractual arrangements with various suppliers detailed in Attachment 1 of this report, for a period of 12 months from 23 August 2020, without inviting open tenders, pursuant to section 235 of the *Local Government Regulation 2012*.

SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

In accordance with Section 235(a) and (b) of the *Local Government Regulation 2012*, Redland City Council is satisfied that the suppliers numbered 1 to 40 are the only suppliers reasonably available to supply the goods or services required by Council:

1. Abberfield Technology Pty Ltd – ABN 31 050 336 091

Provides specialist water dispensing units utilising credit card, stored value or account card accessibility, for the supply of potable and non-potable water to Redland City industries and customers. The company is required to manufacture custom made water filling stations and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

2. A.C. Hargreaves Pty Ltd – ABN 36 139 017 360

Provides specialist condition monitoring, vibration analysis and reporting on aerators, gearboxes and large motors.

3. Air-Met Scientific Pty. Ltd. – ABN 73 006 849 949

Provides maintenance and renewal of Council's existing gas detection equipment and parts. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

4. Trustee for the BioRemedy Trust - ABN 49 027 112 101

Supplies calcium nitrate chemical for odour control. Only some chemicals work in certain of Council's catchments to reduce odour in particular circumstances and this is the only supplier of this chemical.

5. Collab IT Systems Pty Ltd T/As Collab Global – ABN 11 126 109 519

Australian supplier of HACH WIMS database software used for storage, retrieval and analysis of Council's Water and Wastewater Compliance Monitoring data.

6. DHI Water & Environment Pty Ltd – ABN 69 086 137 911

Australian supplier of hydraulic software modules used by Council for network analysis of water supply and wastewater network systems and flood watch software. Modification of the software can only be undertaken by the supplier because of the software licence and licence renewal, upgrades and support must be provided by the supplier. This software is required to undertake water supply and wastewater network analysis.

7. Eneraque Pty Ltd – ABN 81 605 908 549

Required to provide OEM parts supply, maintenance, servicing and renewals to Eneraque generators using qualified tradespeople and the suppliers' proprietary equipment and parts.

8. Flottweg Australia – ABN 89 147 749 095

Parts and maintenance for the Capalaba WWTP centrifuge. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

9. Grundfos Pumps Pty Ltd – ABN 90 007 920 765

Supplies and maintains existing dosing pumps and equipment renewal. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

10. Hach Pacific Pty Ltd – ABN 45 114 408 838

Provides maintenance and replacements for water network pressure loggers. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

11. KSB Australia – ABN 29 006 414 642

Manufactures submersible pumps for wet wells. KSB has custom built pumps to fit dry wells at Council's pump stations and WWTPs. The company is required to manufacture custom-made pump parts for critical spares and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

12. Collbrook Pty Ltd TTF Marschall Family Trust K/A Mann's Logan Crane Hire– ABN 95 879 142 306

The only local supplier with the proven ability to respond in planned and emergent timeframes, and is also the only local supplier of Franna (light mobile cranes). When Council requires these services, they are often required urgently to avoid environmental impact and comply with environmental and licence obligations, e.g. from overflow. The cost and time implications of engaging a non-local supplier will not satisfy Council's requirements.

It is also noted that Council has established an approved contractor list under section 231 of the *Local Government Regulation 2012*, however there are no local suppliers on the list that supply Franna plant.

13. Greenshow Pty Ltd t/as Dynapumps QLD – ABN 49 102 833 956

Manufactures submersible pumps for RCC infrastructure. Dynapumps has custom built pumps to fit Council's pump stations and WWTPs. The company is required to manufacture custom-made pump parts for critical spares and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

14. Ecotech Environmental Monitoring Solutions – ABN 32 005 752 081

Provides specialist service, maintenance and repair of automatic water samplers used in RCC's WWTPs.

15. Hidrostal Australia Pty Ltd – ABN 64 607 570 534

Supply, maintenance and renewal of existing centrifugal impellor pumps in WWTPs and sewer pumping stations. The existing equipment was manufactured and supplied by this company with maintenance and renewal being carried out by the supplier's skilled staff, using proprietary parts and equipment.

16. Ixom – ABN 51 600 546 512

Supplies chlorine gas for disinfection of effluent at RCC's WWTPs. Ixom is the only supplier of this chemical.

17. MAK Industrial Water Solutions Pty Ltd – ABN 32 134 829 280

Specialist provider of sand filtration equipment, media, spare parts and servicing for RCC's existing sand filters at Capalaba, Point Lookout and Dunwich WWTPs.

18. Metrohm Australia Pty Ltd t/as MEP Instruments – ABN 93 081 861 645

Australian agent for Metrohm pH meters used in Council's laboratory and WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment, parts and consumables.

19. Merck Pty Ltd – ABN 80 001 239 818

Manufacturer of laboratory deioniser. Sole supplier of parts, consumables and servicing. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment, parts and consumables.

20. Nov Australia Pty Ltd t/as Mono Pumps Australia – ABN 77 004 449 478

Manufactured and supplied Council's sludge handling pumps, dosing pumps and critical spares for pumps already custom fitted in Council's reticulation systems. The

SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

21. Oberix Group Pty Ltd T/as Leading Edge Automation – ABN 39 058 251 906

Maintains the Building Management System (BMS) mechanical services controls (air conditioning systems software). Leading Edge Automation (LEA) are part of Alerton Australia, LEA are the sole authorised dealer of the Alerton range of products in Queensland. The RCC Heating Ventilation and Air Conditioning systems (HVAC) are operated by a series of field devices (controllers located throughout our plant rooms) which are in turn controlled by Alerton software network. Due to the proprietary nature of the Alerton system, it would be cost prohibitive, operationally onerous with limited vendors in this specialist field.

22. TTF PBVB Family Trust k/as Odour Technologies – ABN 49 162 877 377

Manufactures "VS-4 Smartvalve" Air Release Valves, an efficient and low-maintenance air valve which will be installed throughout RCC's sewer network to standardise the air valve fleet. This company manufactures these valved, and RCC is unable to purchase this equipment via any other means.

23. PR Power Pty Ltd – ABN 25 124 009 614

Required to provide OEM parts supply, maintenance, servicing and renewals to PR Power generators using qualified tradespeople and the suppliers' proprietary equipment and parts.

24. Prominent Fluid Control – ABN 83 080 688 795

Manufactures dosing pumps that have been customised for critical dosing applications at Dunwich and Point Lookout WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

25. R & D Technology Pty Ltd – ABN 79 002 145 324

Provides specialist automation and integration services to RCC's WWTPs and sewer pumping stations. This company has an intimate knowledge of Council's telemetry and SCADA systems, and undertakes routine system maintenance, equipment upgrades and day to day troubleshooting.

26. Schneider Electric – ABN 42 004 969 304

Distributor for Clear SCADA software, and the supply of licensing and annual support for Clear SCADA software used in water and sewerage telemetry licences. Schneider also provides services to maintain licences for control of SCADA systems to several WWTPs.

27. SEW-Eurodrive Pty. Ltd. – ABN 27 006 076 053

Supplies gearboxes and motors for WWTPs and is used for repair and replacement of several motors and gearboxes installed in several of Council's WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

28. Sibelco Australia Limited – ABN 20 000 971 844

Supplies hydrated lime used at Council's WWTPs and the only supplier in Australia for this product. The market was tested by conducting a tender (T-1571-11/12-RDW Provision of a Preferred Supplier/s Arrangement for the Supply, Delivery and Unloading of Chemicals for Redland Water WWTPs). The results from this tender showed that no other tendering company was able to supply hydrated lime to Council. Hydrated lime is a vital chemical that is used in the treatment of wastewater at several WWTPs.

29. Siemens Ltd – ABN 98 004 347 880

Supplies PLC hardware, specialised activated carbon for odour control facilities and chlorine residual analyser equipment. The existing equipment was manufactured and

SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

30. SMC Corporation (Australia) Pty Ltd k/as SMC Pneumatics Aust Pty Ltd– ABN 64 000 543 519

Provides maintenance and renewal of existing (pneumatic) process control valves. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

31. Spirac Pty Ltd – ABN 69 119 874 038

Manufactures dewatering equipment for screw wash presses and grit collection bins and is used for the replacement of liners for existing screw conveyors, and designed template wear plates. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

32. Techniplan Pty Ltd k/as HMA Group – ABN 48 010 489 086

Provides maintenance and renewal of existing valves and non-return valves. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

33. Thermo Fischer Scientific P/L – ABN 52 058 390 917

Provides maintenance and renewal of existing auto samplers. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts. The supplier is the sole supplier of the equipment and parts.

34. Tripstop Pty Ltd – ABN 45 099 500 384

Provides a concrete joint product called "Tristop" which is unique in the market and creates a hinge at concrete joints allowing the adjoining concrete slabs to rotate without displacing vertically across the joint. This function is particularly useful on concrete footpaths where tree root uplift is a problem. There are many other construction jointing products available on the market but none that allows the joint to remain functional while being lifted by tree roots (sometimes in excess of 50mm). Tristop has been successfully used by RCC since 2007 and is only available from Tripstop Pty Ltd.

35. TTF OFI UNIT TRUST t/as UCI (QLD) PTY LTD – ABN 37 604 540 700

Provides the latest type of screen partitions that we use in our office fit outs. UCI manufactures the screens in South Australia and holds the patent. It would be cost deficient to purchase these through another company.

36. S.J Reynolds & C.P Reynolds t/as Viafix – ABN 16 044 541 688

Provides "Viafix", a bagged asphaltic material for use in pothole repairs. RCC has used many cold asphaltic products for pothole repairs over the years with varying degrees of success. With the exception of Viafix, all have demonstrated average to poor durability, resulting in rework and complaints from the public. Viafix is more expensive than other products used, in some cases, substantially more expensive but the whole-of-life benefits provided by longevity of repair and lack of rework more than compensate for the additional initial cost of the product. Since first using Viafix six years ago, pothole repair failures have been limited to extreme circumstances such as ongoing road pavement failure adjacent to the pothole. Viafix is an imported product and is only available through Britstop.

37. Wilo Australia Pty Ltd - 87 150 449 540

Manufactures submersible pumps for wet wells. The supplier has custom built pumps to fit dry wells at Council's pump stations and WWTPs. The company is required to manufacture

SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

custom made pump parts for critical spares and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

38. Weir Minerals – ABN 69 009 71 802

Manufactures aerator gearboxes for WWTPs. These gearboxes are critical assets for Council's WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

39. WestWater Enterprises Pty Ltd– ABN 26 101 692 504

Provides maintenance and equipment for the recently supplied proprietary chlorine shutdown and metering system installed at Cleveland, Victoria Point, Capalaba and Thorneside WWTPs. WestWater also provides critical spares and specialised servicing as required.

40. Xylem Water Solutions Australia Ltd – ABN 28 000 832 922

Custom-made manufacturing of pumps, mixers and other mechanical equipment for sewer pumping stations and WWTPs. This company provides a range of standard and custom-made pumps and other equipment for the treatment of wastewater within Redland City. Pumps are manufactured to meet Council's performance requirements and to fit well sizes as necessary for the location. The company is required to undertake OEM parts supply, maintenance, servicing and renewals as required using qualified tradespeople and the supplier's proprietary parts and equipment.

15.3 RESPONSE TO CANOE ENTRY AT QUEENS ESPLANADE, BIRKDALE PETITION DATED 2 DECEMBER 2019

Objective Reference:**Authorising Officer:** Dr Nicole Davis, General Manager Infrastructure & Operations**Responsible Officer:** Bradley Salton, Group Manager City Infrastructure**Report Author:** Michael Holland, Adviser Waterways and Shoreline Assets**Attachments:**

1. Petition acknowledgement and response
2. Final Report RCC Marine Foreshore Projects Aquatic Ecological Investigations

PURPOSE

To provide the outcome to Redland City Council (Council) regarding a petition received on 2 December 2019 requesting a new dedicated foreshore access corridor at Queens Esplanade, Birkdale adjacent to Bates Drive.

BACKGROUND

Council officers had undertaken a preliminary investigation for a canoe entry point at Bates Drive, Birkdale in response to a petition request received and adopted by Council in 2014. The preliminary investigation included pre-lodgement advice, as explained under the Issues section of this report.

On 2 December 2019, Council received another petition (the petition) from Birkdale Residents, which was resolved at the General Meeting on 18 December 2019 to bring back a report to Council following consideration of:

1. *"a canoe entry at the current site on Queens Esplanade opposite Bates Drive, Birkdale, be declared, enlarged to 30-40 metres width if possible, and permanently maintained free of Mangroves, for a variety of water uses by the local community in their 'Redlands Coast'."*

A letter of acknowledgement (attachment 1) has been sent to the Principal Petitioner noting that Council has investigated the petition request.

Currently, there is no formal or approved foreshore access at this location however the petition states that the foreshore along Queens Esplanade has historically been used by local Birkdale residents as an informal launching point for non-powered watercraft.

Council's published 'Canoe Launch Points For Redland City' map shows that the nearest launch site to the subject location is located approximately 630 metres east, at Commodore Drive Park, Birkdale, which is 'all tides' accessible to Waterloo Bay. The map also shows a 'high tide only' launch site at Beth Boyd Park, which is located approximately 870 metres west of the Bates Drive site.

ISSUES

As a result of the petition, the following work has been undertaken as part of the investigation:

Environmental studies

An environmental values study and report by frc environmental consultants (attachment 2) advises that approval to construct/maintain a 'foreshore access corridor' at the Bates Drive location is likely to require assessment and/or approval from both Commonwealth Government

(The Ramsar Convention on Wetlands) and Queensland Government agencies. The Commonwealth Department of Agriculture, Water and Environment will now be requested to formally advise if the project triggers assessment under the *Environment Protection and Biodiversity Conservation Act*.

The environmental values report, section 3.5 contains an assessment of the potential impact of foreshore protection and foreshore access projects at Queens Esplanade (Thorneside and Birkdale) on both Matters of State Environmental Significance (MSES), and Matters of National Environmental Significance (MNSES).

Pre-lodgement advice

A pre-lodgement advice request was sought from the Department of State Development, Manufacturing, Infrastructure and Planning in response to the previous petition. The advice was in relation to provision of foreshore access at this location and was received on 25 September 2019. The Department raised concerns regarding any foreshore access at this location, as follows:

Performance Outcome (PO) 1 of the State Development Assessment Provisions State Code 11 requires that any removal, destruction or damage of marine plants is justified on the basis of a need for the development and no viable alternatives which avoid impacts to marine plants, including mangroves.

The Department suggested the two existing canoe launch points are more suitable, located:

1. Approximately 870 metres to the west in front of and adjacent to Beth Boyd Park, and
2. Approximately 630 metres to the east at Commodore Drive Park. There is no existing hard infrastructure for canoe/kayak access at this location.

Further to the above, PO4 of State Code 11 requires that disturbance to marine plants must be minimised. The petition request does not comply with this as it asks that the area be "*permanently maintained free of Mangroves*".

It is unlikely that Council would be able to secure the relevant approvals due to the significant concerns raised by the Department about the impact of any foreshore access at this location on the marine plants. In addition, the Departments pre-lodgement advice does not support the need for this additional facility due to the proximity of nearby existing alternative locations. Therefore Council should not support the petition request.

City-wide foreshore access policy and plan

Council is receiving an increasing number of requests from residents and community organisations for new or upgraded foreshore access facilities. However, Council does not currently have a city-wide Foreshore Access Policy and Plan (FAPP) to assist in determining where new or upgraded foreshore access facilities should be provided.

As a result of the petition, officers have commenced development of the FAPP, and will complete a draft during the current financial year. The proposed city-wide FAPP will:

- identify areas of the coastline that can support reasonable access to the foreshore for a range of recreational activities taking into account environmental values and constraints
- review the network of foreshore access infrastructure for opportunities to site new or upgraded facilities

- establish a framework that can guide Council in identifying and supporting future areas that may be suitable for foreshore access infrastructure that is likely to meet assessment and approval requirements of the Commonwealth Government and Queensland State Government

The FAPP will assist in responding to similar petitions and enquiries Council receives requesting new foreshore access infrastructure and will be brought to Council for endorsement once developed. Prior to the finalisation of the FAPP, the draft framework was used in part, to evaluate requested foreshore access at Bates Drive.

STRATEGIC IMPLICATIONS

Legislative Requirements

Creation and maintenance of foreshore access corridors and structures, including the requested corridor at Bates Drive must receive statutory approval from the Queensland State Government, who have legislative authority for:

- construction of permanent structures in the foreshore below high tide level
- protection of marine plants
- activities that may impact on the values of Moreton Bay Marine Park

In addition the Commonwealth Government has legislative authority for protection of the Ramsar values aligned with the Moreton Bay Marine Park. In particular, activities that may impact on mangroves and habitats used by migratory shorebirds that utilise the tidal mudflats and adjacent sites as feeding and roosting areas.

Risk Management

Current Petition

Based on the pre-lodgement advice received from approval agencies, there is a high risk that the proposed canoe entry will either not be approved or would have significant conditions attached.

City-wide foreshore access policy and plan

Endorsing the development of a city-wide FAPP will provide a clear framework to develop and determine where new and upgraded foreshore access infrastructure is required to meet current and future community demand. These documents will aim to mitigate risks of approving requests which may result in environmental, economic or social impacts.

Financial

There is no impact on Council's budget for the current financial year. Development of the FAPP will utilise existing, available resources.

People

Following Council resolution, the Principal Petitioner will be formally notified of the investigation outcome. Resourcing required to engage and develop the draft FAPP will be primarily drawn from City Infrastructure Group.

Environmental

There are significant environmental impacts to the construction of the foreshore access, as requested by the petition. These environmental impacts are outlined in the issues section of this report.

Social

The petition request would benefit residents in the immediate vicinity of Bates Drive, Birkdale. However, the City-wide level FAPP, aims to balance community and stakeholder demands for foreshore access for various uses with statutory requirements for protection of the amenity and environmental values of Moreton Bay.

Human Rights

There are no known limitations or changes to human rights for individuals or groups associated with the recommended options.

Alignment with Council's Policy and Plans

The recommendations in this report are supported by Redlands Open Space Strategy 2012-2026 and with Council's Corporate Plan 2018-2023 vision outcome areas:

Green Living

Embracing the bay

Wise Planning and Design

Strong and Connected Communities

Inclusive and ethical governance

CONSULTATION

Internal consultation was initiated and undertaken as a response to a previous petition on the same subject that was adopted by Council (resolution item 7, General Meeting date 8 October 2014) as well as the current petition.

| Consulted | Consultation Date | Comments/Actions |
|---|-------------------|--|
| Service Manager Roads, Drainage and Marine | 27/5/2019 | Provided advice in relation to statutory requirements for maintenance of marine vegetation around stormwater outlets on the foreshore at Bates Drive, Birkdale. |
| Department of State Development Manufacturing Infrastructure and Planning | 25/9/2019 | Pre-lodgement advice for establishment of a foreshore access corridor (no infrastructure) across the foreshore from Bates Drive, Birkdale. |
| Senior Adviser Open Space Strategy | 2/3/2020 | Flagged proposed foreshore access planning Policy to be developed and requested for Civic and Open Space Asset Management unit to be consulted in development of the scope-of-works. |
| Councillor Division 10 | 4/2/2020 | Briefed on preliminary investigation of canoe entry approval issues and requirements. |
| Councillor Division 10 | 7/2/2020 | Updated on delivery of the consultant's investigations report into canoe entry approval issues and requirements at Waterloo Bay. |
| Councillor Division 10 | 10/2/2020 | Provided with a reference to the consultant's final report into canoe entry approval issues and requirements at Waterloo Bay. |
| Councillor Division 10 | 27/7/2020 | Supportive of the report and recommendations. |

OPTIONS

Option One

That Council resolves as follows:

1. To note the response provided to the Principal Petitioner which outlines how their request was investigated.

2. To note Officers' advice in this report that the requested canoe entry point at Bates Drive is not supported, and that this advice will be communicated to the Principal Petitioner.
3. To note Officers' are developing a strategic and coordinated City-wide Foreshore Access Policy and Plan to guide the upgrade and provision of new infrastructure.

Option Two

That Council resolves to seek further information from officers.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To note the response provided to the Principal Petitioner which outlines how their request was investigated.**
2. **To note Officers' advice in this report that the requested canoe entry point at Bates Drive is not supported, and that this advice will be communicated to the Principal Petitioner.**
3. **To note Officers' are developing a strategic and coordinated City-wide Foreshore Access Policy and Plan to guide the upgrade and provision of new infrastructure.**



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21 January, 2020

Your Ref: A4235817
 Our Ref: cm:LM
 File No: Petition - Bates Drive
 Contact: Rod Powell - 3829 8582



Thank you for your letter to Council and the accompanying petition concerning a new foreshore access along Queens Esplanade. Your petition was presented to Council at the General Meeting of 18 December 2019 and was referred to Council officers for consideration. Council directs correspondence relating to petitions it receives to the principal petitioner.

Council appreciates the interest that you and other members of the community have in the management and enjoyment of the Redlands Coast and Moreton Bay Marine Park. Council is investigating your request for a foreshore access ramp along Queens Esplanade near the northern end of Bates Drive.

To properly investigate this request Council has to look into and consider the following:

- Whether there is sufficient need for the requested facilities at the proposed location, considering the needs of the community and the existing and planned facilities nearby.
- The most suitable location for the requested facilities taking into account the technical and environmental constraints, and the costs and benefits of all possible locations.
- The most appropriate design of any such facility to ensure that it is fit for purpose, minimises impact on the Moreton Bay Marine Park, and minimises ongoing costs to ratepayers.

Your email makes specific mention of the clearing of mangroves. Council notes that marine plants have strong protections under the Fisheries Act 1994 (Qld), as they provide important marine habitat. Furthermore the management of the foreshore is governed by the Coastal Management and Protection Act which provides for the protection, conservation, rehabilitation and management of the coastal zone. At a federal level, Moreton Bay is a Ramsar Wetland under the *Environmental Protection and Biodiversity Conservation Act 1999 (Aus)*. This legislative framework influences how Council manages the coast, and the approvals Council must secure for coastal infrastructure.

Access to the coast is important to the residents of Redland City Council, as are the environmental values it supports. Council must make decisions that balance these community values and interests.

Council has engaged a consultant to undertake an investigation of the environmental values along the Waterloo Bay foreshore and identify the approvals that would be required for foreshore access infrastructure. This will assist Council in its decision making in regard to the above points. The report is being reviewed by Council before it can be finalised by the consultant.

Once reports are finalised and ready to be released to the Community they will be made available via Councils website. We can send you a link when it is available.

Please note that any works, should they been deemed appropriate would also be subject to Council being able to secure the relevant approvals from State and Federal Governments, and secure budget for design, approval and construction works. In the meantime Council will continue to maintain the foreshore consistent with the Queensland Government's Code for Accepted Development and Council's approved Marine Park Permit.

Yours sincerely,



Rod Powell
Senior Engineer
Marine & Water Assets
City Infrastructure Group



Redland City Council Marine Foreshore Projects

Aquatic Ecological Investigations

Prepared for:

Redland City Council

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Executive Summary

Foreshore erosion protection works are proposed for three sites by Redland City Council (RCC). frc environmental was commissioned by Redland City Council to:

- identify and document site-based ecological attributes and values relevant to Matters of National Environmental Significance (MNES)
- identify and document site-based ecological attributes and values relevant to Matters of State Environmental Significance (MSES), and
- identify and document other ecological values of each site that may be relevant to assessment of prescribed tidal works for operational works to construct new foreshore infrastructure at each location.

The three sites for the proposed shoreline protection work are:

- Queens Esplanade Foreshore at Thorneside
- Wellington Point, south west of the Wellington Point Reserve beach, and
- Rocky Point Park on Russel Island.

The distribution of intertidal marine habitats, and adjacent terrestrial vegetation were mapped at each site, and at the Thorneside and Wellington Point sites shorebirds were surveyed. Shore birds were not surveyed at the Rocky Point Russell Island, and assessment was based on aerial photography, literature review and likely impacts from the proposed work. Site based assessments of MNES and MSES were made for each site, and the likely impacts assessed.

Each of the proposed erosion protection works will have a small direct impact on marine plants, and will be within the Moreton Bay Marine Park. *They will consequently require approvals for the disturbance of marine plants and for work within the Marine Park.*

While each of the proposed works will extend into tidal waterways for the purposes of Waterway Barrier Works, they are unlikely to constitute an assessable waterway barrier works. *Assessment by the Department of Agriculture and Fisheries is recommended to confirm this.*

The seawalls at each site are unlikely to have a significant impact on any MNES or MSES, however the proposed access ramps at Thorneside and on Russell Island may impact shorebirds in the vicinity.

The intertidal flat in the vicinity of the optional ramp at Thorneside is a high use feeding area for shorebirds. *Consequently, for legal certainty, it is recommended that this action is referred to the Commonwealth for assessment under the EPBC Act.*

It has also been proposed that the optional access ramp at Thorneside could be replaced by one adjacent to Bates Drive Birkdale, either as a constructed ramp, or by trimming the mangroves in the area to provide better access to the intertidal flat. *For legal certainty it is recommended that either of these options are referred to the Commonwealth for assessment under the EPBC Act. This would also require approvals for the disturbance of marine plants and for work within the Marine Park.*

The area around the proposed access ramp on Russell Island is likely to support fewer feeding shorebirds than the Thorneside site. It is recommended that this area is surveyed for shorebirds before a final recommendation is made. *Based on available information, it is recommended that this action is referred to the Commonwealth for assessment under the EPBC Act for legal certainty.*

Recommended mitigation for the proposed works include:

- Locate structures to minimise impacts to marine plants
- Time construction works during winter when most migratory shorebirds are absent from the area.
- Avoid disturbance of koala food trees at Wellington Point and Russell Island
- Continue and formalise planting of mangrove seedlings along the foreshore of the Wellington Point site.
- Tagging large trees in the area of RE12.5.2a at Wellington Point and ensuring they are not disturbed by the works.
- Avoid any loss of intertidal feeding habitat by restricting erosion control works to the historical shoreline edge to ensure no direct impacts to areas further seaward than the extent of recent coastal erosion.
- Conduct erosion control construction works during the winter months (May to August) to avoid disturbance to migratory shorebirds.
- Implement appropriate erosion controls during construction works to minimise downstream impacts to marine plants and benthic invertebrates in the intertidal zone.
- Minimise the access to and movement of construction machinery on intertidal areas adjacent to the proposed construction footprint.

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- Include appropriate barriers to ensure that the access ramp for non-motorised watercraft do not facilitate the entry of motorised vehicles onto the intertidal habitat.
- Install shore bird watching explanatory material.

1 Introduction

1.1 Project Description

Foreshore erosion protection works are proposed for three sites by Redland City Council (RCC). frc environmental was commissioned by Redland City Council to:

- identify and document site-based ecological attributes and values relevant to Matters of National Environmental Significance (MNES)
- identify and document site-based ecological attributes and values relevant to Matters of State Environmental Significance (MSES), and
- identify and document other ecological values of each site that may be relevant to assessment of prescribed tidal works for operational works to construct new foreshore infrastructure at each location.

The proposed works are described in three separate technical reports (Cardno 2019a, Cardno 2019b, JBP 2019). These reports also present a review of planning constraints, and assessment triggers.

The scope was limited to the inter-tidal foreshore area at each site (i.e. HAT to LAT), and the landward area immediately adjacent to HAT.

In addition, comment on the likelihood that construction and use of foreshore access infrastructure adjacent to Bates Drive, Birkdale would trigger referral assessment under the Environmental Protection and Biodiversity Conservation Act (EPBC Act) as a MNES is also provided.

1.2 Sites for Proposed Shoreline Protection Works

The three sites for the proposed shoreline protection work are:

- Queens Esplanade Foreshore at Thomeside
- Wellington Point, south west of the Wellington Point Reserve beach, and
- Rocky Point Park on Russel Island.

2 Methods

2.1 Review

Available literature, including the concept design reports for each site, was reviewed, and preliminary habitat maps made for each site from aerial imagery (Nearmap 2019).

The EPBC Protected Matters search tool was used to determine MNES that may occur within 5 km of each site (Appendix B, C and D).

The Queensland State Government Environmental Reports on line search tool was used to determine MSES that occur within 2 km each site (Appendix B, C and D).

The Queensland Government's Wildlife Online Database was used to determine MNES and MSES species that may occur in the area potentially impacted at each site.

The published literature, particularly that dealing with the population ecology, habitat requirements and sensitivity to habitat change and disturbance of conservation significant species assessed as known or likely to occur in the study area was reviewed to inform the assessment.

2.2 Distribution of Habitats

The distribution of plant communities and marine habitats at each location were mapped on site on 5 and 6 November 2019. Boundaries between communities were marked with a handheld GPS.

The distribution of vegetation and habitat collected in the field survey, and interpretation of aerial images (Nearmap Images) was then used to map the distribution of marine plants and habitats.

2.3 Shorebird Surveys

Shorebirds were surveyed at the Thorneside and Wellington Point sites. There are no known shorebird roost sites at or close to these sites. The closest roost site to the Queens Esplanade study area is at Mooroondu Point, Thorneside, approximately 700 m north-west of the study area. The closest roost site to the Wellington Point study area is near Acacia Street, approximately 1.1 km south of the study area. The field study therefore focussed on assessing feeding habitat values for shorebirds at low tide. The Queens Esplanade,

Thorneside location was surveyed three times at low tide, and the Wellington Point foreshore location surveyed once during low tide. During the latter survey, a known shorebird roost site on the foreshore opposite Acacia Street was visited to assess its proximity to the proposed area of foreshore protection works at Wellington Point.

The surveys for foraging shorebirds were conducted within two hours either side of low tide. A high-powered Swarovski spotting telescope mounted on a sturdy tripod was used to identify species and count the total number of individuals of each species present, to enable assessment of site and habitat importance. Habitat areas were surveyed from suitable vantage points that provided an unobstructed view of the entire area, without causing disturbance to the shorebirds. The surveys also collected spatial data of the area used by shorebirds for roosting and feeding to facilitate mapping of roosting and foraging habitat. The surveys were conducted in clear weather with light to moderate winds. This approach is consistent with the survey guidelines outlined in the Commonwealth's EPBC Act Policy Statement 3.21: Industry guidelines for avoiding, assessing and mitigating impacts on EPBC Act listed migratory shorebird species (Commonwealth of Australia 2015a). All shorebird surveys were conducted by Dr Penn Lloyd (Principal Ecologist, BAAM). Full results of the shorebird assessments for Thorneside and Wellington Point are presented in Appendix A.

2.4 Assessment of Impacts

The results of the literature review, on-line searches and field surveys were combined, and the likely impacts of the proposed works assessed.

3 Queens Esplanade Foreshore, Thorneside

3.1 Proposed Works

The proposed works are located in the vicinity of Queens Esplanade foreshore from Beth Boyd Park to Mark St. The concept plan includes construction of a formal Geotextile Sand-filled Container (GSFC) seawall, stormwater outlet upgrades, and optional construction of a foreshore access ramp for non-motorised watercraft, located opposite Fisher Road. (Figures 3.1).

Construction of foreshore access infrastructure adjacent to Bates Drive, Birkdale has also been suggested. The general area, and the location of Bates Drive is shown in Figure 3.2.

The shoreline at this site is receding, threatening infrastructure in the area. Council's foreshore protection concept layout plan for the site includes construction of a formal Geotextile Sand-filled Container (GSFC) seawall, stormwater outlet upgrades, and optional construction of a foreshore access ramp for non-motorised watercraft, opposite Fisher Road (Cardno 2019a).

A key question for this area is whether the proposed works would constitute a significant impact on MNES (migratory shorebird feeding / roosting), and therefore require referral for assessment under the EPBC Act.



Figure 3.1 Proposed shoreline protection scheme, Queens Esplanade foreshore, Thorneside (Cardno 2019a).

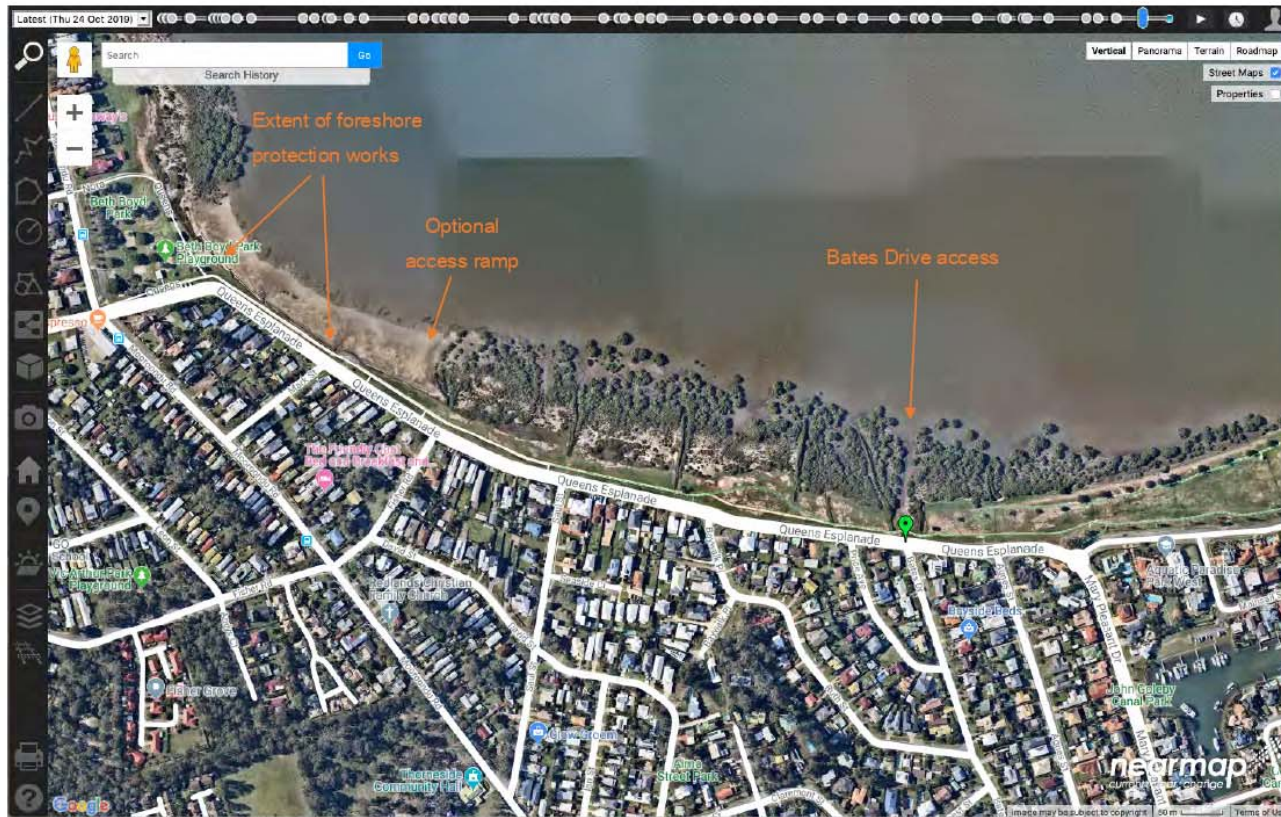


Figure 3.2 Location of proposed works on Queens Esplanade foreshore, Thornside.

3.2 Habitat Description

At the Thorneside site there was a wide intertidal mudflat seaward of the existing seawall (Map 1, Figure 3.3). The existing seawall consists of sandbags and rocky areas (Figure 3.4). The mud flat was predominantly unvegetated, with sparse scattered mangrove seedlings (*Avicennia marina* and *Rhizophora stylosa*, Figure 3.3). However, there was abundant crab activity, and evidence of other macro-invertebrates in the sediment.

To the north west and south east of the proposed works there were large areas of mangrove, dominated by *Avicennia marina* with an understorey of sparse *Rhizophora stylosa*.

To landward of the existing seawall there was parkland, dominated by mown grass, with a footpath and bikeway. On the crest of the seawall there was a thin band of saltmarsh plants, dominated by salt couch (*Sporobolus virginicus*), and with patches of other species including *Sesuvium portulacastrum*, *Sarcocornia quinqueflora* and *Suaeda australis*.

In the high intertidal there were large patches of driftwood and plant detritus (including dead seagrass). This detrital material is considered to be a marine plant under the Fisheries Act 1994. Patches of the cyanobacteria *Trichodesmium* were also common on the mudflat, usually associated with detritus or patches of saltmarsh.

In the lower intertidal area, there were patches of the seagrass *Zostera muelleri*, with patches that were further offshore in better condition.



Figure 3.3 The wide intertidal mudflat flat at Queens Esplanade, Thorneside.



Figure 3.4 Sandbags along the foreshore Queens Esplanade, Thorneside.



Figure 3.5 Abundant crab activity and the cyanobacteria *Trichodesmium* on the intertidal mudflat flat at Queens Esplanade, Thorneside.

The footprint of the foreshore access track near Bates Drive was not mapped as part of this assessment, however interpretation of aerial photographs indicate there are dense mangroves on either side of the proposed ramp, with a broad intertidal flat to seaward (Figure 3.2).



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|  <p>deep thinking. science.</p> <p>PO Box 2363 Woollogga Point QLD 4160 Australia</p> <p>P07 3206 3650 EInfo@ecenv.com.au www.ecenv.com.au</p> | <p>Redland City Council Marine Foreshore Mapping</p> <p>Map 1. Thorneside</p> <p>SOURCES</p> <p>© Copyright Commonwealth of Australia (Ecoscience Australia) 2001, 2004, 2006, 2009 © The State of Queensland (Department of Natural Resources, Mines and Energy) 2018 © The State of Queensland (Department of Environment and Science) 2018 © The State of Queensland (Department of Employment, Small Business and Training) 2018 © The State of Queensland (Department of Agriculture and Fisheries) 2018 © Heamap 2018</p> | <p>Legend</p> <table border="0"> <tr> <td>Marine Plants</td> <td>Transitory Marine Plants</td> </tr> <tr> <td> Mangroves</td> <td> Sand + mangrove seedlings</td> </tr> <tr> <td> Mixed saltmarsh</td> <td> Washed up seagrass</td> </tr> <tr> <td> Suaeda</td> <td> Driftwood</td> </tr> <tr> <td> Sesuvium</td> <td> Sand + Silt + Organic matter</td> </tr> <tr> <td> Sarcocornia</td> <td>Intertidal Areas Without Marine Plants</td> </tr> <tr> <td> Sporobolis + Sesuvium</td> <td> Rocks</td> </tr> <tr> <td> Sporobolis</td> <td> Sand bags</td> </tr> <tr> <td> Seagrass beds</td> <td></td> </tr> </table> | Marine Plants | Transitory Marine Plants | Mangroves | Sand + mangrove seedlings | Mixed saltmarsh | Washed up seagrass | Suaeda | Driftwood | Sesuvium | Sand + Silt + Organic matter | Sarcocornia | Intertidal Areas Without Marine Plants | Sporobolis + Sesuvium | Rocks | Sporobolis | Sand bags | Seagrass beds | | <p>SCALE</p> <p>0 35 70 Meters</p> <p>Scale: 1:1,250 @ A3</p> <p>PROJECTION Coordinate System: GCS GDA 1994 Datum: GDA 1994 Units: Degree</p> <p>DATE 2019-11-28</p> <p>DRAWN BY AJ</p> <p>VERSION 01</p> |  |
| Marine Plants | Transitory Marine Plants | | | | | | | | | | | | | | | | | | | | | |
| Mangroves | Sand + mangrove seedlings | | | | | | | | | | | | | | | | | | | | | |
| Mixed saltmarsh | Washed up seagrass | | | | | | | | | | | | | | | | | | | | | |
| Suaeda | Driftwood | | | | | | | | | | | | | | | | | | | | | |
| Sesuvium | Sand + Silt + Organic matter | | | | | | | | | | | | | | | | | | | | | |
| Sarcocornia | Intertidal Areas Without Marine Plants | | | | | | | | | | | | | | | | | | | | | |
| Sporobolis + Sesuvium | Rocks | | | | | | | | | | | | | | | | | | | | | |
| Sporobolis | Sand bags | | | | | | | | | | | | | | | | | | | | | |
| Seagrass beds | | | | | | | | | | | | | | | | | | | | | | |

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Table 3.1 Habitat descriptions for Thorneside site (Map 1).

| Category Name | Description | Photograph |
|----------------------|--|---|
| Marine Plants | | |
| Mangroves | Mangrove forest dominated by <i>Avicennia marina</i> with an understorey of occasional <i>Rhizophora stylosa</i> trees. There were patches of mangroves on both sides of the tidal flats, both of which were in good health. |  |
| Mixed saltmarsh | Dense saltmarsh plants including <i>Sesuvium portulacastrum</i> , <i>Sarcocornia quinqueflora</i> , <i>Sporobolus virginicus</i> and <i>Suaeda australis</i> in varying ratios. |  |



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| Category Name | Description | Photograph |
|---------------|--|--|
| Suaeda | Sparse patches of <i>Suaeda australis</i> mostly growing on rocky or sandy substrate and covered with decaying plant matter. |  |
| Sesuvium | Discrete patches of <i>Sesuvium portulacastrum</i> . These patches had dense cover and were in good health. |  |
| Sarcocornia | <i>Sarcocornia quinqueflora</i> that were also discrete, usually in good health and growing on soft substrate. |  |

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| Category Name | Description | Photograph |
|-----------------------|--|--|
| Sporobolis + Sesuvium | This category describes sections that were dominated by <i>Sporobolis virginicus</i> with occasional isolated patches of <i>Sesuvium portulacastrum</i> . |  |
| Sporobolis | <i>Sporobolis virginicus</i> which was generally in good health with a significant presence of seed heads. |  |
| Seagrass beds | <i>Zostera muelleri</i> beds that were mostly underwater during low tide. The patches that were farthest offshore were in better condition than the patches closer to shore. |  |

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| Category Name | Description | Photograph |
|---------------------------------|--|---|
| Transitory Marine Plants | | |
| Sand + mangrove seedlings | Most of the intertidal area at the Thorneside site consisted of bare sand with some silt, with sparse scattered mangrove seedlings (<i>Avicennia marina</i> and <i>Rhizophora stylosa</i>), with abundant active crab holes. |  |
| Washed up seagrass | Dead seagrass washed up on shore. This detritus was dominated by the seagrass <i>Zostera muelleri</i> , with some macro-algae and was mostly near the high tide mark. |  |

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| Category Name | Description | Photograph |
|------------------------------|--|---|
| Driftwood | There was some large woody debris in the intertidal zone, with evidence of tube worm activity. |  |
| Sand + silt + organic matter | Bare sediment. Approximately 70% sand with 30% silt. Detritus including dead seagrass and marine plant matter was scattered in piles throughout. |  |

| Category Name | Description | Photograph |
|---|--|--|
| Intertidal Areas without Marine Plants | | |
| Rocks | Artificially placed rock piles, consisting mostly of large boulders, including the concrete stormwater outflow drains. |  |

3.3 Shorebird Surveys

The 9.4 ha of mudflat at the Queens Esplanade, Thorneside study area extends up to 300 m from the shoreline at LAT and has a sandy to fine mud substrate that is preferred as foraging habitat by a variety of migratory shorebirds. The feeding area extends at the inshore end to within 3-5 m of the current shoreline edge, and includes the seagrass beds, sand and mangrove seedlings, washed up seagrass, sand and silt and organic matter categories shown on Map 1.

A total of up to 184 individuals of 11 migratory shorebird species were recorded feeding on the mudflat at the Queens Esplanade, Thorneside site during the field surveys.

This included up to 47 individuals of the critically endangered Curlew Sandpiper, up to 35 individuals of the critically endangered Great Knot, up to 2 individuals of the critically endangered Eastern Curlew, up to 16 individuals of the endangered Red Knot and up to 64 individuals of the vulnerable Bar-tailed Godwit. The feeding densities of migratory shorebirds on the mudflat opposite Queens Esplanade are at the upper end of migratory shorebird feeding densities recorded within Moreton Bay (Zharikov and Skilleter 2003, Finn 2010), meaning that this mudflat area is an important component of the Moreton Bay Ramsar site. These relatively high feeding densities may be a response to good benthic invertebrate food availability and/or the close proximity of this area to a major shorebird roost site at the Manly marina, 3 km to the north of the site. While most birds foraged along the lower third of the mudflat once fully exposed at low tide, several Bar-tailed Godwit were

observed foraging within 10-20 m of the shoreline, demonstrating that migratory shorebirds use the full extent of the intertidal mudflat area for feeding.

One other migratory species was recorded feeding on the mudflat opposite Queens Esplanade, namely Gull-billed Tern, with up to 6 individuals recorded. The referral guideline for 14 birds listed as migratory species under the EPBC Act (Commonwealth of Australia 2015b) provides guidelines for assessing the importance of habitat for migratory species that are not migratory shorebird species. The referral guideline specifies that an action is likely to have a significant impact on a migratory species if there is a real chance or possibility that it will seriously disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an 'ecologically significant proportion of the population' of a migratory species. An ecologically significant proportion of the population is defined at a national level as 0.1% of the estimated national population of the species, and at an international level as 1% of the population of the species. The relevant population size threshold for Gull-billed Tern is 100 individuals at the national level, which is substantially greater than the number recorded within the study area, and consequently disturbance of this species does not trigger a referral under the EPBC Act.

Besides pedestrians using the footpath along the shoreline bank and vehicle using Queens Esplanade, no other sources of potential disturbance to foraging migratory shorebirds were observed during the surveys.

3.4 Potentially Impacted MNES and MSES

MNES as listed under the Commonwealth EPBC Act that may be impacted by the proposed works comprise:

- the Moreton Bay Ramsar area, and
- endangered, vulnerable and migratory species.

MSES as listed under the Queensland State Planning Policy that may be impacted by the proposed works comprise:

- endangered, vulnerable and near threatened (EVNT) species listed under the Queensland *Nature Conservation Act 1992* (NCA)
- regulated vegetation (essential habitat)
- declared high ecological value waters (watercourse), and
- declared high ecological value waters (wetland).

MSES as listed under Queensland Environmental Offsets Regulation 2014, that may be impacted by the proposed works comprise:

- marine plants, and
- waterway providing for fish passage.

While the site is in a Habitat Protection Zone of Moreton Bay Marine Park, this zone is not a MSES or MNES.

3.5 Assessment of Potential Impacts to MNES and MSES

Potential impacts to MNES and MSES are summarised in Table 3.2. A more detailed assessment is provided for the Ramsar area, shorebirds and marine plants in the following text.

Table 3.2 Summary of potential impacts of proposed works at Queens Esplanade, Thomeside on relevant MNES and MSES.

| Description | Summary of Potential Impacts of Proposed Works |
|--|---|
| MNES | |
| Moreton Bay Ramsar Area | The proposed seawall would disturb a small area of the Ramsar wetland. This disturbance is not considered to be significant. Use of either of the proposed foreshore access ramps may disturb shorebirds and hence the values of the Ramsar area. <i>Consequently, EPBC referral is recommended for this component.</i> |
| MNES and MSES | |
| Shore birds | The proposed seawall is unlikely to significantly impact shore birds. Use of either of the optional foreshore access ramp may disturb shorebirds. <i>Consequently, EPBC referral is recommended for this component.</i> |
| Koala | No koala food trees would be disturbed by the proposed works, and koala are unlikely to be significantly impacted. |
| Aquatic threatened and migratory species (loggerhead, green and hawksbill turtle, dugong, Australian humpback dolphin) | No listed threatened or migratory aquatic species were observed during field surveys. The area likely to be impacted by the proposed works is not core habitat critical to the survival of any population of threatened or migratory aquatic species listed under the NCA or EPBC Act, nor is it considered to be essential breeding habitat. Consequently, a referral under the EPBC Act is not required for threatened or migratory aquatic species. |

MSES

| | |
|---|---|
| Regulated vegetation (essential habitat) | Disturbance is not considered to be significant. |
| Declared high ecological value waters (wetland and watercourse) | Disturbance is not considered to be significant. |
| Marine plants | <p>A small area of low value, infrequently inundated marine plants would be disturbed along the crest of the seawall, and some scattered mangroves and saltmarsh at the northern end of the proposed works. Transient debris, detritus and cyanobacteria would also be disturbed. None of these disturbances are considered to be significant.</p> <p>Construction of an access way near Bates Drive would result in the disturbance and destruction of mangroves.</p> <p><i>Approval to disturb marine plants would be required for all of the above issues.</i></p> |
| Waterways providing for fish passage | <p>Works will extend into tidal waterways for the purposes of Waterway Barrier Works, but are unlikely to constitute an assessable waterway barrier works.</p> <p><i>Assessment by the Department of Agriculture and Fisheries is recommended to confirm this.</i></p> |
| Moreton Bay Marine Park | <p>The proposed works will have a direct impact on a small area in the Habitat Protection Zone (not a MNES or MSES) of the Moreton Bay Marine Park.</p> <p><i>The proposed work is likely to require a Marine Park Permit.</i></p> |

Moreton Bay Ramsar Area

Approval is required for an action if the action has, will have, or is likely to have a significant impact on the ecological character of a Ramsar wetland. The ecological character is the combination of the ecosystem components, processes and benefits / services that characterise the wetland, when it was designated a Ramsar wetland. Impacts of the Shoreline Protection Scheme at Queens Esplanade, Thorneside were assessed against the significant impact criteria for wetlands of international significance (Commonwealth of Australia 2015a; Table 3.3).

Table 3.3 Assessment of the impacts of the Shoreline Protection Scheme at Queens Esplanade, Thorneside against EPBC impact assessment guidelines for a wetland of international significance.

| Impact Assessment Criterion | Impact Assessment |
|---|--|
| Areas of the wetland being destroyed or substantially modified | No significant impact likely. A very small area of intertidal mudflat will be lost for the construction of the optional access ramp. The magnitude of this impact is negligible. |
| Substantial and measurable change in the hydrological regime of a wetland | No significant impact likely. No substantial and measurable changes to hydrological regime predicted. |
| Habitat or lifecycle of native species, including invertebrate fauna and fish species, dependent on the wetland, seriously affected | The seawall is unlikely to seriously affect the habitats and lifecycles of species dependent on the wetland. However, use of the optional foreshore access ramp may impact shorebirds (see commentary in Shorebird Assessment below). |
| A substantial and measurable change in the water quality of the wetland | No significant impact likely. |
| Establishment of an invasive species that is harmful to the ecological character of the wetland | No significant impact likely. |

Referral of the action to the Commonwealth for assessment under the EPBC Act is recommended to provide legal certainty with respect to the ongoing disturbance of shorebirds with use of the optional access ramp.

Shorebirds

The proposed seawall footprint is restricted to the shoreline within the area subject to historical erosion. Consequently, this element is not expected to directly impact on migratory shorebird habitat values and is unlikely to have a significant impact on migratory shorebirds, particularly if construction works are timed to occur during the winter months when most migratory shorebirds are absent from the area. The proposed foreshore access ramp for non- motorised watercraft may have the following potential impacts:

- A direct impact on a small area of the Moreton Bay Ramsar site, since the access ramp footprint extends into the Moreton Bay Ramsar site.
- Increased disturbance of shorebirds feeding on the mudflat at low tide if the access ramp increases the use of this area by non-motorised watercraft during the low tide phase of the tide cycle.

The very small spatial scale of the direct impact of the access ramp is unlikely to result in a significant impact on the ecological character of the Ramsar wetland in accordance with impact assessment guidelines (Commonwealth of Australia 2013).

The access ramp is poorly suited for the launching of non-motorised watercraft such as kayaks since there is no deep-water channel leading from the location to the bay. Consequently, the water is very shallow during many high tides and the watercraft must be carried or dragged over the muddy substrate for distances up to 300 m at low tide. In this respect, the construction of the access ramp will do little to alter the existing utility of the site for launching non-motorised watercraft from the shoreline; the absence of any bank along the existing shoreline near Beth Boyd Park currently allows easy entry by non-motorised watercraft. Therefore, it is conceivable that construction of the access ramp may not alter the frequency of use of this location to launch non-motorised watercraft during the low-tide phase of the tide cycle when disturbance impacts would eventuate. However, since no information is provided by Cardno (2019a) on the predicted change in use of the area by non-motorised watercraft during the low tide phase of the tidal cycle as a result of the access ramp, the potential impact on migratory shorebirds cannot be assessed with high confidence (Table 3.4).

Shorebirds use the wide mudflats to seaward of the mangroves near Bates Drive, but at a lower density than at the western end. Consequently, moving the optional foreshore access ramp to Bates Drive would result in less disturbance to shorebirds. However, as shorebirds may be disturbed by use of the ramp at either location, it is recommended this action is referred to the Commonwealth for assessment under the EPBC Act to provide legal certainty.

Table 3.4 Assessment of the impacts of the Shoreline Protection Scheme at Queens Esplanade, Thorneside on migratory shorebirds against EPBC impact assessment guidelines (Commonwealth of Australia 2015a).

| Impact Assessment Criterion | Impact Assessment |
|--|---|
| Loss of important foraging habitat leading to a reduction in the capacity of the habitat to support migratory shorebirds | No significant impact likely. A very small area of foraging habitat (intertidal mudflat) will be lost for the construction of the proposed access ramp. The magnitude of this impact is negligible as this small area of habitat is already disturbed by its close proximity to the shoreline and public footpath. |
| Loss of important roosting habitat leading to a reduction in the capacity of the habitat to support migratory shorebirds | No significant impact likely. No important roost sites will be lost; all important roost sites are distant from the proposed project footprint. |
| Degradation of important foraging habitat leading to a substantial reduction in migratory shorebirds using the site | No significant impact likely. The implementation of measures to avoid degradation of water quality and associated impacts on the food chain is expected to ensure the project does not lead to a reduction in invertebrate food availability on intertidal mudflats. |
| Degradation of important roosting habitat leading to a substantial reduction in migratory shorebirds using the site | No significant impact likely. No important roost sites are expected to be degraded; all important roost sites are distant from the proposed project footprint. |
| Increased disturbance leading to a substantial reduction in migratory shorebirds using important foraging habitat | No significant impact likely. Construction of the access ramp is not expected to increase the frequency of use of this location to launch non- motorised watercraft during the low-tide phase of the tide cycle when disturbance impacts would eventuate, since: (1) the access ramp location is a poorly suited location for the launching of non-motorised watercraft; and (2) the access ramp will not alter the current utility of the site for launching non-motorised watercraft. Consequently, there is unlikely to be an increase in disturbance of foraging migratory shorebirds from non-motorised watercraft traffic to the extent that significant impacts are likely to occur. |
| Increased disturbance leading to a substantial reduction in migratory shorebirds using important roosting habitat | No significant impact likely. No important roost sites are expected to be disturbed; all important roost sites are distant from the proposed project footprint. |

| Impact Assessment Criterion | Impact Assessment |
|--|---|
| Direct mortality of birds leading to a substantial reduction in migratory shorebirds using important habitat | No significant impact likely. No direct mortality of migratory shorebirds is expected to occur as a result of project activities. |

Marine Plants

Marine plants are protected under the *Fisheries Act 1994*. Marine plants comprise:

- a plant (a 'tidal plant') that usually grows on, or adjacent to, tidal land, whether it is living or dead, standing or fallen
- the material of a tidal plant, or other plant material on tidal land, or
- a plant, or material of a plant, prescribed under a regulation or management plan to be a marine plant.

Mangroves, saltmarsh, seagrass, macroalgae, dead wood and plant based detritus are common marine plants.

Construction of the proposed seawall and the access ramp would disturb the thin line of saltmarsh growing along the crest of the existing seawall. This is unlikely to be frequently inundated by tides, and is disjunct from the intertidal. That is, while this area is colonised by saltmarsh plants that are classed (and protected) as marine plants under the Fisheries Act, they are likely to be of low ecological value to fisheries.

At the northern end of the proposed works, construction of the seawall and sand nourishment would disturb some scattered mangroves and mixed saltmarsh.

Construction of a foreshore access ramp near Bates Drive is likely to result in the disturbance of mangroves.

Driftwood, detritus and patches of the cyanobacteria, may be disturbed by the proposed works, these marine plants are unattached and transient, and would not be significantly impacted by the proposed works.

The proposed works are unlikely to have a long term negative impact on the intertidal and shallow subtidal habitats offshore.

The proposed works will require approval for the disturbance of marine plants.

4 Wellington Point Foreshore

4.1 Proposed Works

The proposed works are along the vegetated foreshore south-west of the Wellington Point Reserve beach, adjacent to Champion Lane (Figure 4.2). Two foreshore protection options have been proposed for this site: a rock armoured seawall, and a geotextile sandbag seawall (Cardno 2019b).

The foreshore here is subject to ongoing tidally-driven scouring behind a corridor of established mangrove trees. The foreshore protection works are required to stabilise the foreshore slope, which is a Council reserve containing a remnant Regional Ecosystem with an endangered status (RE 12.5.2a *Corymbia intermedia*, *Eucalyptus tereticornis* open forest) under the *Vegetation Management Act 1999*. The site is also close to the Acacia St shorebird count zone.

Recolonisation of mangroves has been suggested as a potential environmental offset (if required) for this work.

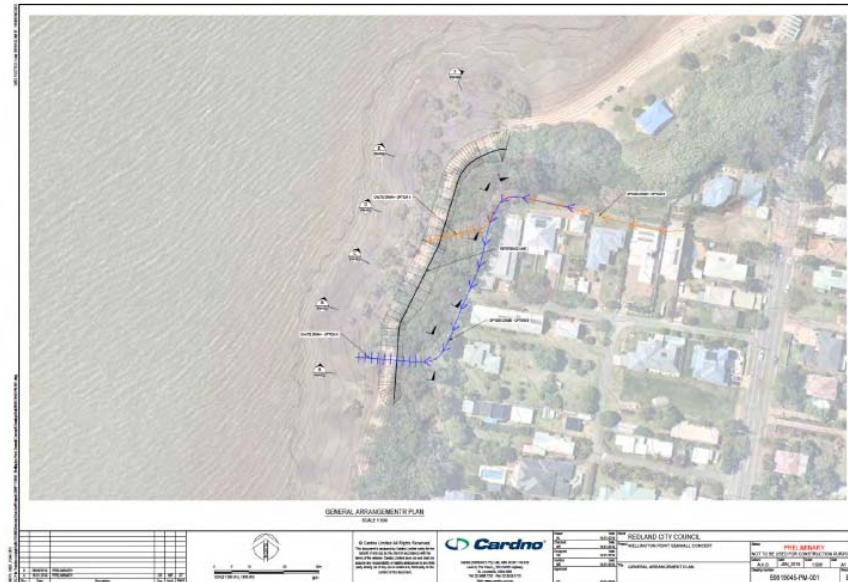


Figure 4.1 General arrangement plan for the proposed seawall opposite Champion Lane, Wellington Point (Cardno 2019b).

4.2 Habitat Description

At this site there is a steep slope to landward, with vegetation dominated by *Eucalyptus crebra* and *Corymbia intermedia*. This area is mapped as RE 12.5.2a, and while the understorey is dominated by weeds, the canopy is consistent with this, although no *Eucalyptus tereticomis* was recorded in this area. The toe of the slope is eroding (Figure 4.3).

There is a narrow band of sand at the top of the intertidal zone, overlying an ironstone rock platform. This sand is transitory, periodically washing away from and back over the rock platform.

Parts of the rock platform are colonised by mangroves, in particular *Avicennia marina*, to approximately 4 m high (Figure 4.4). The area of mangroves has gradually increased since 1955 (Cardno 2019b), with locals actively planting mangrove seedlings in sand and mud pockets in the rock platform.





Figure 4.3 Eroding bank, Wellington Point foreshore.





Figure 4.4 Mangroves growing in ironstone rock platform, Wellington Point.



Table 4.1 Habitat descriptions for Wellington Point site (Map 2).

| Category | Description | Photograph |
|----------------------|--|---|
| Marine Plants | | |
| Mangroves | Mangroves at this site were dominated by <i>Avicennia marina</i> with <i>Rhizophora stylosa</i> and <i>Ceriops australis</i> . The mangroves ranged in size up to approximately 4 m high and generally had established seedlings in the understorey. |  |
| Sesuvium | Discrete patches of dense <i>Sesuvium portulacastrum</i> . |  |


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| Category | Description | Photograph |
|-------------------|---|---|
| Seagrass detritus | Dead <i>Zostera muelleri</i> has washed up on the shoreline, with algae in patches as well. |  |
| Driftwood | There was some large woody debris in the intertidal zone. |  |

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| Category | Description | Photograph |
|--|--|---|
| Intertidal Area Without Marine Plants | | |
| Sand | Along the toe of the slope there was some uncompacted sand. In the lower intertidal in the north of the area, there was also some densely packed sand with some silt and isolated sparse patches of algae and seagrass throughout. Most of this area was bioturbated and a presence of crabs was observed. |  |
| Rock | Dense rocky substrate with rubble and exposed bedrock. |  |

frc environmental

| Category | Description | Photograph |
|-------------------------------|---|--|
| Terrestrial Vegetation | | |
| RE 12.5.2a | <p>This category contained a canopy of large (>10m) native trees including <i>Eucalyptus crebra</i>, <i>Hibiscus tiliaceus</i>, <i>Harpullia pendula</i>, <i>Corymbia intermedia</i>, <i>Cupaniopsis anacardioides</i>, <i>Ficus macrophylla</i> and <i>Casuarina equisetifolia</i>. The understorey was dominated by exotic plants including <i>Tradescantia spathacea</i>, <i>Asparagus</i> spp., <i>Ambrosia psilostachya</i>, <i>Dolichoandria unguis-catii</i>, <i>Senna pendula</i>, <i>Thunbergia alata</i>, <i>Sanservieria trifasciata</i>, <i>Cardiospermum grandiflorum</i>, <i>Passiflora suberosa</i>, <i>Syrargrus romanzoffiana</i>, <i>Ipomoea indica</i>, <i>Agave</i> Sp., <i>Ipomoea cairica</i> and <i>Bryophyllum delagoense</i>.</p> |  |

| Category | Description | Photograph |
|-----------------------------------|--|--|
| Corymbia intermedia in RE 12.5.2a | This category contained <i>Corymbia intermedia</i> trees that were large (>10m), well established and appeared to be in good health. |  |

4.3 Shorebird Surveys

The 3.4 ha of open intertidal habitat at Wellington Point has a mostly rocky substrate that does not include any mudflat areas, only some small sandy substrate areas on the upper shoreline. Consequently, this area is likely to support few migratory shorebirds. Whimbrel were the only migratory shorebird species observed using this area, with two individuals recorded feeding along the water’s edge. Also, the upper edge of the intertidal area comprises a narrow strip of sandy beach, typically behind scattered mangroves. This upper portion of the intertidal area, which is the area that may be impacted by erosion control works, is unlikely to be used by migratory shorebirds.

The known migratory shorebird roost site is opposite Acacia Street (Figure 4.5 and Figure 4.6) and is approximately 1.1 km south of the proposed erosion control works. This area is screened by fringing mangroves. Consequently, the proposed erosion control works are unlikely to have any impact on the Acacia Street roost site.



Figure 4.5 Acacia St shorebird roost site, Wellington Point.



Figure 4.6 Acacia St shorebird roost site, Wellington Point.

A pair of Eastern Osprey (*Pandion cristatus*), listed as a migratory bird species under the EPBC Act, nest on a specially constructed nest pole erected by Redland City Council on the ridge-top between Main Rd and the study area (Figure 4.7, see Figure 2 in Appendix A for location). This pair nests successfully at this location despite the extent of potential disturbance of vehicles and pedestrians using Main Road. Consequently, the proposed erosion control works, which are located further from the nest site than is Main Road are unlikely to disturb this nesting pair.



Figure 4.7 Eastern Osprey nest pole at the edge of Main Road, Wellington Point.

4.4 Potentially Impacted MNES and MSES

MNES as listed under the Commonwealth EPBC Act that may be impacted by the proposed works comprise:

- the Moreton Bay Ramsar area, and

- endangered, vulnerable and migratory species.

MSES as listed under the Queensland State Planning Policy that may be impacted by the proposed works comprise:

- endangered, vulnerable and near threatened (EVNT) species listed under the Queensland Nature Conservation Act 1992 (NCA)
- regulated vegetation (essential habitat)
- declared high ecological value waters (watercourse)
- declared high ecological value waters (wetland)
- high ecological significance wetlands, and
- regulated vegetation endangered / of concern in Category B (remnant) upslope of the site the vegetation comprising Endangered Regional Ecosystem 12.5.2a "*Corymbia intermedia*, *Eucalyptus tereticornis* open forest on remnant Tertiary surfaces, usually near coast. Usually deep red soils."

MSES as listed under Queensland Environmental Offsets Regulation 2014, that may be impacted by the proposed works comprise:

- a marine plant community dominated by mangroves seaward of the proposed works, and
- waterway providing for fish passage.

While the site is in a Habitat Protection Zone of Moreton Bay Marine Park, this zone is not a MSES or MNES.

4.5 Assessment of Potential Impacts to MNES and MSES

Potential impacts to MNES and MSES are summarised in Table 4.2. A more detailed assessment is provided for the Ramsar area in the following text.

Table 4.2 Summary of potential impacts of proposed works at Wellington Point Foreshore on relevant MNES and MSES.

| Description | Summary of Potential Impacts of Proposed Works |
|-------------------------|--|
| MNES | |
| Moreton Bay Ramsar Area | The proposed seawall would disturb a small area of the Ramsar wetland. This disturbance is not considered to be significant. |

MNES and MSES

| | |
|--|--|
| Shore birds | The proposed seawall footprint is restricted to the shoreline within the area subject to historical erosion, outside of shorebird foraging habitat. Consequently, this element is not expected to directly impact migratory shorebird habitat values and is unlikely to have a significant impact on migratory shorebirds. |
| Koala | No koala food trees would be disturbed by the proposed works, and koala are unlikely to be significantly impacted. |
| Aquatic threatened and migratory species (loggerhead, green and hawksbill turtle, dugong, Australian humpback dolphin) | No listed threatened or migratory aquatic species were observed during field surveys. The area likely to be impacted by the proposed works is not core habitat critical to the survival of any population of threatened or migratory aquatic species listed under the NCA or EPBC Act, nor is it considered to be essential breeding habitat. Therefore, the presence of aquatic EVNT is unlikely to be a significant constraint to the Project. Consequently, a referral under the EPBC Act is not required for threatened or migratory aquatic species. |

MSES

| | |
|---|---|
| Regulated vegetation endangered RE 12.5.2a | Access for the proposed works may disturb this area. |
| Regulated vegetation (essential habitat) | Disturbance is not considered to be significant. |
| Declared high ecological value waters (wetland and watercourse) | Disturbance is not considered to be significant. |
| High ecological significance wetlands | Disturbance is not considered to be significant. |
| Marine plants | The proposed works would disturb the mangroves and patches of saltmarsh growing along the foreshore. <i>Approval to disturb marine plants would be required.</i> |
| Waterways providing for fish passage | Works are unlikely to constitute an assessable waterway barrier works. <i>Assessment by the Department of Agriculture and Fisheries is recommended to confirm this.</i> |
| Moreton Bay Marine Park | The proposed works will have a direct impact on a small area in the Habitat Protection Zone (not a MNES or MSES) of the Moreton Bay Marine Park. <i>The proposed work is likely to require a Marine Park Permit.</i> |

Moreton Bay Ramsar Wetland

Impacts of the proposed works on the Ramsar wetland were assessed against the *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (Commonwealth of Australia 2013). It was determined that the proposed works are unlikely to have a significant impact on the Moreton Bay Ramsar wetland as:

- the Ramsar wetland will not be significantly modified
- there will not be a substantial or measurable change to the hydrological regime of the wetland (Cardno 2019b)
- the habitat or lifecycle of native species, including invertebrate fauna and fish species, dependent upon the wetland will not be seriously affected.
- there will not be a substantial and measurable change in the water quality of the wetland, and as
- an invasive species that is harmful to the ecological character of the wetland will not be introduced nor spread in the area.

5 Rocky Point Park, Russell Island

5.1 Proposed Works

This site is on the south west of Russell Island (-27.6963° S 153.3655° E; Figure 5.1).

This site is subject to ongoing shoreline recession resulting from tidal and swell-driven erosion. Foreshore protection is needed to protect critical electricity distribution infrastructure located in the park. The high erosion scarp is also a community safety hazard.

A rock-armour seawall approximately 50m long is proposed to stabilise this area, combined with an optional ramp structure to maintain pedestrian access to the foreshore and to support recreational boating, canoes and kayak users of the site (JPB 2019).

The foreshore in this area is rocky / alluvial with a wide mangrove colony to the south of the site.

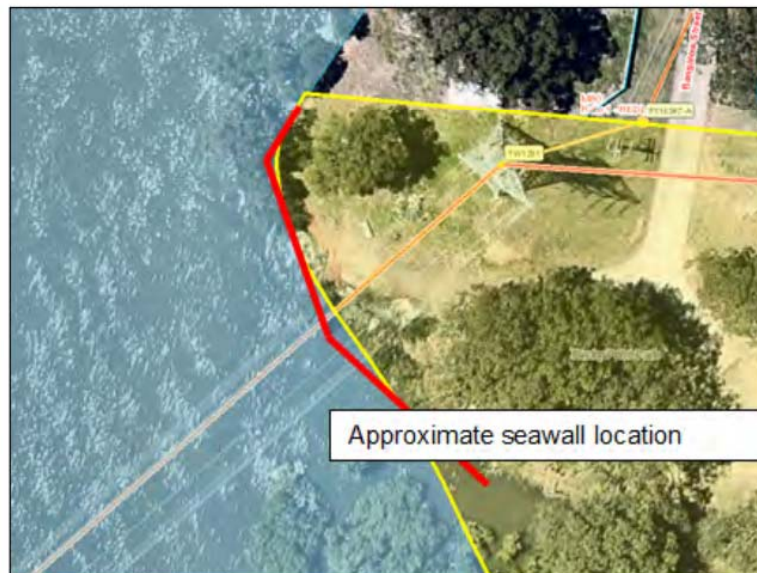


Figure 5.1 Rocky Point Park, Russell Island foreshore.

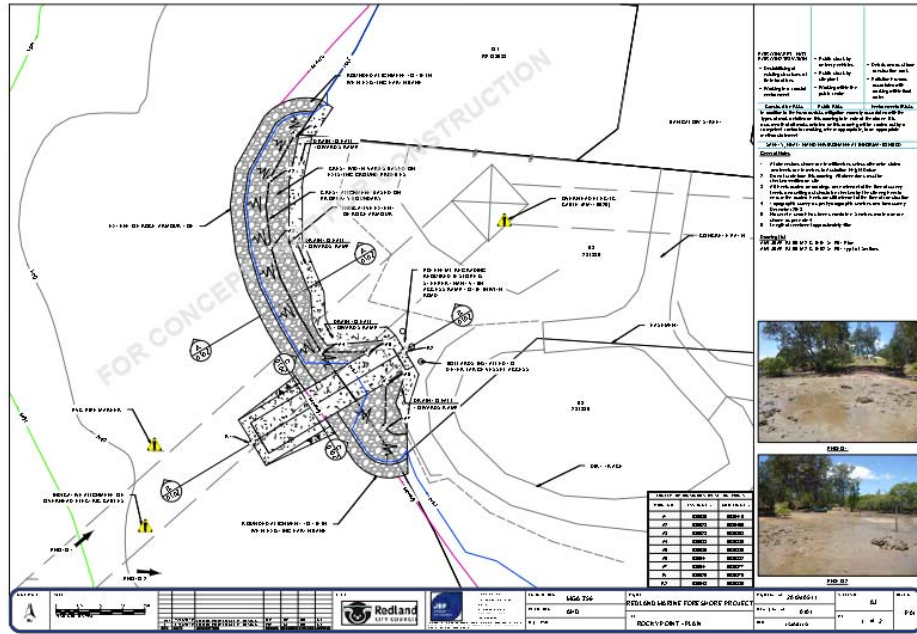


Figure 5.2 Plan of proposed Rocky Point foreshore works.

5.2 Habitat Description

At the Russell Island site there was a broad intertidal flat, consisting of rocks and fine silt, with a broad stand of mangroves to the south were dominated by *Avicennia marina* with

smaller *Rhizophora stylosa* in the understory (Map 3,



Figure 5.3). There was also a dense bed of seagrass offshore, dominated by *Halophila ovalis*, with *Halophila spinulosa* and *Halophila decipiens*. There was also some marine plant detritus along the foreshore, approximately 5 to 25 m from the shoreline).

To landward of the proposed works there was some Eucalypts (including *Eucalyptus tereticornis*) and Casuarina. While the Eucalypts may provide some food for koala, no koala or koala scats were observed in this area.



Figure 5.3 Rocky Point foreshore on Russell Island.



**Redland City Council
Marine Foreshore Mapping**

Map 3.
Rocky Point Park, Russell Island

LEGEND

Marine Plants

- Mangroves
- Seagrass
- Couch
- Casuarina
- Saltmarsh + terrestrial weeds

Transitory Marine Plants

- Seagrass detritus

Intertidal Areas Without Marine Plants

- Rock
- Bare silty sediment

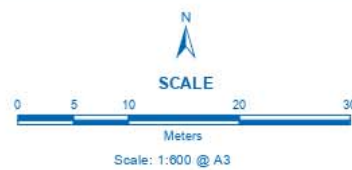
Terrestrial Vegetation

- Eucalyptus
- Casuarina + eucalypts

SOURCES

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 © The State of Queensland (Department of Agriculture and Fisheries) 2018
 © Nearmap 2019

| | | | |
|--------------------|----------------|---------------|---|
| DATE 2019-11-28 | DRAWN BY AJ | VERSION 01 | PROJECTION Coordinate System: GCS-GDA 1994 Datum: GDA 1994 Units: Degree |
|--------------------|----------------|---------------|---|





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Table 5.1 Habitat descriptions for Russell Island site (Map 3).

| Category Name | Description | Photograph |
|----------------------|---|---|
| Marine Plants | | |
| Mangroves | Mangroves at this site were dominated by <i>Avicennia marina</i> with smaller <i>Rhizophora stylosa</i> in the understorey. There were also some very spare and scattered <i>Lumnitzera racemosa</i> trees in the understorey |  |
| Seagrass | Relatively dense seagrass bed dominated by <i>Halophila ovalis</i> , with <i>Halophila spinulosa</i> and <i>Halophila decipiens</i> . |  |



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| Category Name | Description | Photograph |
|---------------|---|---|
| Couch | <p>This category was dominated by couch. No seeds heads were present so the species was not identified, however the plants would be inundated by HAT, and are consequently considered to be marine plants under the Fisheries Act.</p> |  |
| Casuarina | <p><i>Casuarina equisetifolia</i> trees that were generally <10m tall and lining the edge of the eroded bank. There were patches of couch in the understorey. It was considered likely that this area was likely to be inundated by HAT, consequently considered to be an area of marine plants under the Fisheries Act.</p> |  |



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| Category Name | Description | Photograph |
|---------------------------------|--|---|
| Saltmarsh + terrestrial weeds | <p>Canopy dominated by <i>Hibiscus tiliaceus</i> and <i>Casuarina equisetifolia</i> with an understorey of <i>Sesuvium portulacastrum</i>, <i>Sarcocornia quinqueflora</i>, <i>Tetragonia tetragonoides</i>, and weeds including <i>Asparagus</i> sp., <i>Commelina cyanea</i>, <i>Chloris gayana</i>, <i>Sorghum halepense</i> and <i>Ambrosia psilostachya</i>. This habitat was on a raised sandy mound in between the mangroves.</p> |  |
| Transitory Marine Plants | | |
| Seagrass Detritus | <p>This category describes the sections of decaying <i>Halodule uninervis</i> and <i>Zostera muelleri</i> that mostly occurred at the highest tide lines. These sections occasionally contained algae in addition.</p> |  |

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| Category Name | Description | Photograph |
|---|---|--|
| Intertidal Areas without Marine Plants | | |
| Rock | Small sections of bedrock, as well as loose rocks ranging in size from gravel to boulders. The rocks were in the intertidal zone and were covered with oysters and barnacles. |  |
| Bare silty sediment | Much of the intertidal area was bare silty sediment, often with abundant bioturbation by crabs. | |
| Terrestrial Vegetation | | |
| Casuarina + eucalypts | Canopy dominated by large ($\geq 10\text{m}$) <i>Eucalyptus tereticornis</i> , with smaller <i>Casuarina equisetifolia</i> trees beneath |  |

frc environmental

| Category Name | Description | Photograph |
|---------------|---|---|
| | Some areas of this habitat had <i>Agave</i> sp and <i>Aloe arborescens</i> in the understorey |  |
| Eucalypts | A patch of large (>10m tall) established <i>Eucalyptus tereticomis</i> trees, which are likely to provide food and habitat for koala, with terrestrial grass in the understorey |  |

5.3 Potentially Impacted MNES and MSES

MNES as listed under the Commonwealth EPBC Act that may be impacted by the proposed works comprise:

- the Moreton Bay Ramsar area, and
- endangered, vulnerable and migratory species.

MSES as listed under the Queensland State Planning Policy that may be impacted by the proposed works comprise:

- endangered, vulnerable and near threatened (EVNT) species listed under the Queensland NCA
- regulated vegetation (essential habitat)
- declared high ecological value waters (watercourse)
- declared high ecological value waters (wetland),and
- high ecological significance wetlands

Further:

- the works area is outside the high-risk area as per the flora survey trigger map
- nearby MSES comprising a highly protected part of the Marine Park and Declared Fish Habitat Areas (Appendix D) are unlikely to be impacted by the proposed work.

MSES as listed under Queensland Environmental Offsets Regulation 2014, that may be impacted by the proposed works comprise:

- a marine plant community dominated by dense mangroves to the south of the proposed works, and
- waterway providing for fish passage.

While the site is in a Habitat Protection Zone of Moreton Bay Marine Park, this zone is not a MSES or MNES.

5.4 Assessment of Potential Impacts to MSES and MNES

Potential impacts to MNES and MSES are summarised in Table 5.2. A more detailed assessment is provided for the Ramsar area in the following text.

Table 5.2 Summary of potential impacts of proposed works at Rocky Point, Russell Island on relevant MNES and MSES.

| Description | Summary of Potential Impacts of Proposed Works |
|--|--|
| MNES | |
| Moreton Bay Ramsar Area | The proposed seawall would disturb a small area of the Ramsar wetland. This disturbance is not considered to be significant. |
| MNES and MSES | |
| Shore birds | <p>The proposed seawall footprint is restricted to the shoreline within the area subject to historical erosion, outside of shorebird foraging habitat. Consequently, it is not expected to directly impact migratory shorebird habitat values and is unlikely to have a significant impact on migratory shorebirds.</p> <p>Use of the optional foreshore access ramp may disturb shorebirds. However less shorebirds are likely to use this area than at Thorneside. It is recommended that shorebirds in the area are surveyed. <i>EPBC referral is recommended for this component, unless the shorebird survey indicates it is of low value to shorebirds.</i></p> |
| Koala | Where koala food trees are not disturbed by the proposed works, koala are unlikely to be significantly impacted. The area is not in the South East Queensland koala protection area, nor in koala priority, habitat, habitat restoration nor koala broad acre areas. |
| Aquatic threatened and migratory species (loggerhead, green and hawksbill turtle, dugong, Australian humpback dolphin) | <p>No listed threatened or migratory aquatic species were observed during field surveys. The area likely to be impacted by the proposed works is not core habitat critical to the survival of any population of threatened or migratory aquatic species listed under the NCA or EPBC Act, nor is it considered to be essential breeding habitat.</p> <p>Consequently, a referral under the EPBC Act is not required for threatened or migratory species.</p> |
| MSES | |
| Regulated vegetation (essential habitat) | Disturbance is not considered to be significant. |
| Declared high ecological value waters (wetland and watercourse) | Disturbance is not considered to be significant. |
| High ecological significance wetlands | Disturbance is not considered to be significant. |

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| | |
|--------------------------------------|---|
| Marine plants | The proposed works would disturb the mangroves and patches of saltmarsh growing along the foreshore. ¹ <i>Approval to disturb marine plants would be required.</i> |
| Waterways providing for fish passage | Works are unlikely to constitute an assessable waterway barrier works. <i>Assessment by the Department of Agriculture and Fisheries is recommended to confirm this.</i> |
| Moreton Bay Marine Park | The proposed works will have a direct impact on a small area in the Habitat Protection Zone (not a MNES or MSES) of the Moreton Bay Marine Park. <i>The proposed work is likely to require a Marine Park Permit.</i> |

Moreton Bay Ramsar Wetland

Impacts of the proposed works on the Ramsar wetland were assessed against the *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (Commonwealth of Australia 2013). It was determined that the proposed works are unlikely to have a significant impact on the Moreton Bay Ramsar wetland as:

- The Ramsar wetland will not be significantly modified
- There will not be a substantial or measurable change to the hydrological regime of the wetland
- The habitat or lifecycle of native species, including invertebrate fauna and fish species, dependent upon the wetland will not be seriously affected.
- There will not be a substantial and measurable change in the water quality of the wetland
- An invasive species that is harmful to the ecological character of the wetland will not be introduced nor spread in the area.

¹ To calculate the area of disturbance a plan in GIS format is required.

6 Mitigation

Recommended mitigation for the proposed works include:

- Locate structures to minimise impacts to marine plants
- Time construction works during winter when most migratory shorebirds are absent from the area.
- Avoid disturbance of koala food trees at Wellington Point and Russell Island
- Continue and formalise planting of mangrove seedlings along the foreshore of the Wellington Point site.
- Tagging large trees in the area of RE12.5.2a at Wellington Point and ensuring they are not disturbed by the works.
- Avoid any loss of intertidal feeding habitat by restricting erosion control works to the historical shoreline edge to ensure no direct impacts to areas further seaward than the extent of recent coastal erosion.
- Conduct erosion control construction works during the winter months (May to August) to avoid disturbance to migratory shorebirds.
- Implement appropriate erosion controls during construction works to minimise downstream impacts to marine plants and benthic invertebrates in the intertidal zone.
- Minimise the access to and movement of construction machinery on intertidal areas adjacent to the proposed construction footprint.
- Include appropriate barriers to ensure that the proposed access ramp for non-motorised watercraft at Queens Esplanade, Thomeside does not facilitate the entry of motorised vehicles onto the intertidal habitat.
- Include appropriate barriers to ensure that the access ramp for non-motorised watercraft do not facilitate the entry of motorised vehicles onto the intertidal habitat.
- Install shore bird watching explanatory material.

7 References

- Cardno, 2019a, Coastal Processes and Storm Water Management, Queens Esplanade Shoreline Improvements – Concept Design Option, report prepared for Prepared for Redland City Council.
- Cardno, 2019b, Concept Design Report Champion Lane, Wellington Point Foreshore Protection, report prepared for Prepared for Redland City Council.
- Commonwealth of Australia, 2013, EPBC Act Policy Statement 1.1 – Significant Impact Guidelines for Matters of National Environmental Significance, report prepared for Commonwealth of Australia.
- Commonwealth of Australia, 2015a, EPBC Act Policy Statement 3.21: Industry guidelines for avoiding, assessing and mitigating impacts on EPBC Act listed migratory shorebird species, report prepared for Commonwealth of Australia.
- Commonwealth of Australia, 2015b, Referral guideline for 14 birds listed as migratory species under the EPBC Act, report prepared for Commonwealth of Australia.
- Finn, P.G., (2010), Habitat selection, foraging ecology and conservation of Eastern Curlews on their non-breeding grounds, PhD thesis, Griffith University
- JBP, 2019, Redland Marine Foreshore Project - Concept Plan Development, report prepared for Prepared for Redland City Council.
- Nearmap, 2019, <http://www.nearmap.com.au/>, updated.
- Zharikov, Y. & Skilleter, G.A., 2003, 'Depletion of benthic invertebrates by bar-tailed godwits *Limosa lapponica* in a subtropical estuary', Marine Ecology Progress Series 254: 151-162.

16 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

In accordance with s.262 Local Government Regulation 2012.

17 NOTICES OF MOTION

In accordance with s.6.16 GOV-017-SD Council Meeting Standing Orders.

18 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.6.17 of GOV-017-SD Council Meeting Standing Orders, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

| Urgent Business Checklist | YES | NO |
|---|------------|-----------|
| To achieve an outcome, does this matter have to be dealt with at a general meeting of Council? | | |
| Does this matter require a decision that only Council make? | | |
| Can the matter wait to be placed on the agenda for the next Council Meeting? | | |
| Is it in the public interest to raise this matter at this meeting? | | |
| Can the matter be dealt with administratively? | | |
| If the matter relates to a request for information, has the request been made to the CEO or a General Manager Previously? | | |

19 CONFIDENTIAL ITEMS

COUNCIL MOTION

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

19.1 General Administrative and Minor Amendment Package 01/20

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

19.2 Response to State Government on Draft Dunwich Gumpi Masterplan

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

19.3 Land Acquisition for Stormwater Drainage Easement Purposes - Thornlands

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

19.4 Land Acquisition for Future Road Widening - Thornlands

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

20 MEETING CLOSURE