

**20150625 Item 5.6.8 Report Raby Bay Tidal Works (Community Title Scheme)  
Special Charge and Annual Implementation Plan  
2014-2015****Objective Reference:** **A190611**  
**Reports and Attachments (Archives)****Attachment:** **Raby Bay Tidal Works CTS Annual  
Implementation Plan  
Benefited Area Map Raby Bay CTS****Authorising/ Responsible Officer:****Linnet Batz**  
**Chief Financial Officer****Report Author:** **Noela Barton**  
**Service Manager Revenue & Collections  
Management**

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**PURPOSE**

This report presents the Raby Bay Tidal Works (Community Title Scheme) Special Charge Annual Implementation Plan for 2015-2016 for the benefited area referenced as Benefited Area Map RBC-7 version 5 to Council for adoption.

**BACKGROUND**

28 June 2011 – The Overall Plan was adopted for the Raby Bay (Community Title Scheme) Special Charge at Council Special Budget meeting.

28 June 2011 and 12 July 2012 – An Annual Implementation Plan for the Raby Bay (Community Title Scheme) Special Charge was adopted.

27 June 2013 – An amended Overall Plan and the Annual Implementation Plan was adopted for the Raby Bay Tidal Works (Community Title Scheme) Special Charge. Adopted a Council contribution of 20 percent toward the cost of the Annual Implementation Plan for 2013-2014.

26 June 2014 - An amended Overall Plan and the Annual Implementation Plan was adopted for the Raby Bay Tidal Works (Community Title Scheme) Special Charge along with a Council contribution of 20 percent toward the cost of the Annual Implementation Plan for 2014-2015.

**ISSUES**Loans

On 30/6/2013 a loan for \$4.5m for a term of 12 years was drawn down for capital works undertaken in accordance with the overall plan.

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The purpose of the loan was to fund revetment wall upgrades and repairs in the following locations:

- 12 Seahaven Court
- 25 & 26 Seacrest Court
- 47, 48, 49 Piermont Place
- 4 Mainroyal Court

An amount of \$33,797 of funds levied through the Raby Bay Tidal Works (Community Title Scheme) Special Charge will contribute to service the loan repayment in 2015-2016.

#### Annual Implementation Plan

It is proposed the Raby Bay Tidal Works (Community Title Scheme) Special Charge for 2015-2016 will be set at \$1,299.92 per unit.

The Council contribution will be \$38,998, which is 20% of the total revenue raised.

In 2015-2016 revenue raised under the Raby Bay Tidal Works (Community Title Scheme) Special Charge will be quarantined in the Raby Bay Canal Reserve. The Reserve will fund the activities and services as detailed in the 2015-2016 Raby Bay (Community Title Scheme) Special Charge Annual Implementation Plan.

<b>Job Number</b>	<b>Activity</b>	<b>Estimated Cost</b>
40577	Beaufort Crt (10-15) Revetment Wall Upgrade	\$221,411
40578	Masthead Drive (67, 75-85) Revetment Wall Upgrade	\$98,691
41087	Carling Court (11-14) Revetment Wall	\$210,000
41189	Raby Bay New Repair Trial	\$7,000
30394	Raby Bay Canal Maintenance	\$13,345
30399	Raby Bay Monitoring of Revetment Walls	\$10,421
70084	Raby Bay Rock Armour Replacement	\$8,626
70132	Raby Bay Canal Bed Levelling	\$8,030
70833	Raby Bay Canal Planning	\$25,045
	<b>Service</b>	
N/a	Loan repayment	\$33,797
<b>Estimated Total Cost</b>		<b>\$636,366</b>

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

Section 94(2) of the *Local Government Regulation 2012* (Regulation) requires a local government's resolution to levy special rates or charges must identify the rateable land to which the special rates or charges apply and the overall plan for the service, facility or activity to which the special rates or charges apply.

Section 94(3) of the Regulation lists the information that must be included in an overall plan.

Section 94(4) of the Regulation requires the local government must adopt the overall plan before, or at the same time as, the local government first resolves to levy the special rates or charges.

Section 94(6) of the Regulation requires that if an overall plan is for more than 1 year, the local government must also adopt an annual implementation plan for each year.

Section 94(7) of the Regulation sets out the information that must be included in an annual implementation plan adopted each financial year.

Section 94(9) of the Regulation enables that a local government may at any time, by resolution, amend an overall plan or annual implementation plan.

### **Risk Management**

A Geotechnical Investigation Analysis Report was completed for the Raby Bay Canal estate by consultants KBR. This report was completed 24 June 2013. This report is the basis for a planned trial in Raby Bay of a new repair technique. The Raby Bay Ratepayers Association has been consulted.

### **Financial**

It is proposed the Raby Bay Tidal Works (Community Title Scheme) Special charge is set at \$1,299.92 per unit. The estimated total expenditure under the Raby Bay Tidal Works (Community Title Scheme) Special Charge Annual Implementation Plan for 2015-2016 is \$636,366.

### **People**

Nil impact expected.

### **Environmental**

Nil impact expected.

### **Social**

Nil impact expected.

### **Alignment with Council's Policy and Plans**

This report aligns with Council's Corporate Plan 2015-2020 statement 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.

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## **CONSULTATION**

Consultation has been held with Councillors, the Executive Leadership Group, senior management of City Infrastructure, Financial Services and General Counsel.

## **OPTIONS**

### **Option 1**

Council resolves to;

1. Adopt the Raby Bay Tidal Works (Community Title Scheme) Special Charge Annual Implementation Plan for the 2015-2016 financial year; and
2. Apply a Council contribution of 20 percent toward the cost of the Raby Bay Tidal Works (Community Title Scheme) Special Charge Annual Implementation Plan for the 2015-2016 financial year.

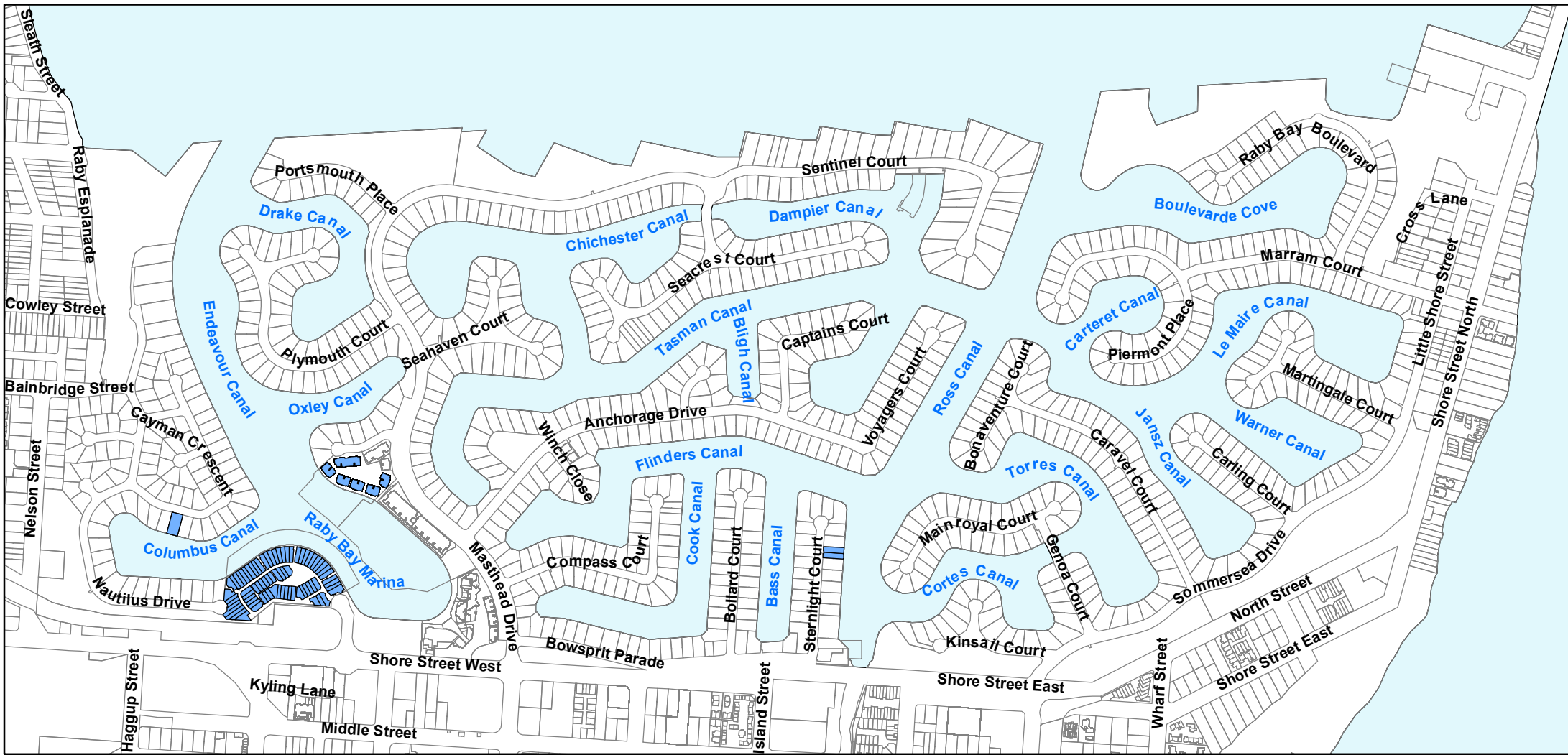
### **Option 2**

Council resolves to request further information.

## **OFFICER'S RECOMMENDATION**

Council resolves to;

1. **Adopt the Raby Bay Tidal Works (Community Title Scheme) Special Charge Annual Implementation Plan for the 2015-2016 financial year; and**
2. **Apply a Council contribution of 20 percent toward the cost of the Raby Bay Tidal Works (Community Title Scheme) Special Charge Annual Implementation Plan for the 2015-2016 financial year.**



# BENEFIT AREA MAP

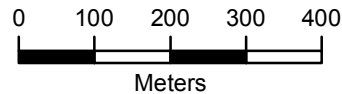
## Map: RBC-7 Version 5



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### Canal Charges

CA07 - Raby Bay Tidal Works (CTS) Special Charge



Produced by  
Spatial Business Intelligence  
30 June 2015

Data correct at time of production

**Raby Bay Tidal Works (CTS) Special Charge  
Annual Implementation Plan 2015-2016**

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