

**Redland**  
CITY COUNCIL

# **MINUTES**

## **GENERAL MEETING**

**Wednesday 24 February 2010**

**Council Chambers  
1st floor Administration Building  
Bloomfield Street Cleveland. Qld 4163**

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## 1 DECLARATION OF OPENING

The Mayor declared the meeting open at 4.00pm and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets. The Mayor also paid Council's respect to their elders, past and present, and extended that respect to any indigenous Australians present.

## 2 DEVOTIONAL SEGMENT

Pastor Peter Grieve of the Redlands Ministers' Fellowship led Council in a brief devotional segment.

## 3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

### MEMBERS PRESENT:

Cr M Hobson PSM	Mayor
Cr T Bowler	Deputy Mayor and Councillor Division 6
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr J Burns	Councillor Division 4
Cr B Townsend	Councillor Division 5
Cr M Elliott	Councillor Division 7
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10

### EXECUTIVE LEADERSHIP GROUP:

Mr G Stevenson PSM	Chief Executive Officer
Mr G Underwood	General Manager Planning & Policy
Mr G Soutar	General Manager Redland Water
Mrs T Averay	General Manager Development & Community Standards
Mr M Drydale	General Manager Corporate Services
Mr N Clarke	General Manager Governance
Mr M Hyde	General Manager Customer Services

### MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers Team Leader
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### APOLOGY

Cr D Henry	Councillor Division 3
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#### **4 RECEIPT AND CONFIRMATION OF MINUTES**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

That the minutes of the General Meeting held on 27 January 2010 be confirmed.

CARRIED

#### **5 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES**

##### **5.1 REPORT FROM CHIEF EXECUTIVE OFFICER**

The Chief Executive Officer presented the following items for noting:

###### **5.1.1 REGIONAL SPORTING FACILITY**

At the General Meeting of 24 June 2009 Council resolved that officers prepare a report investigating acquisition of land for Regional Sporting Facility in the major development area south of Boundary Road.

A report addressing this matter is proposed to be presented to a Planning & Policy Committee meeting in March 2010.

###### **5.1.2 PETITION (DIVISION 6) – REQUEST FOR BIKE TRACK BETWEEN MOUNT COTTON VILLAGE AND MOUNT COTTON STATE SCHOOL**

At the General Meeting of 29 July 2009 Council resolved that the petition requesting that a bike track be built between Mount Cotton Village and Mount Cotton State School be received and referred to the appropriate area of Council for consideration and a report back to Council.

A report addressing this matter is proposed to be presented to a Planning & Policy Committee meeting in March 2010.

###### **5.1.3 CARE OF INJURED WILDLIFE**

At the General Meeting of 26 August 2009 Council resolved that officers prepare a report that looks at the responsibilities and action in the Redlands that improve the quality and timeliness of care of injured wildlife.

A report addressing this matter is proposed to be presented to a Planning & Policy Committee meeting in March 2010.



#### **5.1.4 STORM TIDE HAZARD STUDY**

At the General Meeting of 29 October 2009, Council resolved that a further report be presented to Council to adopt a finalised Redland City Storm Tide Hazard Study for planning purposes

A report addressing this matter will be presented to an ensuing Planning and Policy Committee meeting.

#### **5.1.5 GREEN ROOF DESIGNS**

At the General Meeting on 16 December 2009, Council resolved that officers bring back a report on the opportunities for including green roof designs in Council's policy and planning instruments.

A report addressing this matter will be presented to an ensuing Planning and Policy Committee meeting.

### **6 PUBLIC PARTICIPATION**

#### **MOTION TO ADJOURN MEETING**

Moved by: Cr Townsend  
Seconded by: Cr Reimers

That Council adjourns the meeting for a 30 minute public participation segment.

CARRIED

1. Ms G Gall of Birkdale addressed Council in relation to a development at Aramac Court, Capalaba.
2. Ms C Edmonds of Capalaba addressed Council in relation to a development at Aramac Court, Capalaba.

Moved by: Cr Boglary  
Seconded by: Cr Williams

That the public participation segment be extended to allow further speakers.

CARRIED

3. Mr B Lack of Redland Bay addressed Council in relation to Item 11.2.2 *Petition (Div 5) Extension of Walkway Further down Waterfront Easement, Redland Bay.*
4. Mr P Cooper of Redland Bay addressed Council in relation to Item 11.2.2 *Petition (Div 5) Extension of Walkway Further down Waterfront Easement, Redland Bay.*

5. Ms B Taylor of Thornlands addressed Council in relation to Item 13.1.2 *Draft State Koala Conservation Planning Framework for South East Queensland*.

Moved by: Cr Elliott  
Seconded by; Cr Boglary

That the public participation segment be extended to allow further speakers.

CARRIED.

6. Ms A Muir of Redland Bay addressed Council in relation to Item 11.2.2 *Petition (Div 5) Extension of Walkway Further down Waterfront Easement, Redland Bay*.

### **MOTION TO RESUME MEETING**

Moved by: Cr Elliott  
Seconded by: Cr Reimers

That the meeting proceedings resume.

CARRIED

## **7 PETITIONS/PRESENTATIONS**

### **7.1 PETITION (DIVISION 5) SUPPORT FOR PELICAN'S NAUTICAL TREASURES' ACTIVITIES AT 293 ESPLANADE, REDLAND BAY**

Moved by: Cr Townsend  
Seconded by: Cr Elliott

**That the petition, which reads as follows, be received and referred to the General Manager for Development & Community Standards for consideration as part of the current assessment activity.**

***“We the undersigned support Pelican’s Nautical Treasures’ activities at the 293 Esplanade location in Redland Bay.”***

CARRIED

### **7.2 PETITION (DIVISION 1) REQUESTING THAT COUNCIL BE RESPONSIBLE FOR THE POSITIONING OF THE DIVIDING DOORS AT THE COMMUNITY HALL, BIRKDALE ROAD, WELLINGTON POINT**

Moved by: Cr Boglary  
Seconded by: Cr Elliott

**That the petition, which reads as follows, be received and that the Manager of the Maintenance Department looks into the hall conditions on their behalf.**

**“We the undersigned members of the Wellington Point Senior Citizens Club request that when Council hire out half of the hall, that Council be responsible for the positioning of the dividing doors and not the Senior Citizens Club.”**

**CARRIED**

## **8 MOTION TO ALTER THE ORDER OF BUSINESS**

Moved by: Cr Murray  
Seconded by: Cr Boglary

That Item 15.2.1 (as listed on the agenda) be brought forward and discussed as the first item of business.

**CARRIED**

Moved by: Cr Ogilvie  
Seconded by: Cr Townsend

That the late item, *Supplementary Report to Item 3.4 of Redland Water Committee Allconnex Water Appointments Chair & Board*, be received and discussed at Item 12.3.4.

**CARRIED**

## **9 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEMS OF BUSINESS**

### **9.1 MATERIAL PERSONAL INTEREST – ITEM 11.2.2**

Cr Burns declared a material personal interest in Item 11.2.2 – see item for details.

### **9.2 CONFLICT OF INTEREST – ITEM 14.3.1**

Crs Hobson, Boglary, Townsend, Bowler, Elliott and Murray declared a conflict of interest in Item 14.3.1 – see item for details.

## 10 DIRECT TO COUNCIL REPORT

### 10.1 PLANNING & POLICY

#### 10.1.1 AMENDMENT TO THE FLOOD PRONE STORM TIDE & DRAINAGE CONSTRAINED LAND OVERLAY

**Dataworks Filename:** Redlands Planning Scheme  
**Responsible Officer Name:** Stephen Hill  
Acting Manager Land Use Planning  
**Author Name:** Martin Hunt  
Principal Advisor - City Wide Planning

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#### EXECUTIVE SUMMARY

The landowners of 184 Thorneside Road, Thorneside have approached Council with concerns that current mapping in the RPS for the *Flood Prone, Storm Tide and Drainage Constrained Overlay* over their land is incorrect and that this is impacting on their ability to sell their land.

Land Use Planning Group (LUPG) has reviewed the information and agrees that on current information, the overlay could be lifted off a large portion of the site. Under the provisions of *Integrated Planning Act* this could only be done through the scheme amendment process which was lengthy and complex. The proposed change has been included in the current 2A amendment package. *Sustainable Planning Act* has however included a new provision which enables administrative changes to be undertaken in less than 60 business days.

LUPG has sought advice from DIP on the process for these changes. Should DIP agree that the proposed amendment to the Overlay is an Administrative Amendment (see details later in report) then LUPG seeks Council approval to immediately commence the amendment process to alter the overlay over the subject lot only in line with current survey information.

#### PURPOSE

To obtain Council's authority to proceed with an Administrative Amendment to the RPS to correct the *Flood Prone, Storm Tide and Drainage Constrained Overlay* over 184 Thorneside Road, Thorneside.

#### BACKGROUND

The landowners first approached Council in June 2009 regarding the "Flood Prone, Storm Tide and Drainage Constrained Land" Overlay which is shown to totally cover their property at 184 Thorneside Road, Thorneside. The landowners presented the case to LUPG that the overlay was incorrect and that their land should not be covered by the overlay as it is above the minimum development level established in the planning scheme (the 1 percent AEP flood and storm tide – RL 2.4m AHD).

It was argued by the landowners that Council had made an error by including the land in the overlay when the planning scheme was prepared and that Council should have been aware that the land was not affected prior to the planning scheme coming into force. In support of this argument they referred to a development application they made for 2 x Multiple Dwellings which was approved by Council in July 2004 and a subsequent Associated Development Works application which was approved by Council in August 2004. Both assessments did not raise the issue of storm tide or the necessity for further fill on the site to accommodate the development proposal.

LUPG's own investigations supported the landowner's view that the overlay was not applicable to the majority of the property. The most recent aerial survey of the land, which establishes spot heights, shows the entire site, apart from a few square metres in the extreme northern corner of the property, to be above RL 2.4m AHD. Council officers supported the landowner's view that if the overlay had been applied in the knowledge of this information then the overlay boundary would have only covered a relatively minor part of the property.

While supporting the change to the overlay to make it more representative of the true position, it was explained to the owners that making changes to the overlay (at that time under IPA) constituted an amendment to the planning scheme, which could take some considerable time.

The proposed change to the overlay in relation to their land was entered into the current scheme amendments package (2A) however the total package is still to be signed off by Council even though the particular amendment to the overlay over the land has Council support. The landowners are very concerned over the length of time these amendments can take.

With the coming into force of SPA last year, Council noted that there are now provisions in the Act which allow for Administrative amendments to Local Planning Instruments (Planning Schemes) and that these types of amendments may be undertaken much faster, and under a simpler process, than the amendment process under IPA.

Statutory Guideline 02/09 "Making or amending local planning instruments" outlines what is considered to be an Administrative amendment as set out below:

*An **administrative amendment** to a planning scheme is an amendment that **corrects or changes:***

- (a) an explanatory matter about the planning scheme; or*
- (b) the format or presentation of the planning scheme; or*
- (c) a spelling, grammatical or **mapping error in the planning scheme**; or*
- (d) **a factual matter incorrectly stated in the planning scheme**; or*
- (e) a redundant or outdated term; or*
- (f) inconsistent numbering of provisions in the planning scheme; or*
- (g) cross-references in the planning scheme.*

As Council is hoping to assist the landowners by amending the overlay as quickly as possible, LUPG has sought the Department of Infrastructure and Planning's determination as to whether the changing of the overlay over the property, to reflect the correct situation with regard to the constraints of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay, constitutes an Administrative Amendment under SPA. A letter with supporting information has been forwarded to DIP and Council is currently awaiting information back as to whether they support the change as an Administrative Amendment and the process Council must undertake to make the amendment.

## **ISSUES**

1. SPA has recently introduced measures which enable Councils to make relatively minor changes to their planning schemes without going through lengthy and complicated scheme amendment processes.
2. Council is awaiting a determination from DIP as to whether an amendment to the overlay over the subject land would constitute an "Administrative Amendment". If so, Council could undertake a process to quickly amend the overlay over 184 Thorneside Road, Thorneside to correct it in line with current information. This would relieve the concerns of the current landowners that the current overlay information is impacting on the sale of their property.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to deliver on and continuously review the Redlands Planning Scheme outcomes to achieve ecological sustainability.

## **FINANCIAL IMPLICATIONS**

None identified

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group advises that the outcome of recommendations in this report will result in an amendment to the Redlands Planning Scheme, specifically an alteration to the Flood Prone, Storm Tide and Drainage Constrained Overlay over 184 Thorneside Road, Thorneside.

## **CONSULTATION**

Consultation regarding the proposed amendment has been carried out between the landowner, the Land Use Planning Group and the Department of Infrastructure and Planning.

## **OPTIONS**

### **PREFERRED**

That Council resolve, subject to approval from the Department of Infrastructure and Planning, that the Land Use Planning Group be authorised to proceed with an

Administrative Amendment to the RPS to amend the *Flood Prone, Storm Tide and Drainage Constrained Overlay* over 184 Thorneside Road, Thorneside in accordance with current survey information.

**ALTERNATIVE**

Council not support the proposed amendment.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve, subject to approval from the Department of Infrastructure and Planning, that the Land Use Planning Group be authorised to proceed with an Administrative Amendment to the RPS to amend the *Flood Prone, Storm Tide and Drainage Constrained Overlay* over 184 Thorneside Road, Thorneside in accordance with current survey information.**

**CARRIED**

## **11 PLANNING & POLICY COMMITTEE 3/02/10 - RECEIPT AND ADOPTION OF REPORT**

Moved by: Cr Murray  
Seconded by: Cr Reimers

That the Planning & Policy Committee Report of 3 February 2010 be received.

CARRIED

### **11.1 CUSTOMER SERVICES**

#### **11.1.1 PARK NAMING - JOHN VALENTINE PARK**

**Dataworks Filename/s:** P&R Parkland  
Lot 152, RP815818

**Responsible Officer Name:** Lex Smith  
Manager Operations and Maintenance

**Author Name:** Bill McDowell  
Senior Advisor Urban Landscape

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#### **EXECUTIVE SUMMARY**

The purpose of this report is to provide recommendations on naming requests received by Council based on the Park Naming, Memorials, and Tributes Policy Document – POL-3068 adopted by Council on 26 September 2007 and Local Law No.15 Parks and Reserves. The policy acknowledged that any Council decision, by resolution, will take precedence over any aspect of the policy where exceptional circumstances have been demonstrated.

Local recreation parks tribute naming will only be considered in exceptional circumstances to recognise individuals for their eminence and exceptional endeavours associated with the community.

An alternate approach is to consider a tribute park bench option under Guideline Document GL3068-001 Tribute Park Bench Guidelines.

#### **PURPOSE**

To tribute name the park at 2-20 Crossley Drive, Wellington Point, described as Lot 152 RP 815818 as “John Valentine Park” for the contribution of the late John Valentine to the local community of the Redlands during his time as Director of Parks and Recreation for the Redland Shire Council and his participation in the development of parks and recreation within the city of Redlands.



## BACKGROUND

A request for park naming was received from Mr Andrew McCullough (family member) on behalf of the existing Valentine family. Mr McCullough has requested that Lot 152 RP 815818 at 2-20 Crossley Drive, Wellington Point, be named "John Valentine Park".

This matter was referred to the Manager Environmental Management for consideration.

Division 1 Councillor was informed of this request and subsequently provided support for the naming of the park as "John Valentine Park".

John Valentine commenced his time with the Redland Shire Council in 1990 following his successful appointment to newly created position of Director of Parks & Recreation. John arrived from Darwin to take up this position.

Over the next ten years as Director, John forged ahead to build the parks and recreation department of Council. As a Director within the senior management group of Council, John was able to set the management and planning of parks and recreation as a primary Council objective for the Redlands community.

During his time with Council, John established programs for the management of parks and reserves, nature conservation, recreation services and urban park asset management. Through these programs, John ensured that the parks and conservation areas of the Redlands were recognised as the benchmark for Queensland.

John was also the driving force behind the planning and development of the following:

- Redlands IndigiScape Centre;
- Capalaba Regional Park;
- Original Shire Street Tree Masterplan;
- Original Redland Shire Open Space, Recreation, Conservation and Tourism Strategy; and
- Management of North Stradbroke Island beaches.

These projects have become the foundation for many of the strategies that are still being improved and developed in current planning initiatives.

John was well recognised and very highly regarded in the parks and recreation industry. He held an executive position on the Royal Australian Institute of Parks & Recreation (RAIPR).

Because of his capacity to work alongside his staff, John was respected highly by his staff and offered sound advice on any areas where support was required.

With the restructuring of Council in 1999, the Parks & Recreation Directorate was dismantled. John continued on as manager of the newly created Environmental Management group until his retirement from Council. The legacy of his contribution to the development of parks and conservation areas in the Redlands will be ongoing.

## **ISSUES**

### NAMING OF PARK OR RESERVES

The Council may, by resolution under the provisions of Local Law 15, assign a name to a park or reserve; or change the name of a park or reserve. In addition, Council's adopted Park Naming, Memorials and Tributes Policy nominates that Local Recreational Parks can be considered for tribute naming or renaming in exceptional circumstances to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community such as:

- Provided extensive community service;
- Worked to foster equality and reduce discrimination;
- Risked his/her life to save others;
- Prior ownership for a significant period of time;
- Made a significant financial or non financial contribution to the park.

This application is for the naming of a local park.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

## **FINANCIAL IMPLICATIONS**

The naming of the parks would involve a financial implication of approximately \$1,500 for the timber sign and metal plaque.

The acceptance of the recommendations provided would need to be funded from the Parks and Conservation Unit's normal operating budget.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

The Divisional Councillor, Cr Wendy Boglary, and the Manager Environmental Management were consulted concerning the naming of this park. Both have provided support for this park naming request.

## **OPTIONS**

### **PREFERRED**

That Council resolve to tribute name the park at 2-20 Crossley Drive, Wellington Point, described as Lot 152 RP 815818, as "John Valentine Park" for the contribution of the late John Valentine to the local community of the Redlands during his time as Director of Parks and Recreation for the Redland Shire Council and his participation in the development of parks and recreation within the city of Redlands.

### **ALTERNATIVE**

That Council resolve not to approve the tribute naming of the parkland at 2-20 Crossley Drive, Wellington Point, described as Lot 152 RP 815818 as "John Valentine Park".

## **OFFICER'S RECOMMENDATION**

That Council resolve to tribute name the park at 2-20 Crossley Drive, Wellington Point, described as Lot 152 RP 815818, as "John Valentine Park" for the contribution of the late John Valentine to the local community of the Redlands during his time as Director of Parks and Recreation for the Redland Shire Council and his participation in the development of parks and recreation within the city of Redlands.

## **COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That this item be deferred to the next available Planning & Policy Committee meeting.**

## **CARRIED**

**11.1.2 PARK NAMING - SKINNER URBAN HABITAT**

**Dataworks Filename:** P&R Parkland  
(Lot 3, SP116153)

**Responsible Officer Name:** Neil Kesur  
Service Manager Parks and Conservation

**Author Name:** Bill McDowell  
Senior Advisor Urban Landscape

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**EXECUTIVE SUMMARY**

The purpose of this report is to provide recommendations on naming requests received by Council based on the Park Naming, Memorials, and Tributes Policy Document – POL-3068 adopted by Council on 26 September 2007 and Local Law No.15 Parks and Reserves. The policy acknowledged that any Council decision, by resolution, will take precedence over any aspect of the policy where exceptional circumstances have been demonstrated.

Local recreation parks tribute naming will only be considered in exceptional circumstances to recognise individuals for their eminence and exceptional endeavours associated with the community.

An alternate approach is to consider a tribute park bench option under Guideline Document GL3068-001 Tribute Park Bench Guidelines.

**PURPOSE**

To tribute name the park at 1 Poinsettia Way, Ormiston and described as Lot 3 SP 116153 as “Skinner Urban Habitat” for the contribution of the Skinner family to the local community of the Redlands during their time of land ownership and participation in the Redlands Community.

**BACKGROUND**

A request for park naming was submitted by Mr Robert Skinner on behalf of the existing Skinner family members. Mr Skinner has requested that Lot 3 SP 116153 at 1 Poinsettia Way, Ormiston, be named “Skinner Family Park”. An official application was then requested to be submitted.

This matter was referred to the Manager Environmental Management for further consideration.

Division 1 Councillor was informed of this request and subsequently provided support for the naming of the park as “Skinner Park”.

The application submitted mentions the activities of Charlie Skinner and Geoff Skinner.

*Charlie was chairman of the Ormiston School Parents Committee where he helped start the first primary school band in the Redlands district. He led the reformation of the Redlands Brass Band in the late 1940's and was band master for several years. As a saxophonist he formed a dance band, The Redlands Rhythmics, which played at dance halls throughout the Shire.*

*Charlie helped restart the Cleveland Yacht Club after WW2 and chaired the first meeting. He also helped form and was a foundation member of the Cleveland Bowls Club.*

*Geoff Skinner was a previous Councillor for Division 1. This position was later filled by his wife Sue Skinner.*

*The land to be named Skinner Urban Habitat was part of the farm bought by Charlie Skinner in 1944. It stayed in the family until it was sold in 1998 for residential development. This section of the farm was always kept as natural bushland.*

*There is no other historical connection of the Skinner name in the developed estate.*

Because the nominated site is currently described as urban habitat to emphasise its conservation value, it was recommended by Environmental Management that the name should retain this emphasis. It was therefore proposed that the name be changed to "Skinner Urban Habitat". This proposal was presented to and supported by the Divisional Councillor and the applicant.

## **ISSUES**

### NAMING OF PARK OR RESERVES

The Council may by resolution under the provisions of Local Law 15 assign a name to a park or reserve; or change the name of a park or reserve. In addition, Council adopted the Park Naming, Memorials and Tributes Policy nominates that Local Recreational Parks can be considered for tribute naming or renaming in exceptional circumstances to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community such as:

- Provided extensive community service;
- Worked to foster equality and reduce discrimination;
- Risked his/her life to save others;
- Prior ownership for a significant period of time;
- Made a significant financial or non financial contribution to the park.

This application is for the naming of a local conservation park.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

**FINANCIAL IMPLICATIONS**

The naming of the parks would involve a financial implication of approximately \$1,500 for the timber sign and metal plaque.

The acceptance of the recommendations provided would need to be funded from the Parks and Conservation Unit's normal operating budget.

**PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

**CONSULTATION**

The Divisional Councillor, Cr Wendy Boglary, and Environmental Management were consulted concerning the naming of this park. Cr Boglary also provided written support to the applicant.

Ongoing consultation has been maintained with the applicant regarding the proposed changes from the original name presented for consideration. The Skinner Family have accepted the proposed change from "Skinner Family Park" to "Skinner Urban Habitat".

**OPTIONS****PREFERRED**

That Council resolve to tribute name the parkland at 1 Poinsettia Way, Ormiston and described as Lot 3 SP 116153, as "Skinner Urban Habitat", for the contribution to the local community of the Skinner Family during their time of land ownership and participation in the Redlands Community.

**ALTERNATIVE**

That Council resolve not to approve the tribute naming of the parkland to at 1 Poinsettia Way, Ormiston and described as Lot 3 SP 116153 as Skinner Urban Habitat.

**OFFICER'S RECOMMENDATION**

That Council resolve to tribute name the parkland at 1 Poinsettia Way, Ormiston and described as Lot 3 SP 116153, as "Skinner Urban Habitat", for the contribution to the

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local community of the Skinner Family during their time of land ownership and participation in the Redlands Community.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That this item be deferred to the next available Planning & Policy Committee meeting.**

**CARRIED**

## 11.2 PLANNING AND POLICY

### 11.2.1 REDLANDS TRADE AND INVESTMENT OFFICER ANNUAL REPORT

**Dataworks Filename:** ED Trade – Redlands Trade & Investment Office

**Responsible Officer Name:** Alan Burgess  
Manager Economic Development

**Author Name:** Alan Burgess  
Manager Economic Development

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#### EXECUTIVE SUMMARY

Council endorsed an international policy in August 2003. It is important from an economic development perspective to generate income from outside of the City. This provides opportunities for job creation and consequent increase in self containment of the workforce. China continues to grow at an unprecedented rate and cashed up Chinese companies are seeking opportunities overseas to invest their funds. As the Chinese standard of living improves and their labour market advantage is eroded, they are also seeking opportunities to retain a larger share of the profit. This is likely to involve reducing the supply chain by marketing and distributing their products, in foreign countries, themselves. These factors provide opportunities for businesses in the Redlands.

Chinese business culture requires the development of a relationship between partners. It is therefore important to have mechanisms which can generate and maintain relationships with China. The Redland City Trade and Investment Office was opened in Guangzhou, Guangdong Province, during October 2006, and a friendship agreement was established in 2007 and Sister City 2009 with Qinhuangdao. These measures have helped to establish a credible and ongoing relationship with China which can be used to promote business, cultural, tourism and educational benefits to the City.

Referrals to the Redland City Trade and Investment Officer (RCTIO) generally come from the Business Grow program. The RCTIO also provides an opportunity to showcase the Redlands as a place to live, work and potentially invest. It also provides a range of services to Redlands businesses seeking to import or export from the Chinese market. The services are generally more personalised than other Australian Government agencies offer and come free of charge.

During 2009 the RCTIO handled over 350 business enquiries. In 8 responses that were received to a survey on the RCTIO, it was revealed that 6 jobs have been created and 50% surveyed intended to employ more staff in 2009. In addition, 50% of respondents suggested the value to their business of trading in China was over \$100,000 in 2009 and they estimated would be over \$1,000,000 in five years time.



## PURPOSE

This report provides an update of the activities of the Redlands Trade and Investment Officer in Guangzhou (China).

## BACKGROUND

In August 2003, Council adopted an international policy (Corporate POL-2586 International Policy – Strategic Economic and Community Relationships [Version 2 issued – 16/1/2008]) which included Council's commitment to the following key principles:

- Implement international initiatives that provide long term, tangible benefits to Redland City and to support economic and community development initiatives;
- Create an environment in which Redlands' economic development initiatives, that have an international focus, can be implemented and strengthened, including undertaking partnerships with the private sector;
- Provide opportunities to enhance goodwill and understanding between the people of Redland City and international communities;
- Work with Federal and State Government agencies and at a regional level to release international economic development opportunities and benefits.

The policy was underpinned by the concept that the community's knowledge and understanding of different cultures, communities and economies around the world will play an increasing role in the way Council works and does business. Council's need to expand the City's economic base and provide more self containment of the workforce is reliant upon generating additional income from outside the city. This may be from the local region, other parts of Australia or internationally.

Council's reliance on activities beyond the City's limits is particularly important for local business sectors – tourism, food and beverage processing, amenity horticulture, manufacturing and business. It is also important from a strategic perspective to attract business from outside of the City. This provides further opportunities for job creation and the consequent increase in self containment of the workforce.

Whilst 2009 has seen the impact of the Global Financial Crisis, China has continued to grow at rate of 8.9%. This continues to represent considerable opportunities for both importers and exporters to China. As Chinese companies grow their visions are expanding and they are looking for opportunities to invest their new found wealth outside of China. This provides opportunities for Redlands' businesses to seek investors or partners.

Chinese companies are traditionally very good at manufacturing goods at a comparatively low unit cost. This is generally based on their labour cost advantages. However, as China's standard of living grows so will their labour costs. This additional cost will start to erode their competitive advantage. As this happens they become more conscious of the gap between the price they receive for manufactured goods and the price paid by the final consumer. Chinese goods are largely exported

through agents in Hong Kong and Shanghai, then wholesalers and distributors in the country of sale. At each point in this distribution chain profit is taken and the cost to the eventual consumer increased. This leads to the potential for Chinese manufacturers to establish marketing, wholesaling or distributing in foreign countries to increase profit share by reducing the length of the supply chain. Redlands' inherent lifestyle advantages make the region an excellent choice for company offices. To take advantage of this opportunity requires an ongoing commitment to a relationship with China and an understanding of their culture.

Council plays an important role in facilitating and encouraging the development of international relationships. This is generally achieved through a combination of economic, cultural and educational programs which are developed through friendship or sister City relationships. Council now has a Sister City relationship with Qinhuangdao and a friendship relationship with Yongin (Korea). An important and powerful tool is also the establishing of a presence in a foreign country to promote the home City and act as the interface.

Redland City Council established a Trade and Investment Office in China in October 2006. The office was established in Guangzhou, which was chosen as it is the capital of Guangdong province, one of the three major economic powerhouses of China. In June of 2009 the management of the Trade and Investment Office was outsourced to Trade Queensland. These initiatives have opened opportunities for Redland businesses as well as the potential for investment in local projects.

## **ISSUES**

### **Trade Queensland Office (Guangzhou) - Redland City Trade and Investment officer**

The position of Redland City Trade and Investment Officer (RCTIO) was established, October 2006, in Guangzhou and Julia Zhang was employed in the role. In June 2009 the Trade and Investment Officer was outsourced to Trade Queensland under a 2 year contract and Julia commenced work for Trade Queensland 1 July 2009. The officer remains available for use by Redland business people wishing to do business in China. The overall aim of the office is to generate employment and economic opportunities through trading with China.

The RCTIO operates in concert with the Redland City Business Grow program and the majority of referrals to the RCTIO come from Business Grow clients.

The Redland City Trade and Investment Officer:

- Provides opportunities to showcase the Redlands in China;
- Confirms Council's commitment to promoting exports and investment in China;
- Provides a range of opportunities to actively promote export and investment initiatives;
- Acts as a Redland's business advocate, throughout China, under the auspices of Trade Queensland;

- Facilitates commercial arrangements and provides advice on business conditions and practices in China;
- Provides a link for local business people, and Council officers, who are visiting Southern China;
- Provides limited translation services at meetings and for basic documentation;
- Develops and maintains relationships with Chinese business and Government.

China represents a significant and growing economic development opportunity for the City. By establishing an office the Council highlights the importance of Southern China to its economic development strategies and to providing tangible ways for local businesses to expand into the market.

### **Activities of the Trade and Investment Officer**

Redland businesses, schools and other relevant organisations have on the ground access to the growing Chinese market.

The officer assists Redland businesses to expand into the south China marketplace, focusing primarily on imports and exports, and joint venture opportunities, education and cultural activities and investment attraction into Australia.

Julia provides businesses with pre market-entry advice, assessment of the market potential for their products or services, distribution and logistics information, trade show participation assistance and partner matching.

The services the officer provides include:

- Core Services - general assistance to Redland businesses on the Chinese market;
- Export assistance – helping Redland businesses export into the Chinese market;
- Import assistance - helping Redland businesses identify products to import from China;
- On the ground support – providing information for Redland businesses visiting Guangzhou and assisting with arrangements;
- Trade show co-ordination – identifying appropriate trade show opportunities and co-ordinating participation by Redland businesses;
- Inward Foreign investment – advising Chinese companies on the Redlands as a premier location for setting up or growing businesses;
- Education partnerships – fostering partnerships among universities, colleges and entrepreneurs;
- Tourism partnerships – identifying opportunities for linkages.

### **Outcomes for the Redland City Trade and Investment Office**

Throughout 2009 the Redlands Trade and Investment Officer has continued to provide good support to Redlands businesses, by handling over 350 business enquiries. The officer has 25 active clients (active clients are those which have used the services in the last six months). They have also engaged with over 70 different Chinese Government agencies and businesses.

As part of her employment arrangements with Trade Queensland, Julia has been given the task of promoting and enhancing opportunities in the Green Building industry sector. As part of this role she is currently helping to organise a Green building trade mission to China in March 2010. The trade mission has been timed to coincide with the EXPO Build China 2010.

A survey was conducted of 38 Redland companies who have been referred to the Trade and Investment office, 8 responses were received (22%).

- Seven (7) responses were received from companies which have either established a trading relationship or are in the process of doing so;
- One (1) company has not yet been able to find a suitable partner in China.

Of the 8 who responded to the survey:

- 88% were satisfied to very satisfied with the service they received from the RCTIO;
- 50% estimated the value to their business of trading with China at over \$100,000 per year;
- 50% estimated the value to their business at Over \$1,000,000 by 2015;
- 75% suggested the loss of the office would have an impact on their business;
- Of the companies surveyed, the total number of jobs created as a result of trade with China was 6;
- 50% intend to employ more staff in 2010.

Comments provided from those surveyed include:

*"I have used the Chinese Trade office to conduct business in the past and are presently talking to Julia in the trade office on to sign up our biggest contract to date. We congratulate you on having the Guangzhou Trade Office".*

*"Extremely happy with service, Julia has gone above and beyond to help, setting and booking performances, obtaining financial backing for accommodation in China, over a few years has secured performances in Korea and China, performances went extremely well, support second to none".*

Further opportunities to expand education exchanges between China and Redland schools are being pursued and the RCTIO represents both Trade Queensland and

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Redland City at education displays and shows. The TIO is also providing assistance to a Chinese tourism company to establish student exchange programs.

The TIO has continued to maintain and develop the relationship with the various Chinese companies and the Economic Development group will continue to seek opportunities for them to invest in the Redlands, should suitable projects become available. They will also be included in opportunities for Chinese companies to establish headquarters operations within Redland City, to market and distribute their products.

The TIO has supported several Redlands businesses to attend the Canton fair to seek products and develop contacts.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to enhance employment participation and the community's standard of living through encouraging economic development opportunities.

### **FINANCIAL IMPLICATIONS**

There are no financial implications for the content of this report.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

### **CONSULTATION**

Trade Queensland was consulted in the development of this report.

### **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve to note the contents of this report.**

**CARRIED**

Cr Burns declared a Material Personal Interest in the following item at Committee and today's General Meeting, stating that he was the owner of a property on Waterfront Easement, and left the Chamber prior to discussion and decision on this matter.

### **11.2.2 PETITION (DIV 5) EXTENSION OF WALKWAY FURTHER DOWN WATERFRONT EASEMENT, REDLAND BAY**

**Dataworks Filename:** GOV Petitions  
Streets - Waterfront Easement  
Streets - Junee Street  
Streets - Rusbrook Street  
Streets - Oakland Avenue

**Attachments:** [Proposed Waterfront Easement Pedestrian Bypass](#)

**Responsible Officer Name:** David Elliott  
Manager Infrastructure Planning

**Author Name:** David Elliott  
Manager Infrastructure Planning

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### **EXECUTIVE SUMMARY**

Council received a petition from residents requesting the extension of the foreshore walkway along Waterfront Easement, Redland Bay. The allotment is in private ownership with multiple easements providing access to most of the lots in Waterfront Easement.

The report recommends that Council:

- (1) Take no action to acquire the Waterfront Easement allotment to facilitate the extension of the foreshore walkway; and
- (2) List for consideration in a future capital program the provision of a bypass pedestrian connection via Junee Street, Rusbrook Street and Oakland Avenue to link the existing foreshore paths north and south of Waterfront Easement.

### **PURPOSE**

To investigate and recommend on a request from petitioners for Council to construct a foreshore walkway along Waterfront Easement, Redland Bay

### **BACKGROUND**

**Item No. 7.3 of the General Meeting Minutes refers.**

At the General Meeting of 30 September 2009, Council resolved as follows:

That the petition, which reads as follows, be received and referred to the appropriate area of Council for consideration and a report back to Council at the earliest convenience:

***“Residents Ratepayers & Electors of Division 5 request that Council extend the walkway further down Waterfront Easement.”***

Waterfront Easement is freehold land L696 RP30597 in the ownership of four (4) persons who, according to Solicitors MDRN's correspondence are "nominated trustees and hold legal title for the benefit of the owners of most of the lots adjacent to the land who are members of the Waterfront Tenants Association".

A Title Search shows that L696 RP30597 is burdened by multiple easements dating back to the late 1960's early 1970's which provide access to most of the blocks backing onto Waterfront Easement.

Waterfront Easement is zoned Open Space under the 2006 Redlands Planning Scheme (RPS).

## **ISSUES**

Residents in the vicinity of Waterfront Easement are seeking unrestricted public access along the foreshore between Junee Street and Oakland Avenue. As indicated above Waterfront Easement is in private ownership with multiple property access easements.

Although Waterfront Easement is zoned Open Space under the 2006 RPS, this does not necessarily mean the land is anticipated to come into public ownership at some point in the future. In the 1998 Preferred Dominant Land Use (PDLU) plan and 1988 Town Planning Scheme the land was zoned Restricted Open Space rather than Public Open Space – the latter being land proposed to be acquired by Council or the Crown for park and recreation purposes.

Council's Property Services Group has strongly advised against any endeavour to acquire Waterfront Easement by resumption as it would most likely involve resumption of all the private access easements, which in turn would result in potentially considerable compensation claim entitlements (estimate being \$100,000 x 16 lots – plus legal fees). It is also highly unlikely that Council could acquire the easement from the owners without using its resumption powers.

Given that acquisition of Waterfront Easement to provide continuous pedestrian foreshore access will be expensive, a lesser alternative would be to provide a bypass pedestrian connection via Junee Street, Rusbrook Street and Oakland Avenue to link the existing foreshore paths north and south of Waterfront Easement.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.

**FINANCIAL IMPLICATIONS**

The estimated cost of the bypass pedestrian connection along Junee, Rusbrook and Oakland is \$110,000.

**PLANNING SCHEME IMPLICATIONS**

The outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

**CONSULTATION**

The land tenure information in the report has been provided by Council's Property Services Group and the Divisional Councillor has been consulted and concurs with the recommendation.

**OPTIONS****PREFERRED**

That Council resolve as follows:

1. To take no action to acquire the "Waterfront Easement", Redland Bay allotment to facilitate the extension of the foreshore walkway;
2. To list for consideration in a future capital program the provision of a bypass pedestrian connection via Junee Street, Rusbrook Street and Oakland Avenue to link the existing foreshore paths north and south of Waterfront Easement; and
3. To request that the Principal Petitioner/s be advised in writing accordingly.

**ALTERNATIVE**

That Council continue negotiations to purchase Waterfront Easement through acquisition and if necessary resumption.

**OFFICER'S RECOMMENDATION**

That Council resolve as follows:

1. To take no action to acquire the "Waterfront Easement", Redland Bay allotment to facilitate the extension of the foreshore walkway;



2. To list for consideration in a future capital program the provision of a bypass pedestrian connection via Junee Street, Rusbrook Street and Oakland Avenue to link the existing foreshore paths north and south of Waterfront Easement; and
3. To request that the Principal Petitioner/s be advised in writing accordingly.

### **PROPOSED AMENDMENT MOTION**

Moved by: Cr Hobson

That the following be included in the committee recommendation:-

*That Council negotiate with the owners and residents for controlled pedestrian walkway access through the easement.*

The motion lapsed for want of a seconder.

### **COMMITTEE RECOMMENDATION**

That Council resolve as follows:

1. To take no action to acquire the "Waterfront Easement", Redland Bay allotment to facilitate the extension of the foreshore walkway;
2. To list for consideration in a future capital program the provision of a bypass pedestrian connection via Junee Street, Rusbrook Street and Oakland Avenue to link the existing foreshore paths north and south of Waterfront Easement; and
3. To request that the Principal Petitioner/s be advised in writing accordingly.

### **COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve as follows:**

- 1. To take no action to acquire the "Waterfront Easement", Redland Bay allotment to facilitate the extension of the foreshore walkway;**
- 2. To list for consideration in a future capital program the provision of a bypass pedestrian connection via Junee Street, Rusbrook Street and Oakland Avenue to link the existing foreshore paths north and south of Waterfront Easement; and**
- 3. To request that the Principal Petitioner/s be advised in writing accordingly.**

**AMENDMENT MOTION**

Moved by: Cr Townsend

Seconded by: Cr Elliott

1. That point 2 be amended to read:

2. *To list for consideration in a future capital program the provision of a bypass pedestrian connection from the existing foreshore paths north of Waterfront Easement via Junee Street, Rusbrook Street and Oakland Avenue;*

2. That a new point 3 be added which reads as follows:

3. *To ensure that safe and all abilities access through from Oakland Avenue to Sandy Cove Beach is investigated as a matter of priority; and*

On being put to the vote the amendment was **CARRIED**.

The motion with the amendment became the motion and was put as follows:

**That Council resolve as follows:**

1. **To take no action to acquire the “Waterfront Easement”, Redland Bay allotment to facilitate the extension of the foreshore walkway;**
2. **To list for consideration in a future capital program the provision of a bypass pedestrian connection from the existing foreshore paths north of Waterfront Easement via Junee Street, Rusbrook Street and Oakland Avenue;**
3. **To ensure that safe and all abilities access through from Oakland Avenue to Sandy Cove Beach is investigated as a matter of priority; and**
4. **To request that the Principal Petitioner/s be advised in writing accordingly.**

**CARRIED**

Cr Burns returned to the meeting.



Proposed future Waterfront Easement pedestrian bypass  
(Junee St - Oakland Ave)

### 11.2.3 PROGRESS REPORT ON IMPLEMENTATION OF THE SEQ HEALTHY WATERWAYS STRATEGY

**Datworks Filename:** EM SEQ Healthy Waterways Strategy 2007-2012  
**Responsible Officer Name:** Warren Mortlock  
Principle Adviser, Environmental Protection  
**Author Name:** Mick Holland  
Adviser, Waterways Management

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#### EXECUTIVE SUMMARY

The *South-east Queensland Healthy Waterways Strategy 2007-2012* (HWS) was completed and published in 2007.

In September 2007, Council committed to implement 48 actions toward implementation of the HWS.

A review of implementation of Council's HWS actions was undertaken to gauge the status of progress and to provide feedback to the SEQ Healthy Waterways Partnership Secretariat. The review showed that good progress had been made by Council on implementing Council's HWS actions.

A not-for-profit company, Healthy Waterways Limited (HWL), has been created to take over the responsibilities of the (previous) Healthy Waterways Partnership Secretariat. Continued funding from Council of HWL activities is now dependent on satisfying *Local Government Act* contracting requirements.

Recommendations are included in this report about continued funding support to implement HWS actions, Redland Water / Allconnex responsibilities and the supplier status of Healthy Waterways Limited.

#### PURPOSE

This report has a two-fold purpose:

- a. To inform Council about progress on implementing commitments to the SEQ HWS and responsibilities flowing to Water Business 3, Allconnex; and
- b. To seek endorsement by Council of a change to the funding arrangement for Healthy Waterways Limited.

#### BACKGROUND

The *South-east Queensland Healthy Waterways Strategy 2007-2012* was developed by the SEQ Healthy Waterways Partnership Secretariat in conjunction with partner agencies, between 2005 and 2007.

The SEQ HWS was finalised and published in December 2007.

At Council's General Meeting of 26 September 2007, Council resolved as follows:

1. *To implement 48 Actions to the SEQ Healthy Waterways Strategy during the period of 2007 – 2012, subject to budget approvals; and*
2. *To formally notify the Healthy Waterways Partnership Secretariat of Council's resolution.*

An internal review of the status of implementation of the 48 Council actions was commenced in May 2009. The review was undertaken by the Environmental Protection Unit to gain an insight into progress on Council's committed actions and inform Council about the status of progress.

Redland City Council has, since 2002, provided an annual contribution to the Healthy Waterways Partnership Secretariat (through Brisbane City Council), to develop and implement the HWS.

The SEQ Healthy Waterways Partnership Secretariat underwent a change of legal status during 2009, separating from Brisbane City Council and becoming a not-for-profit legal entity, Healthy Waterways Limited (HWL). As a result of this change of status, *Local Government Act* procurement requirements specify that Council must seek written quotations to deliver services to Council, unless there is an exemption to the LGA procurement requirements.

Implementation of the SEQ HWS actions will assist in achieving some of the regional targets for water contained in the *SEQ Natural Resource Management Plan 2009-2031*. Several of the SEQ HWS actions also satisfy the Council Environment Policy (POL-2644) statement to:

*"Halt and then reverse the declining trend in the health of Redlands waterways and Moreton Bay, returning the native fish and macro-invertebrates to our (freshwater) waterways."*

The current HWS will expire in 2012. It is expected that a new strategy will be developed to update and replace the current Strategy.

## **ISSUES**

*Strategy implementation progress:*

- The review revealed that the actual number of Council actions is 44 as 4 actions are duplicated within the Action Plans in Strategy.
- The measure of action implementation in Council's HWS Register is qualitative, stated as being 'completed, ongoing, on-track, delayed or currently not planned'.
- The review showed that:
  - 27 of the 44 actions have a status of completed, ongoing or on-track. (Council has made significant progress in meeting the commitment to implement the SEQ HWS).

- Ten 'new' or 'unbudgeted actions' will be initiated and lead by the SEQ Healthy Waterways Secretariat (now Healthy Waterways Limited).
- Seven actions currently have the status of 'not planned' or 'delayed' due to changes in institutional requirements or operational planning priorities at Council.
- Nine actions are currently being implemented by Redland Water.
- Results and recommendations arising from actions that have been completed or are on-going are proposed to be implemented through changes to policy, plans and extension services. Examples of this include changing the method for determining buffer zones around wetlands and updating planning scheme controls over riparian areas.
- Reporting of progress on implementation of Council's contributed actions to the SEQ HWS will be linked with the Redlands Waterway Recovery Report and State of Environment Report process.
- Critical elements for continued implementation of Council's HWS actions include:
  - Implementation of the Waterway Extension Program, including an additional Waterway Extension Officer to deliver the program in urban catchments;
  - Development of a comprehensive education strategy to support and guide implementation of extension and other activities;
  - Trial breeding and release of native fish into the freshwater creeks;
  - Continued investigation of water quality hot-spots as well as monitoring to support the Redlands Waterway Recovery Report;
  - Improving asset management of stormwater water quality infrastructure; and
  - Undertaking catchment-scale nutrient hazard mapping as identified by the draft State Planning Policy for Healthy Waters (2009).
- Funding for new projects will be subject to Council's annual budget process.

**Note regarding former Redland Water HWS actions:**

- The HWS actions previously allocated to Redland Water will be handed-over formally to Allconnex, to ensure their continued implementation following separation from Council in July 2010.

*Endorsement of HWL as a preferred supplier of environmental services to RCC:*

- The creation of Healthy Waterways Limited (HWL) has changed the status of that group for funding purposes, under the Local Government Act 1993 and 2009 (LGA).
- Under current LGA requirements Council must seek quotations for the work or services currently provided by HWL, unless there is an exception to LGA requirements.
- Section 486(3)(b) of the LGA (1993) contains the following provision:

- 'A local government also may enter into a contract for the supply of services without complying with section 484 or 485 if –
  - a) the contract is made with a person on the panel mentioned in section 487; or
  - b) it resolves that it is satisfied that the services to be supplied are of such a specialised or confidential nature that it would be impractical or disadvantageous to the local government to invite tenders or quotations.'
- HWL provides collaborative and specialised science research, monitoring, modelling, training and capacity-building; and educational services on behalf of stakeholders.
- There are no alternative known organisations which provide equivalent services.
- Based on the specialised nature of these services there is a legitimate case that the services provided by HWL do qualify as an exemption to the LGA procurement rule, and therefore HWL should be endorsed as a sole-supplier of specific services to Council.
- HWL should be endorsed as a sole-supplier of the following services to Redland City Council:
  - Delivery of Ecosystem Health Monitoring Program, on which the annual waterway health report card is based;
  - Research, coordination and specific programs such as Water By Design; and
  - Specific projects negotiated between Council and HWL.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.

## **FINANCIAL IMPLICATIONS**

Funding for the following new operational projects by Council will be required to fully implement Council's committed actions in the HWS:

- Creating and implementing a marketing and communication strategy (HWS Action Nos. 117, 119 & 134);
- Fostering adoption of Water Sensitive Urban Design through awareness and education (HWS Action No. 127);
- Investigate management practices for septic tank and on-site wastewater disposal (HWS Action No. 388);
- Implement Best Management Practice guidelines for uses owned or managed by State and Local Government, other land managers and relevant industries (HWS Action No. 1029);
- Prepare algal bloom nutrient hazard maps at local government planning scheme scale (HWS Action No. 1038);

- Develop algal bloom nutrient hazard development assessment tools (assessment codes / model codes) (HWS Action No. 1041);
- Incorporate algal bloom nutrient hazard maps and assessment tools into local government planning schemes (HWS Action No. 1045);
- Training of staff for use of algal bloom nutrient hazard maps and assessment tools (HWS Action No. 1049); and
- Capacity-building (training) for Council officers to undertake water condition and rehabilitation assessments (HWS Action No. 1661).

In addition, Council will be requested to provide funding to HWL for Strategy-related projects during 2009/10.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, such as:

- Additional code-based controls and overlay mapping of riparian landforms on the mainland;
- New buffer zone requirements for freshwater wetlands, based on wetland values and processes;
- New requirements to modify or construct a dam, other waterbody, in a watercourse on private land; and
- Nutrient hazard mapping and development assessment tools (including training of staff in Development Assessment).

### **CONSULTATION**

Consultation with the following groups and teams in Council contributed to the review of Actions listed in the HWS Action Register: Land Use Planning, Parks and Conservation, Environmental Education, Redland Water, Environmental Assessment and Natural Environment.

The Adviser, Waterways Management as coordinator of the Healthy Waterways Strategy register will continue to liaise with internal groups to add and up-date planned actions into the Register.

### **OPTIONS**

#### **PREFERRED**

1. That Council support new funding proposals to continue implementing Council's committed actions to the HWS during the period 2010 – 2012.
2. That Environmental Protection Unit communicates to Allconnex, details of the nine HWS actions currently the responsibility of Redland Water.



3. Under s.486(3)(b) of the *Local Government Act 1993*, Council resolves to accept HWL as a sole-supplier of the following services to Council:
  - a) Delivery of Ecosystem Health Monitoring Program, on which the annual waterway health report card is based;
  - b) Research, coordination and specific programs such as Water By Design; and
  - c) Specific projects negotiated between Council and HWL.

#### ALTERNATIVE

That alternative means are investigated for delivering Council's HWS actions.

#### OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To support new funding proposals to continue implementing Council's committed actions to the HWS during the period 2010 – 2012;
2. That Environmental Protection Unit communicates to Allconnex, details of the nine HWS actions currently the responsibility of Redland Water;
3. Under s.486(3)(b) of the *Local Government Act 1993*, to accept HWL as a sole-supplier of the following services to Council:
  - a) Delivery of Ecosystem Health Monitoring Program, on which the annual waterway health report card is based;
  - b) Research, coordination and specific programs such as Water By Design; and
  - c) Specific projects negotiated between Council and HWL.

#### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Murray  
Seconded by: Cr Reimers

That Council resolves as follows:

1. To support new funding proposals to continue implementing Council's committed actions to the Healthy Waterways Strategy during the period 2010 – 2012, subject to budget considerations;
2. That Council communicates to Allconnex, details of the nine HWS actions currently the responsibility of Redland Water, with the expectation of their continued implementation;
3. Under s.486(3)(b) of the *Local Government Act 1993*, to accept Healthy Waterways Limited as a sole-supplier of the following services to Council:

- a) **Delivery of Ecosystem Health Monitoring Program, on which the annual waterway health report card is based;**
- b) **Research, coordination and specific programs such as Water By Design; and**
- c) **Specific projects negotiated between Council and Healthy Waterways Limited.**

**CARRIED**

**11.3 COMMITTEE GENERAL BUSINESS****11.3.1 LOCAL LAW 02 – KEEPING & CONTROL OF ANIMALS****COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That a report be prepared regarding Council's laws on prohibited dogs.**

**CARRIED**

**11.3.2 PUBLICITY RELEASE – RESPONSIBLE DOG OWNERSHIP****COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That a publicity release be prepared on prohibited dogs and responsible dog ownership.**

**CARRIED**

**11.3.3 COMMITTEE GENERAL BUSINESS**

1. On behalf of residents, Cr Elliott raised concerns with respect to wreaths which are being attached to telegraph poles, with some of these remaining at locations for lengthy periods of time. The Chief Executive Officer took this on notice and will respond at a future date with options for addressing the matter.
2. Cr Elliott raised concern that following a call to a Local Laws Officer to attend to an issue at an Alexandra Hills location, he had been advised that the officer was on North Stradbroke Island and would not be available to attend for several hours. The Chief Executive Officer took this on notice and will investigate the incident.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That the General Business items be noted.**

**CARRIED**

#### 11.4 COMMITTEE CLOSED SESSION

The committee meeting was closed to the public under Section 463(1)(h) of the *Local Government Act 1993* to discuss the following items:

- 11.4.1 Interim Vegetation Protection Order (VPO7);
- 11.4.2 Interim Vegetation Protection Order (VPO8);
- 11.4.3 Interim Vegetation Protection Order (VPO13); and
- 11.4.4 Interim Vegetation Protection Order (VPO148)

Following deliberation on these matters, the Committee meeting was again opened to the public.

##### 11.4.1 INTERIM VEGETATION PROTECTION ORDER (VPO7)

**Dataworks Filename:** L&E Local Law No. 06 – Vegetation Protection  
**Responsible Officer Name:** Warren Mortlock  
Acting Manager - Environmental Management  
**Author Name:** Melanie Rippon  
Advisor - Habitat Protection

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#### EXECUTIVE SUMMARY

A confidential report from Manager Environmental Management dated 7 May 2009 was discussed in closed session at the Planning & Policy meeting on 3 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

#### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve as follows:**

1. To make an Interim VPO under the provision of Local Law No. 6 "Protection of Vegetation" on one Bottle tree on the property boundaries described in Vegetation Protection Application No. 7;
2. That damage to the tree is only permitted under Section 27 (J) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law"; and
3. That the details of the interim VPO contained within this report remain confidential to the public until the landowners have been officially notified

**CARRIED**

**11.4.2 INTERIM VEGETATION PROTECTION ORDER (VPO8)**

**Datworks Filename:** L&E Local Law No. 06 – Vegetation Protection  
**Responsible Officer Name:** Gary Photinos  
Manager - Environmental Management  
**Author Name:** Melanie Rippon  
Advisor - Habitat Protection

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**EXECUTIVE SUMMARY**

A confidential report from Manager Environmental Management dated 8 May 2009 was discussed in closed session at the Planning & Policy meeting on 3 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve as follows:**

- 1. To make an Interim VPO under the provision of Local Law No. 6 "Protection of Vegetation" on one Black Bean tree on the property boundaries described in Vegetation Protection Application No. 8;**
- 2. That damage to the tree is only permitted under Section 27 (J) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law"; and**
- 3. That the details of the interim VPO contained within this report remain confidential to the public until the landowners have been officially notified.**

**CARRIED**

**11.4.3 VEGETATION PROTECTION ORDER (VPO13)**

**Datworks Filename:** L&E Local Law No. 06 – Vegetation Protection  
**Responsible Officer Name:** Gary Photinos  
Manager - Environmental Management  
**Author Name:** Candy Daunt  
Advisor - Habitat Protection

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**EXECUTIVE SUMMARY**

A confidential report from Manager Environmental Management dated 7 December 2009 was discussed in closed session at the Planning & Policy meeting on 3 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve as follows:**

- 1. To make an Interim VPO under the provision of Local Law No. 6 “Protection of Vegetation” on three Queensland blue gums on the property boundaries as described in VPO Application 13;**
- 2. That damage to the tree is only permitted under Section 27 (J) “if the damage is allowed under a permit issued by Council under the provisions of this Local Law”; and**
- 3. That the details of the interim VPO contained within this report remain confidential to the public until the landowners have been officially notified.**

**CARRIED**

**11.4.4 VEGETATION PROTECTION ORDER (VPO14)**

**Datworks Filename:** L&E Local Law No. 06 – Vegetation Protection  
**Responsible Officer Name:** Gary Photinos  
Manager - Environmental Management  
**Author Name:** Candy Daunt  
Advisor - Habitat Protection

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**EXECUTIVE SUMMARY**

A confidential report from Manager Environmental Management dated 14 December 2009 was discussed in closed session at the Planning & Policy meeting on 3 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve as follows:**

- 1. To make an Interim VPO under the provision of Local Law No. 6 “Protection of Vegetation” on the identified twelve significant trees located on the property and property boundaries as described in VPO Application 14;**
- 2. That damage to the tree is only permitted under Section 27 (J) “if the damage is allowed under a permit issued by Council under the provisions of this Local Law; and**
- 3. That the details of the interim VPO contained within this report remain confidential to the public until the landowners have been officially notified.**

**CARRIED**

## **12 REDLAND WATER COMMITTEE 16/02/10 - RECEIPT AND ADOPTION OF REPORT**

Moved by: Cr Bowler  
Seconded by: Cr Murray

That the Redland Water Committee Report of 16 February 2010 be received.

CARRIED

### **12.1 CORPORATE SERVICES**

#### **12.1.1 SEQ DISTRIBUTION AND RETAIL WATER REFORM WORKFORCE FRAMEWORK 2009**

**Dataworks Filename:** GOV WRAD - WB3 Human Resources & Industrial Relations  
**Responsible Officer Name:** Eleanor Bray  
Manager Water Reform  
**Author Name:** Eleanor Noonan  
Principal Advisor, People & Change

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#### **EXECUTIVE SUMMARY**

This document outlines the significant terms and conditions set out in the Workforce Framework which is to be utilised by all south-east Queensland (SEQ) Councils in the transition of their employees to their respective new water businesses. Specifically this document:

- outlines overarching principles and intent of the Framework;
- defines who is covered by the Framework;
- describes impact when employees are required to change work locations;
- outlines the role of the Water Reform Employee Consultative Committee (WRECC);
- describes the 3-step dispute resolution process;
- outlines redundancy provisions with overall intent based upon reskill, retrain and redeploy;
- details the legislative requirements, responsibilities and timeframes to support the transition.

#### **PURPOSE**

The purpose of this report is to provide Council with an update on the HR Framework established to support the regional water reform.

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## BACKGROUND

The *SEQ Distribution and Retail Water Reform Workforce Framework 2009* (Framework) outlines the terms and conditions to assist Councils and water entities during the water reform process. The Framework was established by the Council of Mayors and SEQ Councils' Human Resource Consultative Committee. The Framework applies to three (3) new water entities and outlines a supportive, transparent and consistent set of principles and processes requiring compliance by Councils, the new businesses, employees and unions.

The Framework came into effect on 13 October 2009 and will expire on 1 July 2013 or 3 years after employees transfer to Allconnex Water (Allconnex) or 3 years from receiving notice to remain with Council and perform work for Allconnex under a service level agreement (SLA).

The framework is designed to ensure minimal impact on employees and Councils and protects employee entitlements for the life of the Framework which includes a grievance resolution process to resolve any disputes that may arise. Where the Framework and employment arrangements are inconsistent, the instrument that provides the most favourable outcome will apply. The principles of the Framework ensure that:

- public ownership of water assets will be maintained;
- labour savings are not a driver for reform;
- staff and unions are to be engaged throughout reforms;
- no forced redundancies of employees affected by the water reform for the life of the Framework;
- no forced relocations for 12 months from the date of transfer;
- workers' entitlements and conditions will be protected;
- employment contracts will be honoured.

## ISSUES

### FRAMEWORK COVERAGE – “AFFECTED” EMPLOYEES

There are 3 levels of “affected” employees that have coverage under the Framework:

1. employees currently working within Redland Water (RW);
2. employees currently working outside RW that are required to deliver work for Allconnex via an SLA; and
3. new employees to Allconnex on or after 1 July 2010.

Employees may be permanent, long-term temporary, long-term casuals or executive contract employees.

**WORK LOCATIONS**

Whilst the intent is to minimise the impact for change of work location, employees that are required to travel to an alternate work location will be compensated for the additional distance they are required to travel between their home and former/new work locations. This is effective when the distance is greater than 5 kilometres (in accordance with the rates set by the Australian Taxation Office (ATO)). This compensation enables employees to travel the extra distance within work time. Employee and Union consultation will occur prior to any decision regarding permanent changes to work locations, and requires a business to be developed by management supporting the move prior to any move occurring.

**EMPLOYEE CONSULTATIVE COMMITTEE (WRECC)**

Employees and/or their union representative will be consulted regarding employment related matters via WRECC which consists of management representatives from each Council and each relevant union and employee delegates. WRECC is not a decision making body, with an overarching intent to actively promote the resolution of employee issues in a spirit of collaboration and co-operation through respectful discussion and problem solving; and provide a forum for raising employment-related issues associated with the reform process including the transfer of employees and to the interpretation and application of the Framework.

After the establishment of Allconnex, WRECC shall be reconstituted as the Employment Consultative Committee (ECC), and water entity management representatives will replace council management representatives and will continue in accordance with the terms established for the Consultative Committee. ECC will be responsible for the negotiation of new industrial agreements

**DISPUTE RESOLUTION PROCESS**

The objectives of the dispute resolution process is to promote the resolution of disputes related to the application of the framework based on consultation, co-operation and discussion; reduce the level of industrial confrontation; and avoid interruption of operational services.

The process involves 3 steps, including:

1. employee and/or relevant union representative will contact the relevant manager or Human Resources (HR) representative to attempt to settle the issue at that level;
2. employee(s) and/or the relevant union representative meet with the manager and the CEO or delegate of the relevant entity in an attempt to resolve the matter;
3. employee and/or the relevant union representative can take unresolved grievance or dispute pertaining to the matter to the Queensland Industrial Relations Commission (QIRC) for conciliation and/or arbitration under Section 273A of the *Industrial Relations Act 1999* to resolve the grievance or dispute, as an "industrial matter".

**VOLUNTARY REDUNDANCY**

Voluntary redundancy is a last resort option following exhaustion of other redeployment options such as redeployment to another position, re-training and/or re-skilling. Voluntary redundancy may be considered in cases where all other reasonable and practical alternatives have been explored and exhausted where an employee is exposed to undue hardship as a result of the reform. The Framework offers a more generous redundancy payment with the inclusion of an additional incentive payment of \$6,500 or 8 weeks pay. All other provisions are equal and include accrued annual and long service leave and a severance payment of 2 weeks per year of service (minimum 4 weeks, maximum 52 weeks).

**KEY MILESTONES**

<b>DATE DUE</b>	<b>CLAUSE</b>	<b>ITEM</b>
1 April 2010	<b>8.5.1 (a)</b>	<p><b>Identification of employees to transfer</b> RCC CEO to identify:</p> <ul style="list-style-type: none"> <li>a) number, title and classification of existing positions to be transferred to the new water entity;</li> <li>b) the work required and the number, title and classification of positions that will be performed by RCC as an SLA*.</li> </ul> <p>*Note: Council CEOs may decide up to 1 July 2012 to identify employees who are to transfer to Allconnex or remain with Council.</p>
1 May 2010	<b>8.4.6</b>	<p><b>New organisational structure</b> Allconnex CEO to establish an organisational structure that will be implemented on 1 July 2010.</p>
1 June 2010	<b>8.3.1</b>	<p><b>Certificate of accrued entitlements (COE) and confirmation notice</b> (sent together) RCC (HR) to provide a certificate of accrued entitlements for RCC employees who are:</p> <ul style="list-style-type: none"> <li>a) transferring to Allconnex; or</li> <li>remaining with Council.</li> </ul>
1 June 2010	<b>8.5.6</b>	<p><b>Confirmation notice – Allconnex</b> Allconnex to provide a letter for RCC employees to confirm the position in their organisational structure the employee will be transferred to, and confirm protection of the terms and conditions of employment for employees who are:</p> <ul style="list-style-type: none"> <li>a) transferring to Allconnex; or</li> <li>b) remaining with Council</li> </ul>
1 July 2010	<b>8.15.3</b>	<p><b>SLA arrangements</b> SLAs will commence operation to assist Allconnex with some business systems and processes that will not be in place when they commence operations.</p> <p>RCC needs to identify work under SLA that will be provided to Allconnex and identify and inform employees</p>

DATE DUE	CLAUSE	ITEM
		performing these services (as per 8.5.1).
1 October 2010	<b>8.5.8.1</b>	<b>Selection and appointment - Allconnex</b> Post transfer, Allconnex will appoint vacant positions via calling for applications using a closed merit selection process. If no suitable candidates exist, selection outside the closed merit process may then be made in accordance with requirements of equal employment opportunity and anti-discrimination.
1 July 2011	<b>8.2.4</b>	<b>New certified agreement developed</b> Allconnex to have developed their new certified agreement.
1 July 2012	<b>8.5.1 (b)</b> <b>8.5.6.4</b>	<b>Identification of employees to transfer</b> RCC, in negotiation with Allconnex, may decide within 2 years from 1 July 2010, to identify employees who are working under SLAs to transfer to Allconnex until 1 July 2012. Thus, the identification process under 8.5.1 (a) (2) may not be completed 3 months prior to transmission of business.

## RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide and maintain water and wastewater services and support the provision of infrastructure.

## FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

## PLANNING SCHEME IMPLICATIONS

There are no planning scheme implications associated with this report.

## CONSULTATION

Consultation has occurred with senior officers of:

- Gold Coast City Council;
- Logan City Council;
- Redland City Council;
- Council of Mayors (SEQ) HR Consultative Committee; and
- relevant unions.

Staff briefing sessions will be scheduled on 23 February 2010 (for RW employees only) and 25 February 2010 for employees who may be affected by or interested in

learning about the application of the workforce framework, and how it might apply to them.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

**That Council resolve to note this report.**

**CARRIED**

## 12.2 REDLAND WATER

### 12.2.1 REDLAND WATER BUSINESS UNIT REPORT – DECEMBER 2009/JANUARY 2010

<b>Datworks Filename:</b>	<b>WW Redland Water Committee WS Redland Water Committee</b>
<b>Attachments:</b>	<a href="#"><u>Business Unit Report – December 2009/January 2010 Appendix A – Wastewater treatment plants supplementary performance information</u></a>
<b>Responsible Officer Name:</b>	<b>Gary Soutar General Manager, Redland Water</b>
<b>Author Name:</b>	<b>Gary Soutar General Manager, Redland Water</b>

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#### EXECUTIVE SUMMARY

The Redland Water (RW) business unit report is presented to Council for noting. The report provides the business unit's performance for the months of December 2009/January 2010 and covers financial and non-financial indicators for water and wastewater.

It is expected that, most of the time the report findings will be "business as usual". Where exceptions occur, these will be highlighted.

The report provides a regular opportunity for Council to consider the RW's performance and to respond to any exceptional reporting.

Council is provided with the option to accept the report or, accept it and request additional information or a review of performance.

#### PURPOSE

To report on the ongoing performance of the business unit against key performance indicators (KPIs).

#### BACKGROUND

RW's performance plan identifies KPIs for which performance targets have been agreed with Council. Reporting is done each month through the RW committee, however as there was no Redland Water committee in January 2010, this report covers 2 months, being December 2009 and January 2010.

## **ISSUES**

The report is provided to Council as a means of monitoring the performance of RW for the activities of water and wastewater.

The first part of the report comprises a “snapshot” of the business unit’s achievement in meeting KPIs (year-to-date) and financial report card.

The report then provides specific financial report and commentary, capital expenditure (graphically) and a detailed customer overview.

The main body of the report focuses on actual levels of achievement against the KPIs for these months. Where exceptions have occurred and targets not met, an explanation is given as well as action taken to improve performance.

The report closes with a summary of the major issues for each group during these months.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide and maintain water and wastewater services to sustain our community.

Providing this report also supports Council's governance strategic priority to provide a clear organisational direction supported by effective leadership and a framework of policies, plans and strategies that are responsive to the community's needs and which promote accountable and ethical standards of practice.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications resulting from this report. Financial implications may result where Council requests a performance review or requests an increase in performance standards.

## **CONSULTATION**

Consultation has occurred with:

- Manager Treatment Operations, RW;
- Manager Customer Service & Business Performance, RW; and
- Senior Advisor, Financial Management, RW.

## **OPTIONS**

### **PREFERRED**

That Council resolve to accept the Redland Water business unit report for December 2009/January 2010, as presented in the attachment.

**ALTERNATIVE**

That Council accepts the report and requests additional information or a review of performance.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

**That Council resolve to accept the Redland Water business unit report for December 2009/January 2010, as presented in the attachment.**

**CARRIED**





**REDLAND WATER  
COUNCIL BUSINESS UNIT  
REPORT**

**31 January 2010**

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**KPI summary**

KRA	No.	Key performance indicator	Freq.	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apri	May	June
<b>COMMUNITY &amp; CUSTOMERS</b>	1	Average residential water consumption per person per day	Monthly	✓	✓	✓	✓	✓	✗	✗					
	2	Nitrogen load from effluent discharge	Monthly	✓	✓	✓	✓	✓	✓	✓					
<b>FINANCIAL</b>	3	Operating costs per megalitre of water treated	Monthly	✓	✓	✓	✓	✓	✓	✓					
	4	Operating costs per property serviced (wastewater)	Monthly	✓	✓	✓	✓	✓	✓	✓					
	5	Operating performance (actual to budget operating expenditure)	Monthly	✗	✗	✓	✓	✓	✓	✓					
	6	Earnings before interest, tax & depreciation (EBITD)	Monthly	✗	✗	✗	✓	✓	✓	✓					
<b>INTERNAL PROCESSES</b>	7	% of water samples complying with Australian Drinking Water Guidelines	Monthly	✓	✓	✓	✓	✓	✓	✓					
	8	Number of water main breaks and leaks	Monthly	✓	✓	✓	✓	✓	✗	✓					
	9	% of unplanned water interruptions restored <5hrs	Monthly	✗	✓	✓	✓	✓	✗	✓					
	10	Average response time to water main breaks	Monthly	✓	✓	✓	✓	✗	✓	✗					
	11	Number of poor pressure complaints (deficient)	Monthly	✓	✓	✓	✗	✓	✓	✓					
	12	Number of water quality incidents per month	Monthly	✓	✓	✓	✗	✗	✗	✗					
	13	Overall number of dry weather overflows	Monthly	✓	✓	✓	✓	✓	✓	✗					
	14	Sewer overflows affecting customers	Monthly	✓	✓	✓	✓	✓	✓	✗					
	15	Average response or reaction time to wastewater incident	Monthly	✓	✓	✓	✓	✓	✓	✓					
	16	% service interruptions restored within 5 hrs (wastewater)	Monthly	✓	✓	✓	✓	✓	✓	✓					
	17	Number of wastewater odour complaints per month	Monthly	✓	✓	✓	✗	✓	✓	✗					
	18	Number of WWTP non conformances with EPA licence over compliance year	Monthly	✓	✓	✓	✓	✓	✓	✓					
19	% of capital works program practical completion - % of planned project milestones achieved monthly	Monthly	✗	✓	✓	✓	✗	✗	✗						
<b>PEOPLE &amp; LEARNING</b>	20	LTI hours (lost time injury hours lost)	Monthly	✓	✓	✓	✓	✗	✗	✗					

	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$ '000 YTD Variations
<b>Operating Revenue</b>			
Rates and Utility Charges	41,731	42,584	854
Fees and Charges	578	529	(49)
Operating Grants and Subsidies	0	0	0
Interest External	174	207	33
Other Revenue	784	665	(118)
<b>Total Operating Revenue</b>	<b>43,267</b>	<b>43,986</b>	<b>719</b>
<b>Operating Expenditure</b>			
Employee Costs	3,788	3,766	(23)
Goods and Services	10,272	10,064	(209)
Finance Costs Other	0	0	0
Net Internal Costs	1,580	1,376	(204)
<b>Total Operating Expenditure</b>	<b>15,640</b>	<b>15,206</b>	<b>(435)</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>27,626</b>	<b>28,780</b>	<b>1,154</b>
<b>Interest expense</b>	<b>0</b>	<b>0</b>	<b>0</b>
Depreciation	10,267	10,252	(15)
<b>Operating Surplus/(Deficit)</b>	<b>17,359</b>	<b>18,529</b>	<b>1,169</b>
<b>Sources of Capital Funding</b>			
Capital Contributions and Donations	1,437	1,583	145
Capital Grants and Subsidies	0	135	135
Proceeds on Disposal of Non Current Assets	0	0	0
Capital Transfers (to)/from Reserves	(1,437)	(1,583)	(145)
Non Cash Contributions	0	0	0
Adjustment for Asset Corrections	0	0	0
New Loans	0	0	0
Funding from General Revenue	3,017	2,087	(930)
<b>Total Sources of Capital Funding</b>	<b>3,017</b>	<b>2,222</b>	<b>(795)</b>
<b>Application of Capital Funds</b>			
Contributed Assets	0	0	0
Capitalised Goods & Services	0	0	0
Capitalised Employee Costs	2,939	2,039	(900)
Loan Redemption	0	0	0
0	0	0	0
<b>Total Application of Capital Funds</b>	<b>3,017</b>	<b>2,222</b>	<b>(795)</b>
Other Budgeted Items	0	0	0
Transfers to Reserve	0	0	0
WDV of Assets Disposed	0	(8)	(8)
Tax and Dividends	(8,716)	(10,130)	(1,414)
Internal Capital Structure Financing	(8,721)	(8,721)	0

**EBITD:** Earnings before Interest, tax and depreciation is 5% above target.

**Operating revenue:** \$719K ahead of budget primarily in water consumption 13%.

**Operating expenses:** \$435K under budget 3%, primarily water reticulation, offset by over expenditure in bulk water purchase (Q2 budget review)

**Interest expense:** Nil

**Depreciation:** \$15K under budget, actual depreciation is now being used, a forecast for the remainder of the year will be calculated for Q3.

**Capital Revenues:** \$145K timing variance.

**Capital Expenditure:** \$795K behind budget.

Significant projects behind target are:

Unlined fittings \$116K

Backlog fire flow \$355K

Pressure Management \$135K

Amity Pt \$50K

Dunwich \$65K

CCTV Camera \$37K

Sewer maintenance holes \$268K

Pump station \$74K

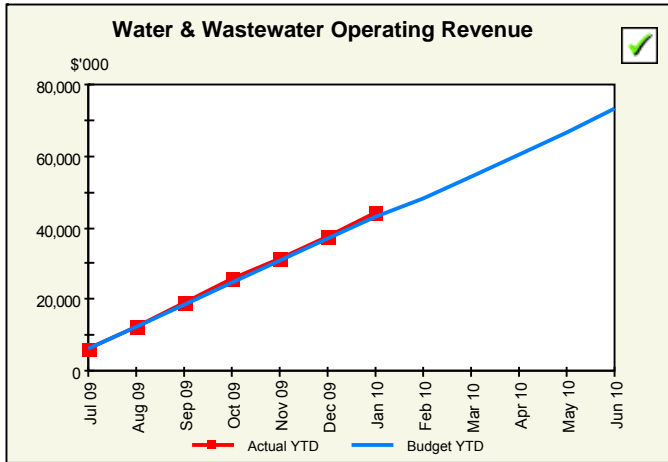
**Return to Council:** \$1414K ahead of budget due to dividend change from 50% to 100%, Q2 adj

## Redland Water Council Business Unit Report

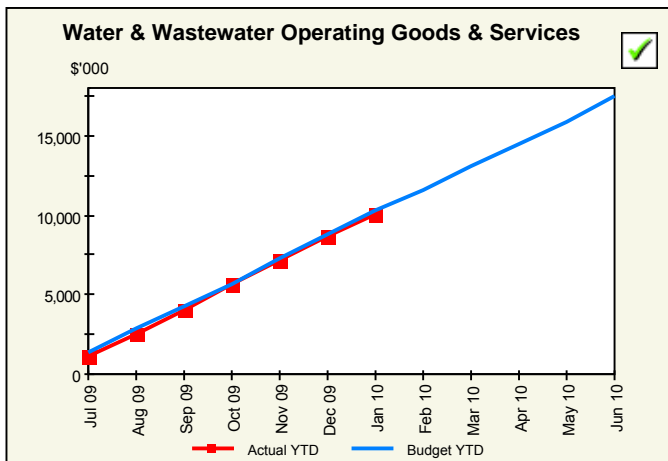
Customer Action Request Type	Current month	Var to prior Month	YTD Total
<b>Water supply</b>			
Quick call	285	(156)	2,731
Burst/break/no water	6	(9)	69
New water services up to 25mm	3	(10)	55
Water pressure	9	1	70
Water Meters	24	(51)	248
Minor works	10	(1)	235
Water quality - colour/dirty water	8	(11)	112
Water quality - bad taste/odour	9	6	31
Quotes & Private Works	29	(1)	222
Water leak offset request	45	9	268
Water billing enquiry	233	124	841
Splits/Amalgamations	6	2	72
Water billiing & rates notice enquiries	8	6	54
Check water read	0	0	3
Meter accessibility	21	20	43
Search requests	100	(41)	788
Customer Read	0	(25)	49
Tenant Request	0	0	1
Leaks & Repairs	252	(33)	1,390
Hydrant permits	0	0	0
Compliance Issues - Water Usage/Sprinklers etc	7	(10)	57
Searches	110	(5)	632
Customer Request Complaint	6	(6)	66
Customer Request Compliment	3	2	11
WEMP/BWEMP	0	0	0
Other Issues	0	0	0
<b>Total</b>	<b>1,174</b>	<b>(189)</b>	<b>8,048</b>
	0	0	0
<b>Wastewater</b>			
Quick call	5	4	78
Minor works	3	(3)	37
Trade waste	0	(1)	3
Pump stations	1	(2)	12
Overflows	6	5	20
Odours	7	5	30
Quotes & Private Works	11	(3)	81
Blockages	9	1	54
Building over sewer application	0	0	0
Compliance issues	1	1	2
Customer request complaint	0	(1)	4
Customer request compliment	0	0	2
Other issues	0	0	0
<b>Total</b>	<b>43</b>	<b>6</b>	<b>323</b>

## Key Performance Indicators

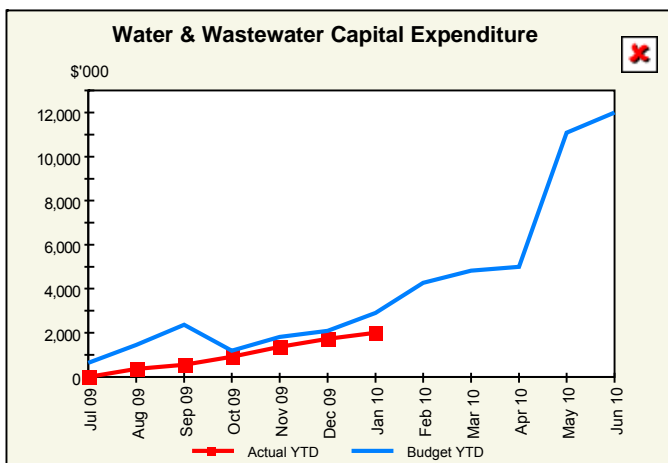
### Key Issues



Variance is 2% ahead of budget, primarily due to water consumption

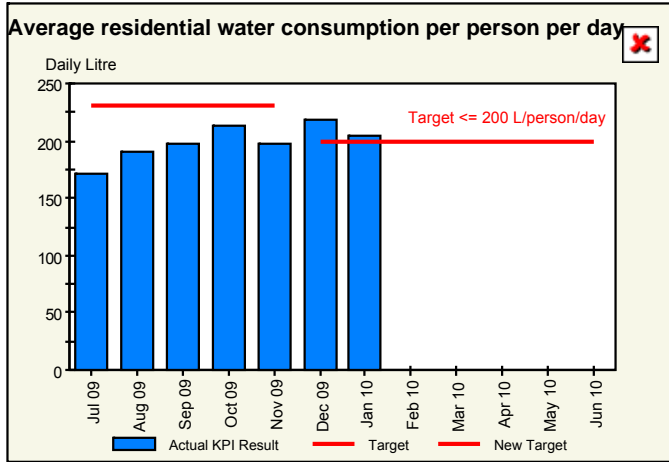


Variance is 2% behind budget, primarily in parts and materials and contractors

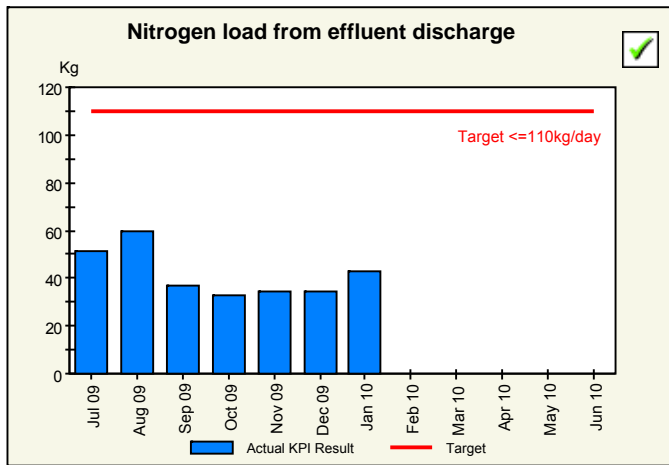


Variance is 26% behind budget, significant underspend in Retic Capital.

## Community and Customers

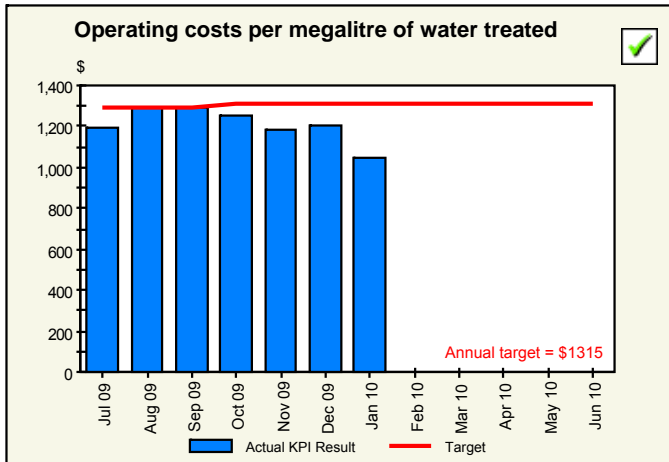


Result for the month is 203.91L per person per day.  
 Note. new target now 200L per person per day.

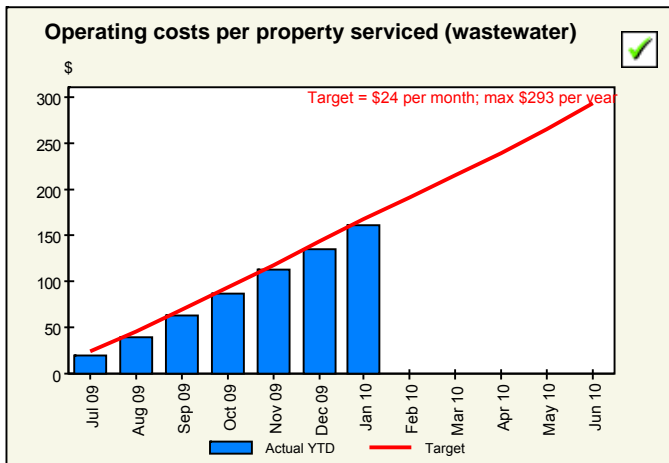


Total Nitrogen for January 2010 was 42.6kg/day

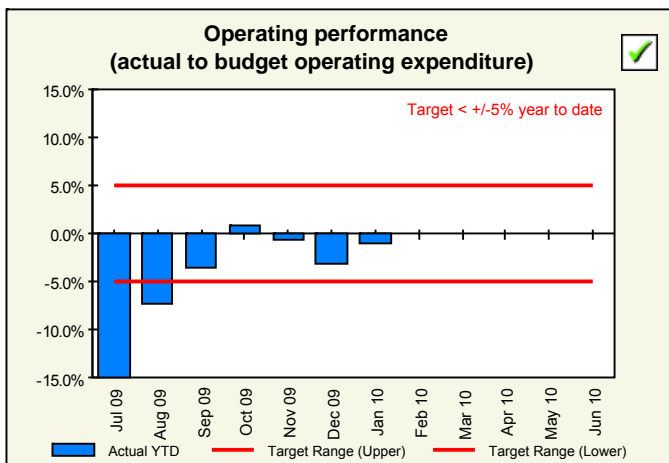
## Financial



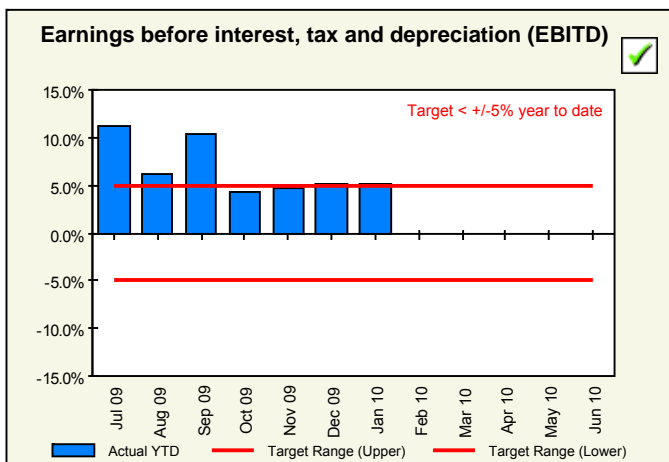
Result for the month is \$1046.90 operating cost per ML of water treated.  
Target is \$1314.78



Result for the month YTD is \$160 operating costs per property serviced for Wastewater. Target for the month YTD is \$167.



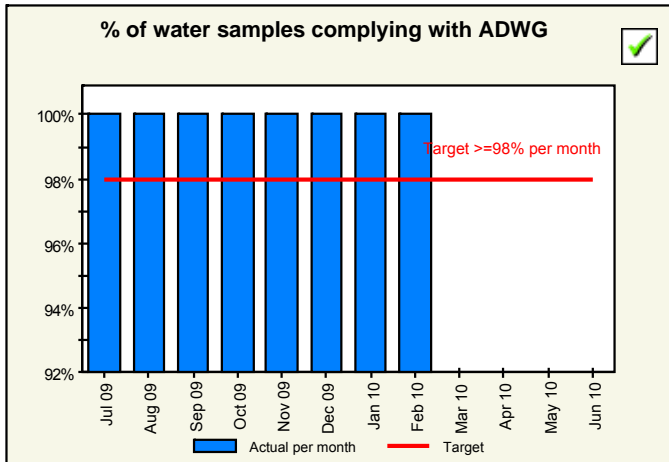
Result for the month YTD is 1.08% behind budget. Expenditure to budget is within target range.



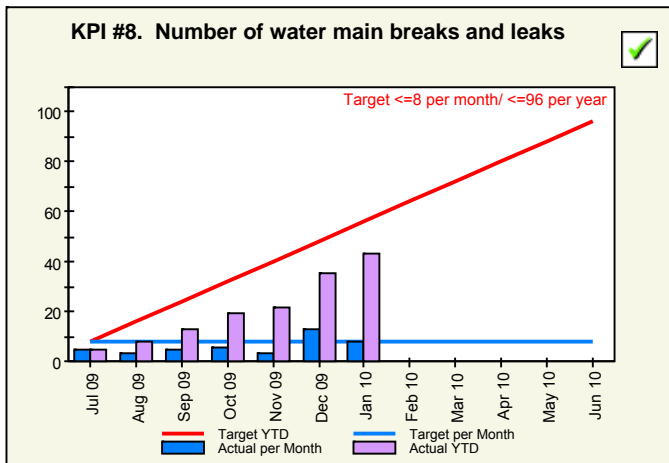
Result for the month is 5.13% ahead of budget. Primarily due to increased revenues in water consumption 4% above target



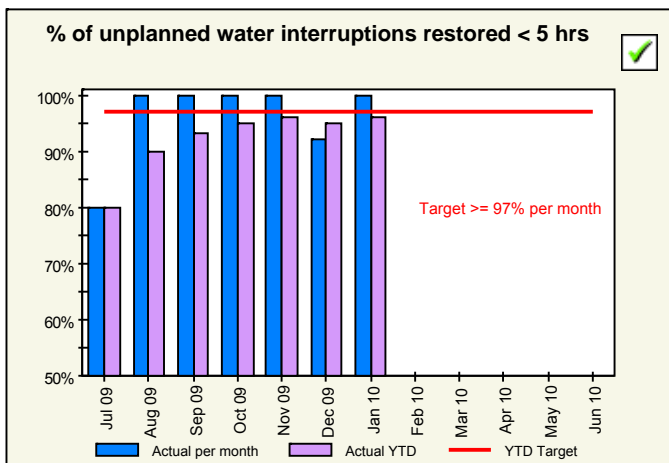
### Internal Processes



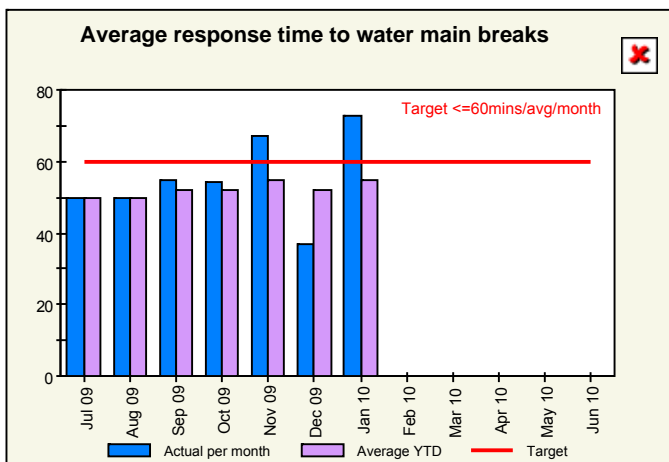
Result for the month of January 2010 is 100% compliance with guidelines. YTD is 100%



8 water main breaks occurred for the month - 6 main breaks (3 at Thornlands, 2 at Birkdale 1 at Cleveland), and 2 fire hydrant failures (1 at Wellington Point and on Russell Island).

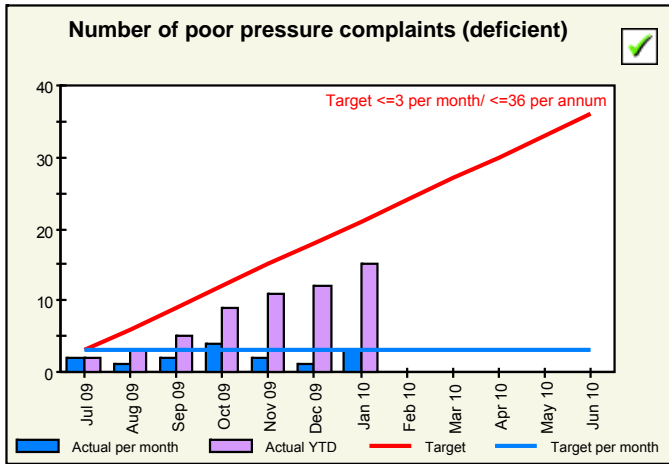


All unplanned water interruptions were restored within 5 hours YTD is 96%

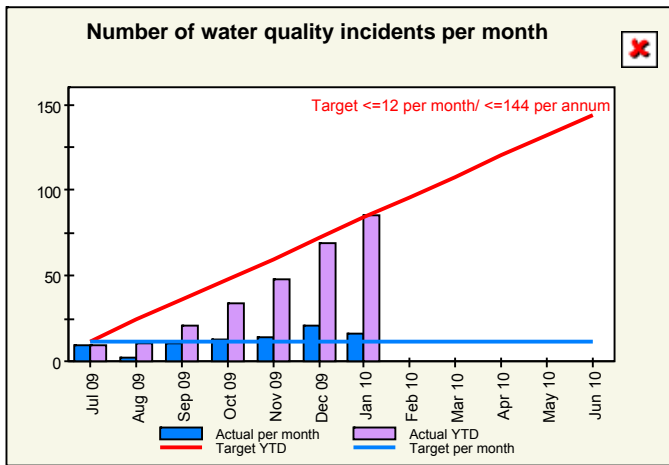


The average response time was 73 minutes. One response exceeded the 1 hour target due to information supplied by the customer. YTD is 55 minutes.

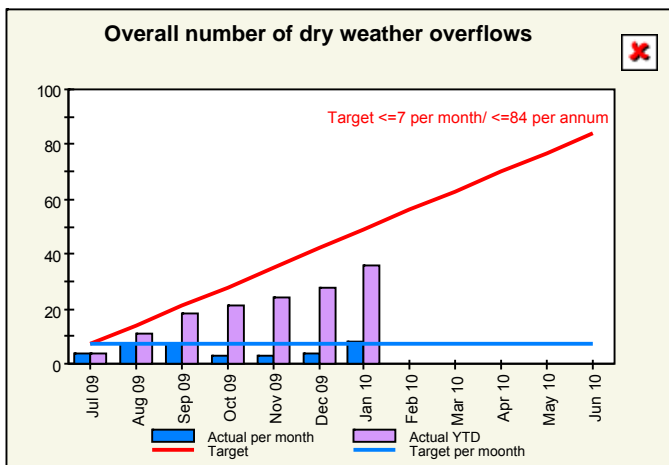
### Internal Processes



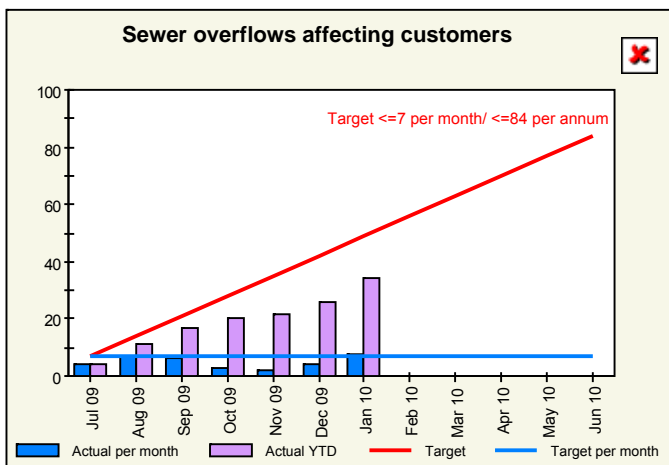
10 poor pressure complaints were received for the month. All were investigated and 3 proved to be deficient - 1 each at Alexandra Hills, Wellington Point and Capalaba. 1 complaint was received at Capalaba and although initial investigations indicate above minimum supply standards a final result is still pending. YTD is 15



16 water quality incidents occurred for the month: 2 microbiological test result incidents (Birkdale and Thorneside); 8 bad taste incidents (2 at Birkdale, 1 each at Cleveland, Victoria Point, Alexandra Hills, Capalaba, Macleay Island and Thorneside); 6 dirty water incidents (Macleay Island, Cleveland, Thorneside, Sheldon and 2 at Victoria Point). YTD is 85.

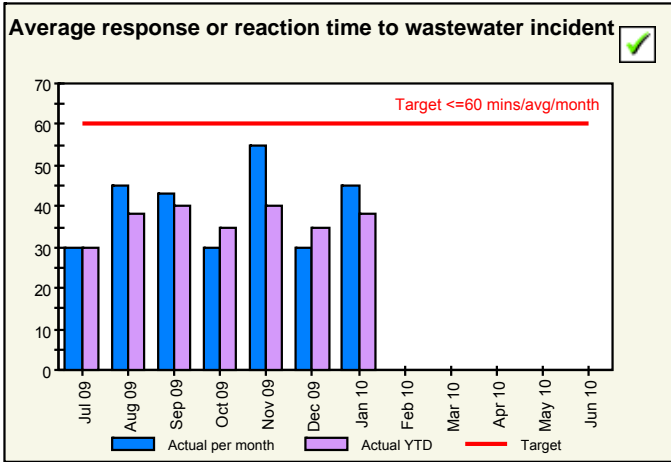


8 dry weather overflows occurred for the month - 3 at Alexandra Hills (1 with fat in line and 2 with tree roots in jump up), 1 each at Wellington Pt (broken back drop), Birkdale (debris in line) and 2 in Cleveland (tree roots in manhole and tree roots in line). YTD is 36.

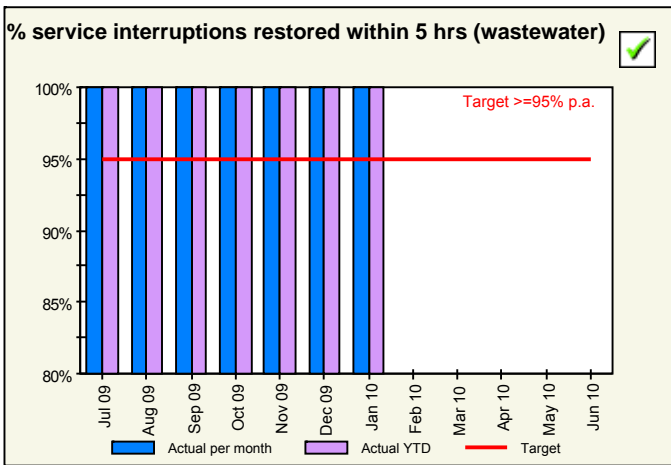


8 wastewater overflows affected customers properties in Jan. YTD is 34.

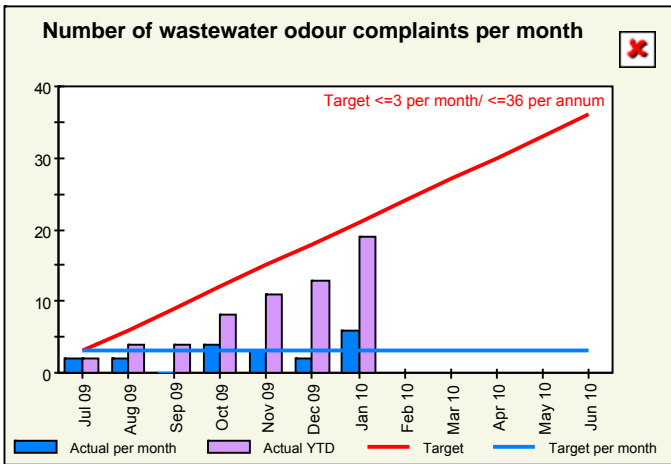
### Internal Processes



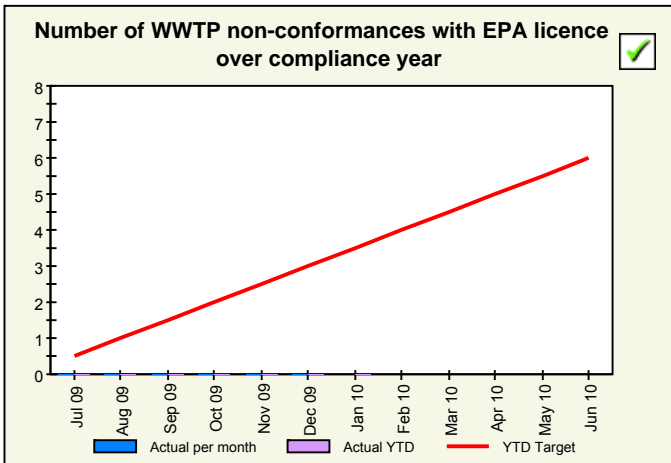
Average response time to wastewater incidents was 45 minutes. YTD average is 38 minutes.



Results for the month is 100%. YTD is 100%

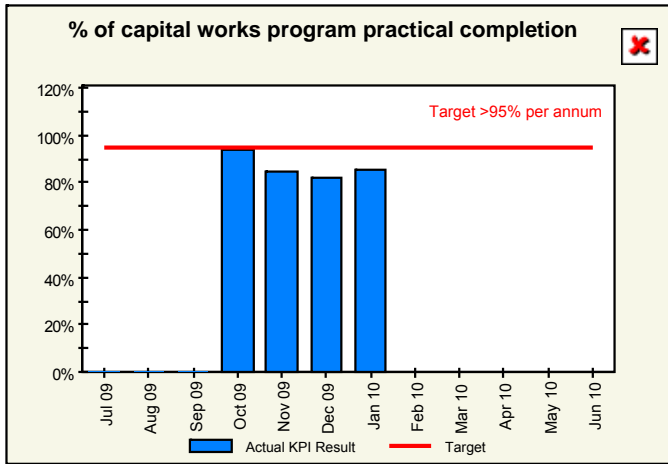


6 wastewater odour complaints were received for the month: 2 at Victoria Point (1 had no fault found and 1 was referred to Treatment Operations). 3 at Thorneside (1 dosing product had run out, 1 had logger installed and 1 had lid resealed), and 1 at Wellington Point had no fault found.



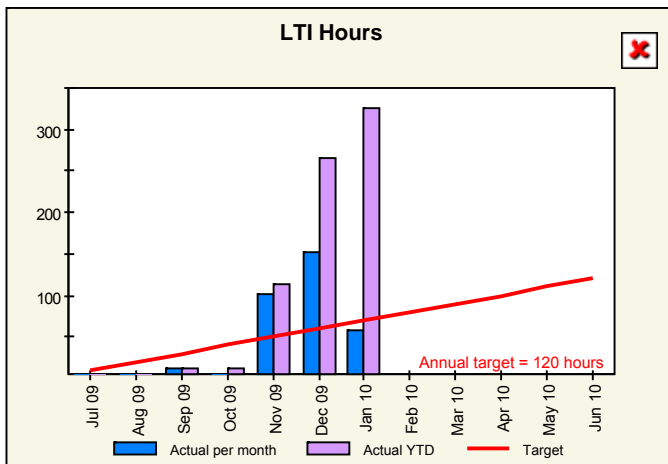
No non-conformances for January 2010

### Internal Processes



65 milestones completed out of 76 due achieving an 85.5% result.

### People and Learning



No injuries in January but with previous injuries our LTI hours result YTD is now 325.

## Summary of major issues for the month

### Office of the General Manager

- A letter has been received from the Department of Environment & Resource Management (DERM) advising that the combined strategic asset management plan (SAMP), system leakage management plan (SLMP) and customer service standards (CSS) meet the requirements of the *Water Supply (Safety & Reliability) Act*
- Negotiations are continuing with Queensland Treasury with respect to the water assets that still remain to be transferred to the bulk authorities. Completion date is 31 May 2010. Value of the assets in question is \$8.2 million.

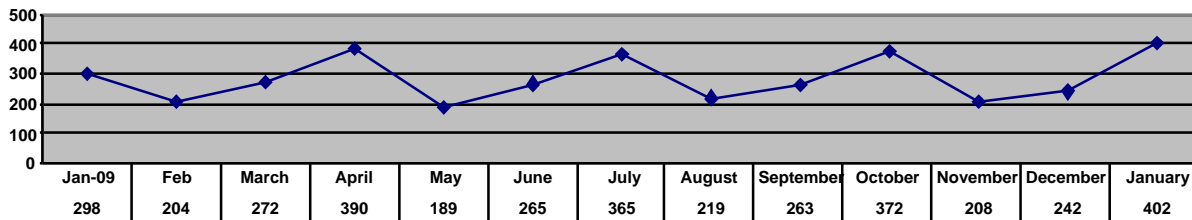
### Customer Service & Business Performance

- The water supply system fire flow upgrade project commenced during the month with the reticulation team completing a 200m length of main in Long Street, Cleveland. The contractor has taken possession of sites and established their compounds in Thornlands and Cleveland.
- The customer service team has identified the need for a frequently asked question (FAQ) response relating to sprinklers and irrigation systems. This is based on the number of customer enquiries received by the team which show some confusion regarding the suitability of older sprinkler and watering systems.
- The sewer maintenance hole raising project will commence in early February. Residents whose properties have a buried maintenance hole will receive written notice ahead of the contractors carrying out the work.

### Water billing

- The quarterly rate notice was issued during the month and produced the expected increase in customer enquiries relating to water consumption.

Customer calls relating to water billing



- Meter replacement program continued with 504 meters replaced for the month. YTD total is 7,054. The project is on track and on budget.
- 31 concealed leak applications were processed in January to the value of \$6,721.
- Water consumption CSO remissions YTD are \$68,267.90.
- 110 searches were completed in the month of January.

### Water reticulation

- The unlined fittings program continued with 19 fittings replaced in the Alexandra Hills area during January.

### Customer service

- The recently revised wastewater information brochures being distributed at shopping centres are proving to be very popular and well received.

### WH&S

- There were no WHS incidents in January.

## Treatment Operations

### Water Quality

- Linkwater has reported several exceedances of the Australian Drinking Water Guidelines (ADWG) to the Office of the Water Supply Regulator in January within Alexandra Hills reservoirs 1 & 2, for the disinfection by products (Trichloroacetic acid and dichloroacetic acid). However, these 2 compounds were detected at concentrations below the ADWG health guideline values in the reticulation system. Recent actions to reduce the impact of these compounds have included minimising the number of reservoirs in use at Alexandra Hills from 3 to one and also increasing the inflow of water from NSI.

It is considered that the unwanted compounds are formed from the combination of chlorine and high levels of DOC (dissolved organic carbon) from the Capalaba water treatment plant (WTP).

On 2 February, the Water Grid Manager (WGM) nominated that the event was a Level 3 Emergency and the following actions are being considered to prevent any further exceedences;

- Short term - cease taking water from Capalaba WTP and use NSI and the eastern connector to fill the Alexandra Hills reservoirs.
- Long term - provide capital funds to upgrade the Capalaba WTP as nominated by RW's upgrade strategy dated November 2006.

RW has prepared a 14-page engineering report to assist the WGM to determine how to solve the chronic water quality exceedance issues.

### **Planning**

- Priority infrastructure plan information completed for water, wastewater and treatment.
- Preparatory planning completed for the installation of water telemetry which will provide RW independence from the requirement to pay SEQWater to monitor our system.

### **Control systems**

- Booran St water booster switchboard upgrade installed and commissioned successfully for Christmas peak.
- Mt Cotton water booster switchboard upgrade installed and commissioned.
- New SCADA computers installed at Cleveland WWTP.
- Flow monitoring backbone installed at Cleveland control room in preparation for the 2 rising main installations.
- Critical alarms updated at Thorneside, Mt Cotton and Cleveland WWTPs.

### **Pump stations**

- New odour control unit installed and commissioned at PS141 in South St.
- PS67 at Fir St, Victoria Pt continues to cause odour complaints - Q2 submission made to upgrade to a contemporary odour control unit.

### **Treatment**

- Extensions to sludge bins installed.

Gary Soutar  
General Manager  
REDLAND WATER

## YTD Non-conformances (FY 09/10):

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**Potential licence compliance issues:** There are no suspected areas of concern with respect to licence compliance.

### Definitions

#### Long term 50 percentile compliance

- Weekly sampling - median of 50 consecutive samples not to exceed licence limit;
- Monthly sampling (Dunwich/Cleveland) - not more than 6 of the last 12 monthly samples may exceed licence limit;

**Short term 50 percentile compliance:** Median of 5 consecutive samples (3 out of 5) not to exceed licence limit

#### Long term 80 percentile compliance

- Weekly sampling - not more than 10 out of 50 consecutive samples to exceed the licence limit.
- Monthly sampling – not more than 3 out of the last 12 monthly samples may exceed licence limit

**Short term 80 percentile compliance:** Not more than 1 out of 5 consecutive samples to exceed licence limit

### No Licence compliance & alerts for January 2010

Quality Characteristics	Limit Type	Capalaba	Cleveland	Dunwich	Mt Cotton	Pt Lookout	Thorneside	Victoria Pt
5-Day Biochemical Oxygen Demand (BOD)	Long term 80%	✓	✓	✓	✓	✓	✓	✓
5-Day Biochemical Oxygen Demand (BOD)	Short term 80%	✓	✓	✓	✓	✓	✓	✓
5-Day Biochemical Oxygen Demand (BOD)	Maximum	✓	✓	✓	✓	✓	✓	✓
Total Suspended Solids (TSS)	Long term 80%	✓	✓	✓	✓	✓	✓	✓
Total Suspended Solids (TSS)	Short term 80%	✓	✓	✓	✓	✓	✓	✓
Total Suspended Solids (TSS)	Maximum	✓	✓	✓	✓	✓	✓	✓
PH	Range	✓	✓	✓	✓	✓	✓	✓
Dissolved Oxygen (DO)	Minimum	✓	✓	✓	✓	✓	✓	✓
Total Nitrogen (TN)	Long term 50%	✓	✓	✓	✓		✓	✓
Total Nitrogen (TN)	Short term 50%	✓	✓	✓	✓		✓	✓
Total Nitrogen (TN)	Maximum	✓	✓	✓	✓		✓	✓
Total Phosphorus (TP)	Long term 50%	✓	✓	✓	✓		✓	✓
Total Phosphorus (TP)	Short term 50%	✓	✓	✓	✓		✓	✓
Total Phosphorus (TP)	Maximum	✓	✓	✓	✓		✓	✓
Free Chlorine residual	Maximum	✓	✓			✓	✓	✓
Faecal Coliforms - Organisms per 100mL	Median	✓	✓	✓	✓	✓	✓	✓
Faecal Coliforms - Organisms per 100mL	Maximum	✓	✓	✓	✓	✓	✓	✓
Flow – kL/day	Average (12 mths)	✓	✓	✓	✓	✓	✓	✓
Flow – kL/day	Maximum	✓	✓	✓	✓	✓	✓	✓

Note: 1. Shaded areas indicate there is no licence limit for that parameter. Note 2. Amber coloured cells represent characteristics that may contribute to a non-compliance. Red cells are non-compliances

# Appendix A - wastewater treatment plants supplementary performance information

## Testing regime

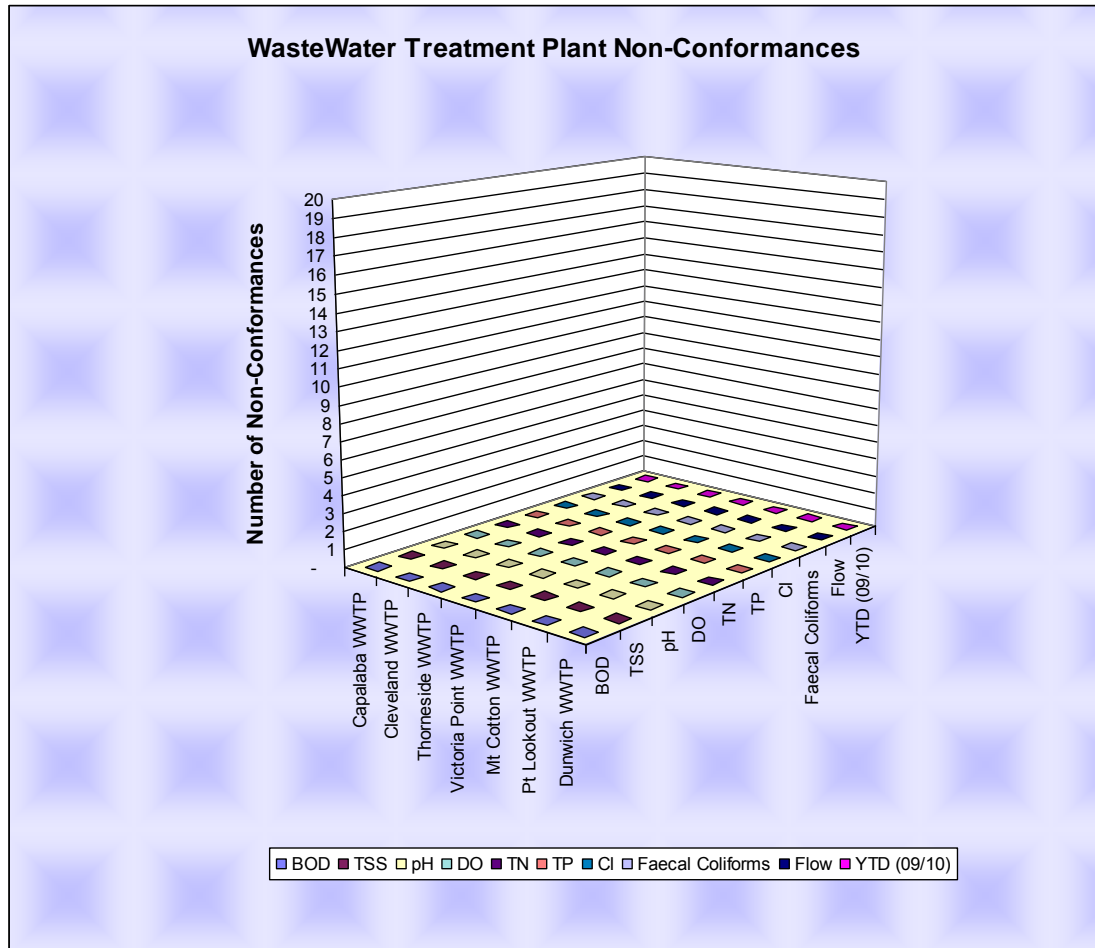
Council's wastewater treatment plants (WWTPs) have a regular testing regime which includes:

- daily testing, performed by treatment plant operators, to monitor plant performance, the exceptions being Dunwich and Pt Lookout WWTPs which are each tested 2 or 3 times a week;
- weekly or monthly laboratory testing by Redland Laboratory depending on the licence conditions for each treatment plant.

All WWTPs, with the exception of Cleveland and Dunwich, are required to sample effluent quality once a week. The licence conditions at both Cleveland and Dunwich specify monthly sampling, however, weekly sampling at Cleveland has continued. This frequency allows weekly confirmation of on-site results, with the aim to maintain plant performance.

## Effluent testing non-conformances for WWTP licences

**Monthly comment:** There were zero licence non-compliances in January 10.





## 12.2.2 COOCHIEMUDLO ISLAND CONNECTION TO MAINLAND SEWER SYSTEM

**Dataworks Filename:** RW Projects – WW Internal Communication – Coochiemudlo Island Sewerage

**Attachments:** [Summary of properties](#)

**Responsible Officer Name:** Kevin McGuire  
Manager Customer Service & Business Performance

**Author Name:** Allan Nisbet  
System Administration Officer, Customer Service & Business Performance

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### EXECUTIVE SUMMARY

Properties on Coochiemudlo Island were required to connect to the mainland sewer system by 1 January 2010. Although the majority of properties have completed their connection, there are approximately 95 properties which have not.

Some of the outstanding properties have made significant progress towards finalising their connection, but others have not yet started the application process.

### PURPOSE

The purpose of this report is to provide information regarding the current status of Coochiemudlo Island sewer connections. In addition, this report recommends that Council approve a final extension of time for property owners to connect to the sewer system.

### BACKGROUND

Coochiemudlo Island was connected to the mainland sewer system in 2006, with connections available to property owners from 1 January 2007. After community consultation, Redland Water (RW) and the CEO decided to extend the usual 12 months permitted to connect and give property owners 36 months to connect their properties. This decision was in accordance with Corporate Policy POL-3055 Provision of House Sewer Connection, and was communicated to property owners via letter.

Those properties not connected by October 2009 were sent a follow-up letter reminding them of their responsibility to connect, and the deadline for those connections to be made.

### ISSUES

The deadline given to property owners for connection to the sewer system has now passed (as at 1 January 2010).

Currently 95 properties have not yet finalised their connection. These properties fall into 3 broad categories, namely:

- properties which have made significant progress towards finalising their connection;
- properties which have started the process towards their connection; and
- properties which have not made any progress towards their connection.

Under the above category types:

- 29 properties have made significant progress towards finalising their connection. These properties have typically undertaken the majority of the work required, but are yet to have a successful final inspection of the connection take place;
- 34 properties have started the process towards their connection. These properties have typically submitted their application to Council, but Council has no record of any further progress in regards to the connection being made. It is likely that some of these properties have made progress beyond the submission of the application;
- 32 properties have not yet applied to connect to the sewer system. It is unlikely that any of these properties have commenced the necessary work to connect to the sewer system.

Council has 5 properties which have been included in the figures above. 2 have made significant progress towards finalising their connection, 2 have started the process and 1 is currently under review concerning its requirement to connect. It is expected that all Council properties will have finalised their connections prior to the May 31 deadline proposed in this report. Additionally, the Isle of Coochie Golf Club has been informed that a connection point is available for them, and that they must now engage a plumber to finalise their connection.

After consultation with the Legal Services Group a number of options have been identified in relation to properties that have not finalised their connection, ranging from doing nothing (which would require exemptions to Council policy to be considered on a case-by-case basis and may have legislative implications) to initiating court action to impose fines and force the work to be undertaken.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide and maintain wastewater services and support the provision of infrastructure.

## **FINANCIAL IMPLICATIONS**

If the preferred option is adopted by Council, there is no financial implication at this time.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

Consultation has been undertaken with:

- Council's Legal Services group with regard to applying penalties to property owners who have failed to meet the stated deadlines; and
- Council's Plumbing Assessment Unit concerning the finalisation of connections.

## **OPTIONS**

### **PREFERRED**

That Council resolve to extend the deadline for Coochiemudlo Island property owners to make their connection to the sewer system until 31 May 2010, after which time penalties may be applied in accordance with relevant legislation.

### **ALTERNATIVE 1**

That Council resolve to not extend the deadline and pursue the application of penalties in accordance with relevant legislation against those property owners who have failed to meet the deadline;

### **ALTERNATIVE 2**

That Council resolve to undertake the outstanding connection of properties on behalf of property owners and seek compensation via either normal debtor arrangements or as a debt on the property.

## **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

**That Council resolve to extend the deadline for Coochiemudlo Island property owners to make their connection to the sewer system until 31 May 2010, after which time penalties may be applied in accordance with relevant legislation.**

## **CARRIED**

## Summary of Coochiemudlo Island properties not yet connected to the mainland sewer system

At the time of writing, the break-up of properties not yet connected to the mainland sewer system is as follows. It should be noted that these figures are in a state of change as progress is made in regard to properties connecting.

Properties on Coochiemudlo	740 (approx)	
Letters sent in October 2009	147	This letter reminded owners of their obligation to connect and the approaching deadline.
<b>Not yet applied for connection</b>	32	
Council	1	Laurie Burns Sportsfield (may not require connection)
SEQ Electricity	1	
State Dept of Education	1	
Church	1	
Investment properties	17	1 has advised the dwelling will be used for storage only, 2 have requested financial hardship considerations, and 1 has advised they will submit application in January
Owner-Occupied	11	2 are pensioners
Total	<u>32</u>	
<b>Incomplete application for connection</b>	63	29 properties are substantially complete, 27 properties have only just applied and the final 7 applied some time ago but there has not been any council involvement since.
Council	4	Norfolk Beach and Main Beach toilet blocks Doug and Mary Morton Reserve (barge toilet block) Morwong Beach (toilet block) Community Hall
Qld Fire Service	1	
Clubs	2	Coochiemudlo Island Recreation Club Incorporated and Isle of Coochie Golf Club Inc
Commercial	2	
Investment properties	38	
Owner-Occupied	16	1 is a pensioner
Total	<u>63</u>	

**12.2.3 PROPOSED PUBLIC UTILITY EASEMENT - BARTON STREET, DUNWICH**

**Dataworks Filename:** WW Planning – Reticulation Mains  
L-108521

**Attachments:** [Drawing - Proposed Easement](#)

**Responsible Officer Name:** Bradley Taylor  
Manager Treatment Operations

**Author Name:** Avril Francis  
Environmental Engineer

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**EXECUTIVE SUMMARY**

This report recommends that Council acquire a public utility easement (for sewerage system purposes) over state land between Ballow Road and Barton Street, Dunwich, North Stradbroke Island (NSI) (L3 USL20272 – as shown on the drawing in the attachment).

The acquisition of the easement will allow access to Council's asset and protection for the asset during any future allocation of the state land.

**PURPOSE**

To seek Council approval to acquire a public utility easement (for sewerage system purposes) over part of L3 USL20272, in accordance with the *Land Act 1994* and the *Land Title Act 1994*.

**BACKGROUND**

Redland Water (RW) currently maintains pump station (PS) 160 located at 18 Barton Street, Dunwich. PS160 is located approximately 6 metres inside the front boundary of a private property which is contrary to normal practice, as it should be located on Council owned or controlled land. The pump station includes a maintenance hole with 2 pumps, a power pole and switchboard.

The pump station and rising main are in extremely poor condition and it is proposed that a gravity sewer bypass PS160 across the adjacent public open space area to connect to a sewer located along Ballow Road. The decommissioning of PS160 will significantly reduce the risk of sewage overflow, reduce power consumption and provide a reliable means of removing sewage from the area.

The new gravity sewer is required to run through state land, and therefore an easement over this land is required. Acquisition of an easement will be required to protect Council's asset when a future allocation of the land, including a Native Title determination, is made over the land.

## **ISSUES**

If the gravity sewer were to run through state land, it would be unprotected in terms of right to access, particularly should any future allocation of the state land be made.

To allow works to proceed, including finalisation of the boundaries of the easement, it is proposed that Council seek a permit to access for construction. This should ensure that construction works remain on schedule while undertaking the survey works required to obtain the easement.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide and maintain wastewater services and support the provision of infrastructure.

## **FINANCIAL IMPLICATIONS**

Capital submissions will be made to undertake the work in 2011.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was not consulted as it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

During the preparation of this report, consultation has occurred with the following people:

- Manager Treatment Operations, RW; and
- Survey Services Manager.

## **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

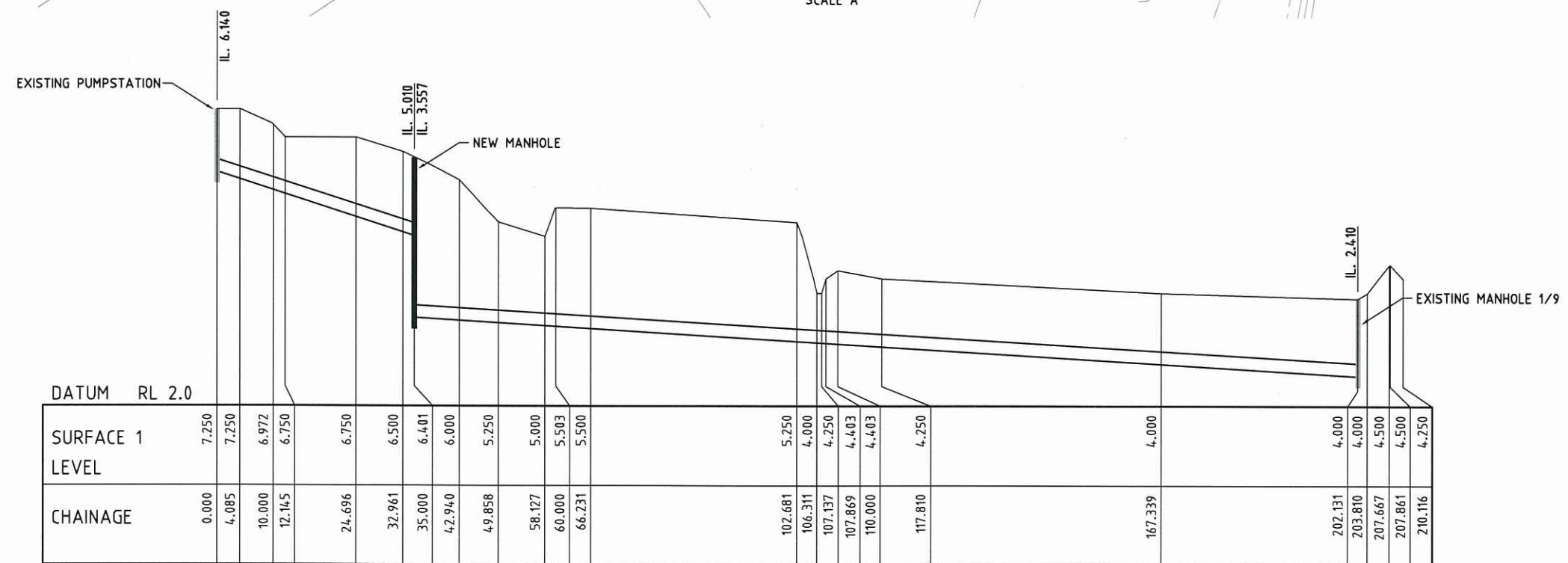
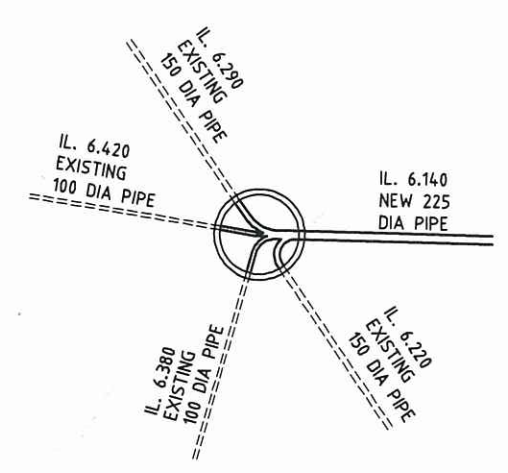
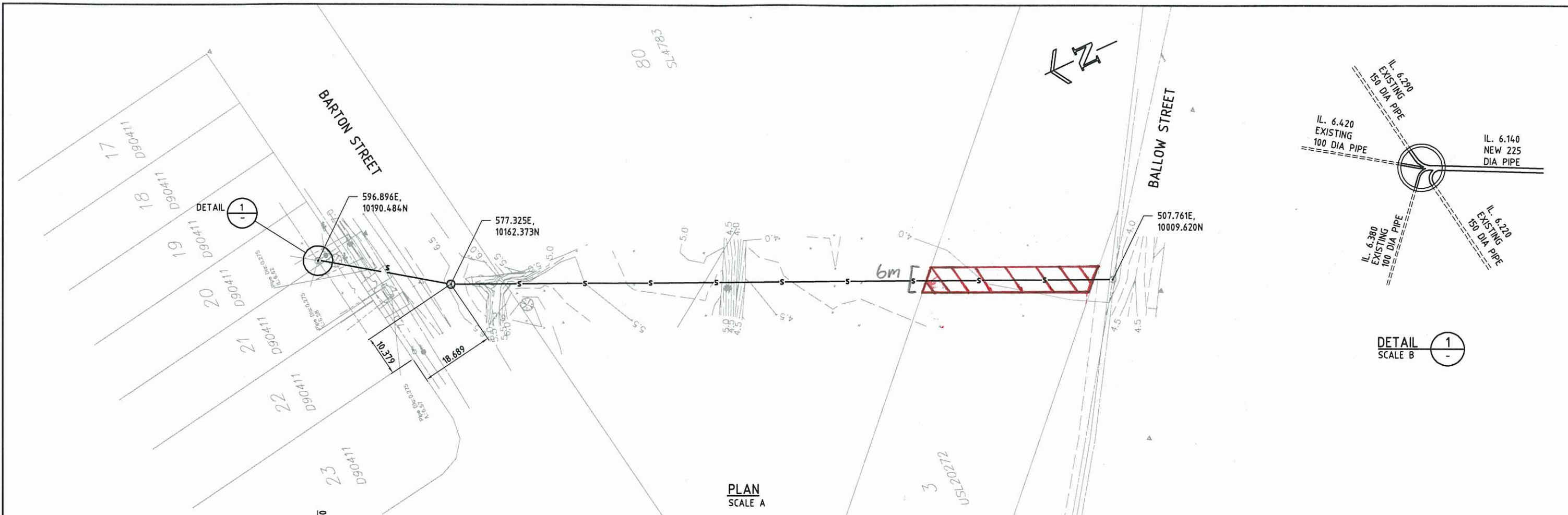
Moved by: Cr Bowler  
Seconded by: Cr Townsend

**That Council resolve as follows:**

- 1. To acquire a public utility easement (for sewerage system purposes) over L3 USL20272;**
- 2. That the Chief Executive Officer be delegated authority to sign all necessary documentation associated with acquisition of the public utility easement; and**

3. That a permit to access the land be sought from the Department of Environment Resource Management to construct the works while the easement documentation is being finalised and registered.

**CARRIED**



Attachment  
Page 1 of 1

**NOT TO BE USED FOR CONSTRUCTION**

PRELIMINARY DRAWING	DATE 25.09.04	ISSUE 1
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No.	BY	DATE	DESCRIPTION	APPD

Scale  
5 0 10 20m  
SCALE A  
1 0 1 2 3 4 5m  
SCALE B

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE MAUNSELL QUALITY ASSURANCE SYSTEM TO ISO 9001-2000

DESIGNED	MCB	CHECKED	
DRAWN	JLP	CHECKED	
APPROVED		DATE	

Cad ref: J:\MPL\10101804\Cad\Details\10101804-001.dwg  
Last modified: 25 Mar 04 - 16:18

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REDLAND SHIRE COUNCIL  
BARTON STREET SEWER SCHEME, DUNWICH  
SEWERAGE LAYOUT PLAN AND LONGSECTION

Status	NOT FOR CONSTRUCTION	Org No.	10101804-001	Rev.	0
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### 12.3 COMMITTEE CLOSED SESSION

The committee meeting was closed to the public under Section 463(1)(h) of the *Local Government Act 1993* to discuss the following items:

- 12.3.1 Water Reform Update;
- 12.3.2 Equity Determination Methodology Options;
- 12.3.3 Allconnex Water Equity Determination Process; and
- 12.3.4 Allconnex Water Appointment of Chair & Board Members.

Following deliberation on these matters, the Committee meeting was again opened to the public.

#### 12.3.1 WATER REFORM UPDATE

**Dataworks Filename:** GOV WRAD WB3 Administration/Resources  
**Responsible Officer Name:** Eleanor Bray  
Manager Water Reform  
**Author Name:** Eleanor Bray  
Manager Water Reform

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#### EXECUTIVE SUMMARY

A confidential report from Manager Water Reform dated 1 February 2010 was discussed in closed session at the Redland Water Committee meeting on 16 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

#### OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler  
Seconded by: Cr Townsend

**That Council resolve to note the update on the regional water reform within south-east Queensland.**

**CARRIED**

**12.3.2 EQUITY DETERMINATION METHODOLOGY OPTIONS**

**Dataworks Filename:** GOV WRAD Finance, Asset Transfer & Corporate Services

**Responsible Officer Name:** Eleanor Bray  
Manager Water Reform

**Author Name:** Gavin Holdway  
Water Reform Finance Project Manager

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**EXECUTIVE SUMMARY**

A confidential report from Manager Water Reform dated 12 February 2010 was discussed in closed session at the Redland Water Committee meeting on 16 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

**That Council resolve as follows:**

- 1. To endorse the position of advocating for Redland City Council to pursue with Allconnex Water to seek as a preference that the DORC asset valuation approach is taken in due course for an equity determination methodology; and**
- 2. That this report remain confidential until the participation agreement is signed by the 3 Councils and approved by the Minister.**

**CARRIED**

**12.3.3 ALLCONNEX WATER EQUITY DETERMINATION PROCESS**

**Dataworks Filename:** GOV WRAD – PCG Finance / Due Diligence Stream  
**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer  
**Author Name:** Gary Stevenson  
Chief Executive Officer

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**EXECUTIVE SUMMARY**

A confidential report from Chief Executive Officer dated 12 February 2010 was discussed in closed session at the Redland Water Committee meeting on 16 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Townsend

1. That Council endorses the four phase lobbying program;
2. That Council authorise the Mayor and Chief Executive Officer to take any action necessary to execute phases 1 – 3;
3. Should the Mayor and Chief Executive Officer deem it necessary to implement phase 4, a further more detailed report be presented to Council for consideration, prior to implementation of phase 4; and
4. That this report remain confidential.

**CARRIED**

**12.3.4 ALLCONNEX WATER APPOINTMENT OF CHAIR & BOARD MEMBERS**

**Dataworks Filename:** GOV WRAD – WB3 Establishment Group  
**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer  
**Author Name:** Gary Stevenson  
Chief Executive Officer

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**EXECUTIVE SUMMARY**

A confidential report from Chief Executive Officer dated 16 February 2010 was discussed in closed session at the Redland Water Committee meeting on 16 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

**COMMITTEE RECOMMENDATION**

That Council resolve as follows:

1. That in accordance with Section 33 of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*, to appoint to the Board of Allconnex Water the Chair and four Board Members as detailed in Chief Executive Officer's report, subject to endorsement by the other two participating Councils;
2. That the public release of the names be made by Allconnex Water following endorsement by the other two participating Councils;
3. That the new Board not formally commence operations until such time as an updated Interim Participation Agreement, or a final Participation Agreement, is resolved by the three participating Councils; and
4. That this report remain confidential until endorsement by all Councils.

The late item, *Supplementary Report to Item 3.4 of Redland Water Committee Allconnex Water Appointments Chair & Board* was presented for consideration.

**COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Elliott

That Council resolve as follows:

1. That in accordance with Section 33 of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*, to appoint to the Board of Allconnex Water the Chair and four Board Members as detailed in Chief Executive Officer's report, and supplementary late report subject to endorsement by the other two participating Councils;

2. That the public release of the names be made by Allconnex Water following endorsement by the other two participating Councils;
3. That the new Board not formally commence operations until such time as an updated Interim Participation Agreement, or a final Participation Agreement, is resolved by the three participating Councils; and
4. That this report remain confidential until endorsement by the other two participating Councils.

**CARRIED**

### 13 PLANNING & POLICY COMMITTEE 17/02/10 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Ogilvie  
Seconded by: Cr Williams

That the Planning & Policy Committee Report of 17 February 2010 be received.

CARRIED

#### 13.1 PLANNING & POLICY

##### 13.1.1 PROPOSED DRAINAGE EASEMENT - ROY STREET, THORNESIDE

**Datworks Filename:** RTT - Maintenance Easements  
36 Roy Street, Thorneside (Lot 19 on RP14121)  
L.103579

**Attachments:** [Location Map](#)  
[Drawing A2-R34-1](#)

**Responsible Officer Name:** David Elliott  
Manager Infrastructure Planning

**Author Name:** Len Purdie  
Principal Engineer Roads & Drainage

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#### EXECUTIVE SUMMARY

This report recommends that Council acquire a 1.5m wide easement along the northern boundary and a 2m wide easement along the eastern boundary of 36 Roy Street, Thorneside, (Lot 19 on RP14121) for drainage purposes.

The acquisition of the easement is required to allow Council to legally access the existing pipe stormwater drainage and protect the asset on the property.

#### PURPOSE

To seek Council approval to acquire a 1.5m wide easement along the northern boundary and a 2m wide easement along the eastern boundary of (Lot 19 on RP14121) in accordance with the *Land Act 1994* and the *Land Title Act 1994* for drainage purposes.

#### BACKGROUND

Council received representation from residents on the southern end of Roy Street in particular Lot 19 complaining of excessive over land flow through their properties emanating from the upstream catchments during storm events.

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Stormwater pipes were subsequently laid by Council along the line of the proposed easement to mitigate the flooding with approval from the property owner.

## **ISSUES**

To enable Council to legally access the piped system and to protect the asset it is necessary that a drainage easement be acquired along the northern and eastern boundaries of Lot 19. The property owner is agreeable to Council acquiring the easement.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.

## **FINANCIAL IMPLICATIONS**

The cost associated with acquiring the drainage easement is estimated to be \$5,000 and funds are available in the current budget.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not result in any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

The Manager Infrastructure Planning has consulted with the Divisional Councillor, Manager Development Coordination, Property Services Manager and the Land Development Services Manager.

## **OPTIONS**

### **PREFERRED**

1. That Council acquire an easement for drainage purposes over 36 Roy Street, Thorneside (Lot 19 on RP14121); and
2. The Chief Executive Officer be the delegated authority to:
  - a. proceed with resumption action under section 5(1)(b) of the *Acquisition of Land Act 1967*; and
  - b. sign all necessary documentation associated with the acquisition.

### **ALTERNATIVE**

No alternative proposed.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 1. To acquire an easement for drainage purposes over 36 Roy Street, Thorneside (Lot 19 on RP14121); and**
- 2. That the Chief Executive Officer be delegated the authority to:**
  - a. proceed with resumption action under section 5(1)(b) of the *Acquisition of Land Act 1967*; and**
  - b. sign all necessary documentation associated with the acquisition.**

**CARRIED**





### Red-e-map Plot

#### Legend

Road Names

Current Land

Suburbs

Outline of Redland City

Adjoining Local Authorities

#### 2008 Mainland Photos

RGB

Red: Band\_1

Green: Band\_2

Blue: Band\_3

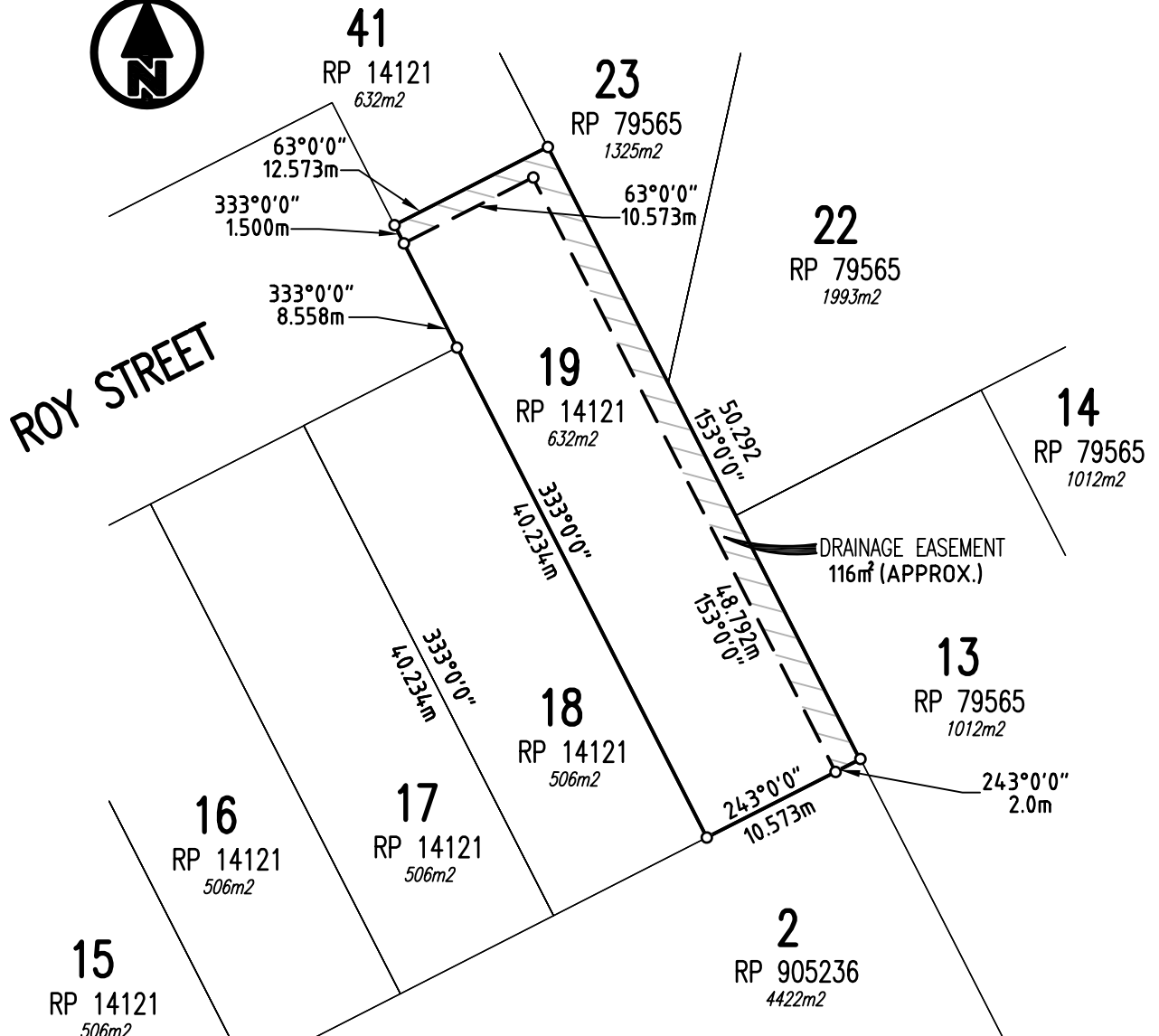
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Date: 2/02/2010



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**DETAIL**

SCALE 1:500

LOT 19  
 RP14121  
 PARISH OF THORNESIDE  
 TOTAL AREA = 632m<sup>2</sup>  
 EASEMENT AREA = 116m<sup>2</sup> (APPROX.)  
 OWNER: AMANDA MEGAN DAVIES  
 AARON KEITH RIDDLE  
 PO BOX 5142  
 MANLY 4179

NOTES:

1. ALL BEARINGS, DISTANCES AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION.

DATE: 12/01/2010

DRAWN: WN

CHECKED: MH



PROPOSED DRAINAGE EASEMENT  
 LOT 19 RP14121 PARISH OF THORNESIDE

DRAWING NO. **A4**

**A2-R34-1**

A	B			
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### 13.1.2 DRAFT STATE KOALA CONSERVATION PLANNING FRAMEWORK FOR SOUTH EAST QUEENSLAND

**Dataworks Filename:** EM Policy - EM SEQ Koala Conservation State Planning Regulations Provisions

**Responsible Officer Name:** Martin Hunt  
Acting Manager - Land Use Planning

**Author Name:** Danielle Outram  
Strategic Planner – City Wide Planning

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#### EXECUTIVE SUMMARY

The Queensland State Government has recently released a draft package of measures to support the survival of koalas in South East Queensland. These measures include:

- new koala planning and assessment framework consisting of:
  - Draft South East Queensland Koala Conservation State Planning Policy (SPP) and supporting guideline;
  - Draft South East Queensland Koala Conservation State Planning Regulatory Provisions (SPRP) and supporting guidelines;
- land exchange program;
- compulsory acquisition powers for koala habitat that is not subject to human habitation;
- new requirements for State activities;
- \$15 million for buying new habitat and rehabilitating existing habitat.

The draft SPP is proposed to work in conjunction with the draft SPRP to provide a planning and assessment framework for koala conservation under Queensland's planning legislation. The draft SPRP is an overarching State planning instrument and will regulate new development at the development assessment stage. The draft SPP will be used to improve planning undertaken by Local and State Government and will ensure koala and koala habitat conservation measures are incorporated primarily into planning schemes.

#### PURPOSE

The purpose of this report is to provide an overview of the draft planning and assessment framework for koala conservation and identify key issues, concerns and implications for Council. The other purpose of this report is to receive endorsement from Council on the matters raised in the Issues section of this report as a basis of a written submission to the Department of Infrastructure and Planning (DIP) on the proposed new koala conservation planning framework in South East Queensland.

## BACKGROUND

### Action to Date:

In November 2009, a number of planning measures were released to protect koalas in South East Queensland. These included:

- amended Interim SPRP which came into effect upon gazettal on 2 November 2009;
- exposure drafts for the proposed SPP and SPRP.

Council was requested to provide feedback on the exposure drafts by the end of November 2009. Following a Councillor workshop, a written interim response was submitted to the Department of Environment and Resource Management (DERM) on the 25 November 2009. On the 23 December 2009, DERM released revised versions of the draft SPP and SPRP for public consultation. This report examines the draft SPP and SPRP released for formal public submission. Written comments of the draft planning provisions are required to be submitted by the 28 February 2010.

## ISSUES

### Summary of the Draft Koala Conservation Planning Framework

The draft framework will apply to seven local government areas, including Sunshine Coast, Moreton Bay, Brisbane, Redland, Ipswich, Logan and Gold Coast and will be collectively known as the South East Queensland Koala Protection Area (SEQKPA).

The SEQKPA contains two types of planning areas

- Priority Koala Management Areas (PKMA)
- Koala Planning Areas (KPA)

The framework identifies the entire mainland Redland City as PKMA (along with other areas within the Koala Coast and the former Pine Rivers Shire). Additional protection measures will apply within these areas. North Stradbroke Island is not included in the PKMA but is mapped as a Koala Planning Area. In addition State Officers have indicated in preliminary discussions the intended \$15 million fund for buying habitat will be focused within the PKMA. Further guidelines are still to be developed regarding the operation of this fund.

### **Draft South East Queensland Koala Conservation State Planning Policy (SPP)**

The draft SPP is the mechanism for ensuring that the State's interest in koala conservation is captured and reflected in land use planning decisions made under the *Sustainable Planning Act 2009* (SPA). When adopted, the draft SPP will replace all previous instruments for the purposes of realising the State's interest in koala conservation with regard to land-use planning direction in the SEQKPA. Outcomes sought by the SPP include:

- a. ensuring viable populations of koalas continue in the SEQ Region, in particular within the Urban Footprint area; and
- b. contributing to an increase in mature and actively regenerating habitat across SEQ by 2020; and
- c. protecting identified koala habitat from habitat destruction and overall net loss as a result of development; and
- d. protecting and conserving koala habitat, including areas suitable for rehabilitation, at the earliest stage in the planning process; and
- e. minimising the impact of new development on koala populations and koala habitat.

The draft SPP stipulates that a planning instrument (i.e. Planning Scheme, Structure Plan etc.) must be consistent with the above outcomes and the allocation of land uses under any planning instrument must be consistent with the objective to maintain or enhance the koala habitat type and/or value of that land.

### **Draft South East Queensland Koala Conservation State Planning Regulatory Provisions (SPRP)**

The proposed SPRP will regulate development activities within the SEQKPA. This will be facilitated primarily through a framework of mapping including Habitat Values mapping and sub-Koala Planning Areas (KPA 1, KPA 2 and KPA 3). The KPA's have been determined based on the following criteria:

- DERM's koala habitat value mapping;
- location inside or outside the urban footprint; and
- current land use allocations under Local Governments' planning schemes.

Assessment responsibility under the new koala SPRP will be managed by local government as assessment managers with the State no longer having a concurrence agency role for koala conservation.

Other key features of the draft SPRP include:

- The area of the City covered by KPA1, KPA2 and KPA3 will be significantly increased extending into many of the existing urban parts of the City;
- Assessable development (MCU, Reconfiguration of land, Operational works) within an area identified as a Koala planning area will need to refer to the SPRP to determine whether it is subject to the assessment requirements of the SPRP;
- Domestic activities will not trigger assessment against the SPRP code. The definition of domestic activities includes a single residence and associated building, or structures including caretakers residence, or a granny flat or home business;
- New triggers in the SPRP, including the creation of additional lots, will capture many small assessable development proposals within the urban part of the city

included within a KPA. For example proposals for multiple dwellings, reconfigurations including one into two lots within a KPA area will require an assessment against the SPRP code;

- Urban activities other than for community and linear infrastructure and rural residential development will be prohibited within areas mapped KPA 1. This includes much of the rural parts of the mainland;
- Assessment under the SPRP will require an applicant to address a number of specific outcomes under the following broad headings including habitat retention and vegetation clearing, habitat linkages, development construction, koala safety fencing and measures rehabilitation and landscaping. As part of the assessment process an applicant will need to refer to DERM's habitat values mapping as there are different requirements within the three koala planning areas for different habitat values identified on the koala habitat values map. For example within KPA 1 and KPA 2 areas in the City the code prohibits clearing of native vegetation identified as high, medium or low value bushland on the DERM habitat values mapping but allows clearing of other habitat categories;
- Specific assessment provisions are proposed for community infrastructure not undertaken by State government, linear infrastructure and extractive industry both in and outside key resource areas (KRA). An offset policy will apply to these particular uses. For all other uses no offsets are prescribed;
- Specific assessment requirements are also proposed for Identified Planning Areas (i.e. South East Thornlands and Kinross Road). For example within these areas reconfiguration will be subject to a statutory covenant with the State controlling dogs;
- The proposed SPRP introduces the concept of Biodiversity Development Offset Areas where the Minister can approve transferring planning and development entitlements from an area of important koala values to a site potentially outside the urban footprint with limited koala habitat values. Under the criteria a site with planning and development entitlements with important koala values within Redlands could only be transferred to a receive site outside the city in recognition of the City's identification as a Priority Koala Management Area and North Stradbroke Island's identification as a KPA1 area;
- No compensation is payable under the SPRP;
- Community infrastructure undertaken by the State Government will be exempt from the proposed SPRP.

#### Council's Response to the Draft Koala Conservation Planning Framework

The concept of adopting a new planning framework to support the long term protection of koalas in South East Queensland is supported. There are a number of significant benefits of the proposed framework, most significantly a strengthening of koala conservation planning and assessment regulations from the previous

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framework. This includes new triggers and an increase to the area protected (KPAs extend into many of the existing urban parts of the City). The new framework will better address koala outcomes, particularly in urban parts of the city.

The proposed new planning framework will only be effective if it is part of a package of broader proactive koala conservation initiatives. To date, only limited details have been provided regarding these measures. Koala conservation in South East Queensland will not be achieved simply through the management of development applications under the drafted planning provisions.

Whilst the SPP is supported, the current draft SPRP has a number of inherent weaknesses as well as significant additional workload implications for Council. Key issues, concerns and implications for Council with the draft planning provisions include:

- **Shift in assessment responsibility under the proposed SPRP from DIP and DERM to local government.** If Council is required to take over assessment responsibility, an appropriate training program to local government is essential prior to administrative responsibility being handed over. It is also noted that to ensure consistency with interpretation of the new planning provisions across the region there is a substantive argument for DIP and DERM to retain assessment responsibility for koala conservation in South East Queensland.
- **Ability to strengthen provisions when incorporating the SPRP into a local planning scheme is not directly stated in the SPP.** Through consultation, DERM and DIP officers have indicated that Councils may strengthen koala conservation provisions of the SPRP when incorporating the intent of the SPP into Planning Schemes. This view is also supported by the SPP guideline which states: 'The most efficient means of achieving this (consistency) is to directly adopt the relevant scenarios of the draft SPRP into the planning instrument as a minimum standard. Local government may also wish to include additional elements relevant to the local situation.' However the statutory SPP states in section 2.4 that: 'This draft Planning Policy requires a planning instrument to be consistent with the outcomes sought under section 1.1, and to directly adopt the provisions of the development assessment code under the SPRP'. This wording implies that the provisions must be replicated in a planning instrument and that a Planning Scheme cannot deviate from the provisions in order to strengthen requirements. DERM and DIP should be requested to change the wording so that it is clear that Councils must adopt the provisions as a minimum standard and can strengthen provisions (based on the local context) in order to achieve the SPP's outcomes without being considered inconsistent with the SPP and SPRP.
- **No offset provisions are included in the SPRP with the exception of non State community infrastructure, linear infrastructure and extractive resources.** The offset provisions need to be expanded. Any development which triggers assessment against the SPRP code and removes koala habitat trees must be required to offset this loss either through replanting of koala habitat trees on the development site or through a monetary contribution for the replanting or rehabilitation within the PKMA. Without an appropriate offsetting provision there

will be a continuing loss of koala habitat in South East Queensland. Similarly with the proposed exemption of the State government community infrastructure from the proposed SPRP it is important the State puts in place a guideline to reassure the community all its community infrastructure projects will be subject to a vigorous assessment in terms of maximizing the retention of koala habitat and appropriate koala habitat offset requirements.

- **Useability of the proposed planning provisions and ability to protect habitat in the urban footprint.** The proposed development code currently contains weak statements and ambiguous outcomes particularly with regards to protection of koala habitat trees in urban areas. It is also of concern that a number of Probable Solutions within the SPRP are not measurable. It is essential these provisions are strengthened.
- **Lack of koala conservation planning regulations for State community infrastructure.** Under section 1.4 of the SPRP, community infrastructure undertaken by or on behalf of the State government is exempt from complying with the requirements of the SPRP. However under the subsequent SPRP guidelines, it is stated that: 'the State has established a concurrent [sic] that requires such development to comply with the requirements regardless of this exemption.' Details of this agreement have not been released and DIP and DERM should be requested to provide details of this alternative assessment arrangement before finalising the SPP and SPRP to allow stakeholders the opportunity to provide constructive feedback to ensure that it will contribute towards achieving the objectives of the SPP.
- **Lack of provisions for avoidance of vegetation clearing in KPA 3.** Under the previous consultation draft SPRP, clearing of native vegetation was required to be avoided or minimised within KPA 3, however this requirement has been removed in the latest draft SPRP. DERM and DIP should be requested to reinstate this provision into the KPA 3 code, or at the very least have separate codes for development in a KPA 3 inside a PKMA and development in a KPA 3 outside a PKMA (as done for the other KPAs). This would allow the requirement to minimise or avoid native vegetation clearing to be applied only to development in a KPA 3 inside a PKMA.
- **Lack of field assessments to refine GHD mapping on which the SPP and SPRP is based.** The development industry has raised concern over the reliability of the GHD mapping that supports the SPP and SPRP. Within the Final Report of the SEQ Koala Habitat Assessment and Mapping Project by GHD for DERM the following is stated:  
*'As the primary purpose of the map was to provide an indicative depiction of koala habitat at the regional SEQ scale, if the use of the map is to have statutory effect, then detailed field assessments must accompany any planning instrument that is developed to account for any mapping boundary discrepancies or changes in koala distribution and use of habitat over time.'*

Given that this mapping does have statutory effect through the SPRP, DIP and DERM should be asked to comment on how they plan to address the limitations of



the mapping as stated by GHD and whether they plan to refine the mapping through detailed field assessments as recommended in the report.

- **Inadequate and incorrect mapping of habitat values undertaken by DERM across South East Queensland.** This mapping has been used as the basis for identifying koala planning areas recognised in the SPRP. It is also called up in the assessment criteria for development triggering assessment under the proposed SPRP. Review of the habitat values and koala planning areas mapping has identified a number of significant omissions and inaccuracies, for example:
  - major coastal areas supporting significant koala populations have not been mapped including much of Point O'Halloran Reserve, Wellington Point foreshores, etc;
  - Key Resource Areas (KRA's) have not been shown on the mapping
  - areas of known high quality koala habitat such as the Goddard Road Reserve in Thornlands are identified within a KPA 2 area while adjoining areas including waterbodies are shown as KPA 1;
  - Alexandra Hills TAFE site shown as KPA 3 and low rehabilitation value despite containing significant numbers of mature koala habitat trees.

Whilst the planning framework has been open for public comment since 23 December 2009, the mapping which supports the framework was only released to SEQ Councils on 29 January 2010, leaving only a month for officers to assess and provide comment before the submission due date of 28 February 2010. This timeframe is insufficient given the complexity of the mapping the significant implications it will have on planning for the Redlands.

It is essential the State commit to a comprehensive process with local government to refine and update the accuracy of DERM koala habitat values mapping and the proposed Koala Protection Area mapping.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to protect, maintain and enhance the health of the City's bushland, vegetation, koalas and other native wildlife.

## **FINANCIAL IMPLICATIONS**

1. A shift in assessment responsibility to Local Government from the State will have some financial implications, which can not be currently determined;
2. Council may acquire a portion of the \$15m in State funds for buying new habitat and rehabilitation of existing koala habitat in line with Council's Environmental Acquisition Strategy.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme. This will include a review of the urban parts of the City to ensure

the outcomes of the draft SPP and the final SPRP are reflected in the Redlands Planning Scheme.

## **CONSULTATION**

An officer workshop between Redland City Council, DIP and DERM was conducted on Wednesday, 27<sup>th</sup> January 2010. The outcomes of this workshop were that Council officers were able to obtain a more detailed understanding of the proposed framework and provisions as well as provide DERM and DIP officers with suggestions for facilitating the shift in assessment responsibility. Land Use Planning has also undertaken internal consultation with Council's Environmental Management Group and Environmental Strategies Team.

## **OPTIONS**

### **PREFERRED**

That Council resolves to endorse the matters raised in the Issues section of this report as the basis of a written submission to the Department of Infrastructure and Planning (DIP) on the proposed new planning provisions for koala protection in South East Queensland.

### **ALTERNATIVE**

That Council resolves not to make a submission to DIP on the proposed new planning provisions for koala protection in South East Queensland.

## **OFFICER'S RECOMMENDATION**

That Council resolve to endorse the matters raised in the Issues section of this report as the basis of a written submission to the Department of Infrastructure and Planning (DIP) on the proposed new planning provisions for koala protection in South East Queensland.

## **COMMITTEE DISCUSSION**

The following items were agreed to be included in the written submission:

1. Offsets;
2. Rehabilitation;
3. State to include themselves in the provisions;
4. Compensation when current planning scheme yield can not be achieved;
5. Groundtruthing – who does the work; and
6. Incentives for protection of koala habitat

## **ADDENDUM – 18 FEBRUARY 2010**

The Planning and Policy Committee meeting on 17 February 2010 identified a number of additional matters to be included in the written submission to the State. These additional matters should be included in the Issues section of the report under the heading 'Council's Response to the Draft Koala Conservation Planning Framework'.

Add to second paragraph (incentives):

Council is strongly of the view that the koala conservation planning framework is significantly lacking in incentives for landholders to protect koala habitat. It is essential for the conservation of the koala in South East Queensland that the State provide not only a strong regulatory framework but also a range of measures to encourage landholders to voluntarily support koala conservation throughout the region. An incentives package should be developed prior to the finalisation of the proposed regulatory provisions.

Add to first dot point (additional costs to Council and appeals):

Council is concerned with the additional costs, including potentially an increased number of appeals, associated with the administration of the proposed SPRP. In addition, in circumstances where appeals are lodged directly as a result of the SPRP, it is essential DERM are required to support Council's position.

Add to second dot point (compensation):

Council notes that no compensation is payable in circumstances where development opportunities are reduced as a direct result of the application of the proposed SPRP. It is Council's view that this is unreasonable and that in such circumstances where development opportunities consistent with the existing Planning Scheme are reduced as a result of the SPRP, the opportunity to pursue compensation should be available. If this position is accepted, any compensation issue that may arise must be the responsibility of the State.

Add to third dot point (rehabilitation):

Offsetting alone will not be sufficient to provide enough koala habitat to prevent their extinction. It is essential that properties that have already been cleared of koala habitat are required to undertake rehabilitation as part of the development process. The current provisions for rehabilitation under the SPRP are weak and need to be strengthened to include requirements for rehabilitating land that has been cleared in the past.

Add to fifth dot point (SPRP to apply to State Government):

Given that the State owns a significant amount of land with koala habitat that is intended to be developed for community infrastructure, Council is strongly of the view that State community infrastructure (State community infrastructure activities include, but are not limited to, road, rail, busway, educational establishment, public housing etc.) development should not to be exempt from the regulations under the SPRP. Similarly, such development should be undertaken in a manner which sets a benchmark as an exemplar of koala sensitive development consistent with the objectives of the koala conservation planning framework for the region.

Add to seventh dot point (groundtruthing):

DERM should ensure a program is put in place to undertake ground-truthing of the mapping, (in collaboration with relevant local authorities) to improve the accuracy and robustness of the mapping. This process should be undertaken prior to the koala conservation planning framework being finalised and handed over to Council to implement. It is unreasonable for the State to expect Council to be responsible for regulatory mapping which has a number of issues with accuracy and usability, without having first completed the field assessments that are required to make the mapping accurate. Council is of the view that until such work is undertaken, DERM must retain assessment responsibility for the SPRP.

**COMMITTEE RECOMMENDATION**

That Council resolve to endorse the matters raised in the Issues section of this report, as amended, as the basis of a written submission to the Department of Infrastructure and Planning (DIP) on the proposed new planning provisions for koala protection in South East Queensland.

**COUNCIL DISCUSSION**

Cr Williams requested that an extra sentence be added to the Addendum relating to groundtruthing (seventh dot point) as follows:

“That Council request that designation of KPA be adjusted if required once groundtruthing occurs”.

**COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve to endorse the matters raised in the Issues section of this report, as amended, as the basis of a written submission to the Department of Infrastructure and Planning (DIP) on the proposed new planning provisions for koala protection in South East Queensland.**

**CARRIED**

A division was called for.

Crs Burns, Reimers, Murray, Elliott, Bowler, Townsend, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Williams voted in the negative.

Cr Henry was absent.

The motion was declared by the Mayor as **CARRIED**.

**13.1.3 SMBI COMMITTEE REPORT 21 JANUARY 2010 – ITEMS FOR CONSIDERATION**

**Dataworks Filename:** GOV SMBI Advisory Committee  
**Attachment:** [Committee Report](#)  
**Responsible Officer Name:** Greg Underwood  
General Manager Planning & Policy  
**Author Name:** Mark Conlan  
Principal Advisor – SMBI Strategies

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**EXECUTIVE SUMMARY**

The SMBI Communities Advisory Committee met on Thursday, 21 January 2010 at the St Peter's Parish Hall, Russell Island. Attached is a copy of the Committee Report from this meeting.

The following reports were considered by the Advisory Committee:

**6.1 Proposed ENERGEX Substation – Russell Island**

- The report follows a presentation made to the Advisory Committee by ENERGEX at a workshop held on 09 December 2009.

**6.2 Draft Sustainable Resource Future 2010-2020 (Waste Management Strategy):**

Recommendation to Advisory Committee was -

- That the Advisory Committee support the fundamental principles of the proposed Sustainable Resource Future 2010-2020 and support the proposed engagement process with the wider SMBI community.

**6.3 Update – SMBI Transport Planning:**

Recommendation to Advisory Committee was –

- That the Advisory Committee support the fundamental principles of the SMBI ILTP Review and SEIA, and support the proposed engagement process with the wider SMBI community.

**6.4 SMBI Marine Infrastructure Overview:**

Recommendation to Advisory Committee was -

- That the Advisory Committee note Council's SMBI Marine Infrastructure overview.

**6.5 SMBI Road Planning and Construction Overview:**

Recommendation to Advisory Committee was -

- That the Advisory Committee endorse the IPG assessment criterion, endorse the two standards of road construction and support Council in lobbying the State in seeking commitments to additional funds for the road construction program.

**6.6 SMBI Communities Advisory Committee Revised Communication Strategy:**

Recommendation to Advisory Committee was -

- That the Advisory Committee resolve to endorse the revised communications strategy, as set out in the enclosed attachment.

The recommendation of the Advisory Committee was –

1. That a newsletter be produced for every second formal meeting;
2. That these newsletter be displayed on ferry terminal noticeboards; and
3. That the media releases continue as and when there is sufficient material to justify this.

**6.7 Updates and reviews of actions from previous meetings**

Recommendation to Advisory Committee was -

- That the Advisory Committee review and note the update of actions from previous meetings, as presented in the attachment.

**7 Urgent Business**

- Meeting schedule clashes with other Council committees to be resolved for the Advisory Committee meetings of 15 September and 17 November 2010. Dates to be changed to the day previous or day after by agreement with the Committee.
- Mayor Hobson updated the Advisory Committee on the SMBI visit by the Minister for Infrastructure and Planning on Friday 15 January 2010. Thanks were passed on to the Committee members in attendance on the day.
- Councillor Townsend also extended her thanks to those involved.
- Robin Harris requested feed back in relation to Council's decision at the General Meeting of 16 December 2009 regarding the "*Proposed model for delivery of tourism in the Redlands*".

The items presented to the Committee were discussed and it is recommended that Council resolve in accordance with the following Officer's Recommendation.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve as follows:**

1. **To receive the attached SMBI Communities Advisory Committee Report of 21 January 2010; and**
2. **To note that the Chief Executive Officer will deal with any operational or administrative recommendations from this Advisory Committee Report and**

where necessary, report to an ensuing Planning & Policy Committee meeting with recommendations for consideration by that Committee.

**CARRIED**



**Redland**  
CITY COUNCIL

# COMMITTEE REPORT

**[SUBJECT TO CONSIDERATION AT PLANNING &  
POLICY COMMITTEE 17/02/10 AND SUBSEQUENT  
GENERAL MEETING ON 24/02/10]**

## SMBI COMMUNITIES ADVISORY COMMITTEE

**Thursday 21 January 2010**

St Peter's Parish Hall  
High Street, Russell Island





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**1 DECLARATION OF OPENING**

The Chairperson declared the meeting open at 6.10 pm.

**2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****PRESENT**Members:

Cr B Townsend	Chairperson and Councillor Division 5
Cr M Hobson PSM	Mayor
Mr R Bowden	Non-councillor member
Mr W Crook	Non-councillor member
Ms P Gaven	Non-councillor member
Mr R Hancock	Non-councillor member
Mr R Harris	Non-councillor member
Dr G Parsons	Non-councillor member
Mr R Schmidt	Non-councillor member
Mr L Shipley	Non-councillor member
Ms C Stubbs	Non-councillor member
Ms D Wilson	Non-councillor member

Officers:

Mr W Dawson	Manager Land Use Planning
Mr D Elliott	Manager Infrastructure Planning
Ms J Smith	Advisor Transport and Planning

Committee Manager:

Mr M Conlan	Principal Advisor SMBI Strategy
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Minutes:

Mrs J Thomas	Acting Corporate Meetings & Registers Team Leader
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**APOLOGY**

Mr G Stevenson PSM	Chief Executive Officer
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**3 PUBLIC PARTICIPATION AT MEETING**

Moved by:	Mr Crook
Seconded by:	Ms Stubbs

That the proceedings of the meeting adjourn for a public participation segment.

CARRIED

Mr R Carter of Macleay Island addressed the Committee on the depreciation of birds on the Bay Islands and the effect of this depreciation on the condition of the wetlands in the bay.

Moved by: Dr Parsons  
Seconded by: Mr Hancock

That the proceedings of the meeting resume.

CARRIED

**4 DECLARATION OF INTEREST**

Nil

**5 ORDER OF BUSINESS**

Nil.

## 6 REPORTS FROM PLANNING AND POLICY

### 6.1 PROPOSED ENERGEX SUBSTATION - RUSSELL ISLAND

**Dataworks Filename:** GOV SMBI Advisory Committee  
**Attachments:** [Substation Location Map](#)  
**Responsible Officer Name:** Mark Conlan  
Principal Advisor - SMBI Strategy  
**Author Name:** Mark Conlan  
Principal Advisor - SMBI Strategy

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#### EXECUTIVE SUMMARY

ENERGEX has lodged a Code Assessable development application with Council for a new Substation on Centre Road, Russell Island. ENERGEX presented their project plan to the Committee on 9 December last year. The project is expected to improve power supply, reduce power fluctuations and outages, and improve response times to network disruptions on the Islands. Construction is expected to start in late 2010, pending approval.

#### PURPOSE

To inform the Advisory Committee of the Substation project, its timing and its impacts.

#### BACKGROUND

Electricity supply to the Islands is via overhead transmission lines that span from ENERGEX's Beenleigh Substation through to North Stradbroke Island. This long span creates problems with power fluctuations, outages and restoration when the Electrical Network is damaged.

All the Islands are impacted by fluctuations in power supply and protracted response times in restoring power during storm events or other disruptions to the Electrical Network. Power supply is assisted by diesel powered generators on Macleay Island that reduce the impacts of peak loads and outages tied to the Network. This supplementary power is not enough to support power consumption on the Islands in the event of an outage.

To improve the management of these types of situations, ENERGEX purchased 27-39 Centre Road, Russell Island in 1983 for as a future Substation site. ENERGEX have planned for the construction of the Substation to improve electricity supply and provide greater control over this section of the Electrical Network.

#### ISSUES

Interrupted power supply impacts all electricity users. The length of the overhead transmission lines increases this risk to the SMBI community and hinders the time it takes for ENERGEX to locate and fix faults. Also, current SMBI electrical infrastructure is prone to faults and voltage fluctuations. These infrastructure issues will be addressed by this project.

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Defining issues Council will be assessing as part of its determination of the development application include:

- Amenity;
- Visual appearance;
- Access and movement on to and off site;
- Environmental values (e.g. wetland buffer);
- Stormwater water quality management.

Concerns raised by the Advisory Committee will be addressed through the development assessment process.

The construction of the Substation and its flow in infrastructure improvements will greatly improve the reliability of power supply to the Islands. The application lodged by ENERGEX can be monitored through Council's web site. Search under Application Number: MC011913 - 27-39 Centre Rd Russell Island (see attached locality map).

**OFFICER'S RECOMMENDATION/  
ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr Hancock  
Seconded by: Mr Harris

**That the SMBI Communities Advisory Committee note the information provided on the proposed project.**

**CARRIED**

**6.2 DRAFT SUSTAINABLE RESOURCE FUTURE 2010-2020 (WASTE MANAGEMENT STRATEGY)**

**Datworks Filename:** GOV SMBI Advisory Committee  
**Attachments:** [Infrastructure Planning Group Presentation 09 December 2009](#)  
**Responsible Officer Name:** David Elliott  
 Manager Infrastructure Planning Group  
**Author Name:** Mark Conlan  
 Principal Advisor - SMBI Strategy

**EXECUTIVE SUMMARY**

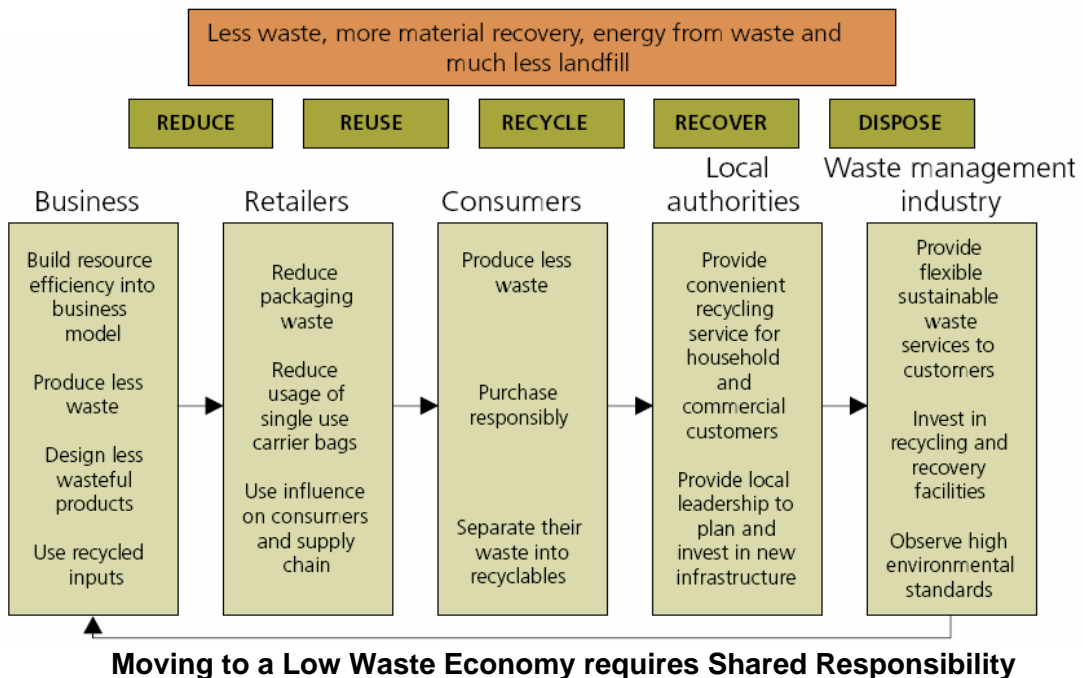
Waste management on the Islands is an issue for both Council and Islanders. Current waste management practices can be improved to reduce waste transferred from the Islands and to better reuse waste generated on the Islands. The intent of the waste management strategy is to minimise the impacts of waste generation and the burden this places on Council and Islanders.

**PURPOSE**

To provide an overview of Council's proposed waste management strategy for the Islands.

**BACKGROUND**

Council is in the process of reviewing its waste management strategy for the Islands. The logistics and cost of waste management for the Islands continues to grow and alternate solutions for how waste is managed needs to be investigated and where possible implemented. This is an issue that impacts all Islanders.





As technology improves, opportunities for greater reuse of waste and waste management techniques improve. This will provide flow on cost benefits to both Council and Islands residents, through modifying behaviour and changing habits; providing greater waste reuse opportunities; and community wide support waste production can be reduced to the benefit of all.

**ISSUES**

Many issues need resolution to ensure waste management improves over time. Household habits need to change, industry practices need to become more waste wise and the community as a whole needs to make better choices when choosing the products they purchase and the waste these products generate.

Waste management issues include:

- Recycling (including construction and demolition waste);
- The separation of organics from general waste;
- The move from local to regional land fill sites (increased transportation costs but lower land fill management costs to Council and Islanders);
- Community education and engagement (bring actions to a household level);
- Islands’ contractors education (ongoing corporate responsibilities); and
- Green energy facilities (generating localised energy from waste).



Average domestic waste outputs

The waste management strategy has direct links to the Draft Community Plan – Redlands 2030. Within the *Embracing the Bay* outcome area of the Plan is a component titled *Island environments – sustainable living*. This outcome includes elements of waste management, such as:

- Island waste infrastructure and service delivery models being tailored to reflect the distinctive Islands character and to complement eco-tourism and social infrastructure goals,
- Options to supply organics to community gardens,
- Waste avoidance and recycling opportunities for businesses on the Islands to minimise waste, and
- Development of local markets to reduce the waste tonnages required to be transported to the mainland, minimising transport emissions.

From these elements the following proposed actions envisaged for the Islands includes:

- Increased home worm composting,
- Increased recycling opportunities
  - Public place recycling;
  - Commercial and industrial;
  - Construction and demolition;
  - New product streams;
  - Bulk bin options.
- Re-packaged information (e.g. Event Recycling Guide);
- Small scale energy production from waste technology;
- Development of island markets for recyclables (e.g. community gardens and social enterprises); and
- A review of service level delivery (e.g. opening hours, hazardous household waste collections, infrastructure expansion).

The management of these issues within the waste management strategy will have flow on benefits to Council, the Islanders and the wider community. Through better waste management, costs will decrease and the size of waste facilities will reduce. Through less packaging, greater waste reuse and better standards of recycling, future waste management strategies will have a positive impact on SMI lifestyles.

The Waste Management Strategy will be presented to the Islanders over February and March this year. Once public submissions are received and reviewed, Council will formally submit its Strategy to the Department of Environment and Resource Management on May 31 for State approval.

Waste Management is everyone's responsibility. *Think global, act local.*

**OFFICER'S RECOMMENDATION/  
ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr Crook  
Seconded by: Mr Harris

**That the SMBI Advisory Committee:**

- 1. supports the fundamental principles of the proposed Waste Management Strategy; and**
- 2. supports the proposed engagement process with the wider SMBI community.**

**CARRIED**

### 6.3 SMBI TRANSPORT PLANNING UPDATE

<b>Datworks Filename:</b>	<b>GOV SMBI Advisory Committee</b>
<b>Attachments:</b>	<a href="#"><u>Infrastructure Planning Group Presentation 09 December 2009</u></a>
<b>Responsible Officer Name:</b>	<b>Janet Smith</b> <b>Advisor Transport and Planning</b>
<b>Author Name:</b>	<b>Janet Smith</b> <b>Advisor Transport and Planning</b>

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#### EXECUTIVE SUMMARY

This report provides information and a progress update for the committee on the upcoming Southern Moreton Bay Islands Integrated Local Transport Plan, Social and Economic Impact Assessment and associated tasks.

#### PURPOSE

The purpose of this report is to inform the Southern Moreton Bay Island Community Advisory Committee of progress to date on the above mentioned plans/assessments and also summarises the key points raised at the SMBICAC workshop on the 9 December 2009.

#### BACKGROUND

The Southern Moreton Bay Islands poses unique challenges for transport planning due to its geographic location and its connection to the mainland via either vehicular barge or water taxi only. The unique characteristics of the islands were addressed in full through SMBIPLUS 1999. This document provided a framework for the future development of the islands and has since been reviewed in 2002. Following from SMBIPLUS, an integrated local transport plan was commissioned for the Southern Moreton Bay Islands in 2002. This report was undertaken by GHD and was well received by the community.

A review of the Southern Moreton Bay Islands Integrated Local Transport Plan (SMBI ILTP) is now timely as population and travel patterns assumptions have changed since 2002 and the Redland Bay Centre and Foreshore Master Plan (RBCFMP) has since been released and adopted by Council. This master plan discusses many issues including an increased proportion of travel from the Weinam Creek terminal by public transport and the introduction of paid parking at the terminal. Following from the RBCFMP Council will undertake the SMBI ILTP review and also a Social and Economic Impact Assessment (SEIA) to further address issues connected with island travel.

#### ISSUES

The Southern Moreton Bay Islands Integrated Local Transport Plan and Social and Economic Impact Assessment are to be conducted in 2010 and the SMBI Advisory Committee has been presented with the proposed community engagement activities. Feedback has been received on these engagement activities (see attachment) in previous SMBICAC meetings/workshop and through the SMBI Forum. Engagement activities include travel surveys, workshops, consultation with a draft of the plan to be released mid way through the year. Public consultation will follow from the release of the draft plan and Council endorsement is proposed for late 2010. The travel survey aims to identify the predominant travel patterns, trends and the reasons behind the travel choices

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the community makes. The terms of reference for the Social and Economic Impact assessment are yet to be finalised; however the project will also commence early 2010. Input provided by the committee to date has included that:

- The survey should address the travel patterns of those travelling to the islands, (e.g. teachers, workers etc) and reasons as to why they choose to work on the islands;
- The size of the survey should produce a reasonable cross section of travel movements;
- Those of the community who submitted to the RBCFMP will be invited to participate in the community engagement processes; and
- The ILTP and SEIA should inform the design and pricing of the Weinam Creek carpark.

#### **OFFICER'S RECOMMENDATION**

That the SMBI Advisory Committee resolve as follows:

1. To support the fundamental principles of the SMBI ILTP Review and SEIA; and
2. To support the proposed engagement process with the wider SMBI community.

#### **COMMITTEE DISCUSSION**

It was agreed, following several members requests, that a copy of the travel survey questions be circulated to each of them for comment, prior to its finalisation and distribution.

#### **ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Ms Stubbs  
Seconded by: Mr Schmidt

That the SMBI Advisory Committee:

1. supports the fundamental principles of the SMBI ILTP Review and SEIA; and
2. supports the proposed engagement process with the wider SMBI community.

**CARRIED**

## 6.4 MARINE INFRASTRUCTURE OVERVIEW

<b>Datworks Filename:</b>	<b>GOV SMBI Advisory Committee</b>
<b>Attachments:</b>	<a href="#"><u>Infrastructure Planning Group Presentation 09 December 2009</u></a>
<b>Responsible Officer Name:</b>	<b>David Elliott Manager Infrastructure Planning Group</b>
<b>Author Name:</b>	<b>Mark Conlan Principal Advisory - SMBI Strategy</b>

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### EXECUTIVE SUMMARY

The Infrastructure Planning Group (IPG), together with its internal Council partners, is responsible for the planning implementation and management of marine infrastructure in and around the SMBI. Council manages 34 marine assets with an approximate value of \$4.7 million. These assets are integral to the SMBI residents' way of life. The assets are planned for and managed to enhance islander's lifestyles, whilst minimising environmental impacts and maximising the resources used to maintain these levels of service.

### PURPOSE

To provide the SMBI Communities Advisory Committee with an overview of Council's marine infrastructure tied to the Islands.

### BACKGROUND

The Infrastructure Planning Group (IPG) plans for and manages many forms of SMBI marine infrastructure. These assets include:

- Barge and boat ramps;
- Jetties and pontoons;
- Berthing piles; and
- Sea walls.

These assets are managed under the provisions of Local Law 14, other Council instruments and specific agreements. The division of responsibility between Council and the State is defined by where the marine assets meet land side facilities. The State funds public boat ramps and Council funds the land side facilities.

### ISSUES

Marine infrastructure management overview:

- The marine infrastructure portfolio consists of 34 Assets on the SMBI with a value of approximately \$4.7 million;
  - Types of assets under management include Barge and Boat Ramps, Jetties and Pontoons, Berthing Piles and Seawalls;
  - Managing Landing Permits for water transport operators (e.g. Ferries and barges);
-

- Managing Local Law 14 – Jetties, Ramps and Pontoons;
- Managing the dredging of the channel at Weinam Creek (Queensland Transport deals with most other sites);
- Planning new work; and
- Managing the assets (including maintenance plans).

IPG not only manage current marine infrastructure but also plan for future marine infrastructure to meet the needs of the growing SMBI population. Some of the marine infrastructure projects currently being considered include:

- Macleay Island landside facilities;
- Berthing piles (Western side);
- Russell Island Jock Kennedy Park boat ramp;
- Russell Island landside facilities;
- Lamb Island barge ramp repairs;
- Fish cleaning benches;
- Seawall at barge ramp Macleay Island;
- Seawall at Macleay Island Bowls Club;
- Local Law 14 (No smoking bans proposed for transport terminals);
- New recreational ramps at Karragarra and Lamb Islands;
- Landside facilities at Karragarra and Lamb Islands;
- Beach and canoe access ramps on all Islands;
- Back up and/or solar lighting on Ferry Landings; and
- Improvements to Ferry Landing Pontoons (e.g. widening, more cover).

The outcome of the investigations into future marine infrastructure projects will be contingent upon current and future Council initiatives, the review of various planning documents and community input.

**OFFICER'S RECOMMENDATION/  
ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr Shipley  
Seconded by: Mr Harris

**That the SMBI Communities Advisory Committee notes Council's SMBI marine infrastructure overview.**

**CARRIED**

## 6.5 SMBI ROAD PLANNING AND CONSTRUCTION

<b>Datworks Filename:</b>	<b>GOV SMBI Advisory Committee</b>
<b>Attachments:</b>	<a href="#"><u>Infrastructure Planning Group Presentation 09 December 2009</u></a>
<b>Responsible Officer Name:</b>	<b>David Elliott Manager Infrastructure Planning Group</b>
<b>Author Name:</b>	<b>Mark Conlan Principal Advisor - SMBI Strategy</b>

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### EXECUTIVE SUMMARY

The Infrastructure Planning Group (IPG), together with its' internal Council partners, is responsible for the planning, implementation and maintenance of all SMBI public roads. These roads are implemented through a weighted matrix process that prioritises which roads are constructed first. There are two standards of road construction on the Islands which provide Council and Islanders with the best value for money in road provision.

### PURPOSE

To inform the SMBI Communities Advisory Committee of how SMBI roads are planned, implemented and managed.

### BACKGROUND

Current planning practices for new subdivision places the obligation for the provision of roads and other forms of infrastructure on the developer. This did not happen in the early stages of development on the SMBI. Since the early 1970's, Council and the Redlands Community has had to bear the burden of constructing roads on the Islands without development contributions or alternate forms of funding.

Council has been funding the incremental construction of roads across all the Islands, through revenue from General Rates and in more recent times the SMBI Reserve. Council constructs a number of roads on the Islands each year. The number varies due to the length and standard of roads being constructed.

### ISSUES

The IPG has created an assessment criterion for the prioritising of road construction on the Islands. This criterion provides Council with the roads to be constructed in the following budget year. This assessment criterion consists of the following:

- Number of properties that use the road on a regular basis;
  - Volume of traffic in relation to other roads;
  - Major drainage problems creating the need for continuous high cost regular maintenance;
  - Condition of the existing gravel road (including shape, potholing, dust issues, etc);
  - Whether it is used by commercial traffic, a bus route, or is an access to a popular destination; and
-



- Type of road in the hierarchy on each island (cul-de-sac, access road, collector road, etc).

Construction costs for SMBI roads are approximately 40% greater than for roads on the mainland. To maximise value for money in constructing roads, IPG have two types of road construction; its' sealing program and full designed roads.

The sealing program undertakes the sealing of existing roads where the existing pavement is either tested as being adequate, or can be topped up to meet the design standard to support a seal where there is no immediate need for full kerb and channel or drainage design. This type of construction will not preclude a future transition into a higher design standard should the need arise and funds made available.

The sealing program method costs approximately \$605,000 to \$825,000 per km for a pavement width of 5.5m. The full designed roads program entails full pavement design with drainage. This method costs approximately \$1,375,000 per km for a pavement width of 5.5m.

In the 2009-10 Council budget, the following funding has been allocated for roads:

- \$1.19 million from the SMBI Reserve; and
- \$1.07 million from Council's General Rates.

This funding will provide Council with the resources to incrementally improve the roads across the Islands. Council will continue to lobby the State for extra funding in the hope of shortening overall construction timeframes. Council will continue with its road construction program within its means until alternate funding can be sourced.

### **OFFICER'S RECOMMENDATION**

That the SMBI Communities Advisory Committee resolve as follows:

1. To endorse the IPG assessment criterion;
2. To endorse the two standards of road construction; and
3. To support Council in lobbying the State in seeking commitments to additional funds for the road construction program;

### **COMMITTEE DISCUSSION**

Members expressed their thanks to Council for arranging the recent visit to the Islands of Mr Stirling Hinchliffe, Minister for Infrastructure and Planning, which members felt would be a advantage when lobbying the state for funds for the islands.

**ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr Harris  
Seconded by: Ms Stubbs

**That the SMI Communities Advisory Committee:**

1. endorses the IPG assessment criterion;
2. endorses the two standards of road construction; and
3. supports Council in lobbying the State in seeking commitments to additional funds for the road construction program;

**CARRIED**

## 6.6 SMBI COMMUNITIES ADVISORY COMMITTEE REVISED COMMUNICATIONS STRATEGY

<b>Datworks Filename:</b>	GOV SMBI Advisory Committee
<b>Attachments:</b>	<a href="#">Revised SMBI Communities Advisory Committee Communications Plan</a>
<b>Responsible Officer Name:</b>	Paula Weston Principal Advisor - Media & Marketing
<b>Author Name:</b>	Mark Conlan Principal Advisor - SMBI Strategy

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### EXECUTIVE SUMMARY

The original communications strategy for the SMBI Communities Advisory Committee has been revised to improve communications between Council, the Committee and the Island communities. This will take the format of newsletters, public notifications in the media, information posted on the Council web site and posters at local community facilities.

### PURPOSE

To determine the best forms of communication to keep all stakeholders up to date on issues related to the SMBI Communities Advisory Committee and the longer term planning for the SMBI.

### BACKGROUND

Being a Committee created under s452 of the *Local Government Act 1993*, the Advisory Committee is in a unique position to communicate with, and on behalf of, the SMBI communities. Communications must be undertaken formally to meet the legislative requirements placed on both Council and the Advisory Committee. Council's internal Media and Marketing team have revised the original communications strategy to improve communications with the SMBI communities.

### ISSUES

- A. Communication between Council and the SMBI Communities Advisory Committee:-
- i) Communication of meeting agendas and reports;
  - ii) Communication of upcoming meetings.

***No changes to these forms of communication.***

- B. Communication between the Committee and the Community:-
- i) Communication of meeting outcomes;
  - ii) Communication of community issues with Council.

***Revised changes to reaching the wider SMBI community (see the final paragraph of this report for further information).***

- C. Communication between Council and the Community:-
-

- i) Communication of public meetings;
- ii) Communication of meeting outcomes.

***No changes to these forms of communication.***

The attachment to this report provides a strategy for communicating various forms of information via: newsletter; media releases; the internet, public posters, display advertising and the Bay Island Times.

The survey handed out at the initial meeting (SMBI Community opinion Poll) identified that the best way to communicate with the community was via the local newspaper or letters in the mail. 54% of the respondents to the survey found out about the SMBI Communities Advisory Committee through the local newspaper.

Communications about the Advisory Committee meetings has been undertaken by mail drop to all SMBI residences. This method of communication does not appear to be getting the Advisory Committee's message to the Islanders. This form of communication will be changed to notices placed in the Bay Island Times to better inform the wider SMBI communities.

#### **OFFICER'S RECOMMENDATION**

That the SMBI Communities Advisory Committee endorses the revised communications strategy, as set out in the enclosed attachment.

#### **ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr Harris  
Seconded by: Mr Hancock

#### **That the SMBI Communities Advisory Committee requests:**

1. That a newsletter be produced for every second formal meeting;
2. That these newsletters be displayed on ferry terminal noticeboards; and
3. That the media releases continue, as and when there is sufficient material to justify this.

#### **CARRIED**

**6.7 UPDATES AND REVIEW OF ACTIONS FROM PREVIOUS MEETINGS**

**Datworks Filename:** GOV SMBI Advisory Committee  
**Attachments:** [Council Updates and Review of Actions from previous Meetings](#)  
**Responsible Officer Name:** Wayne Dawson  
Manager Land Use Planning  
**Author Name:** Mark Conlan  
Principal Advisor SMBI Strategy

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**EXECUTIVE SUMMARY**

This report provides the Advisory Committee with an updated summary of previous actions raised at prior meetings.

**PURPOSE**

The purpose of this report is to provide the Advisory Committee with the ongoing status of previous action items.

**BACKGROUND**

A number of action items are raised at each Advisory Committee meeting. The attached list highlights the status of these action items and what action has been taken by Council in relation to these items.

**ISSUES**

Please refer to the attached document titled *Council Updates and Review of Actions from previous Meetings*.

**OFFICER'S RECOMMENDATION/  
ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr Harris  
Seconded by: Mr Crook

**That the SMBI Communities Advisory Committee reviews notes the update of actions from previous meetings, as presented in the attachment.**

**CARRIED**

## 7 URGENT BUSINESS

General discussion took place on various matters of interest to the Advisory Committee, as follows:

1. Mr Mark Conlan advised of two clashes of the SMBICAC meeting schedule with Council/Committee meetings, in September and November. It was noted that Mr Conlan would review the calendar, and advise committee members, with replacement meeting dates anticipated to be either the day before, or the day after, the current meeting date.
2. Cr Hobson updated committee members on the Minister for Infrastructure & Planning's recent trip to the islands, advising that the Minister had been very pleased to be able to come across and visit the islands.  
  
Cr Hobson further advised that on asking the Minister who else would benefit from a visit, it was suggested that the Treasurer be invited to visit.  
  
Cr Hobson also thanked committee members who had been present on the day and given their hospitality and assistance.
3. Cr Townsend also thanked all concerned stating that it had been a very satisfying morning and that it was always good to educate people regarding the Bay Islands.
4. Mr Robin Harris requested that a briefing note be provided to committee members at the next workshop advising of the rationale behind Council's decision in December 2009, with respect to the Proposed Model for Delivery of Tourism in the Redlands.

## MEETING CLOSURE

There being no further business, the Chairperson declared the meeting closed at 8.20 pm.

**13.1.4 CLEVELAND POINT MASTER PLAN - NEW LIGHTHOUSE**

**Dataworks Filename:** P & R Cleveland Point Reserve  
L.110510

**Attachments:** [Supporting Cultural Information  
Structural Engineers Report](#)

**Responsible Officer Name:** Gary Photinos  
Manager Environmental Management

**Author Name:** Andrew Hornery  
Advisor Landscape Architect

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**EXECUTIVE SUMMARY**

It is proposed that Council acquire the Lighthouse (refer to attached Supporting Information for photograph) that was previously located at the end of Cleveland Point, from Maritime Safety Queensland, and reinstate it to its original location in accordance with the current Masterplan (2006) and be responsible for its ongoing maintenance as the owner of such.

This proposal is based on professional assessment and determination that the cultural and aesthetic attributes of this Lighthouse are such that it warrants its reinstatement as an integral element in the overall built fabric of the Cleveland Point. This planning and design position responds and is in accordance with the values expressed in the Corporate Plan; Our City Our Culture and current community feedback based on Redlands 2030 in that our cultural heritage in a wide range of ways, needs to be recognised, protected and enhanced as part of the overall cultural fabric of places with the Redland City.

It is recommended that Council resolves to acquire, reinstate and maintain the Lighthouse.

**PURPOSE**

The purpose of this report is to seek Council approval for the acquisition of the Lighthouse (concrete and steel) in accordance with the *Local Government Act 1993*, Section 486. (1)(c) where a local government may enter into a contract without complying with section 484 (When tenders are required) or 485 (When quotations are required) if- it resolves to obtain second-hand goods

**BACKGROUND**

This Lighthouse was installed as the primary maritime warning facility in 1975 replacing the timber structure which had been in service since circa 1864. The new Lighthouse had been in service from 1975 till recently.

In August 2009, the new Lighthouse was removed to provide space for the Narnia filming in September and October 2009. The parts of the Lighthouse were stored

behind safety fencing in the grounds next to the Cleveland Point SES in Raby Bay Boulevard Park, Cleveland.

It was assumed, that the Lighthouse would be returned to its original condition and location as part of the reparation works by the film company in keeping with both the approved Masterplan 2006, and the detailed design that is being developed which reflects the intent of the approved Masterplan.

This changed when Maritime Safety determined the infrastructure as redundant and didn't press for its reinstatement

Maritime Safety still view this as a lighthouse, but it isn't within their terms of reference to seek to retain purely for cultural and environmental reasons.

Whilst there are no legislative reasons that compel council to retain the lighthouse, Council will need to take into account a fuller account of both the natural and cultural heritage which includes protecting and enhancing those elements that we see as significant.

Further information in support of this position is contained in the attached supporting information document.

## **ISSUES**

### CULTURAL HERITAGE

This Lighthouse represents a significant enough part of the cultural heritage of Cleveland Point in so far as it is a remnant and tangible presence of the maritime wayfinding narrative of not only the point, but Queensland as a whole. It represents a part of the story, but also provides a physical and meaningful context for the older timber lighthouse. We also refer to separate comment submissions from duly qualified and experienced professionals that were consulted that are of a similar opinion.

Detailed herein and in the attached supporting documents are;

1. a brief history and other relevant details of the Lighthouse and the site,
2. the current status of the lighthouse, and the functional steps required, that will follow this proposal being approved
3. details of the justification of the retention of this lighthouse on the grounds of cultural, historic and aesthetic significance
4. details of the manner in which cultural significant elements are interpreted by current heritage guiding documentation
5. the implications of Redland City Council acquiring, reinstating and maintaining the Lighthouse in question.
6. graphic material in support of this proposal including images of the lighthouse, concept sketches of what's proposed, images of other lighthouses being protected, copies of the masterplan and sketched of the detailed designs being refined currently.



MARITIME SAFETY QUEENSLAND

Maritime Safety Queensland does require a formal application to the Harbour Master to acquire the Lighthouse. Indications are that Maritime Safety Queensland would consider gifting the Lighthouse to Council.

It is proposed that Council acquire ownership of the Lighthouse structure from its current owners Maritime Safety Queensland, complete reparation works on the structure, and reinstall it in its original location at Cleveland Point Reserve as part of the upgrade works about to be undertaken.

Prior to Redland City Council undertaking such a request application, that the approval of receiving a second hand goods requires approval under the relevant and previously mentioned *Local Government Act (1993)*.

LAND TENURE ISSUES.

The original location of the Lighthouse was situated on reserve land under the control of the Queensland Department of Transport.

DERM have advised that Council needs to obtain the consent of the current owner, and once written confirmation has been received from both parties, DERM can transfer the trusteeship across to Redland City Council and have it incorporated into Recreation Reserve along with the current application to have the road reserve transferred similarly. DERM's opinion is that the current trustee, relieved of the requirement to maintain infrastructure in this location, should be willing to relinquish the trusteeship of this land.

Further, as part of the current application to change the trusteeship of the road reserve, DERM has advised that one of the sticking points was how they would deal with the isolated parcel of land in question when all the surrounding land will be recreation reserve. Obtaining the consent of the current trustee of the land in question will be beneficial for Redland Council City independent of what we may have had planned for this particular location.

Summary of the Issues are:

- Fulfilling our implied obligations of protecting and enhancing the Natural and Cultural Heritage of the RCC area
- The justifications of the opinion that the lighthouse should be retained on account of its significance (contained in the attached supporting information)
- The level of commitment and practical implications that this entails for RCC in that it has been determined the financial commitment by council is within reasonable means considering our responsibilities to the cultural and natural landscapes in our charge.
- Land tenure issues to be resolved concurrently with the upgrades currently taking place. These are estimated to be procedural and administrative only with the appropriate applications undertaken by the Project Delivery Group.

## RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life. Reference is also made the previous section dealing with specific references to the Corporate Plan and how the retention of this lighthouse is clearly expressed in essence therein.

It is our considered opinion that the implications of the Corporate Plan (p3) where Redland offers an opportunity of;

*'...combining quality of living and working environments, the Shire enjoys a relaxed coastal lifestyle, strong community values and outstanding cultural and natural attractions.'*

implies a responsibility of our department to identify, protect and enhance those elements that we professionally deem significant on both cultural and natural grounds.

## FINANCIAL IMPLICATIONS

The costs associated with this proposal are expected to be borne by the budget allocated to the upgrades. Council is currently in the detail design resolution stage of this project, and as we have deemed this lighthouse as a priority, the total estimated extent of works can be altered to account for the costs detailed here.

### Detailed Account of Cost Estimates:

Acquisition: MSQ haven't given any indication yet of the cost involved, but as they had issued approval to have the lighthouse disposed of, early estimates are that no charge for the asset will be involved.

### Cost Estimates:

The costing estimates in Table 1 have been formulated by Open Space Planning landscape architects. We have been unable to obtain precise estimates, or quotations given that the information required for same from any contractors would be based on detailed design documentation beyond that which could be reasonably produced for the purposes of this report.

The elements contained within these costings are however highly accurate as costs estimates, and as part of the detail design stage in the future, all cost implications based on the investigations of structural engineers, contractors and the like will be able to be scrutinised more accurately, and decisions made on the best way forward can then be made.

The constituent parts of the proposed reinstatement are however based on relatively simple construction methods and materials, including concrete footings and uprights, as well as the application of simple steel plate elements.

Table 1: Cost Estimates for Reinstatement of Cleveland Point Lighthouse

<b>PRELIMINARIES</b>				
Relocation and storage	item	1	500	\$500.00
Structural and Geotech investigation	Item	1	1500	\$3,500.00
Design and Documentation	Item	1	2500	\$2,500.00
<b>SITE PREPARATION</b>				
All general site prep works will be part of the main works				
Specific site preparation	m3	2	500	\$1,000.00
<b>CONCRETE BASE</b>				
3000Hx1200Wx300D Coloured Concrete Blades	item	5	1500	\$7,500.00
Central pentagonal support column	item	1	2500	\$2,500.00
4000x4000x600 Concrete Base Footing	item	1	4500	\$4,500.00
Other structural support allowance	item	1	1500	\$1,500.00
<b>LIGHTHOUSE STRUCTURE</b>				
Gal. Plate works to disable Ped access	item	2	750	\$1,500.00
Making good rest of structure.	item	1	2500	\$2,500.00
Reinstate Light Top including power connection	item	1	3500	\$3,500.00
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$31,000.00</b>
<b>Project Specific Works On Costs</b>				
Sediment & Erosion Controls	%		2%	\$620.00
Contingencies	%		10%	\$3,162.00
<b>Subtotal:</b>				<b>\$3,782.00</b>
<b>Project Construction On Costs</b>				
RCC Operations & Maintenance	%		2%	\$620.00
<b>Subtotal:</b>				<b>\$620.00</b>
<b>Project Delivery Group Oncosts</b>				
Project Delivery Group / Corporate Overhead	%		5%	\$1,770.10
<b>Subtotal:</b>				<b>\$2,390.10</b>
<b>Portable Long Service Leave Oncosts</b>				
Portable Long Service Leave Levy	%		0.000%	\$0.00
add risk and escalation				
<b>GRAND TOTAL</b>				<b>\$37,792.10</b>

Ongoing Maintenance: As the unit is essentially a collection of concrete panels as well as the associated galvanised steel attachments, the ongoing maintenance will be limited to periodic inspections to ensure all the fixtures and fittings remain intact.

As evidenced by Andrew Barnes professional opinion, the longevity of the unit will be based on the manner in which is chosen to preserve the material parts at the detail design stage. Sealing the concrete once it has been established the integrity of the reinforcing steel will provide an indefinite life expectancy.

RCC will have responsibility for the ongoing maintenance for the remaining life of the asset.

The Parks and Maintenance Department were consulted on the manner in which whole of life costings could be estimated

Based on a life expectancy of 50 years, with replacement costs accounted for, it is estimated that the annual costs of maintenance will be approximately \$2300. This includes both the actual maintenance costs associated with physically inspecting and making good elements along the way, as well as the overall apportioning of replacement costs, annually Potential Sponsorship.

There exists the opportunity to seek additional external sources of funding from various state and federal government bodies. We are currently assessing the potential of seeking sponsorship from Port of Brisbane Authority.

Funding already provided by Dragons Prow Pty Ltd for the contributions associated with the filming of the Narnia movie: \$68,000.

Costs Associated with Land Transfer for Reserve has been confirmed by DERM as a no cost transfer upon the agreement of the parties involved, namely Redland City Council and Harbours and Marine.

## **PLANNING SCHEME IMPLICATIONS**

It is considered that the outcome of recommendations in this report will not result in amendments to the Redlands Planning Scheme.

The Lighthouse in question has been part of the Point since its erection, and has been referred to and included in all correspondence and consultation that has been issued by RCC when discussing the Masterplan and Detail Design in preparation for the upgrades as part of the Gateways Project.

Specifically it is referred to in the adopted Masterplan 2006, and as such, changes to same could be interpreted as a major change that may necessitate further community consultation to seek public approval for its removal.

## **CONSULTATION**

As indicated earlier, there has been no wider public consultation in order to alter the Masterplan 2006 in removing the Lighthouse.

All statements that have been made with regards to the exit strategy of the film company have indicated that the point will be returned to the same condition as

before filming. It could be further interpreted that returning the Lighthouse is an integral part of the reparation works.

The Parks and Conservation Unit have been consulted for the implications of ongoing maintenance, as well as external professionals for considered opinion on both the cultural, historic, aesthetic and structural integrity of the Lighthouse, which are all contained in this report.

## **OPTIONS**

### **PREFERRED**

That Council resolves as follows,

1. That in accordance with section 486 (1) (c) of the Local Government Act 1993, to obtain second hands goods, namely the concrete and steel Lighthouse previously located at Cleveland Point Reserve, from Maritime Safety Queensland;
2. That approval is given for the Lighthouse' restoration, installation and ongoing maintenance at its original location at Cleveland Point Reserve; and
3. That Council seek to obtain control of the Lighthouse reserve land; and
4. That the Chief Executive Officer be delegated authority to sign all associated documentation.

### **ALTERNATIVE**

That Council resolves to not accept the offer from Maritime Safety Queensland to obtain the redundant concrete and steel Lighthouse, and request that structure be removed from Council's land by Maritime Safety Queensland.

## **OFFICER'S RECOMMENDATION**

That Council resolve as follows:

1. That in accordance with section 486 (1) (c) of the *Local Government Act 1993*, to obtain second hands goods, namely the concrete and steel Lighthouse previously located at Cleveland Point Reserve, from Maritime Safety Queensland;
2. That approval is given for the Lighthouse's restoration, installation and ongoing maintenance at its original location at Cleveland Point Reserve; and
3. To obtain control of the Lighthouse reserve land; and
4. That the Chief Executive Officer be delegated authority to sign all associated documentation.

## **COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 1. That in accordance with section 486 (1) (c) of the *Local Government Act 1993*, to obtain second hands goods, namely the concrete and steel Lighthouse previously located at Cleveland Point Reserve, from Maritime Safety Queensland;**

2. That approval is given for the Lighthouse's restoration, installation and ongoing maintenance at its original location at Cleveland Point Reserve; and
3. To obtain control of the Lighthouse reserve land;
4. That the Chief Executive Officer be delegated authority to sign all associated documentation; and
5. To investigate sources of funding sponsorship from sources such as the Port of Brisbane and boating organisations.

**CARRIED**

A division was called for.

Crs Burns, Reimers, Murray, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Elliott, Bowler, Williams and Townsend voted in the negative.

Cr Henry was absent from the meeting.

The motion was declared by the Mayor as **CARRIED**.

# SUPPLEMENTARY INFORMATION

In support of Report to Council

## CLEVELAND POINT MASTER PLAN - NEW LIGHTHOUSE

Datworks Filename: P & R CLEVELAND POINT RESERVE

Responsible Officer Name: GARY PHOTINOS  
MANAGER ENVIRONMENTAL  
MANAGEMENT

Author Name: ANDREW HORNER  
ADVISOR LANDSCAPE ARCHITECT



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## 1. HISTORY

This Lighthouse (figs 1 & 2) was installed as the primary maritime warning facility in 1975 replacing the timber structure which had been in service since circa 1864. The new Lighthouse had been in service from 1975 till recently.

In August 2009, the new Lighthouse was removed to provide space for the Narnia filming in September and October 2009. The parts of the lighthouse were stored behind safety fencing in the grounds next to the Cleveland Point SES in Raby Bay Boulevard Park, Cleveland.

It was assumed by Environmental Management Group, who are responsible for the planning and design of the upgrades that about to take place at Cleveland Point, that the Lighthouse would be returned to its original condition and location as part of the reparation works by the film company in keeping with both the approved Masterplan 2006, and the detailed design that is being developed which reflects the intent of the approved Masterplan.

This changed when Maritime Safety determined the infrastructure as redundant and didn't press for its reinstatement

Maritime Safety still view this as a lighthouse, but it isn't within their terms of reference to seek to retain purely for cultural importance reasons. We have determined that it is our role as the body responsible for Open Space Planners for Redland Council, to take into account a wide range of responsibilities which include protecting and building into the story of our parks and reserves, the whole range of both cultural and natural heritage elements.



Figs 1 & 2: Cleveland Point Lighthouse previously in place.



## **2. REMOVAL AND CURRENT STATUS**

Maritime Safety Queensland do require a formal application to the Harbour Master to acquire the Lighthouse. Indications are that Maritime Safety Queensland would consider gifting the Lighthouse to Council.

It is proposed that Council acquire ownership of the Lighthouse structure from its current owners Maritime Safety Queensland, complete reparation works on the structure, and reinstall it in its original location at Cleveland Point Reserve as part of the upgrade works about to be undertaken.

Prior to Redland City Council undertaking such a request application, that the approval of receiving a gift require approval under the relevant and previously mentioned Local Government Act (1993).

## **3. APPROVED MASTERPLAN AND DETAIL DESIGN**

Councils Advisor Landscape Architects are of the believe the Lighthouse is of has sufficient significance to warrant its retention, repair, reinstatement and ongoing maintenance as it both forms a significant part of the maritime and cultural use narrative of the site and surroundings, as well as possessing sufficient architectural merit with regard to its form. (Roger Todd, heritage architect comments).

The Lighthouse is part of the history of the site, and its significant to the overall story of maritime safety and general wayfinding. It represents a part of the whole story that links the old timber lighthouse, through to the now commonly used Geographical Positioning System (GPS) technology.

From the Lighthouse Australia website, there is evidence that the two lighthouses at Cleveland Point are linked both spatially and in story form (fig3)

The current proposed upgrades to the Point centre on telling the spatial and cultural story of the two lighthouses. The new lighthouse provides accent and emphasis to the timber lighthouse, and vice versa. (fig 3)

The Open Space Planning Unit is responsible for the planning and design of open spaces in the Redland. We seek to integrate the natural and cultural aspects of all our sites. As part of our evaluation and analysis, we regarded this lighthouse to be a significant part of the story of the Point and maritime practices in general. It also marked the original location of the timber lighthouse prior to it being moved back in 1975.

As seen in Fig 3 & 6, our intent is to emphasise the old timber lighthouses importance both in the story of wayfinding, but also spatially, by strengthening the pedestrian approach from the eastern side of the road with a broadly sweeping pathway leading the eye and the travel, gradually revealing the timber lighthouse until it occupies the dominant visual location.



Fig 3: Current Detailed Design for Cleveland Point Reserve showing the significance and relationship of both lighthouses, integrating the story of maritime navigation as well as the extents of the site with a common element.

The interpretative information for the old lighthouse will be positioned as pedestrians approach the old lighthouse, and from that vantage point, an informal corridor formed by the internal access pathways and tree planting will reference the newer lighthouse at the other end of the point.

An almost identical experience has been designed for the new lighthouse. As people approach the interpretative elements which mirror similar textures and designed elements of the old lighthouse surrounds, to their left, the pathways and tree plantings draw the eye down to the old timber lighthouse. (fig6)

The importance of the spatial relationship between the two lighthouses, and therefore the overall spatial layout of the whole Point, can be seen in figs 3 & 6.



Fig 4 : Indicative Concept Design of redesign base structure



Fig 5 : Close up of Indicative Base Concept Design



Fig 6: The narrative and spatial relationship between the two lighthouses at Cleveland Point (Photograph: Jean-Marc Doumenc) (<http://www.lighthouse.net.au/lights/index.asp>)



Fig 7: Relevant excerpt from Masterplan noting the inclusion of the existing (then) Lighthouse (MSQ terminology) (Cleveland Point Masterplan 2006 RCC)

#### 4. OTHER EXAMPLES OF PROTECTED LIGHTHOUSES

With regard to its form, it represents more than a purely functional piece of infrastructure as would say a light on a pole. It is unique as a particular form of a Lighthouse, as there are no others like it that are known of. The Lighthouse at Point Danger (fig3) has a much larger structure based on the radial concrete blades, but the form is not as ideal as the Cleveland Point example (refer comments by Roger Todd below). There are far more utilitarian examples of lighthouses that are being retained and protected, most appearing on the Lighthouses of Australia website, but examples included here show that the range of aesthetic merit for this type of structure to be wide and varied (fig4; fig5). (<http://www.lighthouse.net.au/lights/index.asp>)

The form of the lighthouse is unique in that it is a relatively rare example of this particular style of design and construction. It is a structure that has a degree of superfluousness incorporated into its form, which exceeds that which would be required for a purely functional outcome. (fig1: fig2)



Fig 8: The Point Danger Lighthouse, noting the radial concrete blade structure typology similar to the Cleveland Point lighthouse. Photograph: Annette Flotwell



Fig 9: The old Wharton Reef Light house [Winsome Bonham]



Fig 10: The new Cape Bowling Green Light house [Photograph: Winsome Bonham]

## 5. CULTURAL SIGNIFICANCE

Cultural Significance can be widely interpreted as

*'aesthetic, historic, scientific or social value for the past, present or future generations' ... of places that 'help an understanding of the past or enrich the present, and which will be of value to future generations'.*

<http://www.marquis-kyle.com.au/bcsignificance.htm#2.1>

It is more prudent not to see everything worth saving as requiring listing on a heritage register. Similarly, an item, place or element not appearing on a heritage register doesn't mean that it isn't worthy of being retained.

The standard instrument for the consideration of heritage protection is the Burra Charter, as adopted and modified by The Australia ICOMOS. These modifications further seek to refine what is considered as culturally significant.

*'Prominent among the changes are the recognition of less tangible aspects of cultural significance including those embodied in the use of heritage places, associations with a place and the meanings that places have for people.'*

<http://www.icomos.org/australia/burracharter.html>

Cultural heritage involves not only the past, but present and future implications of deciding what to preserve. The Australia ICOMOS states that 'the Burra Charter advocates a cautious approach to change:

*do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.'*

<http://www.icomos.org/australia/burracharter.html>

Taking a cautious approach to decisions where the implications are either not known or fully understood is also supported by the Precautionary Principle.

*The precautionary principle is a moral and political principle which states that if an action or policy might cause severe or irreversible harm to the public or to the environment, in the absence of a scientific consensus that harm would not ensue, the burden of proof falls on those who would advocate taking the action.*

[http://en.wikipedia.org/wiki/Precautionary\\_principle](http://en.wikipedia.org/wiki/Precautionary_principle)

The Burra Charter also provides clarity when assessing what is worthy of consideration for significance, and a broader interpretation is recommended.. Cultural Significance is a....

*1.1 Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.*

*1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.*

*Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.*

*1.3 Fabric means all the physical material of the place including components, fixtures, contents, and objects.*

<http://www.icomos.org/australia/burracharter.html>

Cultural Significance in this instance isn't defined specifically for a single element, however how a places importance relies on the overall fabric, collection or association of elements that work together as part of a significant whole. In this respect, the importance of the lighthouse in question to the more historical timber lighthouse is significant in itself. (see fig7)

## **6. EXTERNAL PROFESSIONAL OPINION**

The open Space Planning Units has also sought to garner wider opinion from relevant external professionals.

Benjamin Gall, a heritage architect, is currently working with Redland City Council in restoring the timber lighthouse. The Open Space Planning Unit has had discussions during the detail design phase on how best to integrate both lighthouses in to the overall design, and how both can give further emphasis to the other.

Benjamin Gall, Heritage Architect. (Manly QLD)

*The Cleveland Light Station is located within the historic precinct of Cleveland Point, an area well recognized for its historical and archaeological significance to the local community of Redlands and to Queensland. The new Cleveland Light Station is located in the north of the precinct*

*and marks the approximate position of the 1864/5 Cleveland Light House, (which was relocated to the current location to the west of the site in 1975).*

*Importantly, both the former Cleveland Lighthouse and the Light Station are a unique collection important in demonstrating the pattern and evolution of Queensland's heritage, most especially the maritime history from Queensland's earliest times until very recent, (as the former light house is regarded as one of the first lighthouses built in the colony of Queensland and the new Light Station represents the later stages of light stations before GPS technology also made them redundant in the current decade).*

*The Cleveland Light Station and former Lighthouse are both prominent landmarks to locals and visitors to the area from the land and sea also.*

*I would encourage Council to investigate the option to conserve the current Light Station alongside its existing commitment to preserving the former Lighthouse. The area offers immense opportunities for historical interpretation, storytelling and other community engagement activities that promote these historical values of the area, enriched also by the variety of other sites close by within the Cleveland Point vicinity.'*

Roger Todd is an also a heritage architect from Moffat Beach who was instrumental in providing heritage and design advice to Caloundra City Council on how best to plan, design and implement the retention of both old and new lighthouses in Caloundra

Roger Todd, Architect (Moffitt Beach QLD)

*'Experience with the Caloundra Lighthouses has similarities. The 1896 timber & tin lighthouse was replaced with a signal station & light in 1967. Three years later it was relocated by the local Power Boat Club. After another 30 years it was deteriorated and much undervalued. After the signal station was decommissioned, it took a lot of convincing to activate Council to help return it to its original site. It was pretty rotten and suffered damage during restoration to its original site in the Lighthouse Precinct in 1999. Its return has enabled interpretation in its original setting and recreated the late 1960s condition. It enables people to "make sense" of the building, and public perception has changed considerably for the better.*

*The era of lighthouses ended at about the end of the 20th century, with new satellite technology taking over. (although they still have relevance for smaller craft and are a good "visual" backup) Caloundra's two lighthouses are from either end of the time spectrum, hence ability to explain function and development is enhanced.*



*The same has potential in Cleveland. The 1960s light has aesthetic significance. When engineers design with pure function in mind the results can be most beautiful. "When I am working on a problem, I never think about beauty but when I have finished, if the solution is not beautiful, I know it is wrong" R. Buckminster Fuller engineer and inventor of the geodesic dome. The Point Danger lighthouse is an example of one where the designers are "trying" to make it beautiful, but have not succeeded as much as yours in Cleveland.'*

Andrew Barnes is a heritage structural engineer, who has inspected the lighthouse and provided his considered opinion that the constituent parts of the lighthouse appear to be in very good condition, and in all likelihood could enjoy a much longer life expectancy if reinstated. His comments of course are conditioned on further investigation, like those that would naturally occur at a detail design stage of reparation. His comments, and the implications of same are contained further in the Financial Implications stage further on in this report. Please refer to the attached Structural Inspection Cleveland Lighthouse Jan 2010

## **7. WIDER PLANNING CONTEXT**

The need to consider the preservation of elements of cultural significance is an important thread that winds its way through virtually all planning and visioning documents and legislation at all levels of government.

Specifically Redlands provide emphasis on the importance of cultural elements when it states that Redlands....

*'...combining quality of living and working environments, the Shire enjoys a relaxed coastal lifestyle, strong community values and outstanding cultural and natural attractions.'*

*p3 RCC Corporate Plan*

Local Governments increasingly widening responsibility for both the natural and cultural landscapes is also referred to in that...

*'...the evolution of our local government role from basic provider of services such as roads, rates and rubbish to a more comprehensive role in building the capacity of our community to achieve a sustainable future.'*

*p6 RCC Corporate Plan*

*'.....in a way that protects the multi-faceted character of the Redlands..'*

*p12 RCC Corporate Plan*

And is also expressed in the concept of....

*Quadruple Bottom Line . 'Social/Community' (Wellbeing)*

*p13 RCC Corporate Plan*

And that we are mindful of generations that will come later, in that the decisions we make today....

*'...adheres to the principles of intergenerational equity.'*  
p13 RCC Corporate Plan

At a more detailed level, Our City: Our Future goes further to state that...

*'our culture is precious.....it fosters community identity and pride, reflects our triumphs and challenges, and expresses our links of the past and our dreams for the future. Like air it is an intangible – but essential element in a sustainable future.'*

p3 RCC Our City: Our Future

*'A societys values are the basis upon which all else is built. These values and the ways they are expressed are a societys culture' J.Hawkes*

p3 RCC Our City: Our Future

*Goal 1: Embrace a wide view of culture and affirm its role in protecting and developing the strengths of Redlands places and communities.'*

*Goal 4: Protect and promote expressions of local heritage in place management and community development.*

*Key Priority for Support No1. Enhanced consideration of cultural values in major planning instruments.'*

p6 RCC Our City: Our Future

*'This plan takes a wide view of culture'.*

p20 Our City: Our Future

Redland 2030

*Embracing the Bay 1. Creative redevelopment of three landmark waterfront 'Point Parklands' at Wellington Point, Victoria Point and Cleveland Point enhances amenity and provides a gateway to Moreton Bay*

p32 Redland 2030

Stories are also present in the artefacts and relics that are left behind when functional requirement ceases. The presence of these forms in our landscapes provides a narrative, contained within vocabulary of forms, structures and patterns present in the landscape, able to be accessed, seen, experienced that connects us on many levels to the history, present and future of the places we want to so eagerly connect with.

*Strong and Connected Communities  
Goals*

*3. Stories of place – the people who have shaped our history, and special attributes of*

*neighbourhoods, localities, heritage sites and geographic features are recorded and communicated as stories that reinforce our sense of belonging.*

*p25 Redland 2030*

## **8. WHOSE RESPONSIBILITY IS IT**

The justification for Redland City Council undertaking ownership of the timber lighthouse, and all its associated liabilities and maintenance responsibilities mirrors the current situation.

We are currently undertaking expensive restoration works on the timber lighthouse, and because we can now value the structure in a manner that we weren't able to even as late as 1975. No one no questions the wisdom in the decision to retain the timber lighthouse

*At the time the lighthouse was to be replaced, the general attitude was one that it was in a poor state of repair and indeed in itself, an 'anachronism' (The Cleveland Point Lighthouse Conservation Plan 1999 p32).*

There was once a time that the lighthouse itself was greeted with a recognition that belies its supposedly functional intent.

*'On February 10 1976 a large crowd of residents and distinguished guests attended the official commissioning of the new Cleveland Point Lighthouse....subsequent renovation and repainting of the (timber) lighthouse in 1977-1978 was financed by the Redland*

## **9. FINANCIAL IMPLICATIONS**

The costs associated with this proposal are expected to be borne by the budget allocated to the upgrades. Council is currently in the Detail Design Resolution stage of this project, and as we have deemed this lighthouse as a priority, the total estimated extent of works can be altered to account for the costs detailed here.

Detailed Account of Cost Estimates;

Acquisition: MSQ haven't given any indication yet of the cost involved, but as they had issued approval to have the lighthouse disposed of, early estimates are that no charge for the asset will be involved.

Cost Estimates:

The costing estimates in Table 1 have been formulated by Open Space Planning landscape architects. We have been unable to obtain precise estimates, or quotations given that the information required for same from any contractors would be based on detailed design documentation beyond that which could be reasonably produced for the purposes of this report.

The elements contained within these costings are however accurate as costs estimates, and as part of the detail design stage in the future, all cost implications based on the investigations of structural engineers, contractors and the like will be able to be scrutinized more accurately, and decisions made on the best way forward can then be made.

The constituent parts of the proposed reinstatement are however based on relatively simple construction methods and materials, including concrete footings and uprights, as well as the application of simple steel plate elements.

Table 1: Cost Estimates for Reinstatement of Cleveland Point Lighthouse

<b>PRELIMINARIES</b>				
Relocation and storage	item	1	500	\$500.00
Structural and Geotech investigation	Item	1	1500	\$3,500.00
Design and Documentation	Item	1	2500	\$2,500.00
<b>SITE PREPARATION</b>				
All general site prep works will be part of the main works				
Specific site preparation	m3	2	500	\$1,000.00
<b>CONCRETE BASE</b>				
3000Hx1200Wx300D Coloured Concrete Blades	item	5	1500	\$7,500.00
Central pentagonal support column	item	1	2500	\$2,500.00
4000x4000x600 Concrete Base Footing	item	1	4500	\$4,500.00
Other structural support allowance	item	1	1500	\$1,500.00
<b>LIGHTHOUSE STRUCTURE</b>				
Gal. Plate works to disable Ped access	item	2	750	\$1,500.00
Making good rest of structure.	item	1	2500	\$2,500.00
Reinstate Light Top including power connection	item	1	3500	\$3,500.00
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$31,000.00</b>
<b>Project Specific Works On Costs</b>				
Sediment & Erosion Controls	%		2%	\$620.00
Contingencies	%		10%	\$3,162.00
<b>Subtotal:</b>				<b>\$3,782.00</b>
<b>Project Construction On Costs</b>				
RCC Operations & Maintenance	%		2%	\$620.00
<b>Subtotal:</b>				<b>\$620.00</b>
<b>Project Delivery Group On Costs</b>				

Project Delivery Group / Corporate Overhead	%		5%	\$1,770.10
<b>Subtotal:</b>				<b>\$2,390.10</b>
<b>Portable Long Service Leave Oncosts</b>				
Portable Long Service Leave Levy	%		0.000%	\$0.00
add risk and escalation				
<b>GRAND TOTAL</b>	<b><u>10/11</u></b>			<b>\$37,792.10</b>

# Structural inspection Cleveland Lighthouse

Cleveland Point

For Redland City Council



**Opus Qantec McWilliam Pty Ltd**

Level 3, 200 Creek St, Brisbane QLD 4000  
PO Box 99, Spring Hill QLD 4004

Telephone : **+61 7 3007 8181**

Facsimile : **+61 7 3007 8182**

Date: **21 January 2010**

**Opus Qantec McWilliam Pty Ltd**

# DOCUMENT HISTORY

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Prepared  
By:

**ANDREW BARNES**  
Business Manager

Approved for  
Issue:



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1. REINFORCED CONCRETE CLEVELAND LIGHTHOUSE ..... 1





## 1. REINFORCED CONCRETE CLEVELAND LIGHTHOUSE

A heritage structural engineer from Opus Qantec McWilliam has inspected the above lighthouse to assess the present structural condition. The lighthouse is presently in pieces adjacent to the Volunteer Marine Rescue facility at Cleveland Point. The lighthouse consists of 6 concrete blades (approx. 200 x 500 wide) and stainless steel ladders and connections.

The present structure is approximately 11 m high with the original height being in the order of 15-17m. Existing structural drawings are available and are presently being sourced by Council. The lighthouse was originally constructed in approximately 1975.

Based on a visual inspection the overall structural condition of the elements is good. There is no indication of cracking on the surfaces that were visible at the time of the inspection with only minor corrosion to the reinforcing bars which have been exposed at the ends of the concrete blades. Severe corrosion has occurred to several fixings but these are not considered structural.



Photo 1 – Overall Lighthouse in Pieces



Photo 2 – Cut Ends of Blades



Photo 3 – Corrosion of Fixings



Photo 4 – Top End of Blades Corrosion to Reinforcement



Photo 5 – Structural Steel – Sound Condition

The structure is about 35 years old and will be approaching the original design life of 50 years. If the structure is to be reconstructed it is recommended that carbonation and chloride testing is undertaken to assess the remaining design life of the structure. This could then be used to assess methods that could be implemented to extend the design life of the structure if required. Depending on the testing the repairs could vary from nothing required, to the most likely case of installing a coating system through to cathodic protection system.

Other factors that will need to be investigated at the design phase would include:

- 1) Access – the present access to the top of the lighthouse does not appear to meet present Codes of Practice and alternate methods of access may be required. This could be achieved using a cherry picker if access was required at a later date;
- 2) Base facility – the structure appears to have been designed as a cantilever structure, with the existing base having been removed, additional fixings and strengthening will be required.

Overall, there are no indications of structural issues related to the concrete lighthouse at Cleveland. This would need to be reconfirmed by undertaking testing of the concrete at the design phase.

If you require any further assistance please contact Andrew Barnes.

**13.1.5 GREENHOUSE GAS EMISSION TARGETS 2010 - 2030**

**Datworks Filename:** EM Program Climate Change  
**Attachment** [Emission Graphs](#)  
**Responsible Officer Name:** Gary Photinos  
Manager Environmental Management  
**Author Name:** Luke Reade  
Adviser Environmental Performance  
Warren Mortlock  
Principal Adviser Environment Protection

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**EXECUTIVE SUMMARY**

Council is committed to taking action on climate change through reduction of greenhouse gas emissions from all of council's corporate activities, and by facilitating such action in the wider Redland community. The Council's Local Greenhouse Action Plan 2004 – 2010 culminates in June 2010, at which point the reduction of greenhouse gas emissions will be incorporated into a Climate Change Strategy. This strategy is due for completion in June 2010 and must be based on renewed emissions targets. This report provides an update on the current policy context, and presents broad emissions reduction scenarios as well as offset policy, for Council's consideration and resolution.

**PURPOSE**

The purpose of this report is for Council to renew its greenhouse gas emission target for Council's corporate emissions, and consider the need for a local community target, for the period 2010 to 2030. The targets chosen will be used as a basis for the greenhouse gas (GHG) mitigation component of the Redland City Council Climate Change Strategy (2030) now in development. The report relies on broad analysis and strategy and does not discuss details and action plans for how these targets are achieved.

**BACKGROUND**

- In June 2004, Council adopted Milestone 3 of the Cities for Climate Protection (CCP) Program, and published the Local Greenhouse Action Plan 2004 – 2010 (LGAP), which includes the following GHG emission reduction goals:
  - a 25% reduction in corporate emissions on 1998 levels by 2010; and
  - a 15% reduction in community emissions on 1996 levels by 2010
- The LGAP set a plan and objectives to enable Council to improve energy efficiency and reduce greenhouse emissions.
- In March 2009, Council received a report on the findings of a detailed carbon audit of the whole of Council by ARUP consultants summarising progress on emissions reduction under the LGAP. Council resolved to adopt the report recommendations, as well as the action plan. Council resolved to continue to

- invest in corporate GHG emissions reductions up to the Plan end date, targeted at emissions reduction through increased efficiencies.
- The report advised Council that there would likely be no continuing role for the Redland LGAP, and that under the Federal Government's proposed emissions trading scheme (ETS) voluntary abatement activities may not be appropriate and may be curtailed in what will be a statutory emissions reduction regime. The ETS is still not resolved. It goes back to parliament in early February.
  - A decision on the role of the LGAP was held over in March 2009 to 2010 anticipating more certainty about the CPRS.

## ISSUES

### POLICY CONTEXT

- The purpose of the LGAP was to plan the voluntary actions that Council would take to meet the voluntary emission reduction goals (targets) established under the Cities for Climate Protection (CCP) Program before Federal or State targets were set. The CCP Program no longer exists (Federal Government funding withdrawn), and has not been replaced. Abatement trajectory over the plan period are outlined below, however LGAP had little impact on GHG reduction in the wider community.
- There is still international uncertainty around climate action after the failure of December's Copenhagen summit to set greenhouse targets. As this report is in preparation, the Federal Government must declare its target to reduce emissions by 2020 under the process agreed at Copenhagen. The target range stands at a 5 to 25 per cent cut by 2020 (and a 'long term' target of 60% reduction by 2050), but could be narrowed. The Federal Government is also under pressure regarding its Renewable Energy Target of 20 per cent renewable energy use by 2020. The troubled Emissions Trading Scheme is due to be tabled in Parliament in February, when the opposition will unveil its alternative climate change policy, and the Greens propose a two-year carbon tax in an attempt to break the deadlock of the ETS in the Senate.
- The Queensland Government's Climate Smart 2050 (2007) and ClimateQ (2009) strategies aim to contribute to the Federal Governments 60% by 2050 target. The latter also aims to reduce Queensland's carbon footprint by one third by 2020. The Council of Mayors is currently considering the need for SEQ regional emission targets.
- Arguably, it's a difficult time in a political and policy sense to be considering GHG emission targets, although there hasn't been a good time to do this in recent years. Federal and State government policy and acts currently do not trigger onerous reporting or abatement requirements. Council remains in a largely voluntary abatement environment. It is still up to Council to determine its carbon footprint.
- The rapidly evolving climate change policy is becoming target-rich and increasingly regulatory. The intent is that Council, businesses, organisations, households and individuals in the community now need only meet the requirements of an ETS and other legislation to meet national targets. The

*National Greenhouse and Energy Reporting (NGER)* Act audit approach now replaces CCP methodology, but is not yet mandatory. Mandating of stricter standards for new commercial buildings arrived as a component of both the state Climate Smart and ClimateQ (2009) strategies, and the federal National Strategy on Energy Efficiency (NSEE) (2009). The NSEE will also introduce legislation requiring greater disclosure of the energy efficiency of large commercial buildings at the time of sale or lease. The Queensland government has introduced mandatory sustainability disclosure for property sales including residential properties. The role of voluntary abatement in excess of the above requirements is diminished and uncertain, however there is increasing community sentiment (evidenced in national surveys) that the above measures are not enough and faster action is needed.

- Queensland and national government abatement programs and rebate schemes are in place and more are foreshadowed. The focus of such government programs is likely to be: schemes that target financial drivers and return cost savings for the take-up of certain practices, behaviours and technologies (e.g. rebates); promotion, advice and assistance with cost free ways of saving on heating, cooling, fuel and power use.

#### **A NEW CORPORATE TARGET**

Corporate targets are clearly needed for Council to plan to meet its regulatory requirements and to provide leadership in the local community. Council needs targets, plans and programs that reduce actual emissions.

Energex has operational control of street lights, and should be reporting emissions from them. Council should only report emissions from those streetlights over which it has operational control (tiny percentage). Water/wastewater is no longer controlled by Council and again reporting on these emissions should be the responsibility of Allconnex/others.

Council's carbon footprint is significantly different under the NGER methodology to that used under the CCP, due to the inclusion of waste and emissions from 'community' landfill within Council's footprint. While waste makes a large contribution to Council's emissions under NGER's methodology, Council's closed landfills no longer trigger the proposed ETS and we are currently not required to report annually under NGERs. It is up to Council to decide what waste it wishes to be responsible for, and it is considered appropriate that Council's own waste be the primary focus of future carbon footprints. There are problems gaining comparable data. Our earlier inventories (under CCP) lack rigour and coverage in the waste data used and follow a different methodology to the more recent inventory (using NGERs).

*Fleet and Buildings and Facilities* are the only areas where council has operational control and usable data trends. In CCP terms this represents about half our corporate emissions, in NGER terms it is much less.

#### **CURRENT EMISSIONS TRAJECTORY**

Figure 1 of attachment only includes GHG emissions from Council's *Fleet and Buildings and Facilities*. So, they are indicative emission trajectories based on part of Council's carbon footprint.

Figure 1 shows the emissions pathway needed to achieve Council's Corporate CCP goal of a 25% reduction (dotted green line) in fuel and power use (omitting streetlights and waste). Under the CCP program, Councils actual corporate emissions have increased by 25% between 1998 and 2007/08 (i.e. or 2.5% p.a.), which is significantly above the 25% reduction corporate target, but well below what would have been achieved had Council not embarked on LGAP initiatives between 2000 and the present. Note that recent efforts have dramatically changed the emission trajectory and increased the rate of reductions in comparison to the decadal trend (thin red linear trend line in Figure 1). The dotted red line indicates approximately how council would continue to track if reductions achieved in 2007/8 to 2009/10 were maintained to 2030. This trend is now approximately the rate at which we needed to reduce emissions commencing in 1998 in order to reach our corporate target.

#### **SETTING A NEW CORPORATE TARGET**

- Some communities have adopted (aspirational and political) 'carbon neutral' and 'zero carbon' targets. Such an approach may lead to annual investment on purchase or development of offsets to balance out the carbon that continues to be emitted for as many years as the targets apply. This may be viewed as a kind of self imposed tax on the community and may direct investment away from actual emissions reduction. Council Officers have a greater preference for investment in real efficiencies and low carbon energy sources over the purchase of offsets. Council no longer purchases green power for primarily this reason.
- An emission reduction target as used in the LGAP is not the same as an emission targets (e.g. 10,000t CO<sub>2</sub>-e by 2030). The latter is preferred and included with scenarios. They are clearer and rely on monitoring net emission levels rather than the amount you have reduced these emissions as a percentage in backward comparison to levels at a previous point in time. It's more direct and lets you plan what your emissions should be in total each year.
- Article 2, of the United Nations Framework Convention on Climate Change (UNFCCC) has an ultimate objective "*to achieve, in accordance with the relevant provisions of the Convention, stabilization of greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system*". The feasible goal set by most government summits (political targets) for preventing 'dangerous' impacts is to hold global warming by 2050 at 2° C average global temperature increase. This translates to a global atmospheric concentration of 450 parts per million (ppm) CO<sub>2</sub>. After this time, some reduction in atmospheric carbon should commence. However, these levels would see the likely loss of the Great Barrier Reef and the melting of most sea ice.
- Science suggests that a more appropriate target is 350 ppm or less CO<sub>2</sub>, which would require a target of 90% reduction by 2050 (for OECD Countries). Carbon emissions have a very long life in the atmosphere. The science suggests that very high reductions are required in order to just prevent global

warming from getting worse well before 2050. OECD countries are responsible for most of the warming, emit more per capita, and therefore need to reduce their emissions more than the global average. Australia has the highest per capita emissions of all OECD countries and is a signatory of both the UNFCCC and its Kyoto Protocol.

- The Redlands City is growing and its population increasing and Council can expect constant pressure to expand services, which in turn results in rising net emissions. Despite this pressure, Council must achieve substantially lower net emissions than those in 1998. This also means much lower per capita emissions, for example for emissions/vehicle, and emissions/staff person. While per capita targets may be set as management tools under the Climate Change Strategy, they are not a replacement for net emissions targets.
- Interesting figures are just emerging for the reductions that may be anticipated through the efforts of manufacturers, suppliers and others to make goods and services less carbon intensive over the next 20 years, and for the results of changing behaviour (called carbon intensity of goods and services herein). For example, vehicle fuels and electricity will have lower carbon intensity; behavioural change is currently worth about 1.1% per annum in Qld.

#### **SCENARIOS FOR A CORPORATE TARGET**

Five broad scenarios are presented for a corporate target 2010 to 2030 (see Figure 2 of attachment) based on fuel and power. This period aligns with the Climate Change strategy, Redland Planning Scheme and Community Plan. Because Federal and State targets are expressed to 2050, Figure 2 presents trajectories beyond the 2030.

The minimum position Council could reasonably adopt is to maintain current net emissions from fuel and power to 2030 (Scenario 1). At the other end of the spectrum, a safe climate will only be achieved if communities such as Redlands reach carbon neutrality by 2050 (Scenario 5). The Federal and Queensland state political target requires a 60% reduction by 2050 (Scenario 2). If Council continued its current reduction trend we could expect to be a little less than half way to a 90% reduction by 2030 (Scenario 3).

#### **SCENARIO 1: STABILISED EMISSIONS**

*Description:* This scenario holds emissions steady (red lines, Figure 2) to 2030 at the same level as present (Scenario 1a) or possibly the same level as 1998 (Scenario 1b).

*Rationale:* A minimum position where Council reduces per capita emissions by 25% in order to balance out increased emissions experienced through population growth in excess of 25% (Scenario 1a). A less conservative position would be to achieve 1998 emission levels by 2030, which are 25% lower than those at present. In real terms this would require approximately a 50% reduction by 2030.

*Key Assumptions:* Assumes that State and Federal policy does not change much over the 20 year period.



*Emission Outcome:* 1a = 14,108 t Co2e for all buildings, facilities, and fleet, - council waste and council controlled streetlights are additional

1b = 10,862 t Co2e for all buildings, facilities, and fleet, - council waste and council controlled streetlights are additional

## SCENARIO 2: MEET STATE / FEDERAL TARGETS

*Description:* This scenario aims to meet the government target of 60% reduction over 2000 levels (1998 in our case) by 2050. This is just a little more than the Queensland government target of 50% by that date – and so are considered broadly equivalent targets here. (pink line, Figure 2 of attachment).

*Rationale:* Council meets Federal and State government expectations in policy and legislative instruments. Council reduces per capita emissions by a 50% and by a further 25% (total 75%) in order to balance out increased emissions experienced through population growth in excess of 25% by 2030.

*Key Assumptions:* Assumes that State and Federal policy does not change much over the 20 year period. A significant reduction carbon intensity of goods and services (10% plus) may lower the total reductions necessary and offset to some extent the impact of rising population. A 50% reduction in power used by streetlights and the carbon footprint of Council's waste is achieved in keeping with this scenario. Currently reduction in streetlight consumption in the order of 20% has been achieved in other states. Council's Senior Adviser Waste Planning advises that 50% reduction in carbon footprint of Council waste is not an unreasonable and may be achieved.

*Emission Outcome:* = 5,431 t Co2e for all buildings, facilities, and fleet, - council waste and council controlled streetlights are additional

## SCENARIO 3: CONTINUE LGAP APPROACH

*Description:* This scenario maintains the goal of the Local Greenhouse Action Plan (LGAP), but extends the period for its achievement to 2020, and continues that rate of reduction to a further 25% reduction by 2030. However, this early investment rate is softened somewhat by achieving the next 25% reduction by 2050. The 2050 goal would therefore be 75% reduction in emissions.

*Rationale:* This scenario includes the trajectory from 1998 to date and follows a different pathway to arrive at a goal between Scenario 2 and 4. However the rationale is described in LGAP terms rather than 'meeting government targets' and this is an important political and leadership message in a community that commenced its LGAP prior to state and federal targets coming into being. It is also a pragmatic rationale based on maintaining the rate of reduction currently being achieved for the next 20 years and then reducing that rate a little as emission reduction options become more expensive.

*Key Assumptions:* Assumes that State and Federal policy does not change much over the 20 year period. A significant reduction carbon intensity of goods and services (10% plus) may lower the total reductions necessary and offset to some

extent the impact of rising population. A 50% reduction in power used by Council streetlights and the carbon footprint of Council's waste is achieved in keeping with this scenario. Currently reduction in streetlight consumption in the order of 20% has been achieved in other states. Council's Senior Adviser Waste Planning advises that 50% reduction in carbon footprint of Council waste is not an unreasonable and may be achieved.

*Emission Outcome:* = 1,697 t Co2e for all buildings, facilities, and fleet, - council waste and council controlled streetlights are additional.

#### SCENARIO 4: MEET GLOBAL 350 PPM TARGET

*Description:* This scenario aims to achieve 90% reduction in emissions (solid black line, Figure 2) over 1998 by 2050. The level is reached at a constant rate of progress (Scenario 4a) or possibly at a higher rate of investment early (Scenario 4 b).

*Rationale:* Council exceeds current Federal and State government expectations in policy and legislative instruments and joins global initiatives aimed at maintaining a level of 350 ppm or less CO<sub>2</sub>. By achieving a 90% reduction, remaining emissions may more affordably be offset to achieve a carbon neutral position (1000 t Co2e X \$25/tonne in today's offset costs = \$25,000 per annum). Emissions must be reduced by a further 25% (total 115%) in order to balance out increased emissions experienced through population growth in excess of 25% by 2030.

*Key Assumptions:* Allows that State and Federal policy may change over the 20 year period but is very unlikely to require more than this level of reduction. A significant reduction in carbon intensity of goods and services (much greater than 10%) is achieved by society and easily offsets the impact of rising population. A greater than 50% reduction in power used by Council installed streetlights (Energex responsible for their lighting) and the carbon footprint of Council's waste (Council is not responsible for community waste emissions) is achieved in keeping with this scenario. Currently reduction in streetlight consumption in the order of 20% has been achieved in other states. Council's Senior Adviser Waste Planning advises that 50% reduction in carbon footprint of Council waste is not an unreasonable and may be achieved.

*Emission Outcome:* = 1,086 t Co2e for all buildings, facilities, and fleet, - council waste and council controlled streetlights are additional

#### SCENARIO 5: CARBON NEUTRAL

*Description:* Council exceeds all other scenarios to achieve a carbon neutral position by 2050. This requires that Council reduce emissions to the lowest level possible and offset remaining emissions so that no net emissions are contributed by Council to global warming. The level is reached at a constant rate of progress or possibly at a higher rate of investment early (similar to Scenario 4 b).

*Rationale:* Ethically, and in terms of leadership, carbon neutrality is one of the highest goals that Council can aim for. In so doing we join Gold Coast, Brisbane, and a

growing number of SEQ Councils in aiming for carbon neutrality. It is a 'stretch target' beyond Continuing LGAP and Meeting Global 350PPM targets. Emissions must be reduced by a further 25% (total 125%) in order to balance out increased emissions experienced through population growth in excess of 25% by 2030.

*Key Assumptions:* Allows that State and Federal policy may change over the 20 year period but carbon neutrality is an ultimate level of reduction. A significant reduction in carbon intensity of goods and services (much greater than 10%) is achieved by society and easily offsets the impact of rising staff population. The level of reductions involved necessitate considerable investment by Council. For example: all council installed streetlights would be solar powered; Council would generate renewable energy back to the grid; the carbon footprint of Council's waste would be minimised and offset; and a transition to renewable energy powered electric vehicles would have occurred in the fleet.

*Emission Outcome:* = lowest possible emissions t Co2e for all buildings, facilities, fleet, council waste and council controlled streetlights.

#### **A NEW COMMUNITY TARGET**

The LGAP goal of 15% reduction in community emissions on 1996 levels by 2010 (blue dotted line, Figure 3 of attachment) will not be achieved. In real terms, emissions are at least 70% higher than they were in 1996, due mainly to increased population/residences.

Data is not available on the extent to which the LGAP effectively assisted the community in reducing its emissions, and it won't be until much more accurate metrics are developed. We have observed that the trend here essentially tracks population (solid black line, Figure 3).

The requirements and initiatives of Federal, State and Regional government noted in Policy Context above have largely overtaken the need for a local community target for GHG reduction, unless that community wishes to voluntarily outperform national/state requirements by achieving them sooner or by making even greater cuts in emissions. However justified, such action would bring a disproportionate cost burden on any community venturing down this road.

Council recently tested a notional emissions reduction target of 50% by 2030 during consultation on the Redland City community plan. References to climate change attracted conflicting views, with some respondents identifying it as a critical issue and others were expressing scepticism. The target attracted comment about how realistic and achievable it was, but there was no opposition to it or amendment raised. There was little enthusiasm for a greater target.

Arguably, there is little or no continuing role for local Redlands community targets or a Redlands LGAP to provide strategy for the community to achieve such a target after it expires in 2010. It is recommended in this report that Council choose not to have any community targets as such, and therefore not use community GHG emission reduction targets as a performance indicator. However, as part of the

mitigation component of the Climate Change Strategy, Council would outline the actions (community sustainability initiatives) it proposes to undertake to support the community's and government efforts in this regard.

#### **OFFSET POLICY AND CARBON NEUTRALITY**

##### Offsets policy

Current Council policy (GM August 2007) is that carbon offsets are used as third priority for reducing carbon emissions after improving efficiency (priority 1) and using less carbon intensive power and fuel (priority 2). Council has not set policy on how offsets are to be used in relation to GHG emissions targets.

Offsets do not represent a guaranteed tangible reduction in carbon emissions in the short term. They are only as good a reduction as their certification, and the Federal Government's Offset policy and guidelines are still in draft form.

Council may broadly develop policy on offsets in five ways:

1. **Making up annual shortfall:** Develop policy to purchase green power, or carbon credits equivalent to (all or part?) the actual annual shortfall between actual emissions and corporate target emissions for the previous year.
2. **Making up shortfall to carbon neutrality:** Develop policy to purchase green power, or carbon credits equivalent to the entire shortfall between the lowest actual emissions Council is able to achieve by 2050 so that carbon neutrality is achieved.
3. **Routine Offsets purchase:** Develop policy to routinely purchase green power or carbon credits as one of the strategies used to reduce corporate emissions in the year ahead (based on estimated emissions and % of offsets required). Council has been purchasing 5% of its power from green power for some years up to the current financial year. It could resume such purchase at the same or higher level. At any time, Council has the option of purchasing up to 100% government accredited green power electricity for our buildings, facilities and streetlights, leaving council's fleets and waste GHG emissions as the main components of our carbon footprint.
4. **Trading Offsets:** Develop policy to become an active buyer and seller of carbon offsets looking for 'offset profit' through such transactions which ultimately reduces the cost of offsets to meet Council needs. The unresolved ETS legislation before Federal Parliament renders offsets trading a high risk policy approach at the current time.
5. **No formative role:** Develop policy that places the focus on real reductions in carbon footprint and include no substantial role for green power, or carbon credits at the present time. At present it is cheaper to reduce emissions by a tonne of GHG (tCo2e) through investment to improve energy efficiency by one tonne of GHG, than it is to purchase equivalent green power. In addition, investment in efficiencies gains continuing reduction in emissions, whereas green power and offsets only provide gains in the year in which they are

purchased. It is in Council's interests to forestall purchase of green power in favour of investment in efficiency.

This report recommends pursuing policy option 5, but holding open the prospect of option 1 for regular review. Option 1 would become significant if legislation were to change and Council were to be bound by legislated targets that it did not meet through other strategies. Should Council decide at a later date to go carbon neutral, Option 2 would be pursued.

### **RELATIONSHIP TO CORPORATE PLAN**

Council is currently developing a Corporate Plan. The recommendations primarily support Council's draft strategic outcomes to protect our natural environment, to ensure sustainable land use outcomes and to ensure green choices are the norm and cleaner, greener transportation and resource management.

### **FINANCIAL IMPLICATIONS**

The Stern Report and the Garnaut Review both describe the economic costs of inaction (through impacts on water security, agricultural production, forestry, coastal settlements and other coastal infrastructure, and biodiversity). These reports raised a storm of debate about the precise figures utilised. However, it remains inescapable that the ultimate costs of inaction will over time outweigh the costs of spending additional money now to reduce greenhouse emissions. Investing in reducing carbon emissions is basic risk management for what is currently a very significant but uncertain and highly volatile risk. The earlier those reductions are achieved, the easier and cheaper they will be, and the less likely Council is to be adversely impacted by future legislation to manage this risk.

Our recommendation is to continue to invest in real efficiencies at least at the rate established in the 2009/2010 budgets, in which Fleet, Buildings and Environmental Management together spent \$595,000 (excluding staff costs). A more ambitious target would require expenditure in excess of \$600,000, directed additionally at waste management. A lesser target could be reached on lower expenditure. Budget relevant to such efficiencies is also variously allocated in Purchasing, Infrastructure, and Community and Social Planning and a full listing of such outlay is not included here. Future annual carbon audits are needed to provide adequate measure of the rate of investment required to meet targets GHG emission reductions.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

### **CONSULTATION**

All areas of Council with climate change risks identified in the Climate Change Risk Assessment and Adaptation Plan are being consulted in the preparation of the Climate Change Strategy.

**OPTIONS****PREFERRED**

1. That Council's Climate Change Strategy in preparation:
  - a. Include a corporate GHG emissions target of 25% reduction over 1998 emissions by 2020, a further 25% reduction on 1998 levels by 2030 (75% of 1998 levels by 2050) and a strategy for the next ten years of investment to achieve this target;
  - b. Not include any updated GHG emissions target covering the Redland community, but includes a strategy for the next ten years of Council action and investment to facilitate emission reduction within the Redland Community; and
  - c. Not include a formative role for the purchasing of green power, or offsets, or carbon credits to offset annual shortfall between actual emissions and corporate target emissions.

**ALTERNATIVES**

The Climate Change Strategy corporate emission target:

- Include carbon neutrality as the corporate greenhouse gas target, reducing emissions to the lowest level possible by 2050 and offsetting the remainder.

OR

- Include a corporate GHG emissions target of 90% reduction over 1998 emissions by 2050 (45% by 2030) and a strategy for the next ten years of investment to achieve this target;

The Climate Change Strategy community emission target:

- Recognise and include Federal and State emissions targets restating these as the Redlands community targets (i.e. 60% by 2050);
- Include a strategy for the next ten years of investment to facilitate emission reduction within the Redland Community;
- Other alternatives as advised by Council.

**OFFICER'S RECOMMENDATION**

That Council resolve as follows:

1. That Council's Climate Change Strategy in preparation:
  - a. Include a corporate GHG emissions target of 25% reduction over 1998 emissions by 2020, a further 25% reduction on 1998 levels by 2030 (75% of 1998 levels by 2050) and a strategy for the next ten years of investment to achieve this target;
  - b. Not include any updated GHG emissions target covering the Redland community, but includes a strategy for the next ten years of Council action and investment to facilitate emission reduction within the Redland Community; and

- c. Not include a formative role for the purchasing of green power, or offsets, or carbon credits to offset annual shortfall between actual emissions and corporate target emissions.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

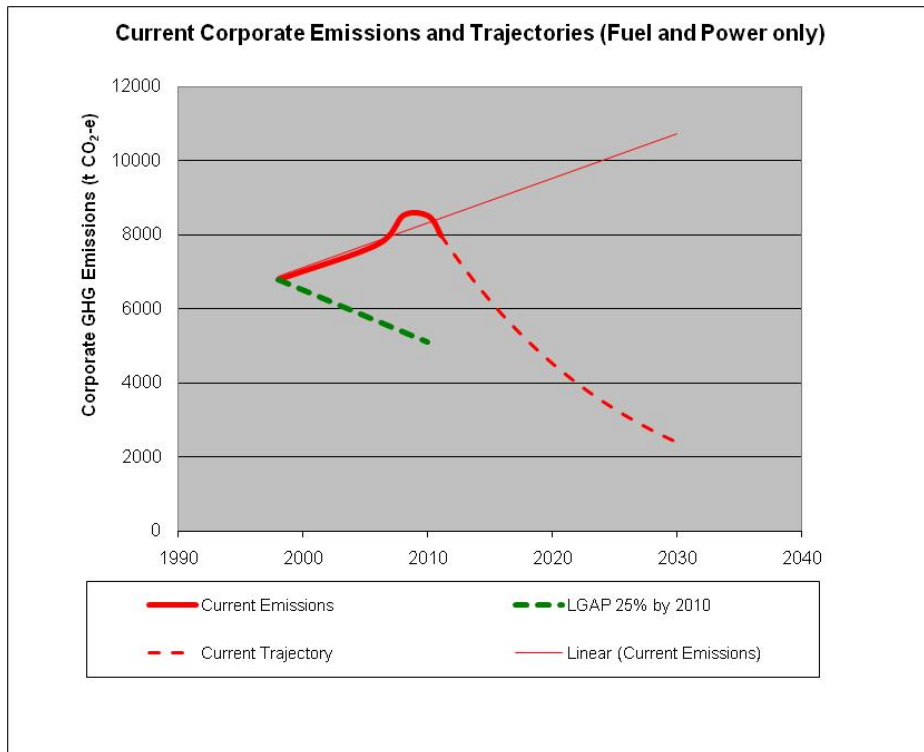
Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve as follows:**

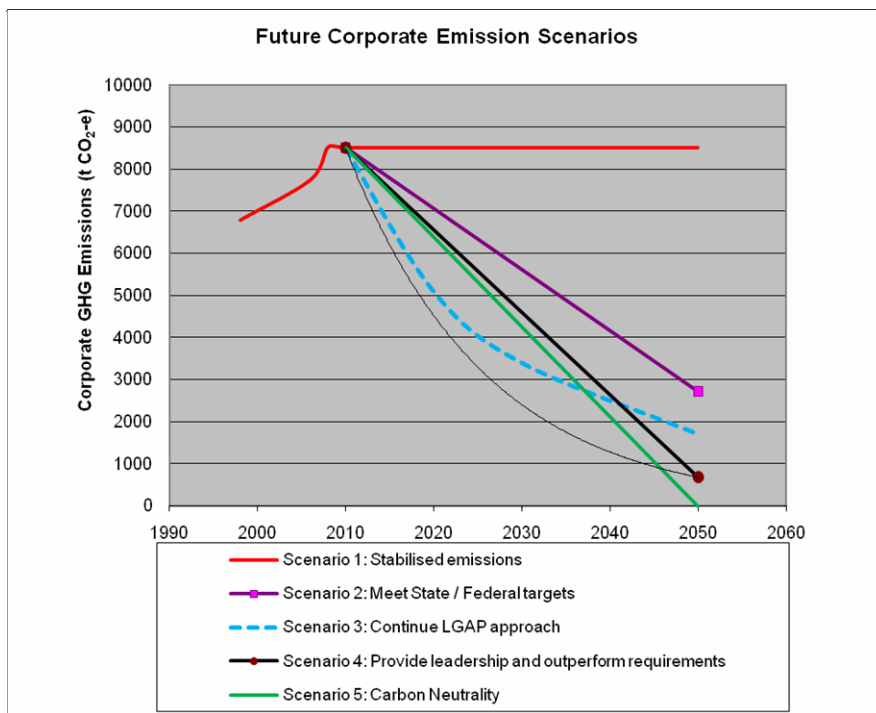
1. **That Council's Climate Change Strategy in preparation:**
  - a. **Include a corporate GHG emissions target of 25% reduction over 1998 emissions by 2020, a further 25% reduction on 1998 levels by 2030 (75% of 1998 levels by 2050) and a strategy for the next ten years of investment to achieve this target;**
  - b. **Not include any updated GHG emissions target covering the Redland community, but includes a strategy for the next ten years of Council action and investment to facilitate emission reduction within the Redland Community; and**
  - c. **That the first 5 year plan in Climate Change Strategy investigates a formative role for the purchasing of green power, or offsets, or carbon credits to offset annual shortfall between actual emissions and corporate target emissions.**

**CARRIED**

**Figure 1:** Councils Corporate GHG Emissions for fuel and power.

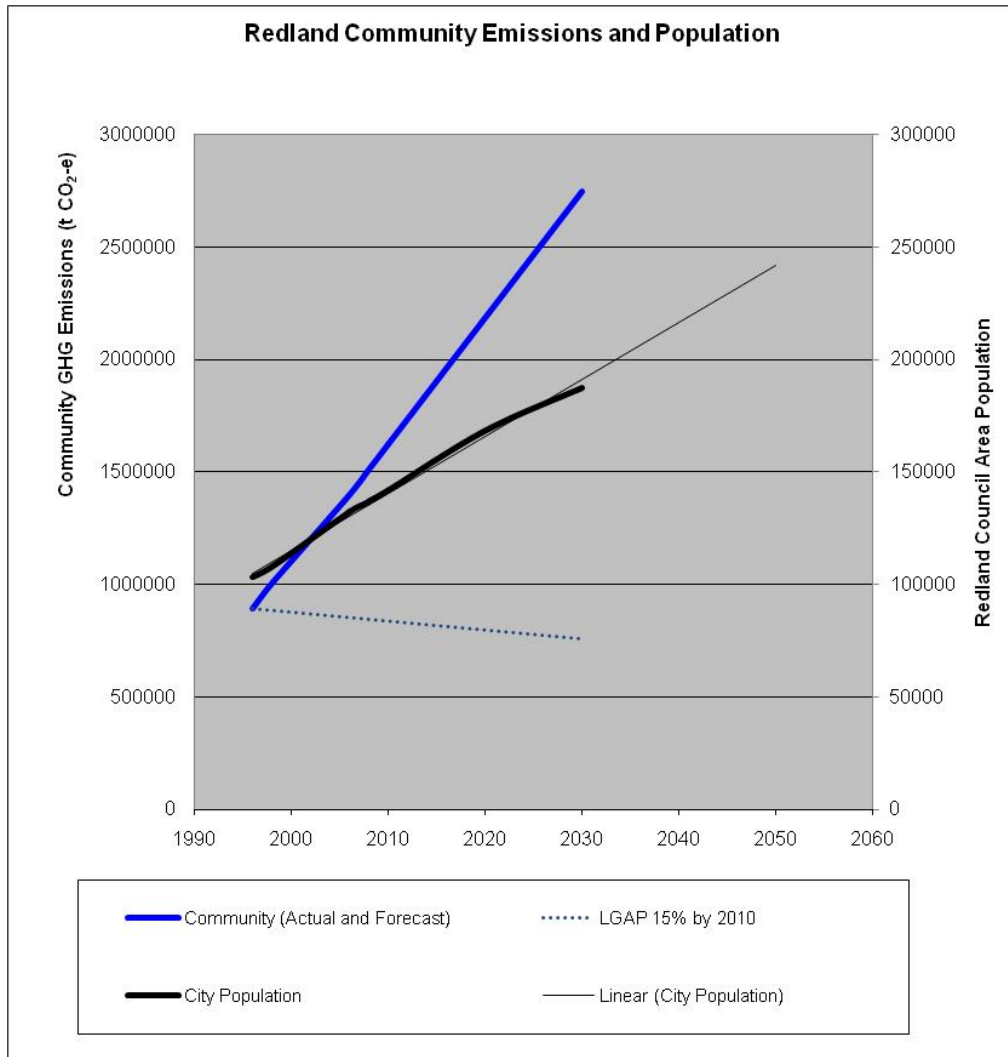


**Figure 2:** Five Scenarios for Council's Corporate GHG Emissions Reduction Target (fuel & power only).





**Figure 3:** Redlands Community GHG Emission Trajectory and Population.



### 13.1.6 KOALA HABITAT REHABILITATION TENDER APPLICATION UNDER THE NATURE REFUGE PROGRAM

**Dataworks Filename:** Koala Conservation Management Policy & Strategy

**Attachments:** [Aerial Photograph of Cleared Land](#)  
[Town Planning Zoning Map](#)

**Responsible Officer Name:** Gary Photinos  
Manager, Environmental Management Group

**Author Name:** Daniel Carter  
Principal Advisor Natural Environment

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#### EXECUTIVE SUMMARY

As part of the Queensland State Government package of measures to support the survival of koalas in South East Queensland it was announced late last year that the state will make available \$15 million for buying new habitat and rehabilitating existing habitat.

Council has received preliminary notification of a proposed State Government initiative under the Nature Refuge Program to provide grants money to rehabilitate Koala Habitat through a tender process.

The competitive tender process will be open to both Council and a public land owner and private landowners whose property is listed in the State Government's new koala habitat mapping.

A 4.5 hectare cleared area of land adjacent to the Capalaba Waste Water Treatment Plant has been identified as suitable candidate for koala habitat that could be rehabilitated.

It is recommended that Council approve the submission of a tender under this program.

#### PURPOSE

That Council resolves

1. to submit a tender application to the State Government to have land situated at Lot 1 SP231112 and Lot 703 SP160859 adjacent to the Capalaba Waste Water Treatment Plant rehabilitated under the Nature Refuge Program and:
2. Agrees to place the necessary covenants on the land to have the land gazetted under the *Nature Conservation Act*.

## BACKGROUND

- The State Government released in late 2009 a package of measures to deal with the rapidly decline urban koala population in Southeast Queensland. Part of the package involved funding for buying koala habitat and rehabilitating existing habitat.
- Discussions were held in January 2010 with Department of Environment and Resource Management regarding the potential funding to be made available under the Nature Refuge Program with ongoing discussions relating to land acquisitions.
- Prior Council research completed under the Industry Placement Project with Griffith University has produced a catalogue of suitable lands for habitat offsets.

## ISSUES

### NATURE REFUGE PROGRAM AND NATUREASSIST FUNDING

The state government will shortly be releasing funds to landowners to have koala habitat rehabilitated and protected by having the land declared as a nature refuge under the Nature Conservation Act. The land tenure does not change however protective covenants are applied on the title.

NatureAssist is the competitive tender process that will be used to identify which tenders from Queensland landholders offer the best value for money in protecting and managing koala conservation values.

This program has now been expanded allowing the revegetation of koala habitat of Council-owned lands that we have identified as of high or medium-priority for koala habitat restoration.

A requirement of financial assistance under this program will be that a nature refuge will be gazetted over the subject lands under a conservation agreement entered into between the Queensland Government and Redland City Council.

The State has expressed an expectation that any rehabilitation funded under this program would be for works not otherwise planned in the foreseeable future by Council.

The types of assistance for which application may be made under this program are, in summary and subject to further detailed discussions:

- revegetation or rehabilitation of cleared or degraded land to a long-term standard suitable for koala habitat;
- weed control;
- control or exclusion of threats to koalas; and

- fencing or other infrastructure needed to re-establish, protect or manage koala habitat.

These activities will be given the highest priority for funding. Other activities that will support or enhance the revegetation or rehabilitation of koala habitat may also be considered. This may include:

- planting of cleared or degraded land with koala food species;
- fencing and supplementary planting to encourage and allow the natural regeneration of koala habitat;
- koala friendly fencing to aid movement of koalas and protect new plantings;
- fencing to exclude dogs from koala habitat;
- weed control to assist with revegetation and rehabilitation; and
- reasonable costs associated with the ongoing management of your revegetation or rehabilitation activities for a period of up to five years (for example, seasonal weed control to manage weed growth in new plantings).

It is important to note that:

- revegetation or regeneration of koala food species **must** constitute the major portion of the works;
- funding is available **only** for revegetation of canopy species, not full ecological restoration; and
- the area of the proposed nature refuge must be at least two hectares and incorporate the revegetation or rehabilitation proposed.

#### **DESCRIPTION OF LAND**

The land proposed to be submitted for tender under the Nature Refuge Program is Council owned freehold land adjacent to the Capalaba Sewerage Treatment Plant. Refer to the attached Aerial Photograph.

It consists of two parcels of land situated in Smith Street Capalaba with a combined cleared area of approximately 4.5 hectares. The land has been identified by the State Government as habitat restoration of medium priority. The area has been considered for its potential to provide offset planting but there has never been any funding allocated to undertake any revegetation works. Medium value rehabilitation with sections mapped as KPA 1 and KPA 2 through the area.

The land also forms part of the larger Coolwynpin Creek catchment and is immediately adjacent to riparian corridor which provides substantial and significant ecosystem services to wide range of biodiversity in particular the koala. The revegetation of this site will consolidate with an existing patch of riparian vegetation. The land was previously a turf farm with all native vegetation removed therefore making the area a high priority for revegetation works relating to koala conservation.

The first parcel forming part of this cleared area is:

Address:	56 Smith Street, Capalaba
Property Owners:	Redland City Council As Trustee Parks & Conservation,
Legal Description:	Lot 703 SP 160859 (Lot 703 SP160859 - Park)
Property Number:	251870
Area:	35980m <sup>2</sup>
Zoning	OS - Open Space
Overlays	<ul style="list-style-type: none"><li>• Acid Sulfate Soils Overlay</li><li>• Bushland Habitat Overlay</li><li>• Flood Storm and Drainage Constrained Land Overlay</li><li>• Landslide Hazard Overlay</li><li>• State Koala Policy Overlay</li><li>• Waterways Wetlands and Moreton Bay Overlay</li></ul>

The second parcel of land is described as:

Address:	34 Smith Street, Capalaba
Property Owners:	Redland City Council As Trustee Parks & Conservation,
Legal Description:	Lot 1 SP 231112
Property Number:	320150
Area:	112112m <sup>2</sup>
Zoning	OS - Open Space (historically showing in part Community Purposes sub area 7)
Overlays	<ul style="list-style-type: none"><li>• Acid Sulfate Soils Overlay</li><li>• Bushfire Hazard Overlay</li><li>• Bushland Habitat Overlay</li><li>• Flood Storm and Drainage Constrained Land Overlay</li><li>• Landslide Hazard Overlay</li><li>• Road and Rail Noise Impact Overlay</li><li>• State Koala Policy Overlay</li><li>• Waterways Wetlands and Moreton Bay Overlay</li></ul>

In other negotiations, Council is in discussions with Emergency services to undertake restoration of cleared open areas to the north of the Capalaba Sewage Treatment plant as part of their offset requirements for the Redland Bay Fire Station. The restoration of the open area to the south of the Capalaba Sewage Treatment plant would be of considerable expense (approximately \$350 000) for the restoration of the area. This site is not currently identified for restoration in the immediate future given the cost. The opportunity to get an estimated \$150 000 for the planting and minimum 5 years maintenance funded through NatureAssist is invaluable in terms of increasing habitat for koalas in this area.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.

### **FINANCIAL IMPLICATIONS**

The tender process for grant money will provide Council with the necessary funds to prepare, establish and maintain for a minimum of three years, the koala trees planted under the program. It is anticipated that the funds required or to be obtained over a 3 year period would be a minimum of \$150 000. It may also be necessary to fence off access to the area to protect the trees from being damaged from illegal trail bike and four wheel drive usage of the area.

Council's Parks and Conservation could then work over the next few years to establish mid and ground cover story as the canopy species get established.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, such as land currently zone CP7 to be rezoned to CN2 given the area to be managed for conservation purposes.

### **CONSULTATION**

Discussions have occurred with Parks and Conservation, Department of Environment and Resource Management.

### **OPTIONS**

#### **PREFERRED**

That Council resolve as follows:

1. To submit a tender application to the State Government to have land situated at Lot 1 SP231112 and Lot 703 SP160859 adjacent to the Capalaba Waste Water Treatment Plant rehabilitated under the Nature Refuge Program;

2. Agrees to place the necessary covenants on the land to have the land gazetted under the *Nature Conservation Act*; and
3. To delegate authority to the Chief Executive Officer to sign and lodge all necessary documentation.

**ALTERNATIVE**

That Council resolves to defer the application of a tender under the Nature Refuge Program at this time pending more information to be provided as directed by Council.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve as follows:**

1. **To submit a tender application to the State Government to have land situated at Lot 1 SP231112 and Lot 703 SP160859 adjacent to the Capalaba Waste Water Treatment Plant rehabilitated under the Nature Refuge Program;**
2. **Agrees to place the necessary covenants on the land to have the land gazetted under the *Nature Conservation Act*; and**
3. **To delegate authority to the Chief Executive Officer to sign and lodge all necessary documentation.**

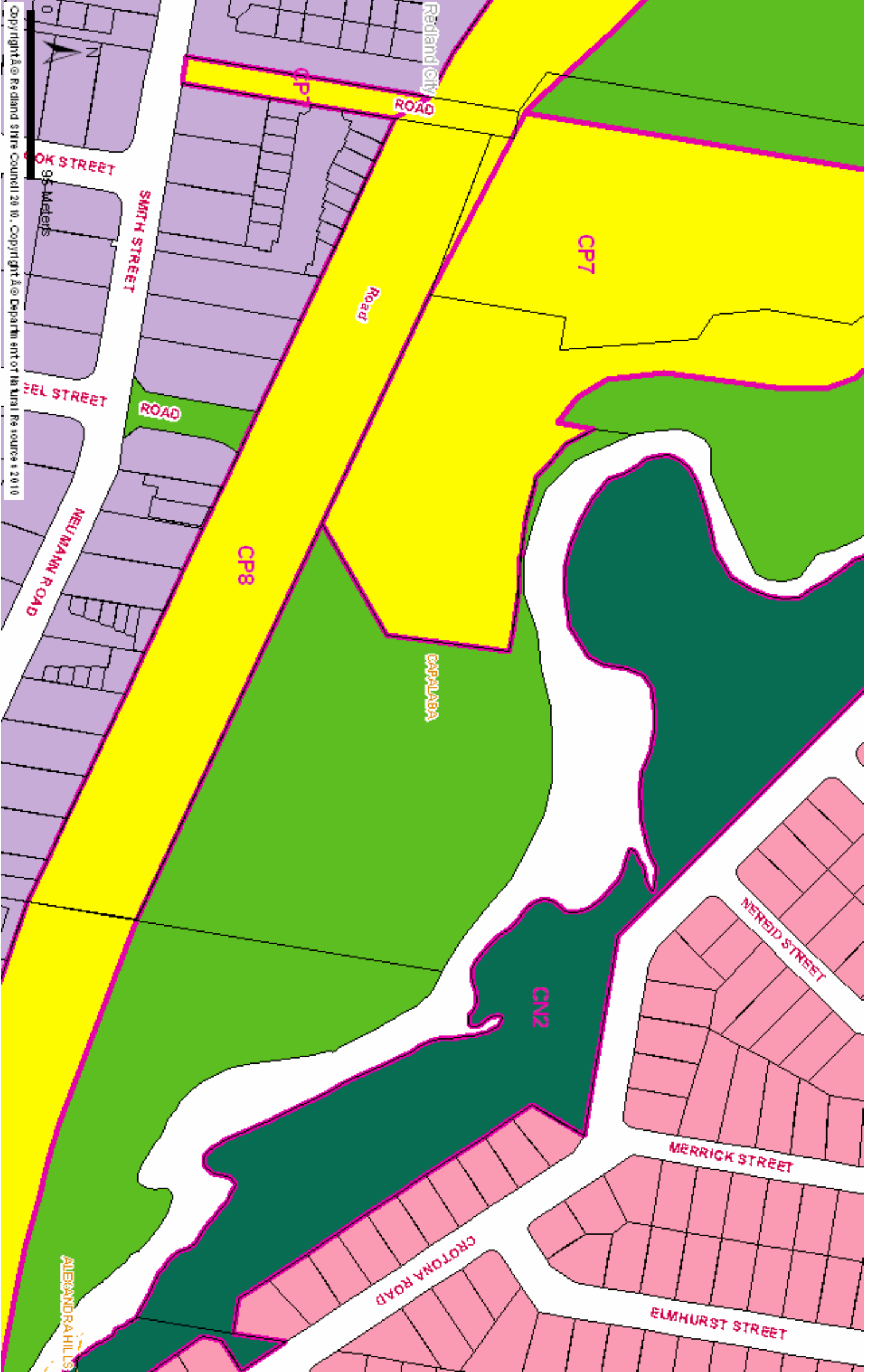
**CARRIED**



CAPALABA

ALEXANDRA HILLS





ALEXANDRA HILLS

**13.1.7 COMMENT ON STATE PLANNING POLICY AIR, NOISE AND HAZARDOUS MATERIALS 2010**

**Dataworks Filename:** EM Policy State Planning Policy Air Noise Hazardous Materials

**Attachments:** [Draft State Planning Policy: Air, Noise, Hazardous Materials 2010](#)

**Responsible Officer Name:** Gary Photinos  
Manager, Environmental Management

**Author Name:** Warren Mortlock  
Principal Adviser Environmental Protection

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**EXECUTIVE SUMMARY**

The Queensland Department of Environment and Resource Management have released the draft State Planning Policy: Air, Noise and Hazardous Materials, including accompanying draft guidelines for public comment.

Primarily, the proposed SPP, where appropriate, will separate land zoned for industrial uses from land zoned for sensitive uses (e.g. residential development). It will also ensure that sensitive uses near or within existing industry zones or identified 'management areas' are located, orientated and designed in ways that protect environmental values and human safety.

It is proposed that Council make a submission on the draft State Planning Policy raising concerns for several issues in particular the impact it will have on Council ability to deliver on the Kinross Road Structure Plan and the effect it may have on the existing poultry industry.

**PURPOSE**

The purpose of this report is to provide a brief overview of the draft SPP Air, Noise and Hazardous Materials, and identify key issues, concerns and implications for Council. The other purpose of this report is to receive endorsement from Council on the matters raised in the Issues section of this report as a basis of a written submission to the Department of Environment and Resource Management on the draft SPP.

**BACKGROUND**

- September 8, 2009, the Environment Regulation Branch of the Department of Environment and Resource Management (DERM) contacted Council (Warren Mortlock) to provide an opportunity (one week) for early comment on the draft State Planning Policy (Air and Noise Emissions) prior to its going to government approval for public comment release. No comment was forwarded due to the short notice.

- December 8, 2009, DERM released the draft State Planning Policy: Air, Noise and Hazardous Materials for public consultation. Information regarding the draft SPP and a copy of the draft SPP can be found on the DERM website at - [http://www.derm.qld.gov.au/environmental\\_management/planning\\_and\\_guidelines/policies\\_and\\_strategies/draft\\_state\\_planning\\_policy\\_air\\_noise\\_and\\_hazardous\\_materials.html](http://www.derm.qld.gov.au/environmental_management/planning_and_guidelines/policies_and_strategies/draft_state_planning_policy_air_noise_and_hazardous_materials.html). The closing date for submissions is 26 February 2010.
- Combined local government and DERM consultation sessions were organised by DERM in January/February 2010, and attended by Council Officer.

## ISSUES

The Department of Environment and Resource Management has released the draft State Planning Policy: Air, Noise and Hazardous Materials (the SPP), including accompanying draft guidelines, for public comment (full package in attachment to this report).

### PURPOSE OF THE DRAFT SPP

The purpose of the draft SPP is to protect the environmental values, human safety, and the viability of industrial development in Queensland. Primarily, it will separate land zoned for industrial uses from land zoned for sensitive uses (e.g. residential development). It will also ensure that sensitive uses near or within existing industry zones or identified 'management areas' are located, orientated and designed in ways that protect environmental values and human safety.

The appropriate planning of industrial uses is important for the continued health, safety and wellbeing of individuals, the integrity of the environment, protection of environmental values and the economic viability of industrial uses. Environmental values include human health and wellbeing; an individual's ability to sleep, study, learn and relax; amenity of the community; health and biodiversity of ecosystems; and aesthetics. The protection of these values is important in achieving the ecologically sustainable development objective of the *Environmental Protection Act 1994* (EP Act), and the *Sustainable Planning Act 2009* (SP Act).

The *Dangerous Goods Safety Management Act 2001* (DGSM Act) provides a framework to protect the safety of persons, and to prevent harm to property and the environment from major hazard facilities and large dangerous goods locations. The characteristics of facilities that store or handle hazardous materials means that the contaminants and/or impacts from an accident or emergency situation are critically harmful to human health, life, property or the biophysical environment. It should be noted that this SPP does not address the safe storage and handling or safe operation aspects of these facilities. The SPP can only address human safety through appropriate location of hazardous industries to manage conflicting uses, and to prevent encroachment by sensitive uses on these locations.

Industrial activities provide many of the base materials for our agricultural, mining, infrastructure and transport sectors as well as products used daily in our homes and workplaces. Due to the characteristics of industrial activities, generally, not all impacts and risks can be managed on site. Consequently, it is important that industrial activities are located in areas separated from land uses that are sensitive or

at risk from the contaminants or impacts of noxious and hazardous industrial activities. Examples of sensitive land uses include educational establishments, hospitals, residential care facilities, and homes.

The EP Act and DGSM Act manage air and noise emissions and impacts from hazardous materials from a number of these industrial activities. However, where planning decisions allow sensitive uses to encroach upon industrial activities or vice versa, it is difficult to protect the environmental values and protect human safety. Practical implications of this include, for example, residential areas being subject to unhealthy levels of air and noise emissions, and industrial activities being subject to operational conditions that inhibit sustained economic development.

In recognition of the relationship between planning and the protection of the human safety and the environment, it is important that industrial activities and sensitive uses are strategically located. A focus on appropriately separating land for industrial activities and land for sensitive uses will provide greater opportunity for sustained economic growth, while reducing impacts upon the lifestyle and health of communities and individuals.

#### OPERATION OF THE DRAFT SPP

The SPP guideline has a good explanation of the operation and rationale of the SPP and will not be repeated here. The SPP itself is five pages long and establishes robust and sensible provisions. However, the accompanying Schedules, Codes and Guidelines make up some 50 pages and their interpretation is often complex. Most of the important detail is in the final 5 pages of the guideline.

The draft SPP provides direction for:

- the preparation of local planning instruments (e.g. Redland planning scheme) where it has provisions regarding:
  - a. Planning and separating industry zones
  - b. Transitional development
  - c. Intensive animal industries
  - d. Industry definitions
- certain development assessment (when not reflected in a local planning instrument), where it has provisions regarding:
  - e. Reconfiguration of a lot for the purpose of a sensitive use
  - f. Material change of use for the purpose of a sensitive use
  - g. Material change of use for the purpose of intensive animal industries
  - h. A Cleveland Management Area is included covering the area either side of Hilliards Creek from Finucane Rd to Boundary Rd and including the Kinross Road Structure Plan Area.

The SPP establishes a unique mechanism for control over intensive animal industries, because they generally occur outside of industrial zones and therefore are a unique case that really doesn't fit the main zoning separation approach used in the SPP. Effectively, development of new or expanded chicken farms within a 5 km

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buffer of sensitive use zones will trigger the requirements of the SPP and may be difficult to meet. All intensive animal industries that have the potential to release air and noise emissions are identified as environmentally relevant activities in the *Environmental Protection Regulation 2008*.

The draft SPP uses design objectives for sensitive uses that are already established for air quality in the *Environmental Protection (Air) Policy 2008*, and for noise in the *Environmental Protection (Noise) Policy 2008*. It also refers to the Queensland Planning Provisions (in development) in its terminology regarding zoning.

#### IMPACT ON EXISTING DEVELOPMENT AND APPLICATIONS

The draft SPP cannot effect past development approvals or applications that have been received but not decided. It is likely that the SPP will not come into effect until late 2010. Any development applications or planning decisions (including the Kinross Road Structure Plan) made prior to the gazettal of the SPP are not affected by its provisions.

#### RELATIONSHIP WITH OTHER STATE PLANNING INSTRUMENTS

Under the Sustainable Planning Act, State Planning Regulatory Provisions are mandatory and prevail over any other planning instrument to the extent there are any inconsistencies. Similarly, if there is conflict between a draft State Planning Policy and a Statutory Regional Plan (e.g. SEQ Regional Plan), that Plan prevails to the extent of the inconsistency. However, in all other circumstances, each draft State Planning Policy should be considered together with, and complementary to, any applicable State Planning Regulatory Provision and any applicable Statutory Regional Plan. These legislative requirements apply both when making and amending a local planning instrument and in development assessment.

#### Council's Response to the SPP

The concepts underpinning the SPP are supported. There are a number of significant benefits of the provisions for avoiding future problems between sensitive uses and industrial development.

Whilst the SPP is supported, the current draft has two main implications for Council which would form the basis of Council's response:

- **Cleveland Management Area covers Kinross Rd Structure Plan Area.** If Council is bound by the SPP requirements, 'sensitive' uses would potentially need to be separated by 1km from the Cleveland Industrial Estate if the industrial uses meet the definition of 'high impact' activities. This buffer could potentially extend as far into the structure plan area as approximately Goddard Road. Another SPP requirement within the whole Cleveland Management Area is for a minimum 2000m<sup>2</sup> lot size. The conflict here is unlikely to be resolved by the wording of a comment to DERM. Rather, the comment would highlight the issues of conflict and seek resolution through discussions between Council, DERM and DIP. Additionally, this conflict may also be largely addressed through the identification of the Kinross Road Structure Plan Area as a Local Development Area in the SEQ Regional Plan 2009-2031. As mentioned

previously, a statutory Regional Plan, such as the SEQ Regional Plan, will override a SPP to the extent of any inconsistency.

- **Further intensive animal industry development – especially poultry farms.** The SPP establishes a trigger for a material change of use (assessable development) for intensive animal industry (poultry farms greater than 1000 birds, 50 plus cattle, 21 plus pigs, 350 plus sheep – see Schedule 4) proposed within 5 kilometres of land zoned for sensitive uses (residential, etc – see Schedule 1). The Development Assessment Code applicable in this instance (Schedule 7) sets performance criteria for air and noise emissions that may prove unpalatable or perhaps unachievable at reasonable cost, to these industries. One possible alternative direction is that the SPP allow that Council in its Planning Scheme develop a varied assessment trigger based on a new process to be established in the draft SPP which considers local climatic and topographic matters. Another alternative is that consideration be given to having a reduced assessment trigger distance for poultry farming activities up to a specified threshold (i.e. number of birds).

A small number of minor issues have also been identified:

- Schedule 1: Sensitive Uses should be amended to specifically (clearly) include;
  - Public or Recreational Open Space areas where intensive human use for recreation, outdoor eating, exercise and sport are carried out – e.g. Parks, sports grounds, public swimming pools, public bathing beach;
  - schools;
  - shopping precincts;
- Schedule 4 – Industrial Activities: Motor vehicle workshop operation excluding spray-painting body panels is identified as a “service industry activity,” due to the impacts and potential pollutants from this operation it is recommended that it be at least a low impact industrial activity.
- Schedule 4 – Industrial Activities: Chemical storage of class C1 & C2 combustible liquids (10m<sup>3</sup> or more) is identified as a noxious and hazardous industrial activity, consideration should be given, however, to reducing to a medium or high impact industrial activity, taking into consideration that this category will affect majority of service stations within Queensland and the lower risk associated with combustible liquids as compared to Class 3 flammable liquids.
- Schedule 4 – Industrial Activities: Wooden and laminated product manufacturing for fabricating 100t or more of laminated products in a year is classified as a noxious and hazardous industrial activity, however, it is recommended it’s activity category is reduced taking into consideration it’s low environmental impacts.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.

## **FINANCIAL IMPLICATIONS**

There are no short term financial implications associated with the making of the submission. However, there are financial implications for Council in relation to the finalisation of the Kinross Road Structure Plan should the SPP proceed unchanged, and it may require the wholesale change of Kinross Road Structure Plan.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, in order to implement a Council preferred approach on achieving the objectives of the SPP and not be bound by the transitional development assessment codes included with the SPP.

## **CONSULTATION**

There has been limited time to undertake broader consultation within Council however, extensive support and input to this report has been provided by the Land Use Planning Group, and the Health and Environment team.

## **OPTIONS**

### **PREFERRED**

That Council resolve to endorse the matters raised in the Issues section of this report as a basis of a written submission to the Department of Environment and Resource Management on the draft State Planning Policy: Air, Noise and Hazardous Materials.

### **ALTERNATIVE**

That Council resolves not to make a submission to the Department of Environment and Resource Management on the on the draft State Planning Policy: Air, Noise and Hazardous Materials.

## **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve to endorse the matters raised in the Issues section of this report as a basis of a written submission to the Department of Environment and Resource Management on the draft State Planning Policy: Air, Noise and Hazardous Materials.**

## **CARRIED**

A division was called for.

Crs Reimers, Elliott, Bowler, Townsend, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Burns, Murray and Williams voted in the negative.

Cr Henry was absent from the meeting.

The motion was declared by the Mayor as **CARRIED**.



**DRAFT**

**State Planning Policy**  
Air, Noise and Hazardous Materials 2009

DRAFT

## EXPLANATORY STATEMENT

### The importance of land use planning for the protection of the environmental values and human safety

The development of sensitive uses (e.g. residential development) near industry, and vice versa, can impact on the health and wellbeing of communities and individuals, and human safety. It can also impact on the viability and growth of existing industry.

Environmental values include human health and wellbeing; an individual's ability to sleep, study, learn and relax; amenity of the community; health and biodiversity of ecosystems; and aesthetics. The protection of these values is important in achieving the objective of the *Environmental Protection Act 1994* (EP Act), and the *Sustainable Planning Act 2009* (SP Act) that is, ecologically sustainable development. The *Dangerous Goods Safety Management Act 2001* (DGSM Act) provides a framework to protect the safety of persons, and to prevent harm to property and the environment including from major hazard facilities and large dangerous goods locations.

Industrial uses can cause impacts from air and noise emissions or from hazardous materials that can affect the environmental values and human safety. Equally, these uses are important to the economy, for the provision of materials that support transport, infrastructure, and development, and the day-to-day materials for our homes and workplaces. The ability to manage or minimise impacts from industrial uses becomes increasingly difficult when sensitive land uses encroach upon industrial uses or vice versa.

The draft State Planning Policy provides direction for the preparation of local planning instruments, and in development assessment. The intent of this direction is to protect the environmental values, human safety, and the viability of industrial development in Queensland. This will be achieved through appropriate planning and, where necessary, separation of industrial development from sensitive uses and vice versa. The draft SPP supports, but does not replace the:

- operational requirements in the EP Act for environmentally relevant activities; and
- aspects of the DGSM Act that deal with the safe storage, operation and handling of large dangerous goods locations or major hazard facilities.

In local planning instruments, zones for development of industrial uses and sensitive uses should be appropriately planned, and, where necessary, separated. Separation distances serve to:

- reduce the adverse impacts of air and noise emissions on environmental values including human health, wellbeing and amenity;
- minimise the impacts of hazardous materials on human safety; and
- protect industrial land from encroachment by sensitive uses.

### Existing industrial areas

Although separation is the preferred option for dealing with impacts from air and noise emissions and hazardous materials, it will be difficult to achieve this where existing industrial uses have not been appropriately located, or where transitioning land<sup>1</sup> for industry to a

<sup>1</sup> Glossary includes the definition for - transitional land

sensitive use or vice versa. In these situations, it is important that everything practical is done to appropriately control and reduce impacts on environmental values and to protect human safety. This could include, for example, sequencing new development to minimise impacts of air and noise emissions or impacts from hazardous materials from existing industrial uses, or placing additional requirements on design standards for sensitive uses encroaching on industry.

### **Compact urban form – mixed use development**

The draft State Planning Policy supports the development of a compact urban form. Planning within the urban footprint requires using land in the most efficient manner possible, while separating land for incompatible uses. Understanding the impacts of industrial uses is important in planning when mixing these types of uses in the urban fabric. For example, some industrial uses have little to no impacts and are compatible with non-industrial uses, whereas other industrial uses have impacts that require separation from land for sensitive uses. The draft State Planning Policy tries to achieve a balance which allows appropriate development while protecting human health and wellbeing.

### **Existing regulation**

The air and noise impacts from environmentally relevant activities are already managed by the Department of Environment and Resource Management, the Department of Employment, Economic Development and Innovation and local government under the *Environmental Protection Act 1994* (EP Act). These environmentally relevant activities are generally of an industrial nature. The EP Act requires consideration of the *Environmental Protection (Air) Policy 2008* (EPP (Air) 2008) and the *Environmental Protection (Noise) Policy 2008* (EPP (Noise) 2008) which define aspects of the environment that are important to ecological health, public amenity and safety (environmental values). The EP Act does not, however, apply to the assessment of sensitive uses near existing industrial uses. The draft SPP is required to address this issue.

The DGSM Act establishes requirements for the safe storage and handling of dangerous goods and combustible liquids; and the safe operation of major hazard facilities. Activities that must comply with notification and safety obligations under the DGSM Act include major hazard facilities and large dangerous goods locations.

In this context, the draft State Planning Policy provides development assessment criteria for the assessment of:

- new or expanding sensitive uses (e.g. residential development) that encroach on existing zones for industrial uses or listed management areas; and
- intensive animal industries.

These criteria are intended to ensure that industrial uses and sensitive uses are planned in ways that support the purpose of the EP Act and the DGSM Act.

### **Outcome sought by draft SPP**

The draft Policy seeks to manage the planning and development of sensitive uses, and industrial uses to protect the environmental values, human safety, and the viability of industrial development in Queensland.

This outcome supports the objective of the EP Act and protection of human safety under the DGSM Act and the SP Act.

## Implementing draft SPP

The principles for implementing the draft SPP: Air, Noise and Hazardous Materials 2009:

1. Local Planning Instruments appropriately plan and, where necessary, separate land zoned for industrial uses from land zoned for sensitive uses (e.g. residential development).
2. Development Assessment decisions ensure that sensitive land uses are appropriately located, designed and where appropriate set back from existing industrial land uses.
3. Development assessment decisions ensure that intensive animal industries are appropriately located, designed, operated and set back from sensitive land uses to ensure there are no adverse impacts on the environmental values of sensitive land uses.

Under these principles the draft Policy provides local governments and proponents of the development assessment system with a framework for planning and development of sensitive uses and industrial uses to protect the environmental values of the air and acoustic environment, and protect human safety, whilst protecting the economic values of industrial areas in Queensland.

The draft Policy is supported by the draft State Planning Policy Guideline: Air, Noise and Hazardous Materials 2009 which further details the implementation of this draft Policy.

## Reflecting Regional Plans

This draft State Planning Policy is consistent with the following Regional Plans that endorse the adoption of land use policies which protect communities and the environment while ensuring the long term viability of industrial development in Queensland.

- SEQ Regional Plan
- Far North Queensland Regional Plan
- South West Regional Plan
- Maranoa-Balonne Regional Plan
- Central West Regional Plan

**Note:** On completion of the draft SPP, the Sustainable Planning Act 2009 had not yet commenced. If the draft SPP is adopted, it will be adopted under the Sustainable Planning Act 2009. As such, reference is made throughout the draft SPP to the Sustainable Planning Act 2009.

## PART 1 – DRAFT POLICY OUTCOME

### 1 Outcome sought by the draft Policy

- (1) The draft State Planning Policy: Air, Noise and Hazardous Materials (the draft Policy) seeks to manage the planning and development of sensitive uses, and industrial uses to protect the environmental values, human safety, and the viability of industrial development in Queensland.

## PART 2 – INTRODUCTION

### 2 Draft State Planning Policy and draft State Planning Policy Guideline

- (1) If adopted by the Government the draft State Planning Policy: Air, Noise and Hazardous Materials (the draft Policy) would become a statutory instrument under the *Sustainable Planning Act 2009* (SP Act).
- (2) The draft Policy applies when a local planning instrument<sup>2</sup> is made or amended, when development applications are assessed, and when land is designated for community infrastructure. The draft Policy would also be used to help shape statutory regional plans.
- (3) The draft State Planning Policy Guideline: Air, Noise and Hazardous Materials (the draft SPP Guideline) provides advice about implementing the Policy, and if adopted would be declared to be extrinsic material under the *Statutory Instruments Act 1992*, section 15.
- (4) When designating land for community infrastructure, a Minister or local government must consider the development outcomes set out in Part 4 and 5 of the draft Policy.
- (5) Terms used in the draft Policy and draft SPP Guideline have the same meanings as defined under the SP Act and the *Environmental Protection Act 1994* (EP Act).
- (6) The Glossary explains particular words used in the draft Policy and the draft SPP Guideline.

## PART 3 – APPLICATION OF THE DRAFT POLICY

### 3 Making or amending a local planning instrument

- (1) The draft Policy applies to all local government areas in Queensland when making or amending a local planning instrument.

**Note:** In accordance with the *Sustainable Planning Act 2009*, when the draft Policy outcome has been reflected in the local planning instrument, the draft Policy no longer applies in development assessment. This is because the planning instrument carries the intent of the draft Policy in decisions under the *Integrated Development Assessment System (IDAS)*.

<sup>2</sup> A local planning instrument is defined under the *Sustainable Planning Act 2009*

#### 4 Development assessment

- (1) The draft Policy applies to the reconfiguration of a lot for the purpose of a sensitive use<sup>3</sup> where it is assessable development<sup>4</sup> and involves the reconfiguration of a lot resulting in more than six lots and is proposed within:
  - a. a management area<sup>5</sup>; or adjacent to or within land allocated or zoned for an industrial use under a local planning instrument.
- (2) The draft Policy applies to a material change of use for a sensitive use, excluding a dwelling house and excluding a multiple dwelling with no more than four dwellings, where it is:
  - a. assessable development, and involves starting a new use or adding more than 110 percent to the existing gross floor area; and
  - b. proposed within a management area, or adjacent<sup>6</sup> to or within land allocated or zoned for industrial uses under a local planning instrument.
- (3) The draft Policy applies to a material change of use for an intensive animal industry<sup>7</sup> that is assessable development, and proposed within five kilometres of land zoned primarily for a sensitive use.

#### 5 Development outside the Scope of the draft Policy

- (1) The draft Policy will not apply to:
  - a. Development on Strategic Port Land as defined under the *Transport Infrastructure Act 1994*; or
  - b. Air and noise emissions generated from transport infrastructure as defined under the *Transport Infrastructure Act 1994*; or
  - c. Noise matters addressed by the State Planning Policy 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities; or
  - d. Extractive industry uses sited in the resource/processing area of a Key Resource Area identified in State Planning Policy 2/07: Protection of Extractive Resources.

### PART 4 – MAKING OR AMENDING A PLANNING INSTRUMENT

#### 6 Achieving the draft Policy outcome through a local planning instrument

- (1) When making or amending a local planning instrument, the draft Policy outcome is achieved when the local planning instrument encompasses the clauses in this section:

##### Land zoned for industrial uses<sup>8</sup>

<sup>3</sup> Sensitive uses are defined in Schedule 1

<sup>4</sup> Assessable development includes development made assessable under either Schedule 3, Part 1 of the *Sustainable Planning Regulation 2009*, a local planning instrument, or a State Planning Regulatory Provision

<sup>5</sup> Management areas are listed in Schedule 2

<sup>6</sup> Adjacent is defined as anywhere within 250 metres of an industry zone

<sup>7</sup> Intensive animal industries are listed in Schedule 4

<sup>8</sup> Glossary includes definitions for - Industrial uses including service industry, low impact industry, medium impact industry, high impact industry, noxious and hazardous industry.

- (2) Appropriately incorporates and takes into account the considerations for industrial planning in Schedule 3.
- (3) Requires that new industrial activities identified in Schedule 4 are located in appropriately zoned areas.
- (4) A local government may add to, and vary the individual activities identified in Schedule 4 where they can demonstrate that a new technology or a change in the way the individual activity generally operates will mean the use is consistent with a different industry definition in the Glossary.
- (5) The local planning instrument requires that sensitive uses proposed within an industrial zone are appropriately designed, located and constructed to protect the environmental values including human health and wellbeing, from adverse impacts from air and noise emissions and impacts from hazardous materials.
  - a. The codes in Schedule 5 and Schedule 6 provide one way of achieving this.

#### **Intensive animal industries**

- (6) The local planning instrument requires that intensive animal industries are located, designed and constructed to protect the environmental values including human health and wellbeing from air and noise emissions.
  - a. The code in Schedule 7 provides one way of achieving this.

#### **Dealing with transitional development**

- (7) Where a new or amended local planning instrument is transitioning land<sup>9</sup> from an industry zone to a sensitive use zone or vice versa, an overlay or local plan is used to:
  - a. identify all industrial uses that may impact upon land for sensitive uses, or existing sensitive uses that may be impacted on by industrial uses.
  - b. provide a clear framework for addressing the impacts (air, noise and hazardous materials) of industrial uses to minimise adverse impacts from air and noise emissions, and impacts from hazardous materials on communities.
- (8) The framework under 7(b) should be based on considerations about:
  - a. the surrounding land use potential, with a particular focus on the location of sensitive and industrial land uses.
  - b. the characteristics and qualities of emissions or impacts from hazardous materials from existing or proposed industrial uses (e.g. are there air and or noise emissions, are there impacts from hazardous materials).
  - c. any potential conflicts between land uses, based on scenarios involving the future expansion or intensification of industry, or sensitive land uses.
  - d. the duration and time of the emissions (e.g. what operating hours does or will the planning scheme permit).
  - e. whether the emissions are continuous or fluctuating (e.g. are they emitted during all operational hours, or only for parts of operational hours).
  - f. the characteristics and qualities that can be reasonably expected for the intended land use (e.g. what characteristics are reasonably expected for the proposed zone).

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<sup>9</sup> Glossary includes the definition for - transitional land

- (9) For further information on how to achieve the draft Policy outcome through the planning scheme, refer to Part 4 of the draft SPP Guideline.

## **PART 5 – DEVELOPMENT ASSESSMENT**

### **7 Achieving the draft Policy outcome through development assessment**

- (1) The draft Policy outcome is achieved when development to which the draft Policy applies does the following (in accordance with the performance criteria set out in the codes for the Integrated Development Assessment System (IDAS) in Schedule 5 6, and 7):
- a. locates, orientates and designs to protect the environmental values, and human safety from industrial air and noise emissions and impacts from hazardous materials.
- (2) For further advice on how to achieve the draft Policy outcome through development assessment, refer to Part 5 of the draft SPP Guideline.

## **PART 6 – INFORMATION AND ADVICE ON THE DRAFT POLICY**

### **8 Sources of information and advice**

- (1) The Department of Environment and Resource Management (DERM) can provide advice on implementing and interpreting the draft Policy and on reflecting the draft Policy in a planning instrument. It is recommended that when a local government is making or amending a planning scheme, they contact DERM as early in the process as possible.
- (2) The Department of Infrastructure and Planning (DIP) in consultation with DERM can provide advice on developing alternative separations distances to account for the impacts of state development areas on environmental values including human health and wellbeing.
- (3) DIP can provide advice on reflecting the draft Policy in a planning scheme and the operation of IDAS.
- (4) Queensland Health in consultation with DERM can provide advice on developing alternative separation distances to appropriately account for the impacts of high impact, and noxious and hazardous industries on human health and wellbeing.
- (5) The Department of Justice and Attorney-General in consultation with DERM can provide advice on developing alternative separation distances to appropriately account for the impacts of hazardous materials on human safety.
- (6) The EPP (Air) 2008 contains further information about air environmental values, air quality objectives and how to protect them.
- (7) The EPP (Noise) 2008 contains further information about acoustic environmental values, acoustic quality objectives and how to protect them.
- (8) The *Environmental Protection Regulation 2008* contains further information about Environmentally Relevant Activities (ERAs).



- (9) The *Dangerous Goods Safety Management Act 2001* contains further information about Large Dangerous Goods Locations and Major Hazard Facilities.

## PART 7 – GLOSSARY

*'A' frequency weighting network* means the frequency weighting described under AS IEC 61672.1—2004 (Electroacoustics—Sound level meters, Part 1—Specifications) for frequency weighting 'A'.

*Management areas* means an area listed in Schedule 2.

*dB(A)* means decibels measured on the 'A' frequency weighting network.

*Environmental values* means the environmental values as defined in section 7 of the EPP (Air) 2008 and section 7 of the EPP (Noise) 2008.

*Environmentally relevant activity* means an Environmentally Relevant Activity under the *Environmental Protection Act 1994*.

*Gross floor area* has the meaning defined in the standard planning scheme provisions developed under the SP Act.

*High impact industry* has the meaning defined in the standard planning scheme provisions developed under the SP Act. Examples include but are not limited to those uses listed as high impact industrial activities in Schedule 4.

*Intensive animal industry* has the meaning defined in the standard planning scheme provisions developed under the SP Act. Examples include but are not limited to those activities listed as intensive animal activities in Schedule 4.

*Low impact industry* has the meaning defined in the standard planning scheme provisions developed under the SP Act. Examples include but are not limited to those activities listed as low impact industrial activities in Schedule 4.

*Medium impact industry* has the meaning defined in the standard planning scheme provisions developed under the SP Act. Examples include but are not limited to those activities listed as medium impact industrial activities in Schedule 4.

*Noxious and hazardous industry* has the meaning defined in the standard planning scheme provisions developed under the SP Act. Examples include but are not limited to those activities listed as noxious, offensive and hazardous industrial activities in Schedule 4.

*Sensitive land use* means land used for a sensitive use as listed in Schedule 1.

*Separation distance* means an area used to separate land zoned for industrial development from land zoned for sensitive uses. The separation distance begins at the boundary of each zone for industrial development and finishes at the nearest boundary of each zone for a sensitive use.

*Service industry* has the meaning defined in the standard planning scheme provisions developed under the SP Act. Examples include but are not limited to those activities listed as service industrial activities in Schedule 4.

*Transitional land* means land that was previously zoned or allocated for one use (e.g. industrial development) under a local planning instrument but is no longer intended for that purpose under a new local planning instrument.

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## Schedule 1 – Sensitive Uses

*Note: on finalisation of the Queensland Planning Provisions, this Schedule will be amended to refer to the Queensland Planning Provisions for definitions for these terms.*

*Child care centre* - Premises used for the minding or care, but not residence of children.

*Community care centre* - Premises used to provide social support where no accommodation is provided. Medical care may be provided but is not necessary to the function of the centre.

*Dwelling house* - Residential use of premises which contains a single dwelling and may include a secondary dwelling, it includes outbuildings and works normal to a dwelling.

*Educational establishment* - Premises used for training and instruction designed to impart knowledge and develop skills. This use may include residential accommodation provided for the employees and students.

*Health care services* - Premises for the medical, paramedical, alternative therapies and general health care and treatment of persons not resident on the site.

*Hospital* - Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.

*Hostel* - Residential use of premises where residents share communal spaces and where staffed supervised care may be provided. The use may also include accommodation for staff or carers.

*Multiple dwelling* - A residential use of premises which contains two or more dwellings.

*Office* - Premises used for administration, secretarial or management service, or the practice of a profession, where no goods or materials are made, sold or hired and where the principle activity provides:

- business or professional advice;
- service of goods that are not physically on the premises;
- office-based administrative functions of an organisation.

*Relocatable home park* - Premises used for relocatable dwellings that provide long term residential accommodation

*Residential care facility* – A residential use of premises where medical and other support facilities are provided for residents who cannot live independently and require regular nursing or personal care.

*Retirement facility* - A residential use of premises for an integrated community and specifically built and designed for older people. This definition includes independent living units as well as serviced units where residents require some support with health care and daily living needs. The use may also include communal facilities and accommodation for staff.

*Short term accommodation* - Premises used to provide temporary accommodation for the general public. The use may include common recreation, dining or other facilities and may include a manager's residence and office.

*Tourist park* - Premises used to provide accommodation in caravans, self contained cabins, tents and similar structures for the general public. The use may include a manager's

residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the caravan park.

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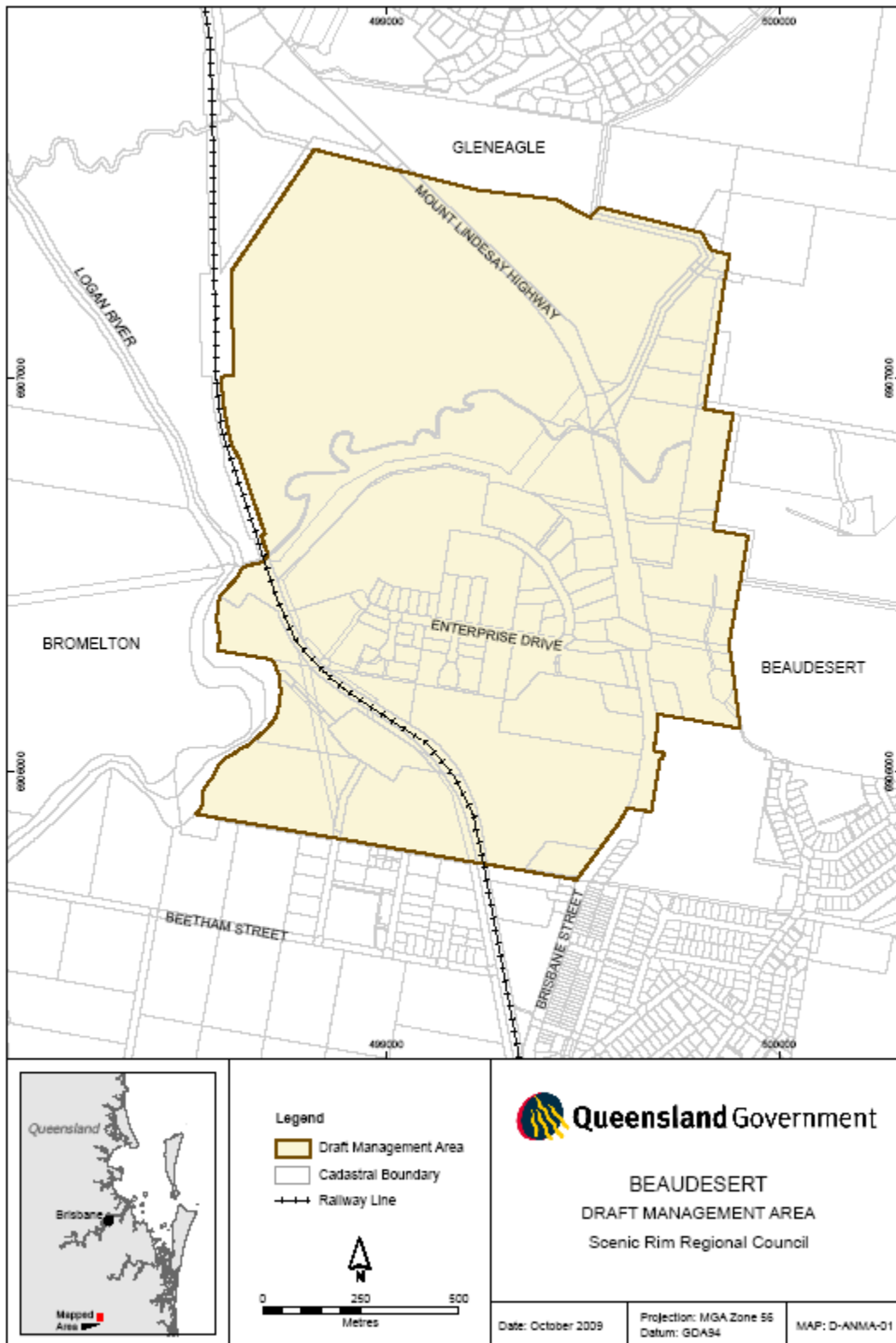
## Schedule 2 – Management Areas

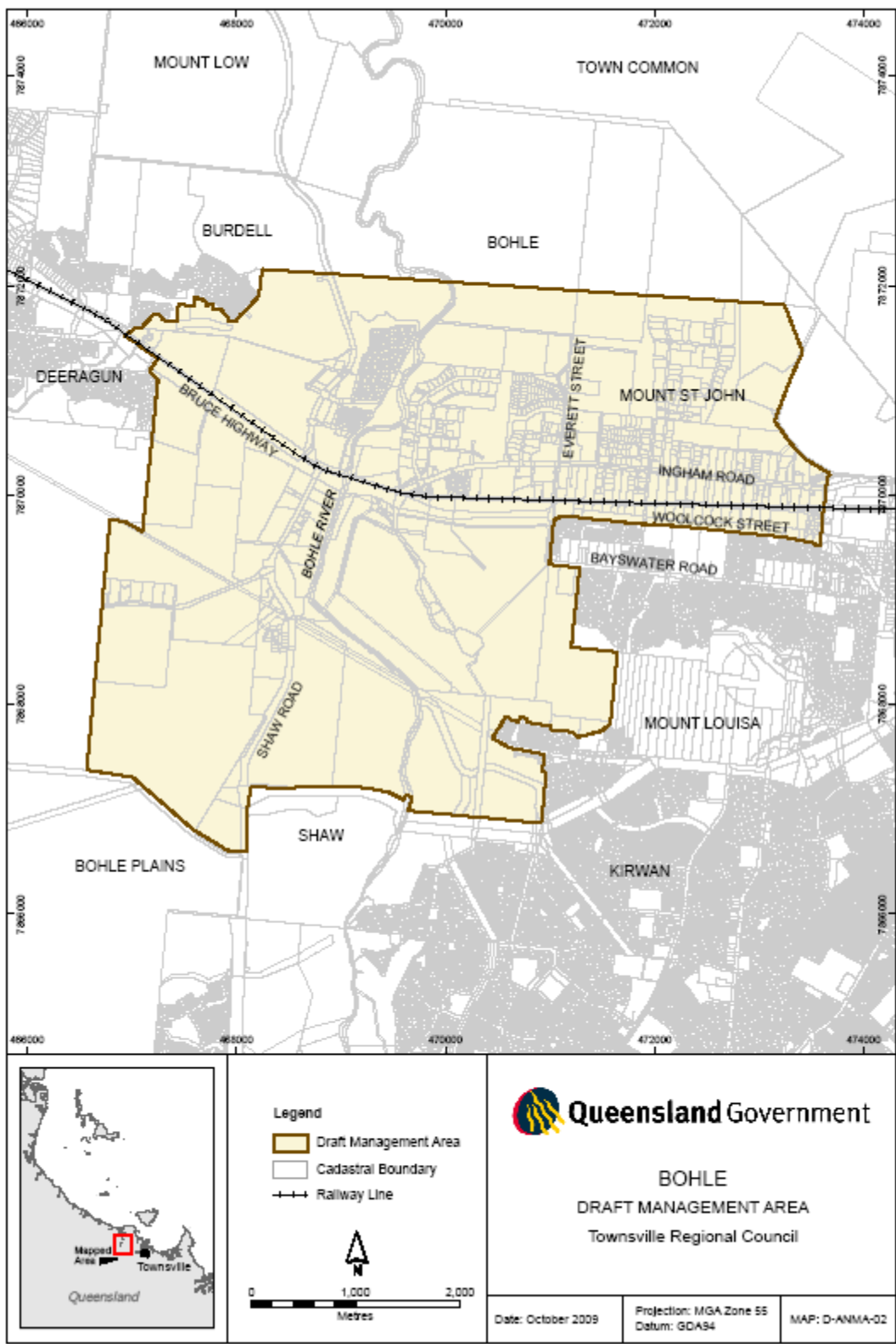
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Bohle	Townsville Regional Council	D-ANMA-02
Bundamba	Ipswich City Council	D-ANMA-03
Caloundra Business Park	Sunshine Coast Regional Council	D-ANMA-04
Churchill	Ipswich City Council	D-ANMA-05
Cleveland	Redland City Council	D-ANMA-06
Coolum	Sunshine Coast Regional Council	D-ANMA-07
Cranley	Toowoomba Regional Council	D-ANMA-08
Dalby	Western Downs Regional Council	D-ANMA-09
Glanmire	Gympie Regional Council	D-ANMA-10
Kunda Park	Sunshine Coast Regional Council	D-ANMA-11
Lowood	Somerset Regional Council	D-ANMA-12
Narangba	Moreton bay Regional Council	D-ANMA-13
Paget	Mackay Regional Council	D-ANMA-14
Swanbank	Ipswich City Council	D-ANMA-15
Wulkuraka	Ipswich City Council	D-ANMA-16
Yabulu	Townsville Regional Council	D-ANMA-17

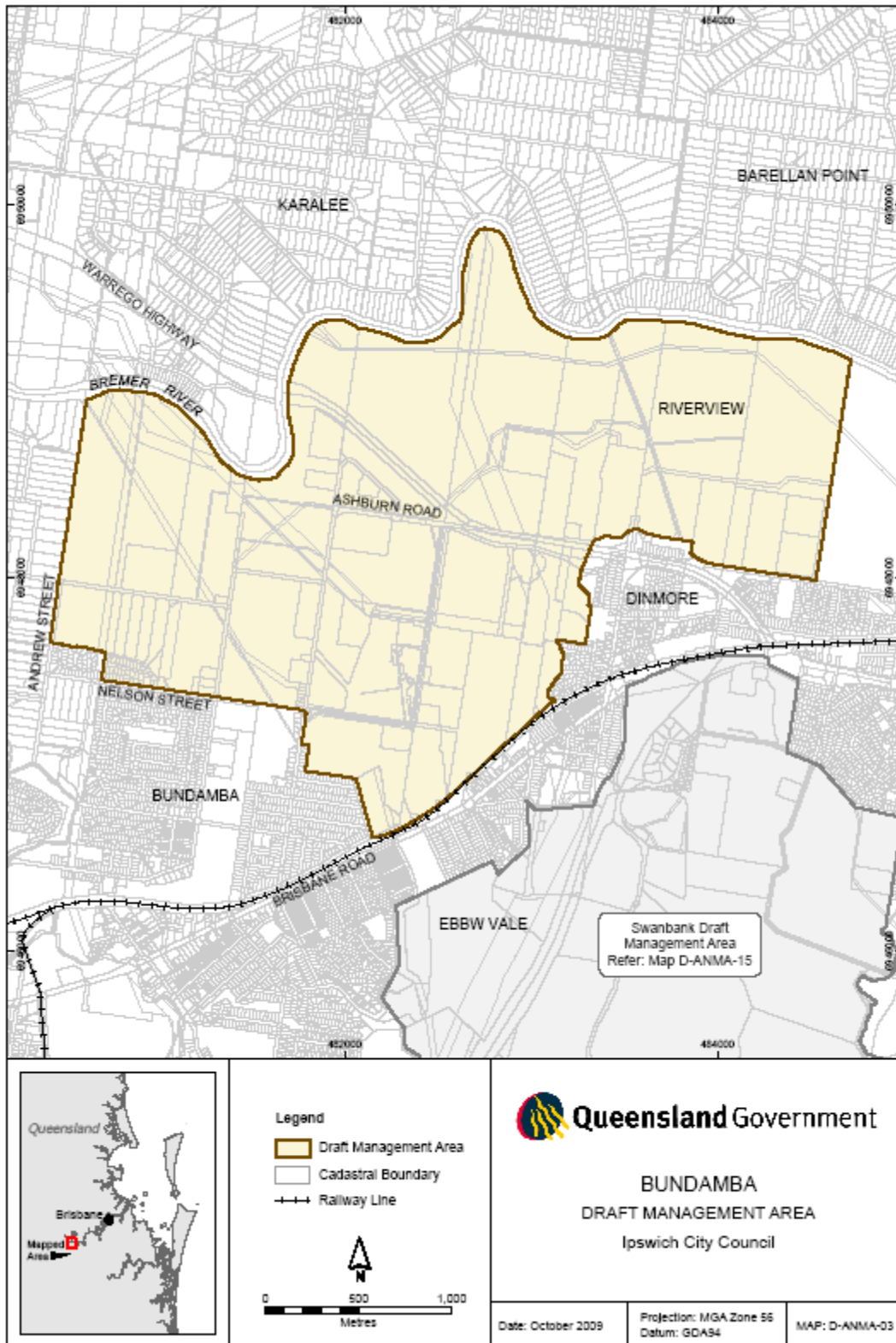
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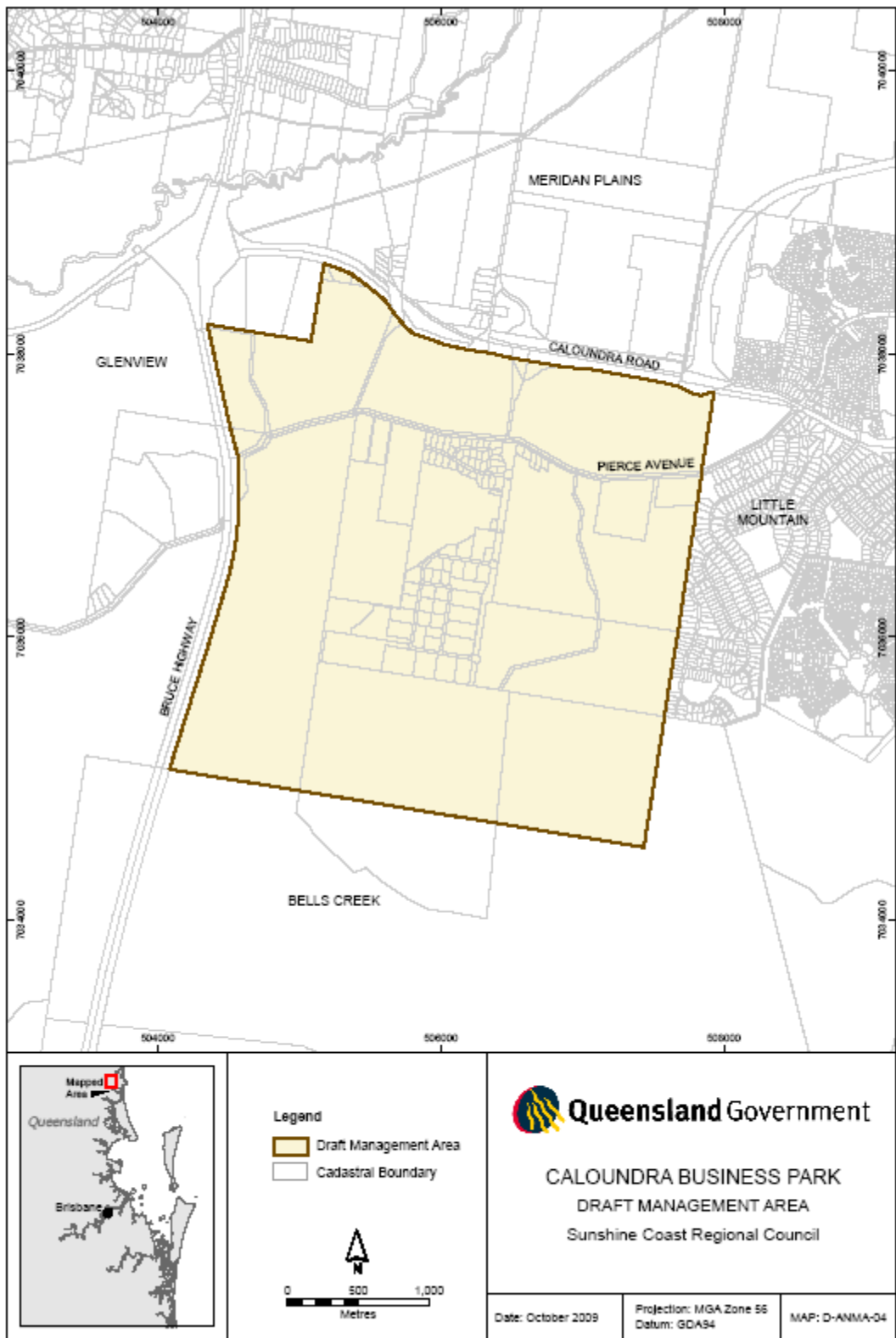
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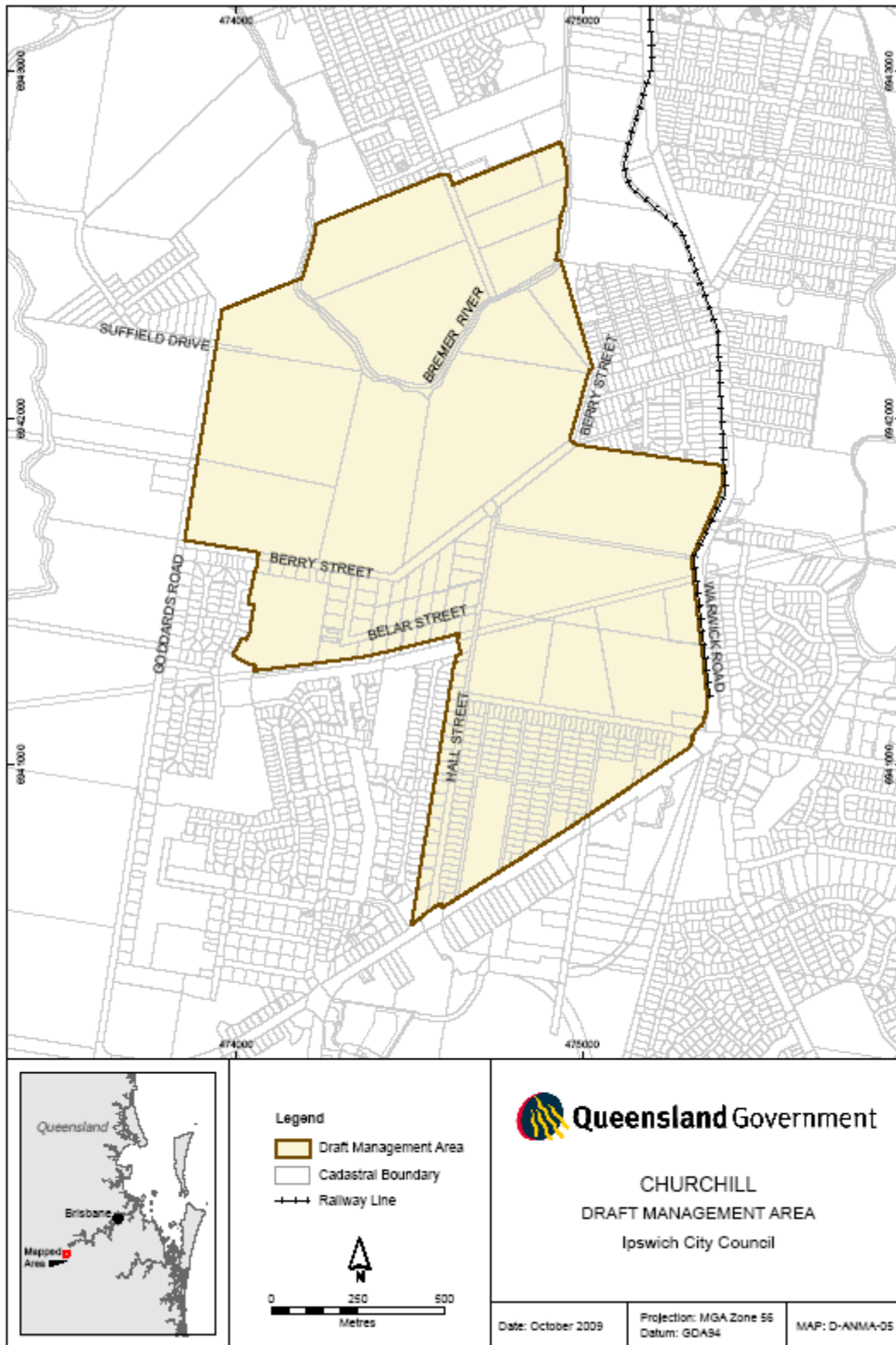


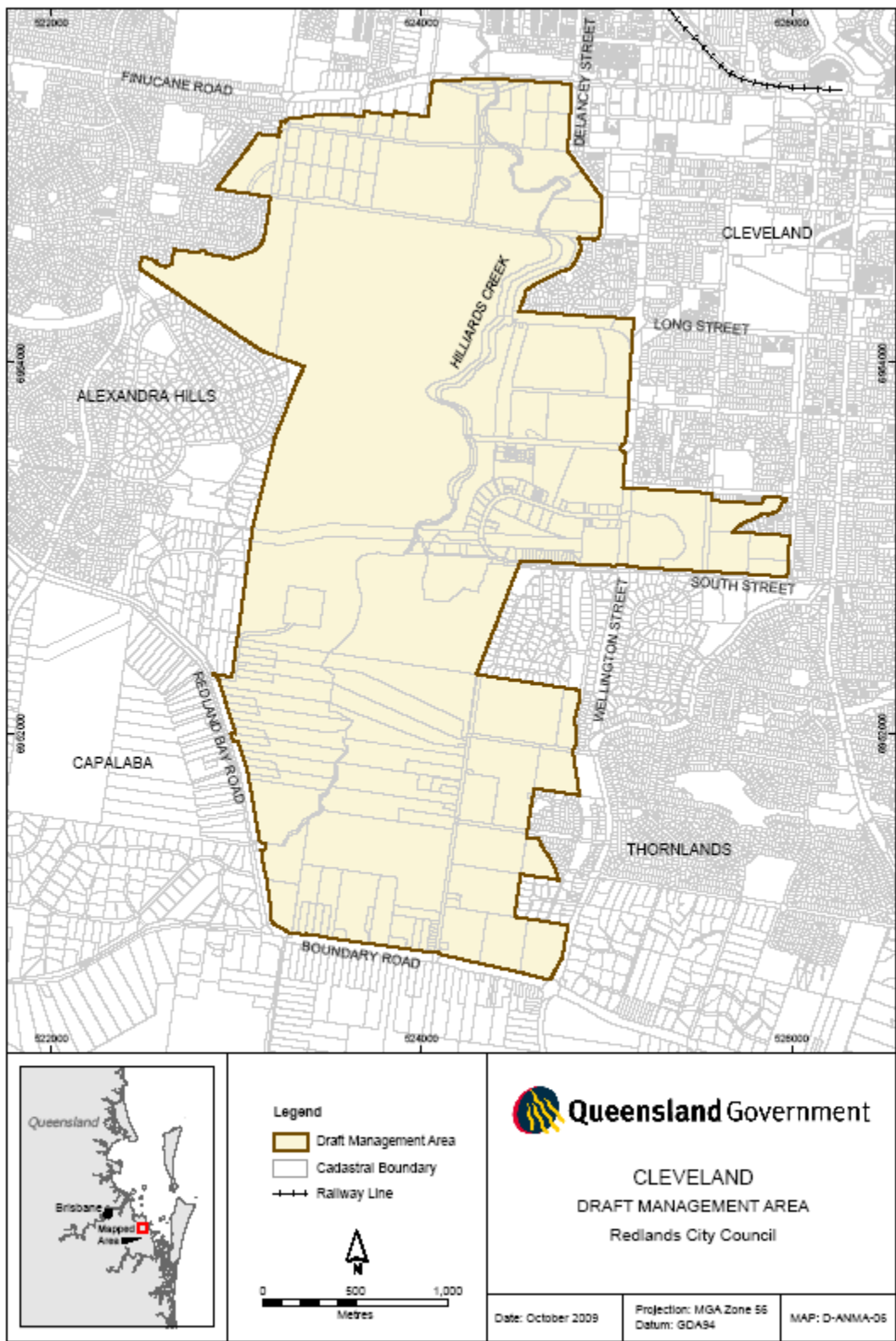


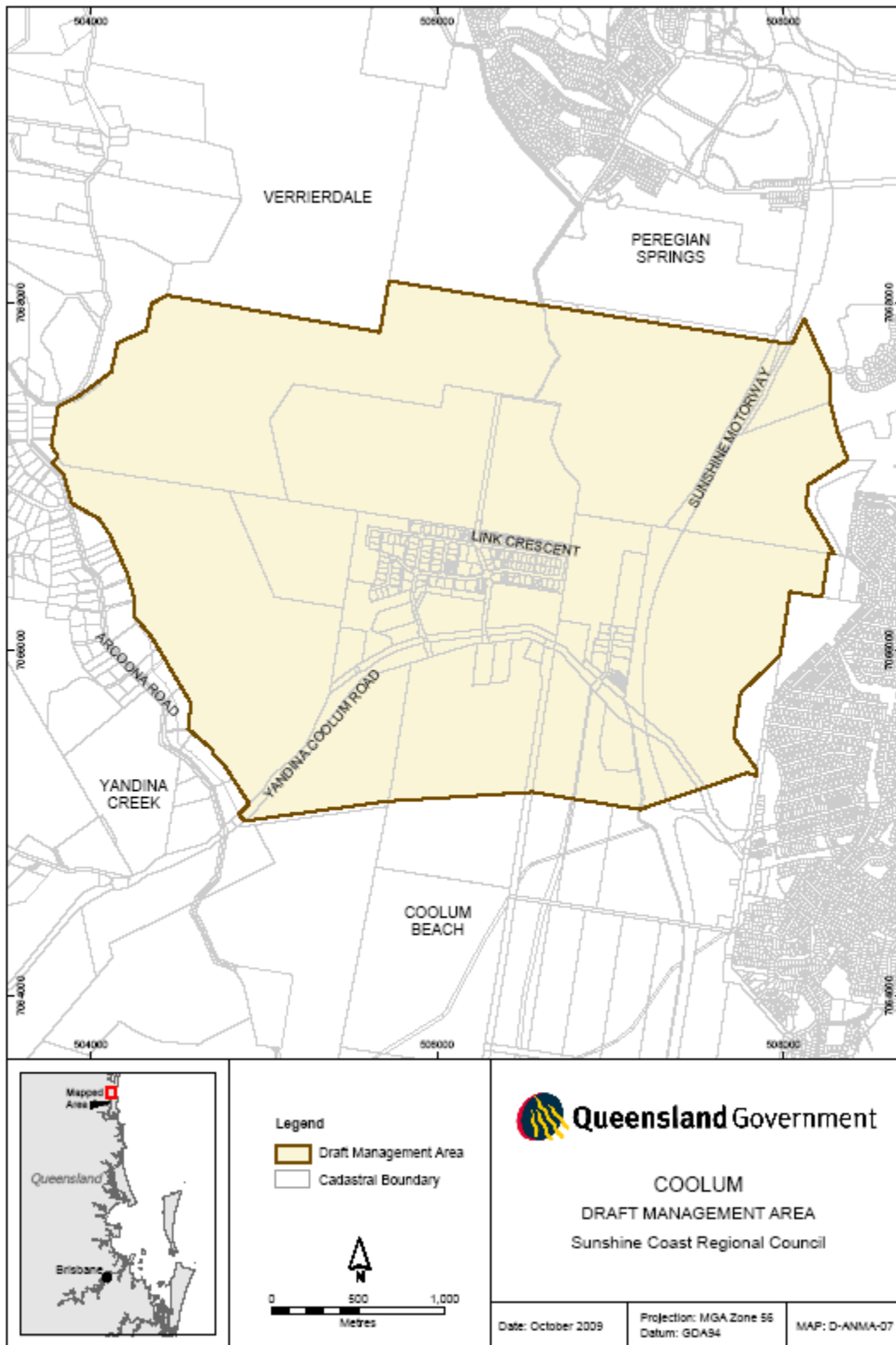


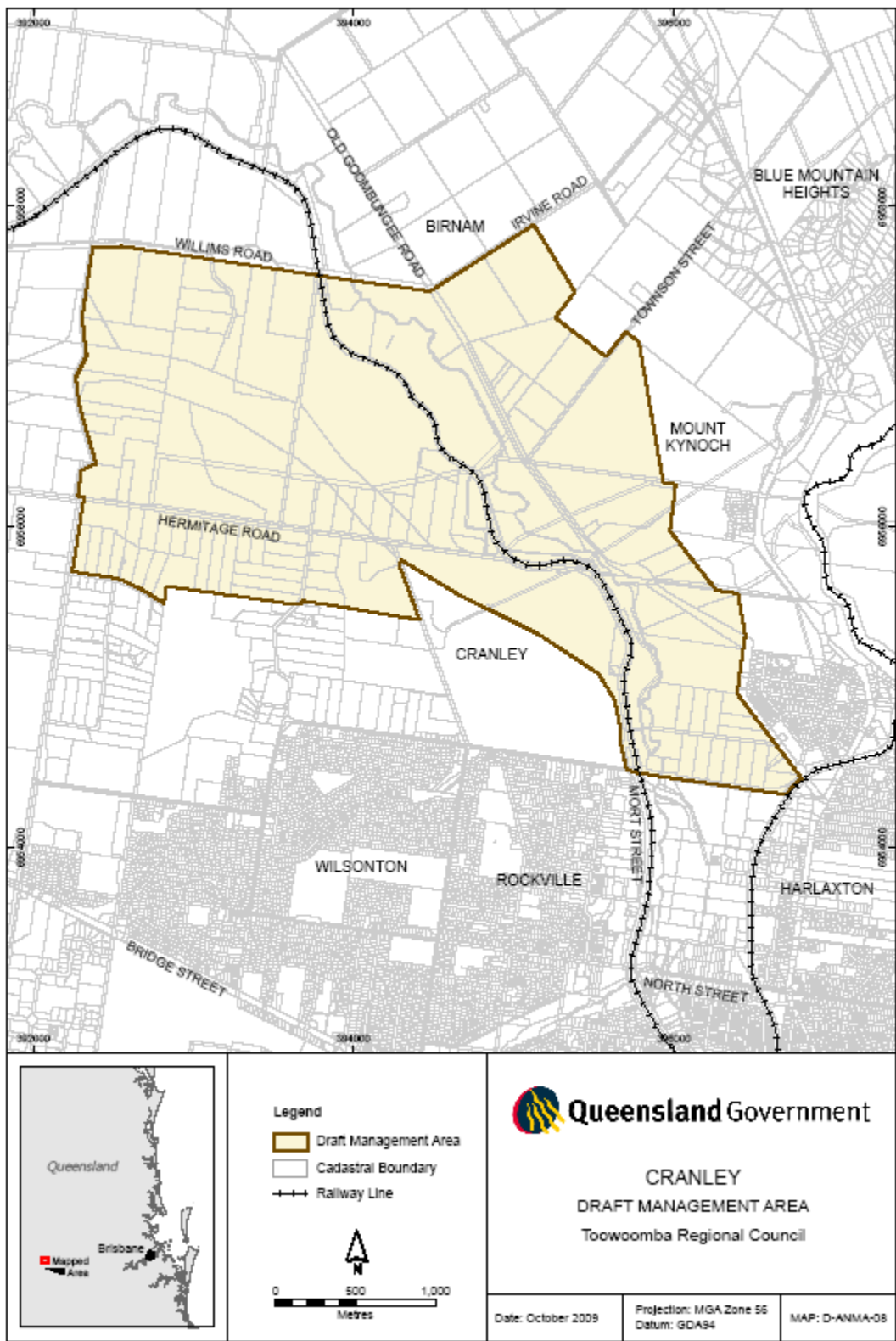













**Legend**

- Draft Management Area
- Cadastral Boundary
- Railway Line

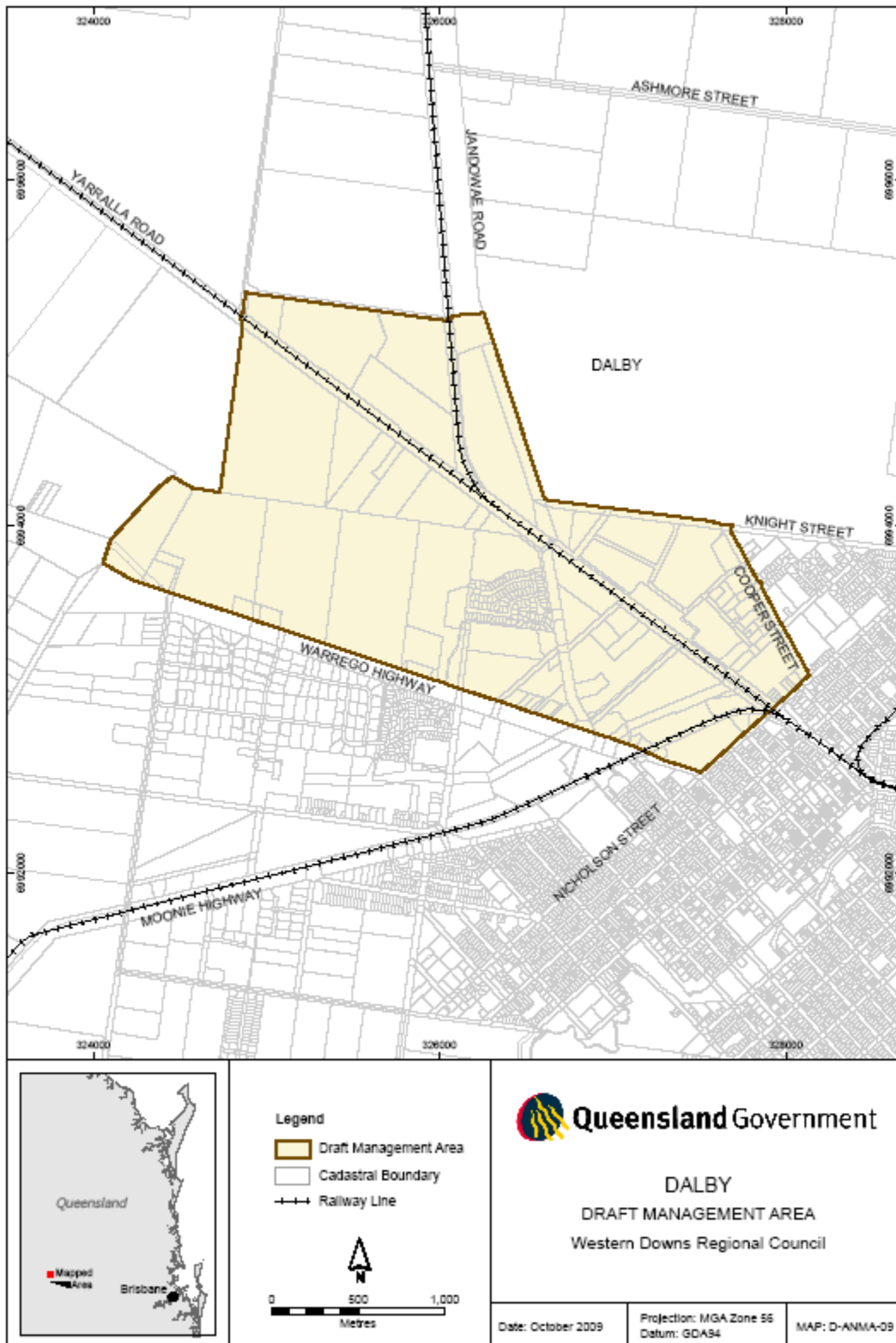
  
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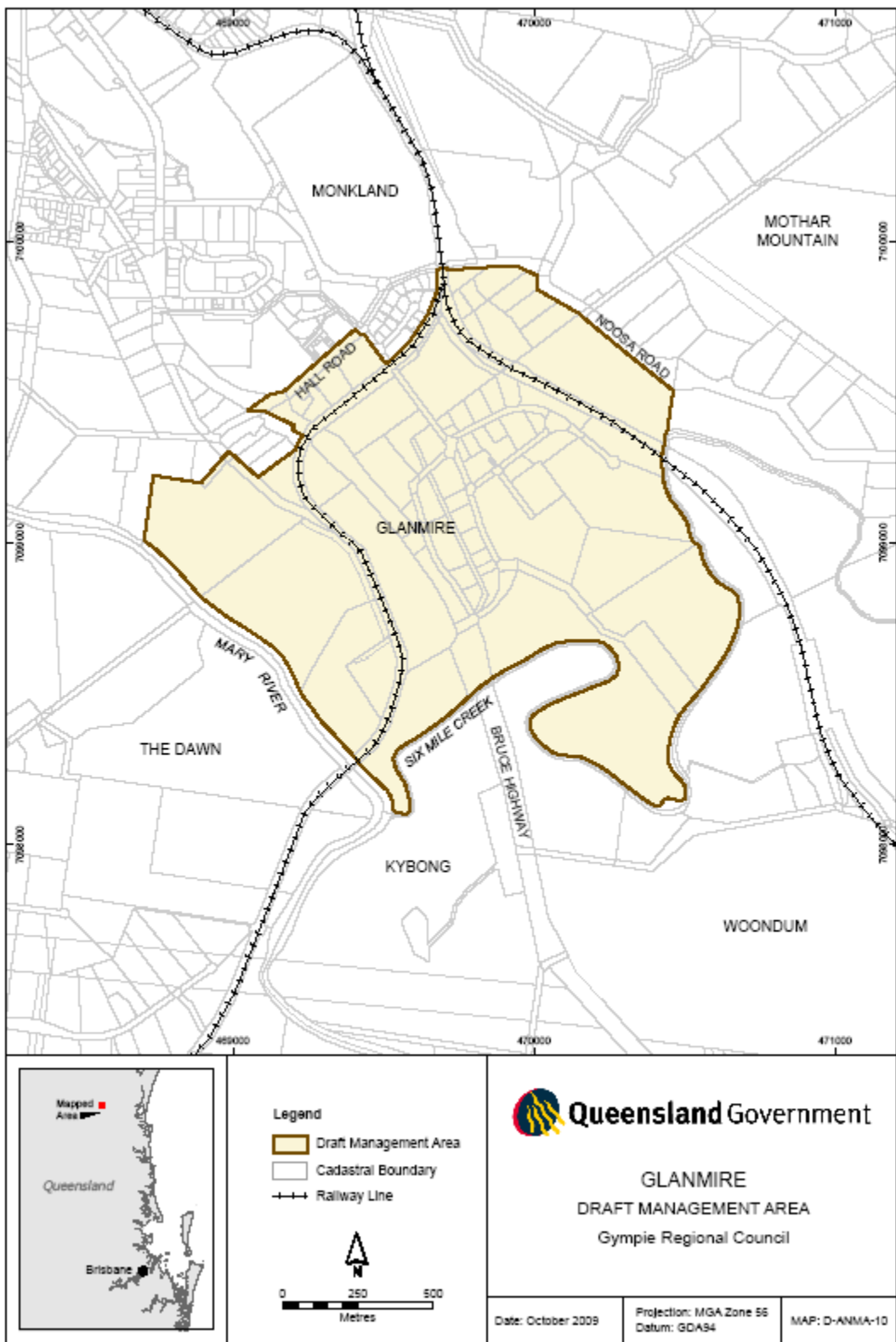


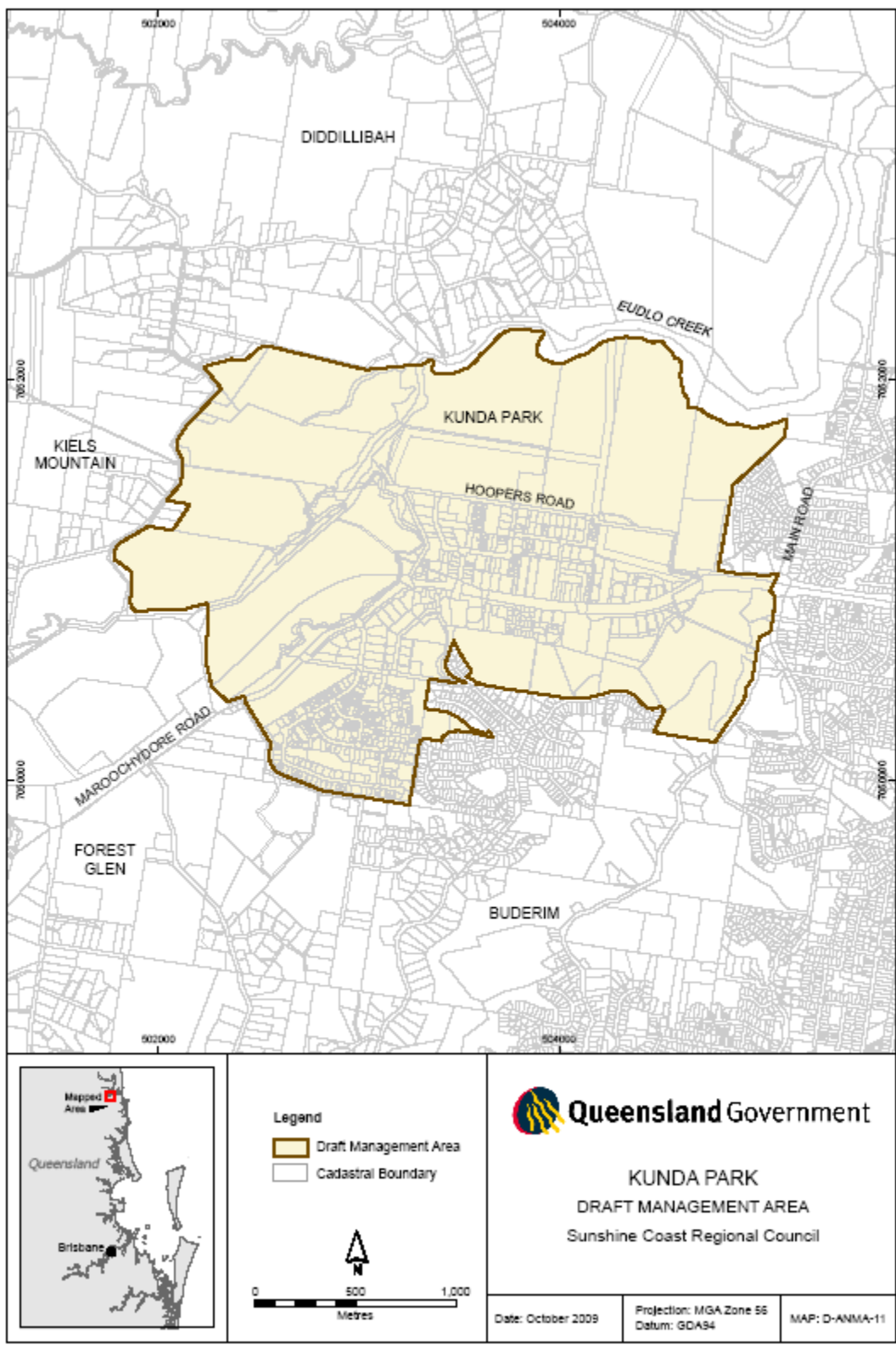
**Queensland Government**

**CRANLEY**  
**DRAFT MANAGEMENT AREA**  
 Toowoomba Regional Council

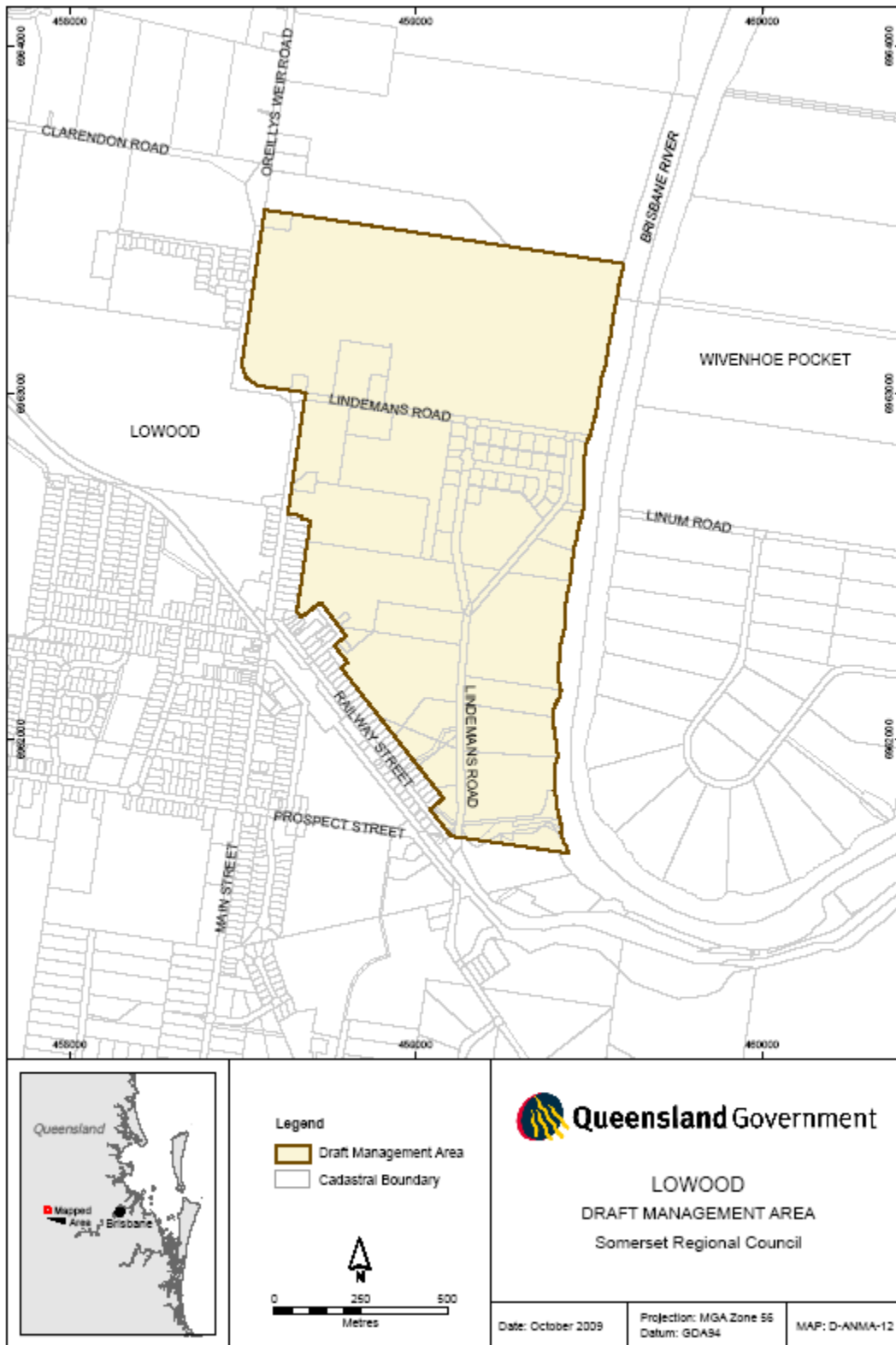
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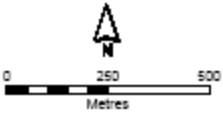






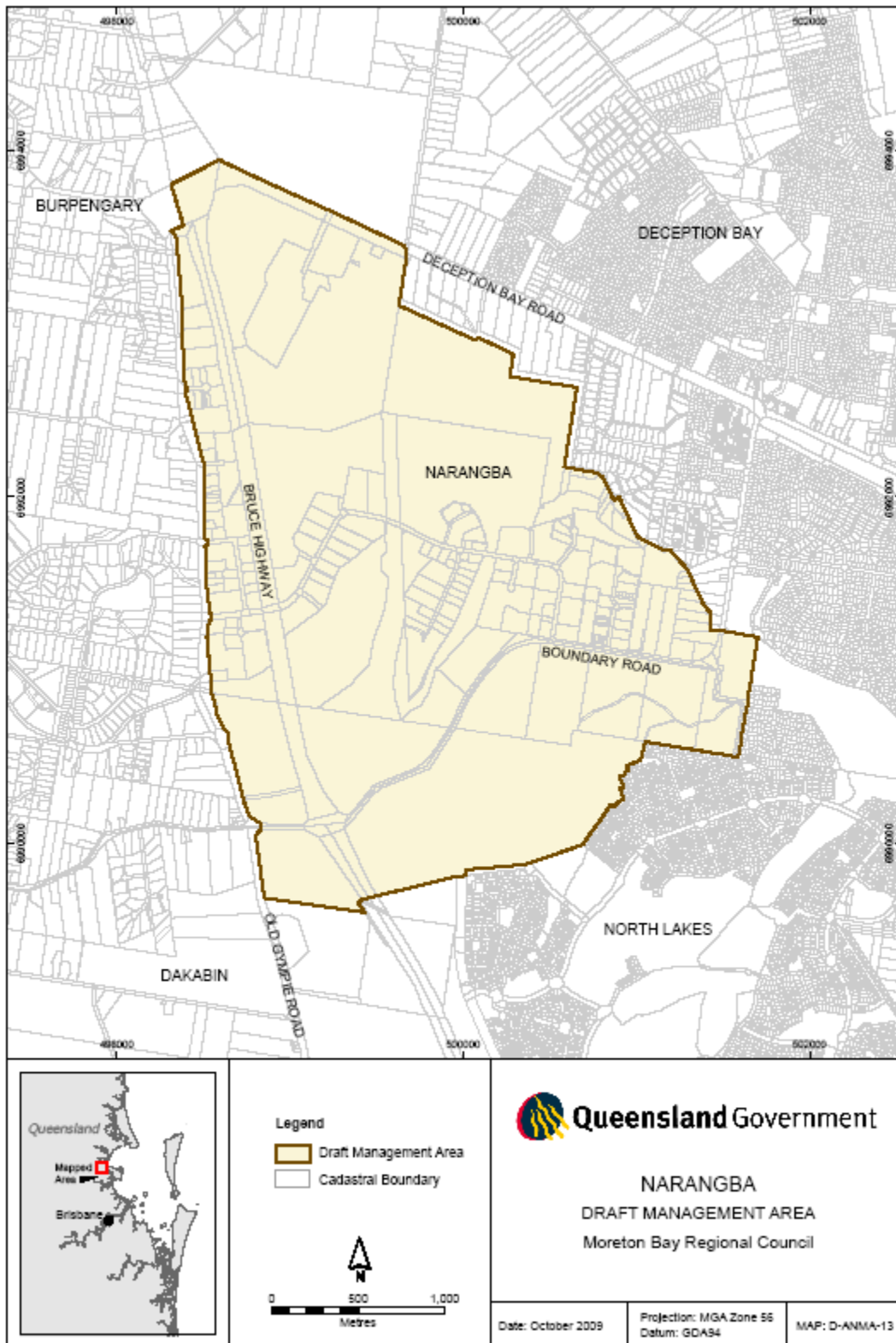


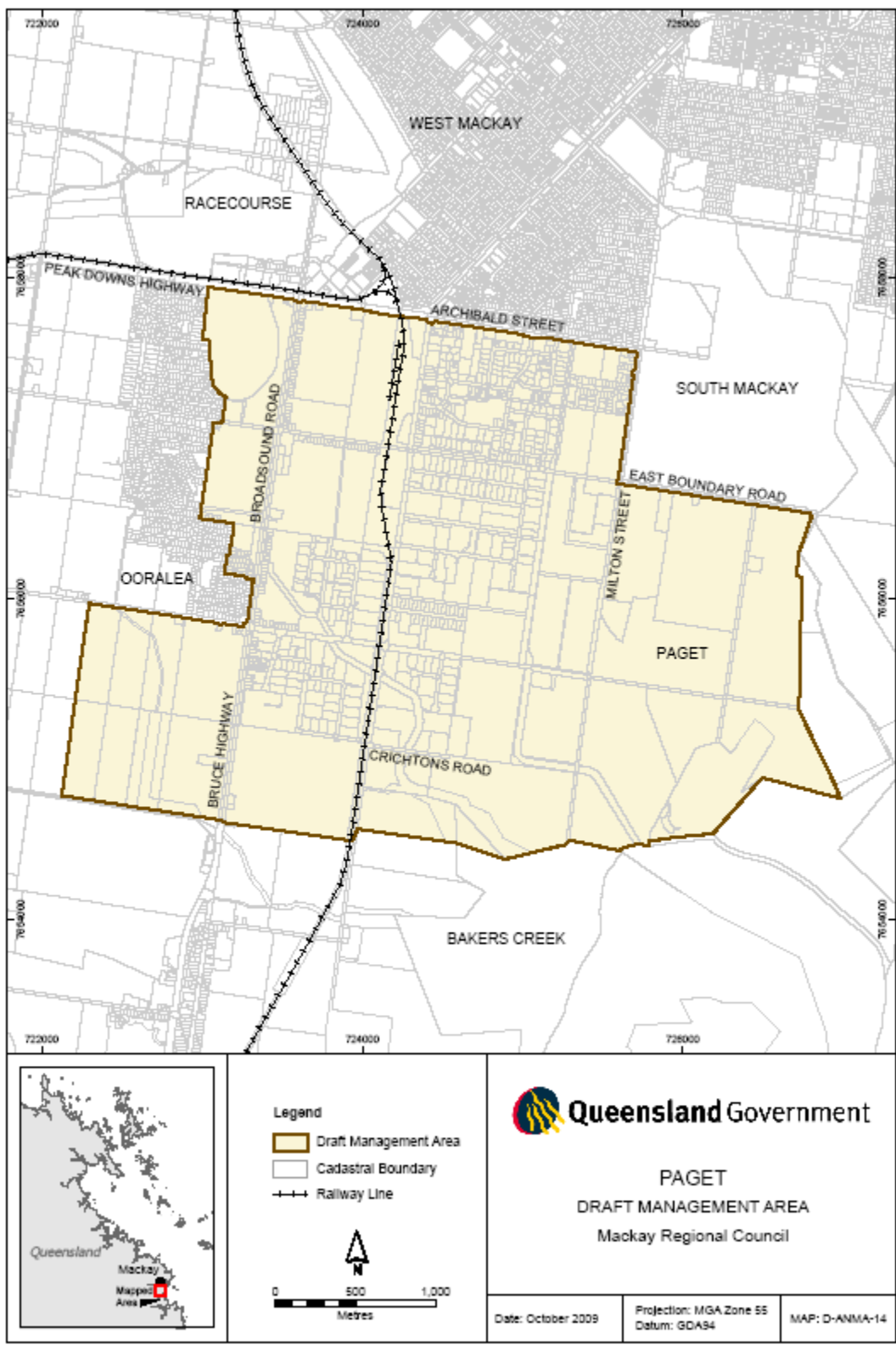
- Legend**
- Draft Management Area
  - Cadastral Boundary

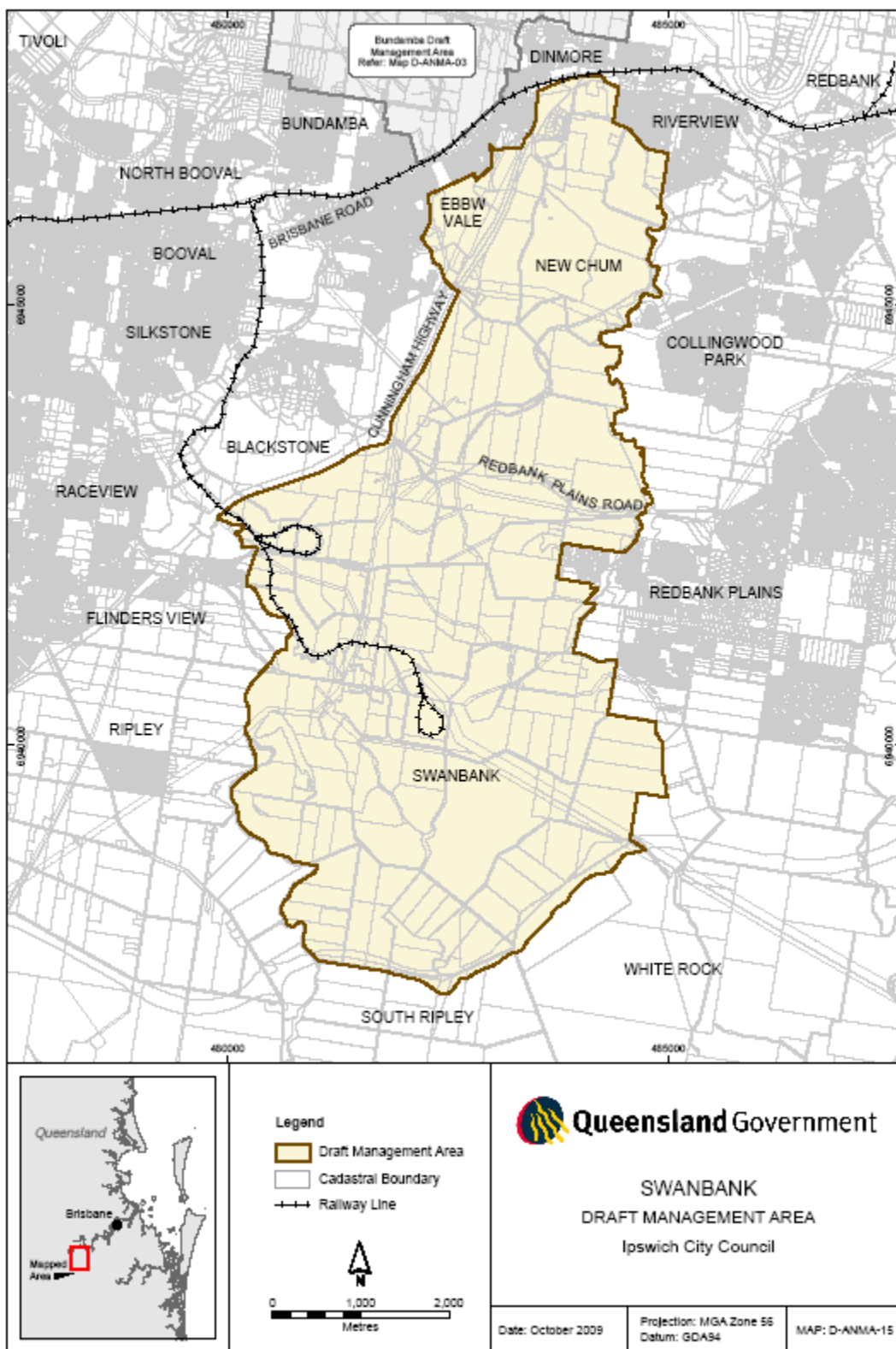


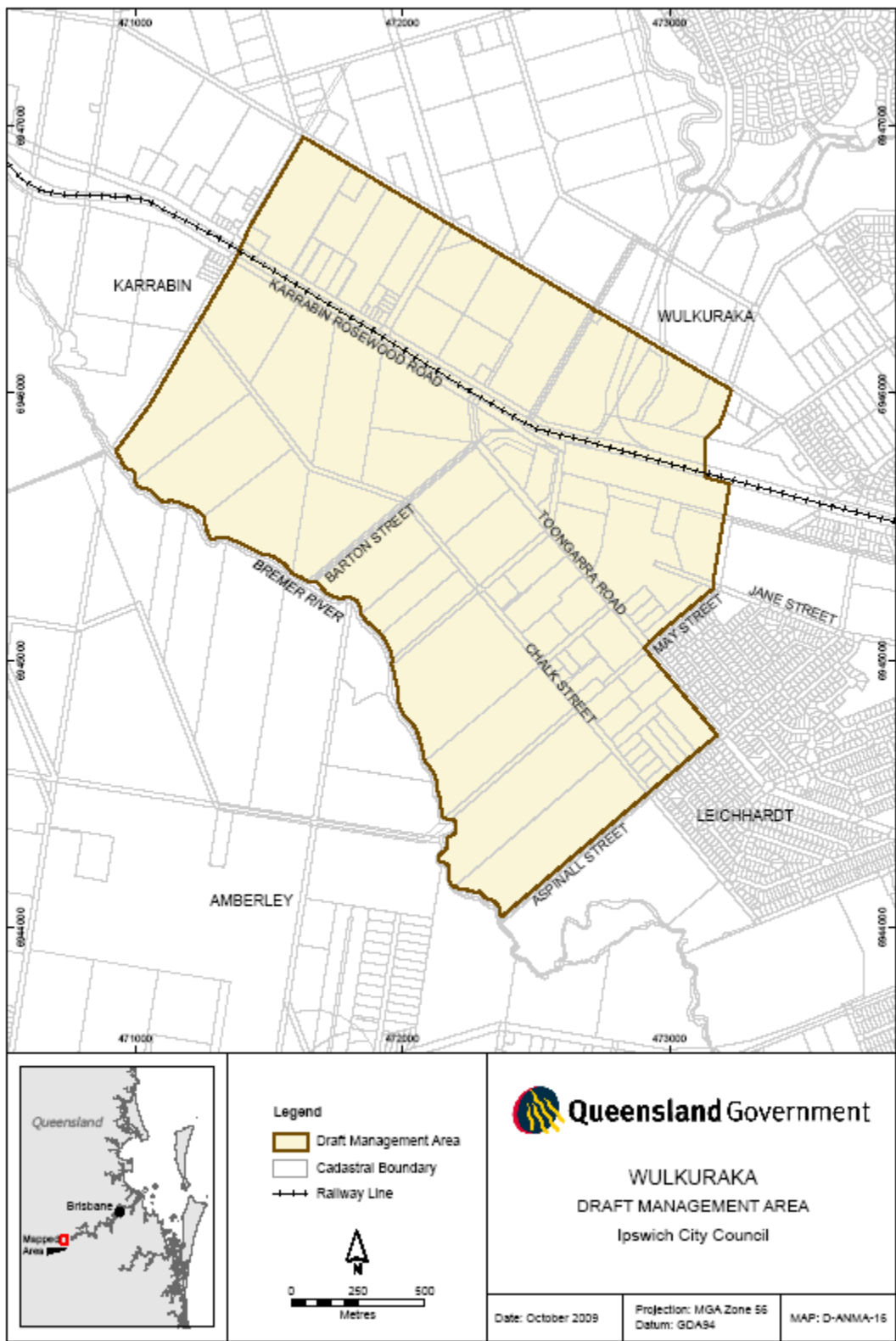
**LOWOOD  
DRAFT MANAGEMENT AREA**  
Somerset Regional Council

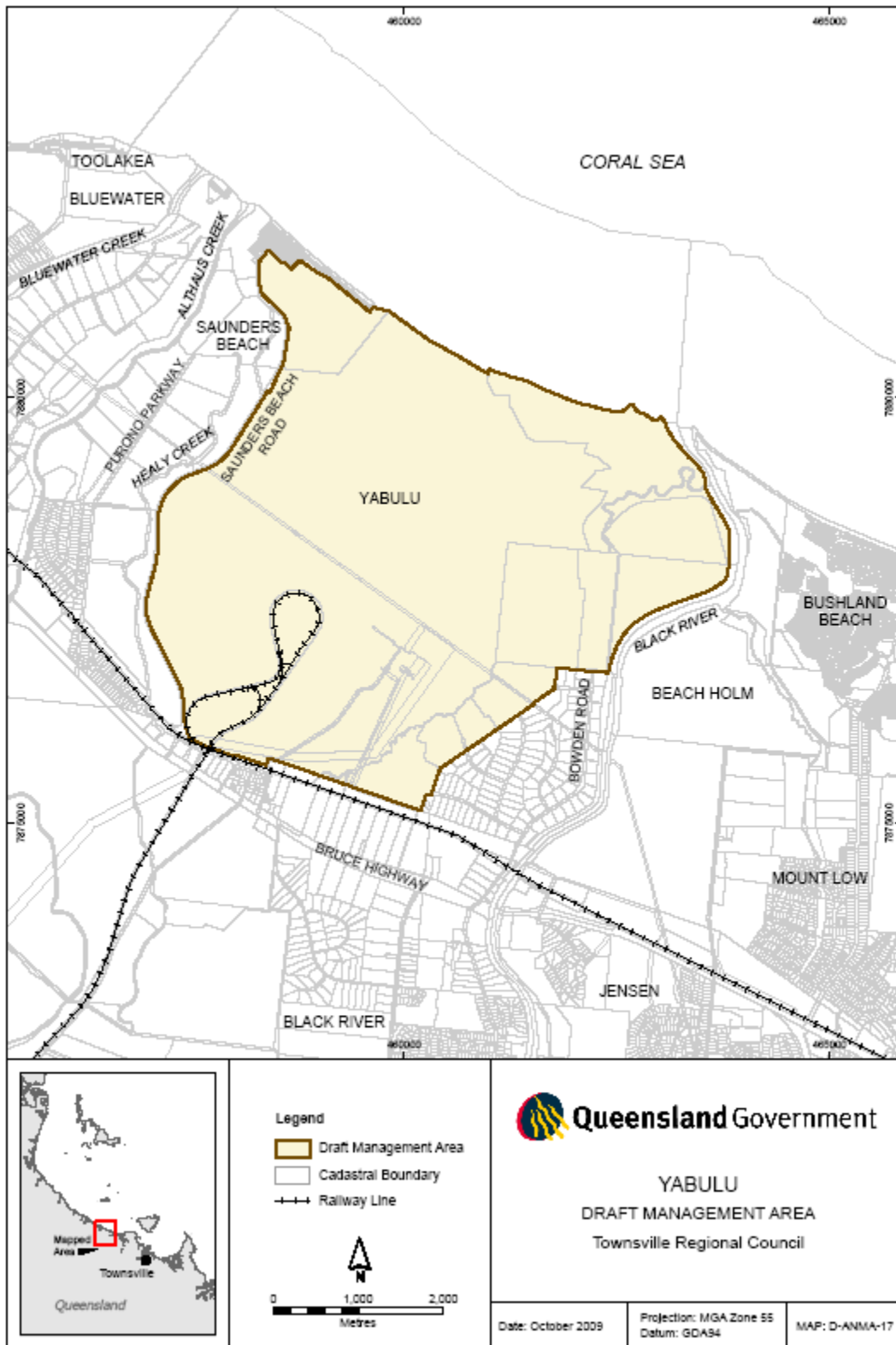
Date: October 2009	Projection: MGA Zone 56 Datum: GDA94	MAP: D-ANMA-12
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## Schedule 3 – Planning for industrial uses

**Note:** The draft Queensland Planning Provisions have two types of zones, Level 1 zones and Level 2 zones. Level 1 zones are generic zones which contain a range of uses within a single zone. Level 2 zones identify specific land use characteristics. Level 2 zones are designed for local governments that wish to distinguish between different land use elements (such as low and medium impact industry) within the local planning scheme area.

Level 1 and Level 2 zones operate independently of one another. For example, if a local government decides to adopt the Level 1 industry zone the local government planning scheme cannot include a Level 2 zone (i.e. medium or high impact industry).

**Table 1 – Level 1 Zones**

### Centre Zones and Mixed Use Zone

The purpose of Centre Zones and Mixed Use Zone is to cater for a wide range of uses. As service industries have no off-site impacts, they are appropriately located in these zones where they are:

- serviced with appropriate transport infrastructure; and
- responsive to local character and amenity.

### Industrial Zone

There is no separation distance required for this zone; however, the location of these industries will need to be carefully considered to mitigate impacts on zones for sensitive uses. The planning scheme should require that:

- industrial activities that are identifiable as **Low impact industries** are located 250 metres from the nearest zone for a sensitive use;
- industrial activities that are identifiable as **Medium impact industries** are located 500 metres from the nearest zone for a sensitive use; and
- industrial activities that are identifiable as **High impact industries** are located 1,000 metres from the nearest zone for a sensitive use.

Where industries are proposed to be located closer than the above distance from the nearest zone for a sensitive use, the planning scheme must require that the applicant can demonstrate that the activity will not adversely impact upon the environmental values including human health and wellbeing or impact on human safety.

**Table 2 – Level 2 Zones**

**Note:** When zoning land for industrial uses, local governments can use Column A and/or B.

Column A - Planning approach	Column B – Separation distances
<b>Centre Zones and Mixed Use Zone</b>	
<p>Service industries have no off-site impacts. They are appropriately located in centre zones and mixed uses zone where they are:</p> <ul style="list-style-type: none"> <li>- serviced with appropriate transport infrastructure; and</li> <li>- responsive to local character and amenity.</li> </ul>	<p>Service industries have no off-site impacts. They are appropriately located in centre zones and mixed uses zones where they are:</p> <ul style="list-style-type: none"> <li>- serviced with appropriate transport infrastructure; and</li> <li>- responsive to local character and amenity.</li> </ul>
<b>Industrial zones - Low, Medium, High, Noxious and Hazardous Impact Industry Zones</b>	
<p>Local governments must demonstrate that appropriate consideration has been given to the protection of the environmental values, including human health and wellbeing from air and noise emissions, and protection of human safety from hazardous materials when locating and planning industry zones. To demonstrate this, local governments may consider the following:</p> <ul style="list-style-type: none"> <li>- The types of zones that will be surrounding the proposed industrial zone.</li> <li>- Requirements that could be placed on development in zones for surrounding sensitive uses that would reduce the impacts from industrial uses.</li> <li>- Local environmental conditions such as topography, climate and weather, existing air and acoustic environments, vegetative cover, and the impact that these conditions will have on the dispersion of air and noise emissions from industries.</li> <li>- The impacts of existing industrial areas, and the types of impacts they have created.</li> <li>- The worst possible incident that could occur as a result of operating an activity that is a preferred use in the industrial zone and the distance required to mitigate this impact. For example, fire, explosion or persistent air and noise emissions.</li> <li>- Complaints about existing industrial uses, and the distance these complaints have been from the source of the emissions.</li> <li>- A local air quality or noise modelling study.</li> </ul>	<p>Industrial zones for <b>low impact industry</b> are appropriately located <b>250 metres</b> from the nearest zone for a sensitive use.</p> <p>Industrial zones for <b>medium impact industry</b> are appropriately located <b>500 metres</b> from the nearest zone for a sensitive use.</p> <p>Industrial zones for <b>high impact industry</b> are appropriately located <b>1,000 metres</b> from the nearest zone for a sensitive use.</p> <p>Industrial zones for <b>noxious and hazardous industry</b> are appropriately located <b>1,500 metres</b> from the nearest zone for a sensitive use.</p>



## Schedule 4 – Industrial Activities

*\*Note – the industrial activities below are representative examples of, but not a definitive list of examples for the industry definitions in the draft Queensland Planning Provisions and as defined in the Glossary.*

*This list includes Environmentally Relevant Activities under the Environmental Protection Act 1994, however is not a comprehensive list of all industrial uses.*

*This list also includes major hazard facilities and large dangerous goods locations under the Dangerous Goods Safety Management Act 2001.*

<b>Service Industrial Activities</b>	
<b>The following activities are service industries that are appropriate to locate in the mixed use, township, and centre zones. They include, but are not limited to:</b>	
All non ERA commercial activities that operate between the hours of 7am – 7pm.	
<b>Chemical Manufacturing</b> – manufacturing 200m <sup>3</sup> or more of water based paints in a year.	ERA 7 item 1
<b>Motor Vehicle Workshop Operation</b> – excluding spray-painting body panels	ERA 21
<b>Low Impact Industrial Activities</b>	
<b>The following activities are low impact industries that are appropriate to locate in the industry zones. They include, but are not limited to:</b>	
<b>Boilermaking or Engineering</b> – boilermaking, assembling, building or manufacturing 200t to 10,000t of metal product in a year	ERA 18 item (a)
<b>Metal Recovery</b> – recovering metal by operating a scrap metal yard or a facility for dismantling automotive or mechanical equipment, including debonding brake or clutch components of less than 100t of metal in a day	ERA 20 item 1
<b>Motor Vehicle Workshop Operation</b> – maintaining mechanical components, engine cooling radiators or body panels; spray-painting body panels; detailing or washing.	ERA 21
<b>Printing</b> – printing 200t to 1,000t in a year of printed materials	ERA 37 item (a)
<b>Surface Coating</b> – surface coating materials for: coating or painting or powder coating the following quantity of surface coating materials – more than 1t in a year	ERA 38 item 2
<b>Clay or Ceramic Products Manufacturing</b> – manufacturing 200t to 5,000t of clay or ceramic products in a year	ERA 42 item (a)
<b>Wooden and Laminated Product Manufacturing</b> – manufacturing 100t or more of wooden products in a year	ERA 48 item 1
<b>Battery Recycling</b> – operating a facility for receiving, and recycling or reprocessing, any type of battery	ERA 52
<b>Drum and Container Reconditioning</b> – operating a facility on a commercial basis for receiving and reconditioning metal or plastic drums or containers (includes applying a coating by spraying cleaned drums or containers)	ERA 54
<b>Regulated Waste Storage</b> - operating a facility for receiving and storing regulated waste – 5t or more, or 500 or more equivalent passenger units, of tyres or parts of tyres – for more than 24 hours	ERA 56 item 1
<b>Tyre Recycling</b> – operating a facility on a commercial basis for receiving and recycling or receiving and reprocessing 1,000 or more equivalent passenger units of tyres, or parts of tyres in a year	ERA 59
<b>Waste Disposal</b> – operating a facility for disposing of in a year, 50t to 5,000t of (a) only general waste; (b) general waste and either or a combination of (i) a quantity of limited regulated waste that is no more than 10% of the total amount of waste received at the facility in the year; (ii) if the facility is in a scheduled area – no more than 5t of untreated clinical waste	ERA 60 item 2(a), (b)
<b>Waste Incineration and Thermal Treatment</b> – operating a facility for incinerating waste vegetation, clean paper or cardboard	ERA 61 item 1

<b>Sewage Treatment</b> – operating 1 or more sewage treatment works, that are no-release works, at a site with a total daily peak design capacity of at least 21 EP	ERA 63 item 1
<b>Sewage Treatment</b> – operating 1 or more sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 1,500 EP	ERA 63 item 2 (a), (b)
<b>Sewage Treatment</b> – operating a sewage pumping station with a total design capacity of more than 40KL in an hour, if the operation of the pumping station is not an essential part of the operation of sewage treatment works	ERA 63 item 3
<b>Water Treatment</b> – (desalination & raw water treatment) - carrying out any of the following activities in a way that allows waste, whether treated or untreated, to be released into the environment - (a) desalinating 0.5ML or more of water in a day (b) treating 10ML or more of raw water in a day	ERA 64 item 1, 2, 3
<b>Large dangerous goods locations</b> - as defined under section 48 of the <i>Dangerous Goods Safety Management Act 2001</i> , except for:  - service stations with less than 16kL above ground storage tanks for flammable materials, mechanical repair workshops, and exclusively retail outlets; or  - a large dangerous goods location that is included as part of another industrial activity appropriately located in a higher impact industrial activity group (e.g. medium, high, noxious and hazardous industrial activities )	
<b>Major hazard facility</b> - as defined under section 31 of the <i>Dangerous Goods Safety Management Act 2001</i> where risk contours and/or consequences of fire, explosion or toxic releases <sup>10</sup> are within 250m of the facility boundary, except for :  - a major hazard facility that is included as part of another industrial activity appropriately located in a higher impact industrial activity group (e.g. medium, high, noxious and hazardous industrial activities )  Major hazard facilities that may be low impact industrial activities may include fuel and LPG depots, warehouses and chemical formulators.  <b>Note:</b> For specific information on risk contours for a Major Hazard Facility, contact the Department of Justice and Attorney General, Hazardous Industries and Chemicals Branch.	
<b>Medium Impact Industrial Activities</b>	
<b>The following activities are medium impact industries that are appropriate to locate in the Level 1 Industry Zone, or the Level 2 Medium Impact Industry zones. They include, but are not limited to:</b>	
<b>Chemical Manufacturing</b> – manufacturing, in a year, 200m <sup>3</sup> or more, of coating, food additives, industrial polish, sealant, synthetic dye, pigment, ink, adhesives or paint, other than water based paint	ERA 7 item 2(a), (b), (c)
<b>Chemical Storage</b> – storing 200t or more of chemicals in containers of at least 10m <sup>3</sup> that are solids or gases, other than chemicals of (a) dangerous goods class 1 or class 2, division 2.3 (b) dangerous goods class 6, division 6.1 (c) class C1 or C2 combustible liquids under AS 1940 or dangerous goods class 3	ERA 8 item 4
<b>Chemical Storage</b> – storing 200m <sup>3</sup> or more of chemicals in containers of at least 10m <sup>3</sup> that are liquids, , other than chemicals of (a) dangerous goods class 1 or class 2, division 2.3 (b) dangerous goods class 6, division 6.1	ERA 8 item 5

<sup>10</sup> Risk contours and/or consequences of fire, explosion or toxic releases should be based on the distance to the 0.5 X 10<sup>-6</sup> individual fatality risk contour, 7kPa overpressure contour for the worst cast credible explosion scenario, 4.7kW/m<sup>2</sup> heat radiation contour for the worst cast credible fire scenario, or ERPG2 contour for the worst cast credible toxic release scenario, whichever is the greater.

(c) class C1 or C2 combustible liquids under AS 1940 or dangerous goods class 3	
<b>Hydrocarbon Gas Refining</b> – refining natural gas	ERA 9 item (a), (b)
<b>Plastic Product Manufacturing</b> – manufacturing in a year, a total of 50t or more of plastic product, other than foam, composite plastics or rigid fibre-reinforced plastics	ERA 12 item 1
<b>Tyre Manufacturing and Retreading</b> – manufacturing and/or retreading tyres	ERA 13
<b>Fuel Burning</b> – using fuel burning equipment that is capable of burning at least 500kg of fuel in an hour	ERA 15
<b>Abrasive Blasting</b> – consists of cleaning equipment or structures on a commercial basis using a stream of abrasives in either a wet or dry pressure stream	ERA 17
<b>Metal Forming</b> – forming a total of 10,000t or more of metal in a year	ERA 19
<b>Metal Recovery</b> – recovering metal by operating a scrap metal yard or a facility for dismantling automotive or mechanical equipment, including debonding brake or clutch components - of 100t or more of metal in a day; or 10,000t or more of metal in a year - without using a fragmentiser	ERA 20 item 2(a)
<b>Beverage Production</b> – producing 1ML or more of non-alcoholic beverages in a year	ERA 22 item 1
<b>Edible Oil Manufacturing or Processing</b> – manufacturing or processing 1,000t or more of feedstock material for edible oil production in a year	ERA 24
<b>Meat Processing</b> – meat processing, not including rendering, the following quantity of meat or meat products - 1,000t - 50,000t in a year	ERA 25 item 1(a), (b)
<b>Milk Processing</b> – manufacturing or processing a total of 200t or more of dairy products in a year	ERA 26
<b>Seafood Processing</b> – processing 500t or more of seafood or seafood products in a year	ERA 27
<b>Metal Foundry Operation</b> – producing 50t or more of non-ferrous metal castings using non permanent moulds in a year	ERA 29 item 2
<b>Battery Manufacturing</b> – manufacturing 200t or more of batteries in a year	ERA 32
<b>Crushing, Milling, Grinding or Screening</b> – more than 5,000t of material in a year	ERA 33
<b>Mushroom Growing Substrate Manufacture</b> – manufacturing 200t or more of substrate for mushroom growing in a year	ERA 34
<b>Printing</b> – printing more than 1,000t of printed materials in a year	ERA 37 item (b)
<b>Surface Coating</b> – surface coating materials for: anodising, electroplating, enamelling or galvanizing, using, in a year, the following quantity of surface coating materials – 1t to 1,000t	ERA 38 item 1(a), (b)
<b>Textile Manufacturing</b> – manufacturing or processing, in a year, a total of 100t or more of any of the following textile products in a way stated for the product (a) manufacturing carpet; (b) scouring or carbonising wool; (c) milling cotton; (d) bleaching, dyeing or finishing natural fibre or synthetic textiles	ERA 40
<b>Clay or Ceramic Products Manufacturing</b> – manufacturing more than 5,000t of clay or ceramic products in a year	ERA 42 item (b)
<b>Concrete Batching</b> – producing 200t or more of concrete or concrete products in a year, by mixing cement with sand, rock, aggregate or other similar materials	ERA 43
<b>Chemically Treating Timber</b> – using chemicals to treat timber for preservation, on a commercial basis	ERA 46
<b>Timber Milling and Woodchipping</b> – milling 5,000t to 10,000t of timber (including kiln-drying timber that has been milled; and producing timber veneer) in a year	ERA 47 item (a)
<b>Boat Maintenance or Repair</b> – operating, on a commercial basis, a boat maintenance or repair facility for maintaining or repairing hulls superstructure or mechanical components of boats or seaplanes – includes cleaning or maintaining hulls in water at a boat maintenance or repair facility or another place	ERA 49
<b>Bulk Material Handling</b> – consist of (a) loading or unloading minerals at a rate of 100t or more a day; (b) stockpiling 50,000t or more of minerals; (c) loading or unloading bulk materials in connection with operations at a port at a rate of 100t or more a day; (d) stockpiling bulk materials in connection with operations at a port	ERA 50
<b>Regulated Waste Storage</b> – operating a facility for receiving and storing regulated waste, other than tyres, for more than 24 hours	ERA 56 item 2

<b>Waste Disposal</b> – operating a facility for disposing of in a year, more than 5,000t to 10,000t of (a) only general waste; (b) general waste and either or a combination of (i) a quantity of limited regulated waste that is no more than 10% of the total amount of waste received at the facility in the year; (ii) if the facility is in a scheduled area – no more than 5t of untreated clinical waste	ERA 60 item 2(c)
<b>Waste Incineration and Thermal Treatment</b> – operating a facility for incinerating or thermally treating less than 5,000t of general waste	ERA 61 item 2(a)
<b>Sewage Treatment</b> – operating 1 or more sewage treatment works, other than no-release works, with a total daily peak design capacity of more than 1,500 EP to 50,000 EP	ERA 63 item 2 (c), (d), (e)
<b>Water Treatment</b> – carrying out any of the following activities in a way that allows waste, whether treated or untreated, to be released into the environment - advanced treatment of 5ML or more of water in a day	ERA 64 item 4
<p><b>Major hazard facility</b> – as defined under section 31 of the <i>Dangerous Goods Safety Management Act 2001</i> where risk contours and/or consequences of fire, explosion or toxic releases are between 250m and 500m of the facility boundary except for:</p> <ul style="list-style-type: none"> <li>- a major hazard facility that is included as part of another industrial activity (appropriately located in a higher impact industrial industry group (e.g. high, noxious and hazardous industrial activities))</li> </ul> <p>Major hazard facilities that may be medium impact industrial activities may include bulk toxic gas storage facilities.</p> <p><i>Note: For specific information on risk contours for a Major Hazard Facility, contact the Department of Justice and Attorney General, Hazardous Industries and Chemicals Branch.</i></p>	
<h2>High Impact Industrial Activities</h2> <p>The following activities are high impact industries that are appropriate to locate in the Level 1 Industrial Zone, or the Level 2. They include, but are not limited to:</p>	
<b>Asphalt Manufacturing</b>	ERA 6
<b>Electricity Generation</b> – generating electricity by using gas, at a rated capacity of 10MW electrical to more	ERA 14 item 1
<b>Boilermaking or Engineering</b> – boilermaking, assembling, building or manufacturing more than 10,000t of metal product in a year	ERA 18 item (b)
<b>Bottling and Canning</b> – bottling or canning 200t or more of food in a year	ERA 23
<b>Meat Processing</b> – meat processing, not including rendering, more than 50,000t meat or meat products in a year	ERA 25 item 1(c)
<b>Meat Processing</b> – meat processing, including rendering, 1,000t to 50,000t meat or meat products in a year	ERA 25 item 2 (a), (b)
<b>Meat Processing</b> – rendering, without any other processing, 100t or more meat or meat products in a year	ERA 25 item 3
<b>Plaster Manufacturing</b> – manufacturing or processing 5,000t or more of plaster in a year	ERA 35
<b>Surface Coating</b> – surface coating materials for: anodising, electroplating, enamelling or galvanizing, using more than 1,000t to 10,000t in a year	ERA 38 item 1(c)
<b>Tanning</b> – operating a tannery or facility for tanning, curing or finishing 100t or more of leather products in a year	ERA 39
<b>Glass or Glass Fibre Manufacturing</b> – manufacturing 200t or more of glass or glass fibre in a year	ERA 44
<b>Mineral Wool or Ceramic Fibre Manufacturing</b> – manufacturing mineral wool or ceramic fibre	ERA 45
<b>Timber Milling and Woodchipping</b> – milling more than 10,000t to 20,000t of timber (including kiln-drying timber that has been milled; and producing timber veneer) in a year	ERA 47 item (b)
<b>Composting and Soil Conditioner Manufacturing</b> – manufacturing, from organic material or organic waste, 200t or more of compost or soil conditioners in a year	ERA 53

<b>Waste Disposal</b> – operating a facility for disposing of in a year, less than 50,000t of (a) only regulated waste; (b) regulated waste and any, or any combination of (i) general waste; (ii) limited regulated waste; (iii) if the facility is in a scheduled area – no more than 5t of untreated clinical waste	ERA 60 item 1(a)
<b>Waste Disposal</b> – operating a facility for disposing of in a year, more than 10,000t to 100,000t of (a) only general waste; (b) general waste and either or a combination of (i) a quantity of limited regulated waste that is no more than 10% of the total amount of waste received at the facility in the year; (ii) if the facility is in a scheduled area – no more than 5t of untreated clinical waste	ERA 60 item 2(d), (e), (f)
<b>Waste Incineration and Thermal Treatment</b> – operating a facility for incinerating or thermally treating 5,000t or more of general waste	ERA 61 item 2(b)
<b>Waste Incineration and Thermal Treatment</b> – operating a facility for incinerating or thermally treating clinical waste or quarantine waste or other regulated waste	ERA 61 item 3
<b>Waste Transfer Station Operation</b> – operating, on a commercial basis or in the course of carrying out a commercial enterprise, a waste transfer station that receives a total quantity of at least 30t or 30m <sup>3</sup> of waste on any day – this includes if the station receives a quantity of at least 30m <sup>3</sup> of waste in containers or vehicles that have a combined total capacity of at least 30m <sup>3</sup>	ERA 62
<b>Sewage Treatment</b> – operating one or more sewage treatment works, other than no-release works, with a total daily peak design capacity of more than 50,000 EP	ERA 63 item 2 (f), (g)
<p><b>Major hazard facility</b> - as defined under section 31 of the <i>Dangerous Goods Safety Management Act 2001</i> where risk contours and/or consequences of fire, explosion or toxic releases are between 500m and 1,000m of the facility boundary except for:</p> <ul style="list-style-type: none"> <li>- a major hazard facility that is included as part of another industrial activity appropriately located in a higher impact industrial activity group (e.g., noxious and hazardous industrial activities)</li> </ul> <p>Major hazard facilities that may be low impact industrial activities may include complex chemical manufacturing facilities</p> <p><i>Note: For specific information on risk contours for a Major Hazard Facility, contact the Department of Justice and Attorney General, Hazardous Industries and Chemicals Branch.</i></p>	
<h2>Noxious and Hazardous Industrial Activities</h2> <p>The following activities are noxious and hazardous industries that are appropriate to locate in the Noxious and Hazardous Industry Zone. They include, but are not limited to:</p>	
<b>Alcohol Production</b> – producing more than 200m <sup>3</sup> of alcohol in a year	ERA 5
<b>Chemical Manufacturing</b> – manufacturing in a year a total of 200t or more of any of the following – soap, surfactants or cleaning or toiletry products, agricultural chemical products or chemicals for biological control, medicines, pharmaceutical products, poisons or veterinary chemical products, explosives or fertilisers	ERA 7 item 3
<b>Chemical Manufacturing</b> – manufacturing in a year, 200t or more of organic chemicals other than organic chemicals under ERA 7 items 1, 2 and 3 apply	ERA 7 item 4
<b>Chemical Manufacturing</b> – manufacturing in a year 200t or more of inorganic chemicals other than inorganic chemicals under ERA 7 items 1, 2 and 3 apply	ERA 7 item 5
<b>Chemical Storage</b> – storing a total of 50t or more of chemicals of dangerous goods class 1 or class 2, division 2.3 in containers of at least 10m <sup>3</sup>	ERA 8 item 1
<b>Chemical Storage</b> – storing a total of 50t or more of chemicals of dangerous goods class 6, division 6.1 in containers capable of holding at least 900kg of the chemicals	ERA 8 item 2
<b>Chemical Storage</b> – storing the following quantity of chemicals of class C1 or C2 combustible liquids under AS1940 dangerous goods class 3 – 10m <sup>3</sup> or more	ERA 8 item 3
<b>Hydrocarbon Gas Refining</b> – refining coal seam gas	ERA 9 item (c)
<b>Gas Producing</b> – manufacturing, processing or reforming 200t or more of hydrocarbon gas in a year	ERA 10
<b>Oil Refining or Processing</b> – refining or processing crude oil or shale oil	ERA 11

<b>Plastic Product Manufacturing</b> – manufacturing a total of 5t or more of foam, composite plastics or rigid fibre reinforced plastics in a year	ERA 12 item 2
<b>Electricity Generation</b> – generating electricity by using a fuel, other than gas, at a rated capacity of 10MW electrical or more	ERA 14 item 2
<b>Metal Recovery</b> – recovering metal by operating a scrap metal yard or a facility for dismantling automotive or mechanical equipment, including debonding brake or clutch components - of 100t or more of metal in a day; or 10,000t or more of metal in a year - using a fragmentiser	ERA 20 item 2(b)
<b>Beverage Production</b> – producing 1ML or more of alcoholic beverages in a year	ERA 22 item 2
<b>Meat Processing</b> – meat processing, including rendering, meat or meat products – more than 50,000t meat or meat products in a year	ERA 25 item 2 (c)
<b>Sugar Milling or Refining</b> – consists of either (a) crushing or grinding 200t or more of sugarcane in a year; or (b) manufacturing 200t or more of sugar or other sugarcane products in a year	ERA 28
<b>Metal Foundry Operation</b> – producing 100t or more of ferrous metal castings, in a year	ERA 29 item 1
<b>Metal Foundry Operation</b> – producing 50t or more or more of non-ferrous metal castings using non-permanent moulds, in a year	ERA 29 item 3
<b>Metal Smelting &amp; Refining</b> – processing ores, ore concentrates or impure metals to produce in a year (a) 1t or more of gold; (b) 10t or more of a metal other than gold or a metalloid	ERA 30
<b>Mineral Processing &amp; Coke Producing</b> – processing a total of 1,000t or more of coke or mineral products in a year	ERA 31
<b>Pulp and Paper Manufacturing</b> – manufacturing a total of 100t or more of pulp or paper products in a year	ERA 36
<b>Surface Coating</b> – surface coating materials for: anodising, electroplating, enamelling or galvanizing, using more than 10,000t surface coating materials in a year	ERA 38 item 1(d)
<b>Cement Manufacturing</b> – manufacturing 200t or more of cement or calcining 200t or more of limestone in a year	ERA 41
<b>Timber Milling and Woodchipping</b> – milling more than 20,000t of timber (including kiln-drying timber that has been milled; and producing timber veneer) in a year	ERA 47 item (c), (d)
<b>Wooden and Laminated Product Manufacturing</b> – fabricating 5,000t or more of reconstituted timber products in a year	ERA 48 item 2
<b>Wooden and Laminated Product Manufacturing</b> – fabricating 100t or more of laminated products in a year	ERA 48 item 3
<b>Regulated Waste Recycling and Reprocessing</b> – operating a facility for receiving, and recycling or reprocessing, regulated waste to produce saleable products	ERA 55
<b>Regulated Waste Treatment</b> – operating a facility for receiving and treating regulated waste or contaminated soil to render the waste or soil non-hazardous or less hazardous	ERA 58
<b>Waste Disposal</b> – operating a facility for disposing of in a year, 50,000t or more of (a) only regulated waste; (b) regulated waste and any, or any combination of (i) general waste; (ii) limited regulated waste; (iii) if the facility is in a scheduled area – no more than 5t of untreated clinical waste	ERA 60 item 1(b), (c), (d)
<b>Waste Disposal</b> – operating a facility for disposing of in a year, more than 100,000t of (a) only general waste; (b) general waste and either or a combination of (i) a quantity of limited regulated waste that is no more than 10% of the total amount of waste received at the facility in the year; (ii) if the facility is in a scheduled area – no more than 5t of untreated clinical waste	ERA 60 item 2(g), (h)
<b>Major hazard facility</b> – as defined under section 31 of the <i>Dangerous Goods Safety Management Act 2001</i> where risk contours and/or consequences of fire, explosion or toxic releases are between 1,000m and 1,500m of the facility boundary, except for: <ul style="list-style-type: none"> <li>– a major hazard facilities that may be low impact industrial activities may include oil refineries, highly complex chemical manufacturing facilities, explosive facilities</li> </ul> <p><i>Note: For specific information on risk contours for a Major Hazard Facility, contact the Department of Justice and Attorney General, Hazardous Industries and Chemicals Branch.</i></p>	
<b>Storage and handling of explosives</b>	

<b>Intensive Animal Industries</b>	
<b>Intensive Animal Industries generally include, but are not limited, to:</b>	
<b>Intensive animal feedlotting</b> – keeping 50 or more standard cattle units of cattle in a feedlot	ERA 2 item 1
<b>Intensive animal feedlotting</b> – keeping 350 or more of standard sheep units of sheep in a feedlot	ERA 2 item 2
<b>Pig keeping</b> – keeping 21 or more standard pig units of pigs	ERA 3
<b>Poultry farming</b> – farming a total of more than 1,000 birds for: (a) producing eggs or fertile eggs; or (b) rearing hatchlings, starter pullets or layers; or (c) rearing birds for meat.	ERA 4

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## Schedule 5: Development Assessment Code

### **Reconfiguring a lot for land zoned for a sensitive use in accordance with Part 3 section 4 (1) of the draft Policy**

#### **Application**

This code is a code for the Integrated Development Assessment System (IDAS) for use when assessing development applications for reconfiguration of a lot for a sensitive use under the *Sustainable Planning Act 2009*. This code will apply when assessing development under Part 5 of this draft Policy. Applications for development received, but not decided, before this draft Policy took effect are not subject to the requirements of this code and will be decided as if the code had not been made.

#### **Using this code**

The code comprises a number of parts each of which addresses a particular air, noise or hazardous material issue. The code contains a 'purpose' and a range of acceptable solutions that a proposed development must achieve in order to comply with the code. These outcomes are linked to protecting the air and noise environmental values as outlined in the *Environmental Protection (Air) Policy 2008* and the *Environmental Protection (Noise) Policy 2008* and protecting human safety as outlined in the *Dangerous Goods Safety Management Act 2001*.

Development must comply with the performance criteria in order to be consistent with the purpose of the code. The stated acceptable solutions represent one way in which the relevant performance criteria may be met. Development that does not comply with an acceptable solution may present an alternative solution to demonstrate compliance with the relevant performance criteria in order to satisfy the requirements of the code. The onus lies with the applicant to demonstrate a proposed development meets the performance criteria of the code.

#### **Purpose**

The purpose of this code is to achieve the development outcomes in Part 5 section 7(1) of the draft Policy.

<b>Performance Criteria</b>	<b>Acceptable Solution</b>
<b>PC 1</b> – The design and location of lots appropriately protects human health and wellbeing and human safety.	<b>AS 1.1</b> – Minimum lot size of 2,000m <sup>2</sup> for land within a management area or an existing industry zone  and <b>AS 1.2</b> – Lots do not compromise existing natural buffers between sensitive uses and industrial uses.
<b>PC 2</b> – Lots for sensitive uses are not developed unless an overriding need can be demonstrated and any air and noise emissions or impacts from hazardous materials can be mitigated to protect human health and wellbeing and human safety.	

**Note** – This code does not apply to land being reconfigured for the purpose of industrial uses. However, local governments need to give consideration to the reconfiguration of land on the boundary of an industrial zone and a management area. This will ensure that large lots generally for industrial uses do not bound existing sensitive uses, land proposed for sensitive uses, or compromise existing natural buffers.



## Schedule 6: Development Assessment Code

### **Material change of use for a sensitive use in accordance with Part 3 section 4 (2) of the draft Policy**

#### **Application**

This code is for the Integrated Development Assessment System (IDAS) to be used when assessing development applications under the *Sustainable Planning Act 2009*. This code will apply when assessing development under Part 5 of this draft Policy.

Applications for development that have been received, but not decided before this draft Policy took effect, are not subject to the requirements of this code. These applications will be decided as if the code had not been made.

#### **Using this code**

The code comprises a number of parts each of which addresses a particular air or noise issue or issue related to hazardous materials. The code contains a 'purpose' and a range of acceptable solutions that a proposed development must achieve in order to comply with the code. These outcomes are linked to protecting the air and noise environmental values as outlined in the *Environmental Protection (Air) Policy 2008* and the *Environmental Protection (Noise) Policy 2008* and protecting human safety as outlined in the *Dangerous Goods Safety Management Act 2001*.

Development must comply with the performance criteria in order to be consistent with the purpose of the code. The stated acceptable solutions represent one way in which the relevant performance criteria may be met. Development that does not comply with an acceptable solution may present an alternative solution to demonstrate compliance with the relevant performance criteria in order to satisfy the requirements of the code.

The onus lies with the applicant to demonstrate a proposed development meets the performance criteria of the code.

#### **Purpose**

The purpose of this code is to achieve the development outcomes in Part 5 section 7(1) of the draft Policy.

Performance Criteria	Acceptable Solution
<p><b>PC 1</b> – The development is located and designed, to protect human health and wellbeing, and community amenity from industrial noise emissions.</p>	<p><b>AS 1.1</b> – The adjacent industry zone is for service industries only, and any existing industrial uses in this zone have no noisy activities outdoors and do not operate on weekends or outside the hours of 7:00 am to 6:00 pm.</p> <p><i>Note: this can be achieved by undertaking a land use context study that identifies the preferred land use type as well as existing activities.</i></p> <p>or</p> <p><b>AS 1.2</b> – The indoor acoustic quality design objectives in Schedule 7 are achieved at the location of the sensitive use with windows closed. This may be achieved through location, orientation, landscaping, screening or design of the development.</p>

Performance Criteria	Acceptable Solution
<p><b>PC 2</b> – Outdoor parts of the development are orientated and designed to reduce the impacts from industrial noise emissions.</p>	<p><b>AS 2.1</b> – Outdoor parts of the development, such as, patios, balconies or child play areas are located away from industrial uses.</p>
<p><b>PC 3</b> – The development is located, orientated and designed to protect human health and wellbeing from industrial air emissions.</p>	<p><b>AS 3.1</b> - The adjacent industry zone is for service industries only, and any existing industrial uses do not release aerosols, fumes, odours, particles and smoke.</p> <p><i>Note: this can be achieved by undertaking a land use context study that identifies the preferred land use type as well as existing activities.</i></p> <p>or</p> <p><b>AS 3.2</b> – The air quality design objectives in Schedule 8 are achieved at the location of the sensitive use.</p>

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## Schedule 7: Development Assessment Code

### **Material change of use for an intensive animal industry in accordance with Part 3 section 4 (3) of the draft Policy**

#### **Application**

This code is a code for the Integrated Development Assessment System (IDAS) to be used when assessing development applications under the *Sustainable Planning Act 2009*. This code will apply when assessing development under Part 5 of this draft Policy.

Applications for development that have been received, but not decided before this draft Policy took effect, are not subject to the requirements of this code. These applications will be decided as if the code had not been made.

#### **Using this code**

The code comprises a number of parts each of which addresses a particular air or noise issue.

The code contains a 'purpose' and a range of acceptable solutions that a proposed development must achieve in order to comply with the code. These outcomes are linked to protecting the air and noise environmental values as outlined in the *Environmental Protection (Air) Policy 2008* and the *Environmental Protection (Noise) Policy 2008*.

Development must comply with the performance criteria in order to be consistent with the purpose of the code. The stated acceptable solutions represent one way in which the relevant performance criteria may be met. Development that does not comply with an acceptable solution may present an alternative solution to demonstrate compliance with the relevant performance criteria in order to satisfy the requirements of the code.

The onus lies with the applicant to demonstrate a proposed development meets the performance criteria of the code.

#### **Purpose**

The purpose of this code is to achieve the development outcomes in Part 5 section 7(1) of the draft Policy.

<b>Performance Criteria</b>	<b>Acceptable Solution</b>
<b>PC 1</b> – The development is located to reduce and minimise air and noise emission impacts on human health and wellbeing.	<p><b>AS 1.1</b> – The development is located in a rural zone.</p> <p>and</p> <p><b>AS 1.2</b> – Offensive and annoying odours will not impact on the nearest zone that is primarily for sensitive uses.</p> <p><i>Note: This should be measured in accordance with the Queensland Odour Impact Assessment Guideline.</i></p>
<b>PC 2</b> – The development is orientated to protect sensitive uses from noise emissions generated by the development.	<b>AS 2.1</b> – The development is designed so that major openings in buildings and all areas where work may be conducted are located away from the nearest sensitive use.

Performance Criteria	Acceptable Solution
	and <b>AS 2.2</b> – The indoor acoustic quality design objectives in Schedule 7 will be achieved at the location of the nearest sensitive use.
<b>PC 3</b> – The development is orientated to protect sensitive uses from air emissions that are generated by the development	<b>AS 4.1</b> – Stacks, vents or ducts used to dispose of air emissions face away from the nearest sensitive use. and <b>AS 4.2</b> – Drainage lines and areas for waste disposal are positioned away from the nearest sensitive use.

**Note** – Compliance with this code does not remove the need for a development approval for intensive animal industries that are environmentally relevant activities as defined under the Environmental Protection Act 1994.

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## Schedule 8 – Noise design objectives for sensitive uses

\*Note – the design objectives are for indoors

\*Note – the design objectives are from the Environmental Protection (Noise) Policy 2008

\*Note – advice on measuring noise can be found in the Noise Measurement Manual

Sensitive use	Time of day	Noise design objectives for sensitive uses (measured at the receptor in dB(A) <sup>11</sup> )		
		L <sub>Aeq,adj,1hr</sub>	L <sub>A10,adj,1hr</sub>	L <sub>A1,adj,1hr</sub>
<b>Child care centre</b>	When open for business (other than when the children usually sleep)	35		
	When the children usually sleep	30		
<b>Community care centre</b>	Daytime and evening	35	40	45
	Night-time	30	35	40
<b>Dwelling house</b>	Daytime and evening	35	40	45
	Night-time	30	35	40
<b>Educational establishment</b>	When classes are being offered	35		
<b>Health care services</b>	Visiting hours	35		
	Anytime other than visiting hours	30		
<b>Home based businesses</b>	Business hours	35		
<b>Hospital</b>	Visiting hours	30		
	Anytime other than visiting hours	30		
<b>Hostel</b>	Daytime and evening	35	40	45
	Night-time	30	35	40
<b>Multiple dwelling</b>	Daytime and evening	35	40	45
	Night-time	30	35	40
<b>Office</b>	Office hours	35		
<b>Relocatable home park</b>	Daytime and evening	35	40	45
	Night-time	30	35	40
<b>Residential care facility</b>	Daytime and evening	35	40	45
	Night-time	30	35	40
<b>Retirement facility</b>	Daytime and evening	35	40	45
	Night-time	30	35	40
<b>Short-term accommodation</b>	Daytime and evening	35	40	45
	Night-time	30	35	40
<b>Tourist park</b>	Daytime and evening	35	40	45
	Night-time	30	35	40

<sup>11</sup> Glossary includes the definition for - dB(A)

## Schedule 9 – Air quality design objectives for sensitive uses

\*Note – the standards below are to be measured at the site of the proposed development

\*Note – the standards below are from the Environmental Protection (Air) Policy 2008.

\*Note – advice on measuring and modelling air emissions can be found in the Air Quality Sampling Manual

Pollutant	Concentration (ppm (volume/volume) or $\mu\text{g}/\text{m}^3$ degrees C)	Averaging period
1,2-dichloroethane	0.17 ppm	1 day
1,3-butadiene	0.001 ppm	1 year
Arsenic and compounds (measured as the total content in $\text{PM}_{10}$ )	$6\text{ng}/\text{m}^3$	1 year
Benzene	0.003 ppm	1 year
Benzo(a)pyrene (as a marker for polycyclic aromatic hydrocarbons)	$0.3\text{ ng}/\text{m}^3$	1 year
Cadmium and compounds (measured as the total content in $\text{PM}_{10}$ )	$5\text{ ng}/\text{m}^3$	1 year
Carbon disulfide	0.032 ppm	1 day
Carbon monoxide	9 ppm	8 hours
Dichloromethane	0.85 ppm and 0.13 ppm	1 day and 1 week
Formaldehyde	0.04 ppm	1 day
Hydrogen sulfide	0.11 ppm	1 day
Inorganic mercury vapour	$1.1\text{ }\mu\text{g}/\text{m}^3$	1 year
Lead and compounds (measured as the total content in $\text{PM}_{10}$ )	$0.5\text{ }\mu\text{g}/\text{m}^3$	1 year
Manganese and compounds (measured as the total content in $\text{PM}_{10}$ )	$0.16\text{ }\mu\text{g}/\text{m}^3$	1 year
Nickel and compounds (measured as the total content in $\text{PM}_{10}$ )	$20\text{ ng}/\text{m}^3$	1 year
Nitrogen dioxide	0.12 ppm and 0.03 ppm	1 hr and 1 year
Ozone	0.10 ppm and 0.08 ppm	1 hr and 4 hrs
$\text{PM}_{2.5}$	$25\text{ }\mu\text{g}/\text{m}^3$ and $8\text{ }\mu\text{g}/\text{m}^3$	24 hrs and 1 year
$\text{PM}_{10}$	$50\text{ }\mu\text{g}/\text{m}^3$	24 hrs
Styrene	0.06 ppm	1 week
Sulfate	$27\text{ }\mu\text{g}/\text{m}^3$	1 day
Sulfur dioxide	0.2 ppm and 0.08 and 0.02	1 hr and 1 day and 1 year
Tetrachloroethylene	0.036 ppm	1 year
Toluene	1 ppm and 0.1	1 day and 1 year
Total suspended particles	$90\text{ }\mu\text{g}/\text{m}^3$	1 year
Vanadium and compounds (measured as the total content in $\text{PM}_{10}$ )	$1.1\text{ }\mu\text{g}/\text{m}^3$	1 day
Vinyl chloride monomer	0.010	1 day
Xylenes (as a total of ortho, meta and para isomers)	0.25 ppm and 0.2 ppm	1 day and 1 year

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**State Planning Policy Guideline 2009  
Air, Noise and Hazardous Materials**

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## INTRODUCTORY EXPLANATION

### Purpose of the draft SPP Guideline

The purpose of the draft State Planning Policy Guideline ('the draft SPP Guideline') is to provide advice and information on interpreting and implementing the draft State Planning Policy: Air, Noise and Hazardous Materials 2009 (the draft Policy). Planning for industrial uses, a state interest due to the economic, community safety, and environmental ramifications of conflicting land uses.

The draft Policy declares this draft SPP Guideline to be 'extrinsic material'<sup>12</sup> under the *Statutory Instruments Act 1992*, thereby giving the draft SPP Guideline legal status in assisting in the interpretation of the draft Policy.

The draft SPP Guideline provides:

- explanations for each part of the draft Policy;
- practical guidance for achieving the outcome of the draft Policy; and
- links to implementation materials and more detailed guidance on sources of best practice and technical design.

### Using the draft SPP Guideline

Draft State Planning Policies are primarily tools to be used when making or amending a local planning instrument and in development assessment. As such, where required under the draft Policy, local governments and development applicants can use this guideline to help achieve the draft Policy outcome.

The draft SPP Guideline headings reflect the draft Policy headings and provide explanations to assist in applying the relevant draft Policy provisions to decisions under the *Sustainable Planning Act 2009* (SP Act).

### Relationship with other State planning instruments

Under the SP Act, State Planning Regulatory Provisions are mandatory and prevail over any other planning instrument to the extent there are any inconsistencies. Similarly, if there is conflict between a draft State Planning Policy and a Statutory Regional Plan, that Plan prevails to the extent of the inconsistency. However, in all other circumstances, each draft State Planning Policy should be considered together with, and complementary to, any applicable State Planning Regulatory Provision and any applicable Statutory Regional Plan. These legislative requirements apply both when making and amending a local planning instrument and in development assessment.

### Background to planning for air and noise emitting activities and facilities that store or handle hazardous materials

In Queensland, planning is the process of making decisions to guide the sustainable development of cities, towns and regions. This takes place through managing development, infrastructure and services. State, regional and local planning instruments all play a crucial but complementary role in setting policy and providing direction for making decisions about development that provides a sustainable future for all Queenslanders.

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<sup>12</sup> Extrinsic material is defined in the *Statutory Instruments Act 1992* as 'relevant material not forming part of the statutory instrument or the Act under which the statutory instrument was made'.



The appropriate planning of industrial uses is important for the continued health, safety and wellbeing of individuals, the integrity of the environment, protection of environmental values and the economic viability of industrial uses.

Environmental values include human health and wellbeing; an individual's ability to sleep, study, learn and relax; amenity of the community; health and biodiversity of ecosystems; and aesthetics. The protection of these values is important in achieving the ecologically sustainable development objective of the *Environmental Protection Act 1994* (EP Act), and the *Sustainable Planning Act 2009* (SP Act).

The *Dangerous Goods Safety Management Act 2001* (DGSM Act) provides a framework to protect the safety of persons, and to prevent harm to property and the environment from major hazard facilities and large dangerous goods locations. The characteristics of facilities that store or handle hazardous materials means that the contaminants and/or impacts from an accident or emergency situation are critically harmful to human health, life, property or the biophysical environment. It should be noted that this SPP does not address the safe storage and handling or safe operation aspects of these facilities. The SPP can only address human safety through appropriate location of hazardous industries to manage conflicting uses, and to prevent encroachment by sensitive uses on these locations.

Industrial activities provide many of the base materials for our agricultural, mining, infrastructure and transport sectors as well as products used daily in our homes and workplaces. Due to the characteristics of industrial activities, generally, not all impacts and risks can be managed on site. Consequently, it is important that industrial activities are located in areas separated from land uses that are sensitive or at risk from the contaminants or impacts of noxious and hazardous industrial activities. Examples of sensitive land uses include educational establishments, hospitals, residential care facilities, and homes.

The EP Act and DGSM Act manage air and noise emissions and impacts from hazardous materials from a number of these industrial activities. However, where planning decisions allow sensitive uses to encroach upon industrial activities or vice versa, it is difficult to protect the environmental values and protect human safety. Practical implications of this include, for example, residential areas being subject to unhealthy levels of air and noise emissions, and industrial activities being subject to operational conditions that inhibit sustained economic development.

In recognition of the relationship between planning and the protection of the human safety and the environment, it is important that industrial activities and sensitive uses are strategically located. A focus on appropriately separating land for industrial activities and land for sensitive uses will provide greater opportunity for sustained economic growth, while reducing impacts upon the lifestyle and health of communities and individuals.

### **Compact urban form – mixed use development**

The draft State Planning Policy supports the development of a compact urban form. Planning within the urban footprint requires using land in the most efficient manner possible, while separating land for incompatible uses. Understanding the impacts of industrial activities is important in planning when mixing these types of uses in the urban fabric. For example, some industrial activities have little to no impacts and are compatible with non-industrial uses, whereas other industrial activities have impacts that require separation from land for sensitive uses. The draft State Planning Policy tries to achieve a balance which allows appropriate development while protecting human health and wellbeing.

## Making or amending local planning instruments

Strategically located land for the existing and future needs of industry must be identified in planning schemes. Land for future industrial uses requires a range of planning considerations. For example:

- Transport and access;
- Infrastructure availability;
- Potential commercial suitability.

Importantly, and as the focus of the draft Policy, land identified for industrial uses should be appropriately planned, and where necessary, separated from existing and future sensitive land uses. Where sensitive land uses are not sufficiently separated from industries, amenity and quality of life in the adjacent area may be reduced, due to air and noise emissions, or the impacts from hazardous materials. Because it is not always possible to eliminate impacts on adjacent areas, a planning approach that requires or encourages appropriate separation must be considered.

The draft Policy provides a planning approach for local governments to use when planning zones for industrial uses. The basis of this approach is to require local governments to appropriately consider the impacts that industrial activities may have on the environmental values, and human safety. The draft Policy also provides separation distances that can be used as an alternate or to complement the planning approach.

The separation distances are based on; the general levels of emissions that can be reasonably expected from industrial activities; the risk assessment undertaken to inform the development of the *Environmental Protection Regulation 2008 (EP Reg)* titled 'Environmental emissions profiles: A tool to profile the relative risk of Environmentally Relevant Activities under the Environmental Protection Regulation'; benchmarking other jurisdictions separation distances for industry; and advice from a Department of Environment and Resource Management (DERM) expert panel.

A strategic planning approach through land use zoning is the preferred option for dealing with impacts from air and noise emissions and impacts from hazardous materials. The draft Policy does however recognise that as part of growth and development in communities and regions there will be areas of transition that involve interfaces between industrial activities and sensitive uses. The planning framework in Queensland is robust enough to achieve appropriate and sensible outcomes that both protect existing use rights, while managing a sensible and responsive transition. Transitioning an area through land use planning can be achieved through a range of tools including: planning scheme amendments, precincts, local area plans, and the use of customised zone outcomes. In most cases, a combination of tools must be used to achieve a long-term plan, and reduce land use conflicts in an area.

Industrial activities are important to the economy, the provision of materials for infrastructure development, and the day-to-day materials for our homes and workplaces. In this context, it is important that wherever possible, local governments protect existing industrial areas from encroachment by residential uses. Industrial areas should only be transitioned out where there are significant issues that have arisen from previous encroachment, or there is a demonstrated need that outweighs the importance of the industrial activities.

The draft Policy also provides an alternate planning approach that local governments can use where existing sensitive uses have already encroached on industrial areas or vice versa. This planning approach allows smaller separation distances to be used where the planning scheme requires more stringent location, orientation and design standards that protect the development of new sensitive uses. This can be achieved through the application of local plans and overlays.

## Development assessment

The draft Policy includes a section for the Integrated Development Assessment System<sup>13</sup> (IDAS) that applies prior to a local government reflecting the draft Policy in their local planning instrument. This section applies to:

- sensitive uses that are proposed adjacent to or within an existing industrial zone in a local planning instrument;
- sensitive uses that are proposed within a listed management area; and
- intensive animal industries that are proposed to be located within five kilometres of land zoned for a sensitive use.

The purpose of the draft Policy is achieved when development to which the draft Policy applies does the following:

- locates, orientates and designs to protect the environmental values, including human safety from industrial air and noise emissions and impacts from hazardous materials.

An IDAS code has not been included in the draft Policy for environmentally relevant activities (ERAs) other than for the intensive animal industries identified in Schedule 4. The draft Policy is to complement, not duplicate, the assessment and conditioning of ERAs under the EP Act. However, the draft Policy can be considered as part of the standard criteria under the EP Act for decision-making relating to ERAs.

An IDAS code has not been included in the draft Policy for large dangerous goods locations or major hazard facilities in Schedule 4. The draft Policy is to complement, not duplicate, the assessment and conditioning of large dangerous goods locations or major hazard facilities under the DGSM Act.

**Note:** On completion of the draft SPP, the Sustainable Planning Act 2009 had not yet commenced. If the draft SPP is adopted, it will be adopted under the Sustainable Planning Act 2009. As such, reference is made throughout the draft SPP to the Sustainable Planning Act 2009.

<sup>13</sup> IDAS is defined as the process under chapter three of the *Sustainable Planning Act 2009*

## PART 1 – DRAFT POLICY OUTCOME

### 1 Outcome sought by the draft Policy

- (1) The draft Policy requires that the environmental values, as well as human safety are protected. The viability of industrial uses in Queensland should also be protected by preventing sensitive uses from encroaching on industrial zones.
- (2) The environmental values are found in the *Environmental Protection (Air) Policy 2008* and *Environmental Protection (Noise) Policy 2008*.
- (3) The *Dangerous Goods Safety Management Act 2001* (DGSM Act) provides a framework to protect the safety of persons, and to prevent harm to property and the environment including from major hazard facilities and large dangerous goods locations.
- (4) The draft Policy outcome is achieved through the making or amending of local planning instruments and in development assessment. Part 3 of the draft Policy outlines the development that must achieve the draft Policy outcome.

## PART 2 – INTRODUCTION

### 2 Draft State Planning Policy and draft State Planning Policy Guideline

- (1) The draft Policy outcome must be achieved when making or amending a local planning instrument and in development assessment. A local planning instrument includes a local planning scheme and temporary local planning instrument under the SP Act.
- (2) Regional plans set out the State Government's future strategy for managing development in regions, and provide the planning context within which local governments prepare their local planning instruments. The preparation of regional plans is informed by State Planning Policies (SPPs) and any other State interests the Government considers relevant and appropriate. A regional plan therefore provides a vehicle for assimilating a range of State policies and interests and applying them to a particular geographic area. This process necessarily requires balancing and reconciling State interests in recognition of the fact that competing interests cannot be equally implemented. Accordingly, regional plans become the main expression of the State interests for each region, and prevail over the draft Policy to the extent of any inconsistencies.
- (3) Regional plans can assimilate SPPs in different ways. Where two or more competing interests can be reconciled at the regional level, the regional plan might 'reflect' those SPPs, thereby effectively replacing them for the particular region. On the other hand, where an SPP will simply complement the regional plan, that plan should 'call-up' the SPP by reference. In other cases, a combination of both these approaches might be necessary.
- (4) Under the SP Act, the draft Policy must also be considered when designating land for community infrastructure.
- (5) The draft Policy outcome is consistent with the draft Queensland Planning Provisions.
- (6) The draft Policy and the draft State Planning Policy Guideline, when adopted, will be declared to be extrinsic material under the *Statutory Instruments Act 1992*, section 15.

## PART 3 – APPLICATION OF THE DRAFT POLICY

### 3 Making and amending a local planning instrument

- (1) When making or amending a local planning instrument under the SP Act, it must be consistent with the outcome of the draft Policy. A local planning instrument includes both a local planning scheme and temporary planning instrument under the SP Act.
- (2) Part 4 of the draft Policy sets out how the draft Policy outcome can be achieved when making or amending a local planning instrument.
- (3) The draft Policy outcome is achieved in a local planning instrument when a statement from the Minister responsible for the EP Act and the Minister responsible for the SP Act is included in the instrument stating that the draft Policy outcome has been achieved.
- (4) When the draft Policy outcome has been achieved in the local planning instrument, the draft Policy no longer applies in development assessment. This is because the planning instrument carries the intent of the draft Policy in decisions under the Integrated Development Assessment System (IDAS).

### 4 Development assessment

- (1) The draft Policy applies to the reconfiguration of a lot for the purpose of a sensitive use<sup>14</sup> where it is assessable development<sup>15</sup> and involves the reconfiguration of more than six lots and is proposed within:
  - a. a management area<sup>16</sup>; or adjacent to or within land allocated or zoned for an industrial use under a local planning instrument.
- (2) The draft Policy applies to a material change of use for a sensitive use, excluding a dwelling unit and excluding a multiple dwelling with no more than four dwellings, where it is:
  - a. assessable development, and involves starting a new use or adding more than 110 percent to the existing gross floor area; and
  - b. is proposed within a management area, or adjacent<sup>17</sup> to or within land allocated or zoned for industrial uses under a local planning instrument.
- (3) The draft Policy applies to a material change of use for an intensive animal industries<sup>18</sup> that is assessable development, and proposed within five kilometres of land zoned for a sensitive use.

### 5 Development outside the scope of the draft Policy

- (1) The draft Policy does not apply to development on Strategic Port Land as defined under the *Transport Infrastructure Act 1994*.

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<sup>14</sup> Sensitive uses are defined in Schedule 1

<sup>15</sup> Assessable development includes development made assessable under either Schedule 3, Part 1 of the *Sustainable Planning Regulation 2009*, a local planning instrument, or a State Planning Regulatory Provision.

<sup>16</sup> Management areas are listed in Schedule 2

<sup>17</sup> Adjacent is defined as anywhere within 250 metres of an industry zone

<sup>18</sup> Intensive animal industries are listed in Schedule 4

- (2) The draft Policy does not apply to air and noise emissions generated from transport infrastructure as defined under the *Transport Infrastructure Act 1994*.
- (3) The draft Policy does not apply to noise matters addressed under the State Planning Policy 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities (SPP 1/02). SPP 1/02 sets out the State's interest concerning development in the vicinity of those airports and aviation facilities considered essential for the State's transport infrastructure or the national defence system.
- (4) The draft Policy does not apply to Industrial matters that are dealt with under the State Planning Policy 2/07: Extractive Resources. The Policy seeks to maintain the long-term availability of major extractive resources by protecting these resources and their main transport routes from incompatible land uses.

## **PART 4 – MAKING OR AMENDING A PLANNING SCHEME**

### **6 Achieving the draft Policy outcome through a local planning instrument**

#### **Land zoned for industrial purposes**

- (1) Strategically located land for the existing and future needs of industry must be identified in planning schemes. Land for future industrial activities requires a range of planning considerations. For example:
  - a. Physical characteristics of the land
  - b. Transport and access
  - c. Infrastructure availability
  - d. Emergency management requirements
  - e. Potential commercial suitability
- (2) Importantly, and as the focus of the draft Policy, land identified for industrial activities should be appropriately planned, and where necessary, separated from existing and future sensitive land uses. The purpose of this is to protect the environmental values and human safety. It is, however, recognised that other planning considerations must be made when planning for industrial development. For further information on the above considerations, refer to Appendix 1.
- (3) Where sensitive land uses are not sufficiently separated from industries, amenity and quality of life in the adjacent area may be reduced, due to air and noise emissions, or the impacts from hazardous materials. Because it is not always possible to eliminate impacts on adjacent areas, it is unwise to permit, or further encourage land uses which would be sensitive to such impacts.
- (4) Appropriately separating land zoned for industrial activities from land zoned for sensitive uses will ensure that air and noise emissions from industry and impacts from hazardous materials do not adversely affect the environmental values, and human safety. This approach to achieving the draft Policy outcome is supported by the zone intents in the draft Queensland Planning Provisions (QPPs), and regional planning policies.
- (5) The application of the planning approach or the separation distances should be applied in making or amending planning schemes in relation to both brown-field and green-field areas. In brown-field areas, the draft Policy outcome will be achieved over the long term as decisions made under the local planning instrument support the separation of incompatible uses. The draft Policy intent supports inappropriately located industrial areas being assisted in the transition to more appropriate land uses

and vice versa, and new industrial areas being appropriately located, separated and designed.

- (6) Industrial activities are important to the economy, the provision of materials for infrastructure development, and the day-to-day materials for our homes and workplaces. In this context, it is important that wherever possible, local governments protect existing industrial areas from encroachment by residential uses. Industrial areas should only be transitioned out where there are significant issues that have arisen from previous encroachment, or there is a demonstrated need that outweighs the importance of the industrial use.
- (7) The purpose of the separation distance is to protect the environmental values and human safety by minimising impacts that industrial uses may have on sensitive uses.
- (8) The industrial activities identified in Schedule 4 of the draft Policy are consistent with the industry definitions in the draft Queensland Planning Provisions (QPPs). The industrial activities identified in Schedule 4 of the draft Policy should be used to complement the industry definitions. The best way to achieve this is by including the list of industrial activities in the Schedule of this draft Policy as a planning scheme policy.
- (9) A local government may vary the industrial activities in Schedule 4 where they can demonstrate that a new technology or a change in the way the activities generally operate will mean the use is consistent with a different industry definition<sup>19</sup>. The list of industrial activities in Schedule 4 of the Policy is not an exhaustive list of industrial activities. Local governments can add to this list.
- (10) The local planning instrument must also identify those uses in Schedule 1 as Sensitive Uses.

#### **Relationship with the draft Queensland Planning Provisions**

- (11) In accordance with the draft Queensland Planning Provisions (QPPs), zones are the basic organising layer of the local planning instrument. The purpose of a zone is to assist the development of compatible land uses and the segregation of incompatible land uses to ensure the economic, environmental and social values of the community are appropriately planned and met.
- (12) The draft QPPs have two types of zones, Level 1 zones and Level 2 zones. Level 1 zones are generic zones which contain a range of uses within a single zone. These zones are designed for local government areas where a number of different land uses (such as general and high impact industry) may be combined in a single zone. Level 2 zones identify specific land use characteristics. These zones are designed for local governments that wish to distinguish between different land use elements (such as low and medium impact industry) within the local planning scheme area.
- (13) Where a local government chooses to adopt the Level 1 zones, they should follow the process for varying the separation distances in Schedule 3 Table 1.
- (14) The Centre zones and Mixed Use zones in the draft QPPs cater for a wide range of activities. Service industries have no off-site emissions and are appropriately located in the Centre zones and Mixed Use Zone where they are serviced with appropriate transport infrastructure and responsive to local character and amenity.

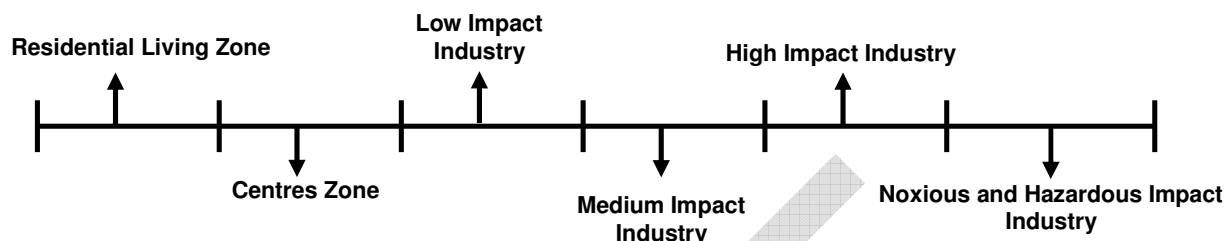
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<sup>19</sup> Glossary includes the industry definitions (service industry, low impact industry, medium impact industry, high impact industry, noxious, offensive or hazardous industry)

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- (15) The Industry zone caters for a wide range of industrial activities along with uses that support and promote industrial business activity. In this context, there is no separation distance required for this zone, however, the location of these activities will need to be carefully considered to mitigate impacts on zones for sensitive uses. The zone code should require that:
- a. industrial activities that are identifiable as **Low impact industries** are located 250 metres from the nearest zone for a sensitive use
  - b. industrial activities that are identifiable **Medium impact industries** are located 500 metres from the nearest zone for a sensitive use
  - c. industrial activities that are identifiable **High impact industries** are located 1000 metres from the nearest zone for a sensitive use
- (16) Where industries are proposed to be located closer than the above distance from the nearest zone for a sensitive use, the applicant should be required to demonstrate that the activity will not adversely impact upon the environmental values, or human safety.
- (17) Where a local government chooses to adopt the Level 2 industry zones they can either adopt the planning approach and, or, the separation distance outlined in Schedule 3, Table 2. In this context, the draft Policy provides two options for appropriately planning industrial zones:
- a. a planning approach for local governments to use when planning zones for industrial activities (Column A of Schedule 3); or
  - b. using the separation distances provided in the draft Policy (Column B of Schedule 3).
- (18) The basis of the planning approach requires that appropriate considerations are made about the impacts that industrial activities may have on the environmental values and human safety. This framework includes a list of things that a local government may use when undertaking this approach.
- (19) The characteristics of some industrial activities mean that in addition to air and noise emissions, contaminants and/or impacts from an accident or emergency at one of these industries could be critically harmful to human health, life, property or the biophysical environment.
- (20) This approach of accepting different levels of risk for different land uses eliminates the problem of land within the separation distance being excluded from any use. The normal result of this approach is to have higher impact industrial activities surrounded by lower impact industrial activities. The areas surrounding these industrial activities could then be used for example as active open space bordering on commercial developments. These commercial developments would service neighbouring residential areas, with sensitive land uses such as residential areas, schools and hospitals being located the farthest distance from the higher impact industrial sites.
- (21) Where using the planning approach outlined in Schedule 3, local governments should engage with DERM as early in the process as possible.
- (22) The separation distances are based on; the general levels of emissions that can be reasonably expected from industrial activities; the risk assessment undertaken to inform the development of the EP Reg titled 'Environmental emissions profiles: A tool to profile the relative risk of Environmentally Relevant Activities under the Environmental Protection Regulation'; benchmarking other jurisdictions separation distances for industry; and advice from a DERM expert panel.
-



- (23) The separation distance is not intended to result in the sterilisation of land. Instead, land within the separation distance should be zoned for other compatible development.
- (24) As seen in the diagram below, the separation distance for low impact industry can be used for a centres zone.



### **Intensive animal industries**

- (1) The draft Policy does not adopt a zone based approach to reflecting the draft Policy outcome in local planning instruments for intensive animal industrial activities. This is because traditional approaches to planning for industrial uses are inconsistent with other planning considerations that must be taken into account for intensive animal industries for example, biosecurity.
- (2) To reflect the draft Policy outcome for intensive animal industries in local planning instruments, local governments are required to reflect a use code in the local planning instrument.
- (3) Schedule 7, the code for IDAS provides an example of how this might be achieved for intensive animal industries that are encroaching on sensitive uses. This code may be used in deciding and assessing the application as part of IDAS.
- (4) Queensland Primary Industries and Fisheries within the Department of Employment, Economic Development and Innovation is preparing a development assessment guideline for Meat Poultry Activities. This guideline should be considered when making development assessment decisions for the meat poultry industry.
- (5) Queensland Primary Industries and Fisheries has also developed guidelines for piggeries and cattle feedlots, titled 'Separation Guideline for Queensland Piggeries' and 'Reference manual for the establishment and operation of beef cattle feedlots in Queensland'. The guidelines should be considered when making development assessment decisions for these intensive animal industries.
- (6) Compliance with this code does not remove the need for a development approval for intensive animal industries that are environmentally relevant activities as defined under the *Environmental Protection Act 1994*.

### **Dealing with transitional development**

- (1) The draft Policy recognises that because planning scheme zones represent the future land use intent, it is not appropriate to require that all existing industrial areas are zoned for industrial purposes. This would prevent local planning instruments from responding to the economic, environmental and social values of the community.
- (2) Despite this, the draft Policy requires that local governments must take practical measures to ensure that the transition of land from industrial to residential purposes or vice versa protects the environmental values.

- 
- (3) The planning framework in Queensland provides tools to facilitate such a transition. These tools include overlays and local area plans as well as structure plans and master plans.
  - (4) Under the draft QPPs, the purpose of an overlay is to address both state and local government interests by identifying spatial areas within a local government area that may:
    - a. be sensitive to the effects of development; or
    - b. constrain land for development; or
    - c. be subject to valuable resources; or
    - d. present opportunities for development.
  - (5) Under the draft QPPs, Local Area Plans provide the more detailed planning that occurs at the local level of a suburb or group of suburbs that share special attributes. Local Area Plans are primarily a method of regulating development where issues are not contained to individual zones.
  - (6) Practical measures that should be undertaken include:
    - a. identifying all industrial activities that may impact upon land zoned for sensitive uses or existing sensitive uses that may be impacted upon new industrial activities; and
    - b. providing a clear framework for addressing the impacts of industrial activities to minimise adverse impacts from air and noise emissions from industrial activities on communities.
  - (7) The draft Policy provides a list of minimum considerations that should be taken into account when transitioning land for industry to land for sensitive uses or vice versa. The following points provide a step by step list of considerations when undertaking this planning process.
    - a. Survey the area taking into account.
      - i. the characteristics and qualities of emissions from existing or proposed industrial uses.(e.g. are there air and or noise emissions)
      - ii. any potential conflicts between land uses, based on scenarios involving the future expansion or intensification of industry, or sensitive land uses
      - iii. the duration and time of the emissions (e.g. what operating hours does or will the planning scheme permit)
      - iv. whether the emissions are continuous or fluctuating (e.g. are they emitted during all operational hours, or only for parts of operational hours)
    - b. Survey the surrounding land uses with a particular focus on:
      - i. the relative location of sensitive land uses
    - c. Analyse any existing or potential conflicts between the industry and nearby sensitive land uses.
    - d. Determine the long term strategy for areas with potential future conflicts between industrial and sensitive land uses. Possible strategies include
      - i. Maintaining the existing land uses, with no expansion or intensification
      - ii. Expansion or intensification of industry, and transitioning sensitive land uses to more compatible uses or
-

- iii. Expansion or intensification of sensitive land uses, and transition noxious and hazardous industry to more compatible uses
- e. Draft the planning scheme utilising appropriate planning tools to achieve the long-term strategy for the area and reduce/avoid existing or potential land use conflicts between industry and sensitive land uses. Such planning tools should provide direction for both the industrial land uses, and the sensitive land uses, and may include:
  - i. Precincts – areas within a zone which allow for specific outcomes
  - ii. Local area plans
  - iii. Specific zone outcomes which are customised to the intended outcomes of the long-term strategy

#### **Addressing conflict**

- (1) There is no obvious conflict between the draft Policy and any current Policy under the SP Act. However, it is possible that such a conflict could be identified as State interests were being addressed when making or amending a local planning instrument. In this situation, the State government would need to determine how the conflict should be resolved. The Department of Infrastructure and Planning, together with those other State agencies responsible, would manage that conflict resolution as part of the whole-of-Government review prior to adoption of the local planning instrument.

## **PART 5 – DEVELOPMENT ASSESSMENT**

### **7 Achieving the draft Policy outcome through development assessment**

- (1) The draft Policy outcome is achieved when development to which the draft Policy locates, orientates and designs to protect the environmental values and human safety from industrial air and noise emissions and impacts from hazardous materials.
- (2) Compliance with the codes for IDAS in Schedules 5 and 6 is taken to achieve the draft Policy outcome. These codes may be used in deciding and assessing the application as part of IDAS.
- (3) The codes contain a 'purpose' and a range of performance criteria that a proposed development must achieve in order to comply with the code. These outcomes are linked to protecting the air and noise environmental values as outlined in the EPP (Air) 2008 and EPP (Noise) 2008, and the protection of human safety under the DGSM Act.
- (4) Development must comply with the performance criteria in order to be consistent with the purpose of the code. The stated acceptable solutions represent one way in which the relevant performance criteria may be met. Development that does not comply with an acceptable solution may present an alternative solution to demonstrate compliance with the relevant performance criteria in order to satisfy the requirements of the code.
- (5) Where assessing those aspects of the codes in relation to air and noise design objectives, local government may choose to use compliance assessment.
- (6) Development applications must be assessed on their merits against all relevant considerations in IDAS. Where there is conflict between Policies or between a Policy and a local planning instrument as they apply to a particular development application, the assessment manager must make a balanced assessment to determine what policy and development outcomes are appropriate in the public interest. In rare cases, the

State Government may consider the assessment manager's decision sufficiently to a State interest to justify intervening in the decision.

- (7) The most effective means for dealing with air and noise emissions from industry and impacts from hazardous materials is to separate industrial uses and sensitive uses (e.g. residential development), as a secondary measure, where industrial uses or sensitive uses cannot be appropriately separated, they should be designed, constructed and operated to minimise the impacts on sensitive uses. In this context, the draft SPP proposes two approaches in development assessment:
- a. that all sensitive uses proposed within or adjacent to existing industrial zones (i.e. areas zoned in local government planning schemes for industry) should be designed and constructed to protect human health and wellbeing from industry air and noise emissions and protect human safety from hazardous materials.
  - b. that all sensitive uses proposed within management areas (Schedule 2 of the draft SPP) are required to be located, designed and constructed to protect human health and wellbeing and human safety. The purpose of management areas is to protect existing industrial estates that have existing buffers, but not buffers that have been 'built in' to the estate. Therefore the industrial estates that do have a built in buffer or estates that do not have buffers are not included in this approach, but rather are addressed in point 1 above.
- (8) In this context, the management areas have been chosen based on the following criteria:
- a. the area has either a high concentration of industrial activities, or potential land supply for the development of a high concentration of industrial uses
  - b. the area has an existing buffer
  - c. there is potential for the area to be encroached on by sensitive land uses
- (9) Nothing in the draft Policy prevents a local government assessment manager from protecting human health and amenity more stringently than sought by the draft Policy.

## **PART 6 – INFORMATION AND ADVICE ON THE DRAFT POLICY**

### **8 Sources of information and advice**

- (1) The Department of Environment and Resource Management (DERM) can provide advice on implementing and interpreting the draft Policy and on reflecting the draft Policy in a planning instrument. It is recommended that when a local government is making or amending a planning scheme, they contact DERM as early in the process as possible.
- (2) The Department of Infrastructure and Planning (DIP) in consultation with DERM can provide advice on developing alternative separations distances to account for the impacts of state development areas on human health and wellbeing.
- (3) The Department of Infrastructure and Planning (DIP) can provide advice on reflecting the policy in a planning scheme and the operation of the Integrated Development Assessment System.

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- (4) Queensland Health, in consultation with DERM, can provide advice on developing alternative separation distances to appropriately account for the impacts of high impact, and noxious and hazardous industries on human health and wellbeing.
  - (5) The Department of Justice and Attorney-General, in consultation with DERM, can provide advice on developing alternative separation distances to appropriately account for the impacts of hazardous materials on human safety.
  - (6) The EPP (Air) 2008 contains further information about air environmental values, air quality objectives and how to protect them.
  - (7) The *EPP (Noise) 2008* contains further information about acoustic environmental values, acoustic quality objectives and how to protect them.
  - (8) The *Environmental Protection Regulation 2008* contains further information Environmentally Relevant Activities (ERAs).
  - (9) The *Dangerous Goods Safety Management Act 2001* contains further information about Large Dangerous Goods Locations and Major Hazard Facilities.

DRAFT

## APPENDIX 1 – Other Planning Considerations

### Physical Characteristics of the Land

- (1) There are a number of physical characteristics required for land for industry. The land should be relatively flat, with a slope of less than 5 percent being most appropriate. However, up to 10 percent is also considered appropriate for development. This helps to minimise the risk of erosion and issues with slope stability. Also, sites with a slope of more than 10 percent can have a negative impact on the commercial suitability in terms of development and operational costs.
- (2) The size of the area is also an important consideration when selecting land for industry. The area must be capable of accommodating the typically large scale buildings required for certain industry, specifically high impact and noxious and hazardous industry and their required setbacks. On-site vehicular manoeuvring areas for large vehicles are also typically required.
- (3) In addition, an area planned for industry must be capable of accommodating various support industries and services which have interdependent relationships with the industry.

### Transport and Access

- (1) Transport and access to an area planned for industry is essential for the operational viability of the area. Areas planned for industry should have a high quality network of roads planned to service the area and provide linkages to synergistic activities and markets. At a minimum, the area should be accessible via existing or proposed designated heavy vehicle routes. Ideally, the area should be accessible via existing or proposed freight or rail network. In addition, the need for access to a port and/or airport must be considered for industry with an international market.
- (2) Land for facilities that store or handle hazardous materials should be serviced by transport infrastructure that does not move through residential areas. This includes, but is not limited to heavy vehicle routes, freight or rail networks, and a port or airport.
- (3) Also essential for the operational viability of the area is its proximity to existing and future urban centres. Proximity to urban centres is required to enable access to the workforce, as well as urban amenities and emergency services.

### Infrastructure Availability

- (1) Areas planned for industry must have access to existing or planned infrastructure. Access to a source of potable or recycled water is required, as well as provision for on-site sewerage treatment or access to municipal sewerage network. An area which is to accommodate industry must have proximity to energy source, including power station or major transmission corridor, gas pipeline or other gas source. In addition, access to waste disposal facilities should be considered.

### Emergency Management Requirements

- (1) There are a number of environmental and design factors to be considered in terms of emergency management requirements. External events that should be considered are flood, bushfire, cyclone, storm-tide, etc. This may involve ensuring that facilities are sited away from known (or potential) flood areas and areas subject to possible storm-tide flooding. For example, a facility representing a significant hazard should be sited outside the Q100 flood area. Other conditions including cyclones, bushfires, and less frequently occurring events such as earthquake hazards, need to be adequately addressed in the design of the facility.

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- (2) The other phases of emergency management that should influence the siting of industry are preparedness and response. In preparing to respond to incidents one of the key factors is ensuring adequate emergency access. Issues that need to be considered are:
- a. availability of more than one access road;
  - b. ability of these roads to carry emergency response vehicles;
  - c. availability of turn-around areas for emergency response vehicles; and
  - d. ability to access all boundaries of the facility and all areas within the facility.
- (3) In addition, the cumulative risk which may arise from: the co-location of multiple industries; or by the co-location of a low impact industry with a noxious and hazardous industry must be considered. Cumulative risk refers to the interaction of multiple facilities in a way that cumulative hazards from the existing facility may be significantly increased.

### **Potential Commercial Suitability**

- (1) Areas planned for industry must be potentially commercially suitable. Commercial suitability in terms of land use planning relates to proximity to the labour market and proximity to supply chains and warehousing facilities. Proximity and access to a port and/or airport should also be considered for industries with international markets.
- (2) In addition, the potential for the industry to expand on site should also be considered, as well as minimising the factors which would restrict the potential hours of operation such as incompatible surrounding land uses.

## 13.2 GENERAL BUSINESS

Permission was granted for the following items of general business to be raised.

### 13.2.1 SMBI RESIDENTIAL LOTS OVER 500 SQUARE METERS

#### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

That a report be brought to Council regarding the need for MCU's on the Bay Islands on SMBI Residential lots over 500 square meters. Why building approvals could not be made self assessable and accessed by Building and Plumbing Department only. MCU's take a lot of time and a cost burden to any applicant and these days where Councils and Governments are trying to get affordable housing, this is an unnecessary cost on the home owner.

**CARRIED**

### 13.2.2 SOUTH EAST THORNLANDS MASTER PLAN

#### OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Williams  
Seconded by: Cr Townsend

That all landowners in the South East Thornlands Master Plan area be immediately advised the progress of this issue.

**CARRIED** (unanimously)

### 13.2.3 POLICY OF NOTIFICATION TO RESIDENTS

#### OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

That Council resolve to formulate a *Policy of Notification to Residents* which would apply when Code Assessable development applications are lodged on properties which are likely, if approved, to result in significant change to existing uses and impact on neighbouring properties.

The "notification" would take the form of a letter of advice which would:

1. Be addressed to home owners/residents;



2. Advise them that an Application has been received and is being assessed;
3. Refer them to Council's PD On-line for detailed information;
4. Explain that the letter is not a statutory requirement but a matter of courtesy; and,
5. Note that whilst their input is welcomed no legal rights of Appeal exist should submitters disagree with the decision made in respect to Code Assessable applications.

**CARRIED** (unanimously)

### 13.3 COMMITTEE CLOSED SESSION

The committee meeting was closed to the public under Section 463(1)(h) of the *Local Government Act 1993* to discuss the following items:

13.3.1 New Properties for Acquisition Using Environmental Levy (2010)

13.3.2 Property Acquisition Redland Bay

Following deliberation on these matters, the Committee meeting was again opened to the public.

#### 13.3.1 NEW PROPERTIES FOR ACQUISITION USING ENVIRONMENT LEVY (2010)

**Datworks Filename:** EM Environmental Management Charge  
Acquisitions 09/10

**Responsible Officer Name:** Gary Photinos  
Manager Environmental Management Group

**Author Name:** Richard Collins  
Advisor-Biodiversity Planning

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#### EXECUTIVE SUMMARY

The Land Acquisition Policy POL-3077 enables Council to raise the Environment Separate Charge specifically for the purchase and management of land to protect habitat for koalas in particular and biodiversity in general. Council has been acquiring land for environmental purposes since 1993 using separate charge.

This report recommends a number of properties that have been assessed using the Guidelines GL-3077-001 and GL-3077-002 for purchase over the next ten years. A confidential attachment details the properties to be acquired and ranks their priority for purchase. Once negotiations have been completed with property owners the details of the acquisition will be made public.

A number of these properties are recommended for approval by Council to purchase this financial year.

#### PURPOSE

That Council approve the commencement of negotiations with landowners for the future purchase of 46 properties in accordance with the Environment Charge Acquisition and Management Policy (POL-3057). These properties are identified in the confidential attachment "Environment Separate Charge: Acquisitions List February 2010".

## BACKGROUND

Council has been pursuing a proactive strategy of assessing properties for potential purchase using the Environment Separate Charge Acquisition funds.

- August 2004 - In-house assessment of 561 properties commenced.
- April 2005 – The first round of properties recommended for purchase under the Environment Separate Charge fund included 13 properties in five recommendations adopted by the Council (Item No 11.1.1) at the General Meeting. The recommendations were detailed in a confidential attachment to the previous Planning and Policy Committee meeting. Some 75 properties mainly of lesser significance for purchase were held over to a second round of assessments to be finalized at a later date.
- November 2005 - An update on progress with purchases was presented in a confidential attachment to the Planning and Policy Committee. Negotiations with many landowners have not been successful.
- December 2005 – Council resolved to take an alternative approach to purchase of a 14<sup>th</sup> property, which relied on more negotiation with landowners prior to committing Council to prospective purchase.
- March 2006 – Report to Council indicated that of the 75 properties held over to a second round of assessment, 55 properties were short-listed as a “watchlist” that would be considered for future purchase due to their high environmental values and potential development threat.
- March 2007 – Council approved to acquire 2 lots on West Mount Cotton Road, Sheldon by compulsory resumption if negotiations to purchase at “fair market value” were not successful within 6 months.
- May 2007 - Council approved the revised Environment Charge Acquisition and Management Policy (POL-3057). Guideline documents that are used to assess properties are documented in GL-3057-001 (now GL-3077-001).
- June 2007 – “Watchlisted” properties have been assessed using these guidelines and several properties are currently sought for purchase. Some properties remain on the watchlist for future purchase and several have been removed.
- September 2007 – Council updated with current negotiations, and approved additional new properties for acquisition from 2007 to 2012. Three properties were successfully purchased.
- May 2008 – Workshop with Councillors. Council later resolved to purchase “part of lot” at 20-24 Jones Road, Capalaba.
- July 2008 – Council approved to repeal Land Acquisition Policy POL-3057 and replace it with POL-3077 to include urban properties for increased protection of koala habitat. New urban koala properties now assessed using guidelines GL-3077-002.

- December 2008 – a report was presented to Committee with a revised Acquisition List. This was approved on 17 December 2008. The properties subsequently purchased are included as Attachment 2.
- Since 1993 Council has purchased 959 hectares of land for environmental purposes for a total of \$25,939,126 throughout the City, including North Stradbroke Island, and the Southern Moreton Bay Islands.
- Council anticipates that it will purchase a further 500 hectares over the next ten years.

## ISSUES

This report includes the confidential Attachment “Environment Separate Charge: Acquisitions List February 2010” which lists the properties that Council expects to acquire in the next ten years. It provides the details of each of the properties, their estimated cost and the year in which it is intended to make the purchase.

Each property has been assessed using the guidelines GL-3077-001 and GL-3077-002 to ensure that it conforms to the Land Acquisition Policy POL-3057 in the purchasing of land for the conservation of biodiversity and koalas.

A ten year cash flow projection has been used to model the purchasing of all of the properties on the list to ensure the sustainable management of the budget.

Three properties are identified to be acquired in the remainder of the financial year 2009 – 2010 and amount to a total estimated cost of \$2,045,000. These are described as Properties 1 – 3 on confidential Attachment. This report recommends, and seeks approval for, the immediate commencement of negotiation and purchase of these priority properties.

A number of other properties have been offered by the owners for consideration of purchase by Council subject to budget availability. These include Properties 3, 4, 5 & 6 which are all new additions to the acquisition list.

A further six new properties have been added to the confidential Attachment. “Environment Separate Charge: Acquisitions List February 2010”. These are Zoned CN1 in the Redlands Planning Scheme and their inclusion follows the resolution of Council. General Meeting minute 28 October 2009:

*“That Council review its existing environmental land acquisition strategy to identify lands on the mainland that are currently zoned CN1, that would be considered beneficial to be in public ownership”.*

For the remaining properties in the confidential attachment it is recommended that preliminary work should commence, such as land valuation, to enable negotiation and purchase in the appropriate year.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.

More recently, Council adopted the draft Community Plan which acknowledges a vision for a diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

## **FINANCIAL IMPLICATIONS**

In developing the "Environment Separate Charge: Acquisitions List February 2010" Environmental Management Group officers have utilised a ten year cash flow model that was presented to Council in budget deliberations in the last financial year. The model identifies;

- the reserve revenue and reserve expenditure forecast for the next ten years;
- the properties that Council can afford to purchase in each financial year; and
- the financial year in which Council expects acquire the properties.

For the remainder of this financial year Council has \$2,150,035 available in the budget with an anticipated expenditure of \$2,045,000.

Ongoing maintenance and management of the land will be funded through the maintenance component of the environment charge. Funds for site established are provided to Parks and Conservation to ensure the land is brought up to standard immediately are part of the acquisition cost of the land this is currently set at 5% of purchase price.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme. However, these amendments will form part of the normal planning scheme amendment process. These amendments may include changes to zones to ensure long term protection and conservation.

## **CONSULTATION**

The following Council officers have been consulted in the development of this report and its attachment. The Property Services Manager provided valuable advice on the methodology and timing of the acquisition strategy.

- General Manager of Planning and Policy;
- Property Services Manager;

- Manager of Environmental Management;
- Manager of Land Use Planning; and
- Natural Area Management Officers.

In addition, Logan City Council and Brisbane City Council will be advised of our general purchasing intentions to coordinate cross boundary acquisition and reserve management through the Koala Coast Conservation Agreement MOU.

## **OPTIONS**

### **PREFERRED**

That Council resolve as follows;

1. To enter into negotiations with property owners for the acquisition of the properties identified as 'Properties 1 - 3' in the confidential attachment "Environment Separate Charge: Acquisitions List February 2010" in the financial year 2009 – 2010;
2. To approve the commencement of negotiations with landowners for future purchases of the properties identified as 'Properties 4 - 46' in the confidential attachment "Environment Separate Charge: Acquisitions List February 2010";
3. Delegate its powers under Section 36(2)(b) of the Local Government Act 1993 to the Chief Executive Officer to acquire, hold and deal with these properties subject to these properties being acquired at "fair market value" and sufficient funds available in the budget at the time of the acquisition;
4. Using the Environment Separate Charge, to fund the securing of the these properties including fencing, signage, and undertake initial management such as clean up and track works up to 5% to 10% of purchase costs depending on the size of the property being acquired;
5. That the attachment detailing these acquisitions remain confidential until such time as Council has successfully negotiated the acquisition; and
6. That the Chief Executive Officer be authorised to sign all documentation associated with acquisition of these properties.

### **ALTERNATIVE 1**

That Council resolves to defer the acquisition of properties pending further information being provided as directed by Council.

## **OFFICER'S RECOMMENDATION**

That Council resolve as follows;

1. To enter into negotiations with property owners for the acquisition of the properties identified as 'Properties 1 - 3' in the confidential attachment "Environment Separate Charge: Acquisitions List February 2010" in the financial year 2009 – 2010;

2. To approve the commencement of negotiations with landowners for future purchases of the properties identified as 'Properties 4 - 46' in the confidential attachment "Environment Separate Charge: Acquisitions List February 2010";
3. Delegate its powers under Section 36(2)(b) of the *Local Government Act 1993* to the Chief Executive Officer to acquire, hold and deal with these properties subject to these properties being acquired at "fair market value" and sufficient funds available in the budget at the time of the acquisition;
4. Using the Environment Separate Charge, to fund the securing of the these properties including fencing, signage, and undertake initial management such as clean up and track works up to 5% to 10% of purchase costs depending on the size of the property being acquired;
5. That the attachment detailing these acquisitions remain confidential until such time as Council has successfully negotiated the acquisition; and
6. That the Chief Executive Officer be authorised to sign all documentation associated with acquisition of these properties.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Bowler

1. **To enter into negotiations with property owners for the acquisition of the properties identified as 'Properties 1 - 3' in the confidential attachment "Environment Separate Charge: Acquisitions List February 2010" in the financial year 2009 – 2010;**
2. **To approve the commencement of negotiations with landowners for future purchases of the properties identified as 'Properties 4 - 46' in the confidential attachment "Environment Separate Charge: Acquisitions List February 2010";**
3. **Delegate its powers under section 36 (2) (b) of the *Local Government Act 1993* to the Chief Executive Officer:**
  - (a) **To acquire, hold, and deal with these properties**
    - i. **subject to these properties being acquired at "fair market value" and sufficient funds available in the budget at the time of acquisition, and**
    - ii **where it involves State Lands to accept the offer of trusteeships over these properties ,and**
  - (b) **To dispose of property acquired with the Environment Separate Charge, to the State Government where they wish to acquire properties for conservation purposes.**

4. Using the Environment Separate Charge, to fund the securing of the these properties including fencing, signage, and undertake initial management such as clean up and track works up to 5% to 10% of purchase costs depending on the size of the property being acquired;
5. That the attachment detailing these acquisitions remain confidential until such time as Council has successfully negotiated the acquisition; and
6. That the Chief Executive Officer be authorised to sign all documentation associated with acquisition of these properties.

**CARRIED**

A division was called for.

Crs Burns, Reimers, Elliott, Bowler, Townsend, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Murray and Williams voted in the negative.

Cr Henry was absent from the meeting.

The motion was declared by the Mayor as **CARRIED**.



**13.3.2 PROPERTY ACQUISITION REDLAND BAY**

**Dataworks Filename:** Redland Bay Centre and Foreshore Master Plan  
L.142411

**Responsible Officer Name:** Martin Hunt  
Principal Advisor - City Wide Planning

**Author Name:** Danielle Outram  
Strategic Planner

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**EXECUTIVE SUMMARY**

A confidential report from Principal Advisor City Wide Planning dated 10 February 2009 was discussed in closed session at the Planning & Policy Committee meeting on 17 February 2010, with the Committee Recommendation presented at today's General Meeting for consideration.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 1. To acquire, by agreement, the property at Lot 7 on RP 80201, subject to budgetary processes, in order to facilitate actions under the approved Redland Bay Centre and Foreshore Master Plan;**
- 2. To delegate authority to the Chief Executive Officer to sign all necessary documentation associated with the acquisition of the property; and**
- 3. That this report remain confidential until negotiations for acquisition are finalised.**

**CARRIED**

## 14 FINANCE AND CORPORATE MANAGEMENT COMMITTEE 17/02/10 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Townsend  
Seconded by: Cr Boglary

That the Finance & Corporate Management Committee Report of 17 February 2010 be received.

CARRIED

### 14.1 CORPORATE SERVICES

#### 14.1.1 JANUARY 2010 - MONTHLY FINANCIAL REPORT

**Datworks Filename:** FM Monthly Financial Reports to Committee  
**Attachment:** [EOM January Financial Report](#)  
**Responsible Officer Name:** Kerry Phillips  
Manager Financial Services  
**Author Name:** Kevin Lamb  
Service Manager Financial Reporting

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#### EXECUTIVE SUMMARY

Section 528(1) of the *Local Government Act 1993* requires that Council's statement of accounts be presented at an ordinary monthly meeting.

The attachments to this report present the January 2010 financial statement of accounts to Council and provide detailed analytical commentary.

(M denotes \$millions K denotes \$thousands).

The financials demonstrate that all of the seven Key Financial Performance Indicators once again exceeded targets set at the beginning of the financial year. These are:

- level of dependence on general rate revenue;
- ability to pay our bills – current ratio;
- ability to repay our debt – debt servicing ratio;
- cash balance;
- cash balances – cash capacity in months;
- longer term financial stability – debt to assets ratio; and
- operating performance.

Importantly expenditure on capital works and operational projects is lagging significantly behind schedule particularly in Planning and Policy. At 31 January 2010

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only 27.7% of the total annual capital works budget of \$78.5M was spent. Expenditure on operational projects is also \$4.7M behind budget. Many of these variances have been identified as timing in the commentary meaning that they are still anticipated to be completed by 30 June 2010. More detailed analysis of specific projects is provided further on in this report.

Council's end of month operating financial result (Earnings Before Interest, Tax and Depreciation – EBITD) is ahead of budget by \$5.3M, with operating expenditure underspent by \$5.4M, offset by \$97K in operating revenue.

The cash flow position for the year is behind the revised budget levels by \$3.8M, principally due to phasing of the budget for rates revenue. The cash held at 31 January 2010 is \$77.5M, equal to 6.2 months cash capacity against an original target of three to four months. As the water business is continuing to move through the reform process, Redland City Council remains committed to retaining additional cash until the outcome of the process is clear.

## **PURPOSE**

The purpose is to present the January 2010 report to Council and explain the content and analysis of the report. Section 528 of the *Local Government Act 1993* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government.

## **BACKGROUND**

The Corporate Plan contains a strategic priority to ensure the long term financial viability of Redland City and provide public accountability in financial management. For organisational effectiveness, it is important that Council receive and understand the monthly financial statements.

## **ISSUES**

The following elements, shown in the attachments, comprise the End of Month Financial Reports for January 2010:

### **Dashboard and Key Performance Indicators (A)**

- Operating Revenue compared with Budget;
- Operating Expenditure compared with Budget;
- Employee Costs compared with Budget;
- Capital Expenditure compared with Budget;
- Key Performance Indicators – Actuals compared with Budget and Targets.

### **Operating Statement with headline commentary (B)**

Shows the percentage variance of year to date actual results compared with year to date budget by colour indicators. Tolerance levels for the variances differ between operational and capital amounts.

Additionally, an **Operating Statement by Strategic Priority (C)**; **Balance Sheet and commentary (D)**; **Cash Flow Statement and commentary (E)**; and an **Investment Summary and Graphs (F)** have been included to provide the complete picture of Council's finances. Finally, an Operating Statement with detailed commentary (G) shows year to date actual results compared with annual and year to date budgets. This report has a brief commentary on all year to date variances greater than \$20,000 and variances are classified as timing or permanent. Timing variances are anticipated to disappear once 30 June 2010 figures are produced. Permanent variances imply the variance will remain into the next financial year.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to support the organisation's capacity to deliver services to the community by building a skilled, motivated and continually learning workforce, ensuring assets and finances are well managed, corporate knowledge is captured and used to best advantage, and that services are marketed and communicated effectively.

### **FINANCIAL IMPLICATIONS**

The overall financial position as at the end of January 2010 remains strong with EBITD of \$29.8M (\$5.3M ahead of budget). This result is due to total operating revenue of \$111.3M (\$94K behind budget) and total operating costs of \$81.4M (favourable variance of \$5.4M).

#### *Operating Revenue*

Rates charges are under budget by net \$208K. Utility Charges has a favourable variance of \$886K predominantly as a result of favourable water consumption \$1.03M and refuse collection \$88K. Pensioner Remissions is favourable against budget by a timing variance of \$20K.

Fees and Charges are under budget by \$647K mainly due to unfavourable variances for waste management commercial fees \$205K, infringement notices \$176K, EPA licence fees \$175K, school age care \$162K, and dog licence fees \$118K. These are slightly offset by favourable rate searches \$91K, camping fees \$86K and ferry permits \$78K.

Operating Grants and Subsidies are under budget by \$794K due to timing variances in the receipt of the Grants Commission \$1.1M and HACC \$118K, offset by early receipt of Community Safety Planning \$268K.

External interest is favourable by \$326K due mainly to higher than anticipated cash and investment holdings.

#### *Operating Expenditure*

Employee Costs are under budget by \$925K as a result of vacancies generally across the organisation; Development & Community Standards \$519K, Planning & Policy \$140K, Customer Services \$129K, Governance \$58K, Corporate Services \$55K, and Redland Water \$23K.

Operational Goods and Services expenditure is under year to date budget by \$4.6M with the majority of variances flagged as timing at this stage. The largest variances relate to \$860K Environmental Management, \$412K Infrastructure Planning, \$389K Roads Construction, \$217K Economic Management and \$209K Redland Water.

#### *Capital Revenue*

Contributions and Donations are \$89K over budget due to budget phasing for developer contributions. Grants and Subsidies are over budget by \$303K due to \$135K Pressure and Leakage management grant (permanent variance) and several smaller grants (timing).

#### *Capital Expenditure*

The Capital Expenditure program is 12.6% or \$3.1M behind schedule as at 31/1/10 as a result of significant underspends in Planning and Policy \$2.7M and Redland Water \$900K, offset by \$894K overspend in Customer Services.

The main underspends include Bus Stops and Lay Bys \$692K, Water Reticulation \$605K, Stormwater Infrastructure Program \$545K, German Church Road widening \$365K, Wastewater Reticulation \$351K, Sewer Maintenance holes \$268K and Manning Esp. Cycleway \$145K. The overspend of \$894K is a timing issue with respect to road construction.

Capitalised Employee Costs is \$147K below cumulative budget with the main underspends being \$170K Operations and Maintenance and \$87K in PDG, offset by \$105K overspend in Redland Water.

#### *Cash and Investments*

The investment of surplus funds for the month returned a weighted average rate of return of 4.61%, which is again ahead of the UBS Aust Bank Bill Index of 3.85%. The cumulative position for the year is a favourable return of 4.16% against the UBS Aust Bank Bill Index of 3.50%. These returns are reported on a monthly weighted average return and Council benchmarks the funds against the UBS Australian Bank Bill Index. Interest return is reported on both an annual effective and nominal rate of return. It is also relevant to note that the RBA policy interest rate is 3.75% at the end of January 2010.

The cash balance is \$77.5M at the end of January 2010 which is equivalent to 6.2 months cash capacity. Council is intentionally maintaining a higher balance than target whilst it monitors the impact of the structural reforms to the water business.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

Consultation has taken place amongst the Executive Leadership Group.

## **OPTIONS**

### **PREFERRED**

That Council resolve to note the End of Month Financial Reports for January 2010 and explanations as presented in the following attachments:

1. Dashboard and Key Performance Indicators (A);
2. Operating Statement with headline commentary (B);
3. Operating Statement by Strategic Priority (C);
4. Balance Sheet and commentary (D);
5. Cash Flow Statement and commentary (E);
6. Investment Summary and Graphs (F); and a
7. Operating Statement with detailed commentary (G).

### **ALTERNATIVE**

That Council requests additional information.

## **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Williams  
Seconded by: Cr Burns

**That Council resolve to note the End of Month Financial Reports for January 2010 and explanations as presented in the following attachments:**

- 1. Dashboard and Key Performance Indicators (A);**
- 2. Operating Statement with headline commentary (B);**
- 3. Operating Statement by Strategic Priority (C);**
- 4. Balance Sheet and commentary (D);**

5. Cash Flow Statement and commentary (E);
6. Investment Summary and Graphs (F); and a
7. Operating Statement with detailed commentary (G).

**CARRIED**



# REDLAND CITY COUNCIL

## END OF MONTH FINANCIAL REPORTING

### FOR THE PERIOD ENDING 31 JANUARY 2010

**Redland**  
CITY COUNCIL

**Key Performance Indicators:**

**Level of Dependence on General Rates Revenue:**

Target less than 50%

$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$

**Current Ratio:**

Target greater than 1.1

$\frac{\text{Current Assets}}{\text{Current Liabilities}}$

**Debt Servicing Ratio:**

Target less than 17%

$\frac{\text{Interest Expense} + \text{Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$

**Cash Balance - \$M:**

Target \$32M to \$42M

Cash Held at Period End

**Cash Capacity in Months:**

Target 3 to 4 Months

$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$

**Debt to Assets Ratio:**

Target less than 15%

$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$

**Operating Performance :**

Target greater than 15%

$\frac{\text{Net Cash from Operations} + \text{Interest Revenue and Expense}}{\text{Cash Operating Revenue} + \text{Interest Revenue}}$

**Operating Surplus Ratio:**

Expected result between 0 and 15%

$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$

**Net Financial Liabilities\*:**

Expected result greater than 0%

$\frac{\text{Total Liabilities} - \text{Current Assets}}{\text{Total Operating Revenue}}$

\*This ratio has changed from 1 Dec 2009 in line with the revised Financial Management (Sustainability) Guideline 2009

A negative result is expected as this illustrates RCC has capacity for more loan borrowings

**Interest Cover Ratio:**

Expected result between 0% and 10%

$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$

**Asset Consumption Ratio:**

Expected result between 40% and 80%

$\frac{\text{WDV of Infrastructure Assets}}{\text{Gross Current Replacement Cost of Infrastructure Assets}}$

**Asset Sustainability Ratio:**

(will be calculated when the systems can provide the information)

$\frac{\text{Capital Expenditure on the Replacement of Assets (renewals)}}{\text{Depreciation Expense}}$

**Asset Renewal Funding Ratio:**

(will be calculated when the systems can provide the information)

$\frac{\text{NPV of Planned Capital Expenditures on Renewals over 10 years}}{\text{NPV of the Required Capital Expenditures on Renewals over the Same Period}}$

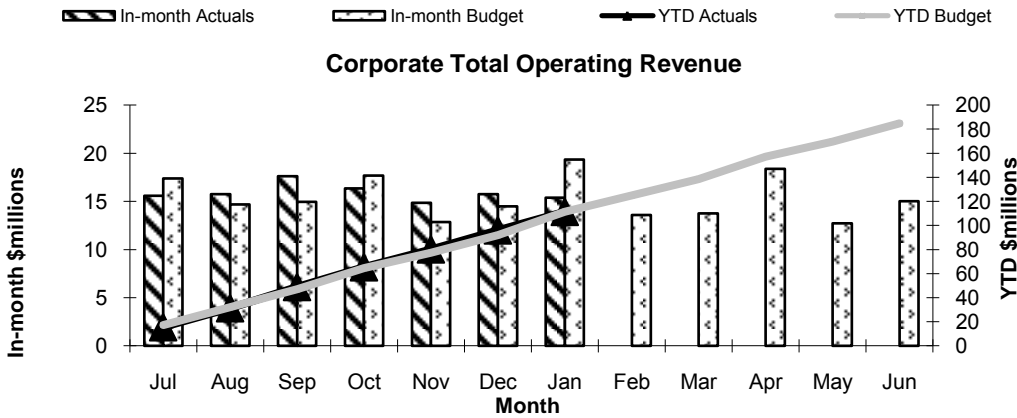
**Tolerance Levels for operating and capital performance against revised forecast:**

The tolerance levels below will be used in colour coding the **cumulative actual result** against the **cumulative revised forecast**.

<b>Operating</b> revenues and expenditure tolerances:	>2% above or below forecast	>1% above or below forecast to ≤2% above or below forecast	>0.5% above or below forecast to ≤1% above or below forecast	≤ 0.5% above or below forecast
	"Unsatisfactory"	"Satisfactory"	"Above Standard"	"Outstanding"
<b>Capital</b> revenues and expenditure tolerances:	>5% above or below forecast	>3% above or below forecast to ≤5% above or below forecast	>2% above or below forecast to ≤3% above or below forecast	≤2% above or below forecast

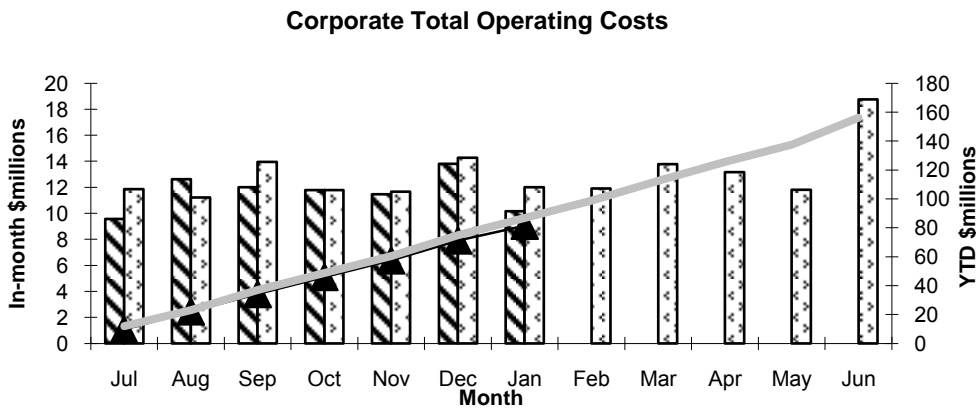


## RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS



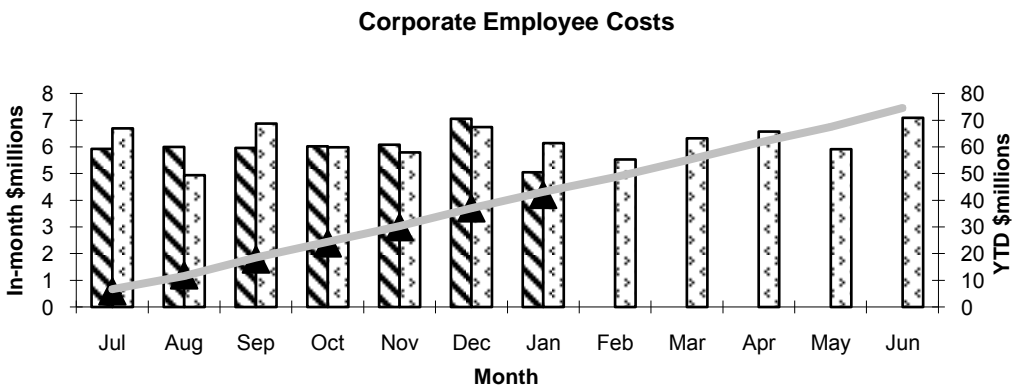
**≤ 0.5% below forecast  
Var. = 0%**

**60.2% of full year  
budget earned**



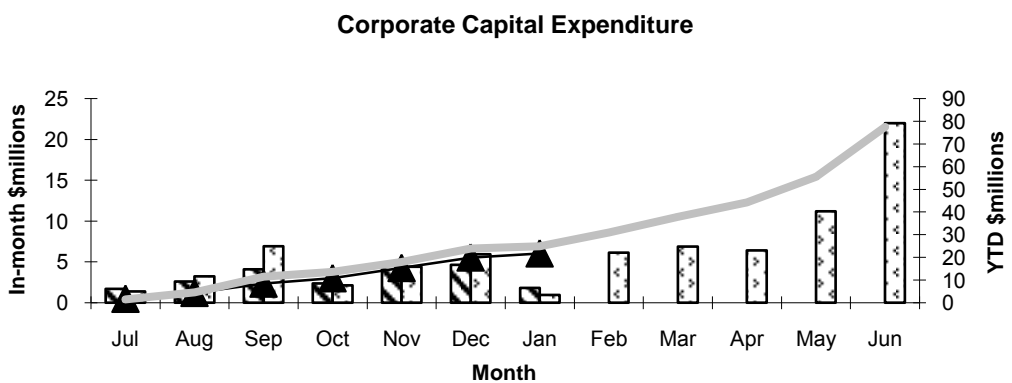
**Behind budget >2%  
Var. = \$5.4M = 6.2%**

**52.1% of full year  
budget spent**



**Behind budget >2%  
Var. = \$1.1M = 2.5%**

**56.4% of full year  
budget spent**

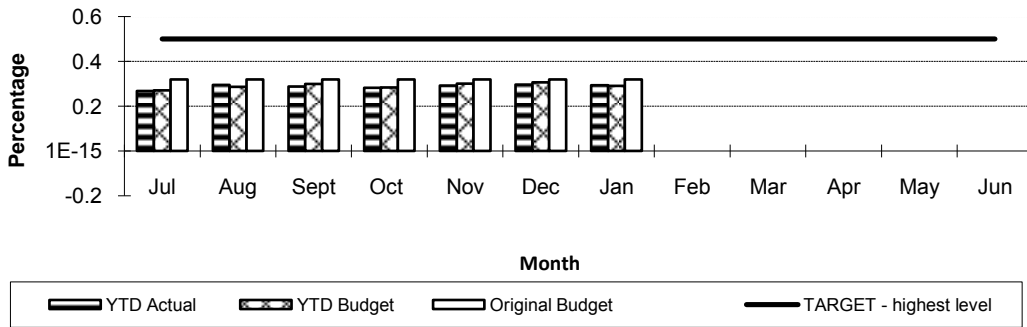


**Behind budget >5% Var.  
= \$3.2M = 12.7%**

**28.1% of full year  
budget spent**

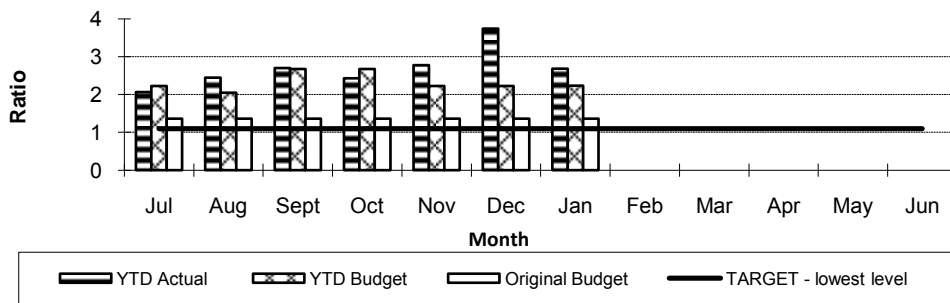
## RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

**Level of Dependence on General Rates Revenue**



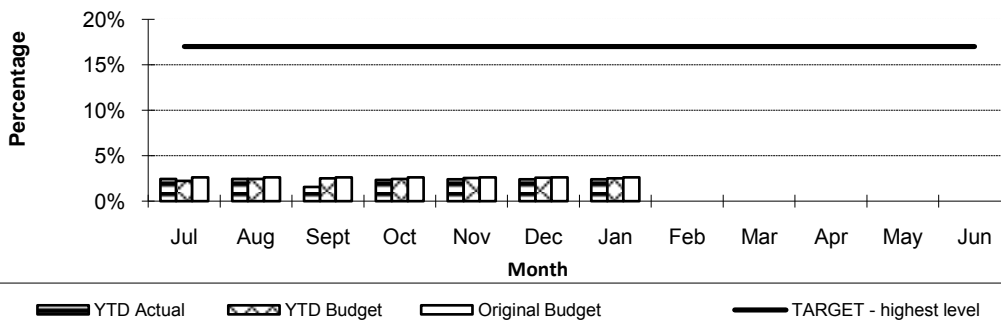
KPI exceeded

**Current Ratio (Target greater than 1.1)**



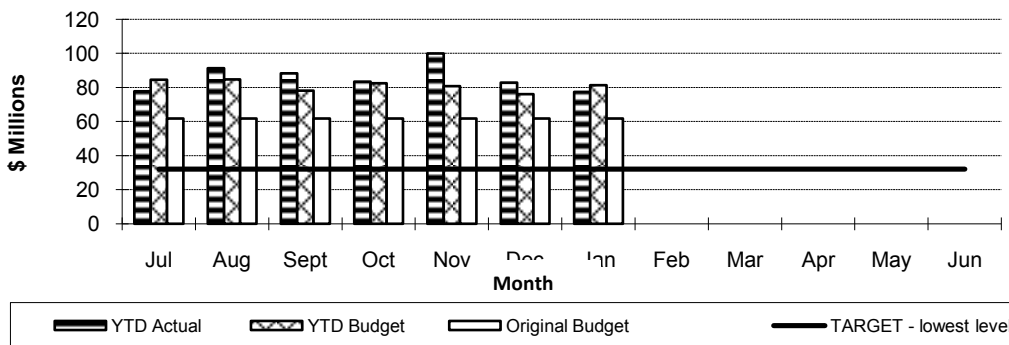
High levels of cash  
contributing to healthy  
ratio

**Debt Servicing Ratio (Target Less than 17%)**



Low debt levels  
maintained since payout  
of QTC loan for Redland  
Water

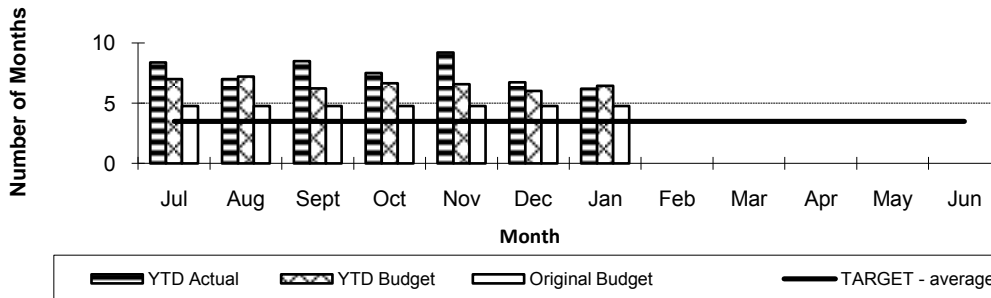
**Cash Balance - \$M**



Council is intentionally  
holding more cash until  
the Allconnex business  
position becomes clearer

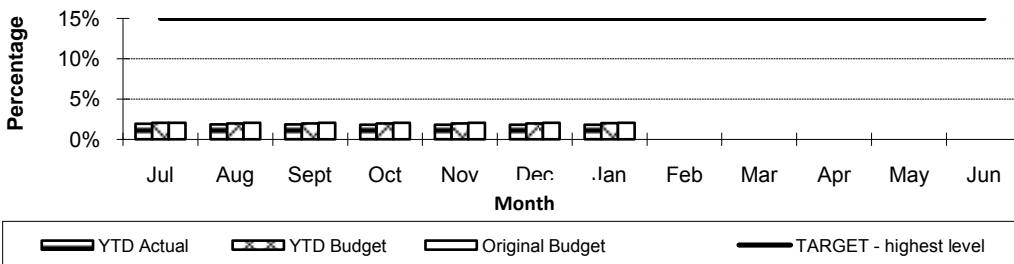
## RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

**Cash Balances - Cash Capacity in Months  
(Target 3 to 4 Months)**



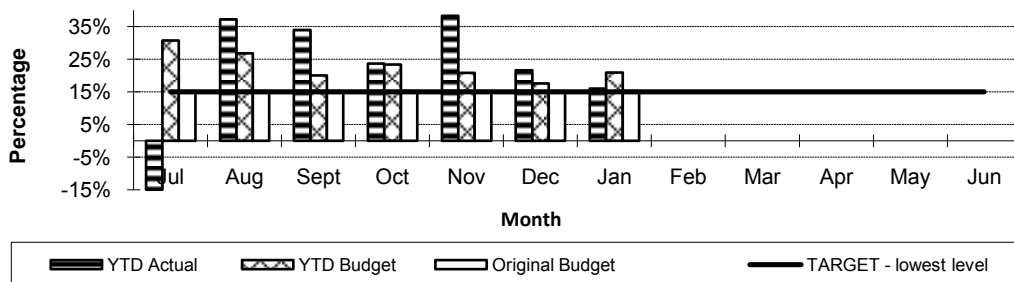
Council is intentionally holding more cash

**Long Term Financial Stability - Debt to Assets Ratio  
(Target less than 15%)**



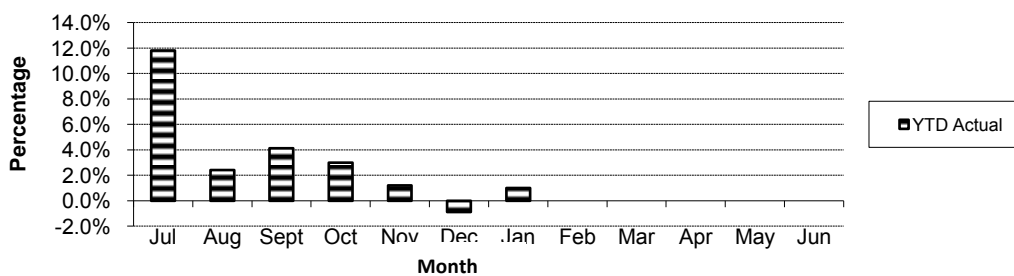
Council is maintaining relatively very low debt levels. Only 2.4% of operating revenue is consumed in paying interest and redemption on QTC loan

**Operating Performance (Target greater than 15%)**



Exceeded KPI

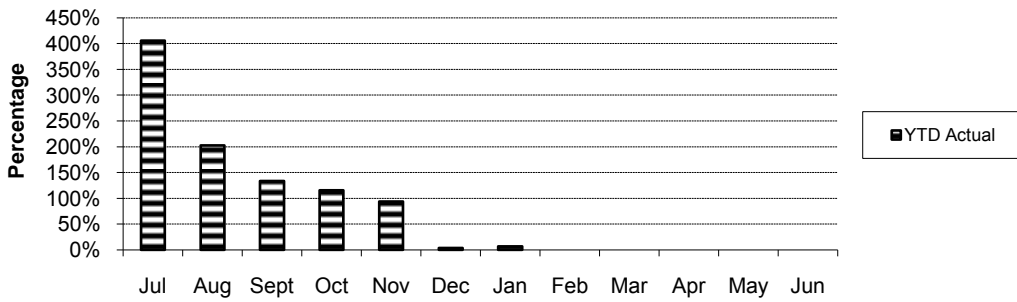
**Operating Surplus Ratio**



The target as per the 'Measures of Sustainability Guideline' is **Between 0% and 15%**

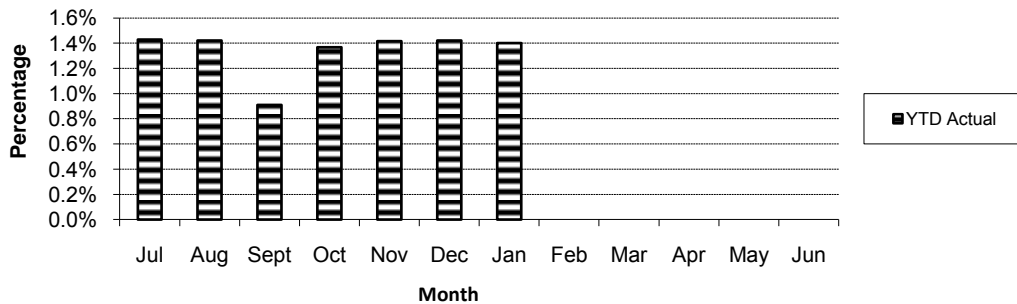
## RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

**Net Financial Liabilities Ratio**



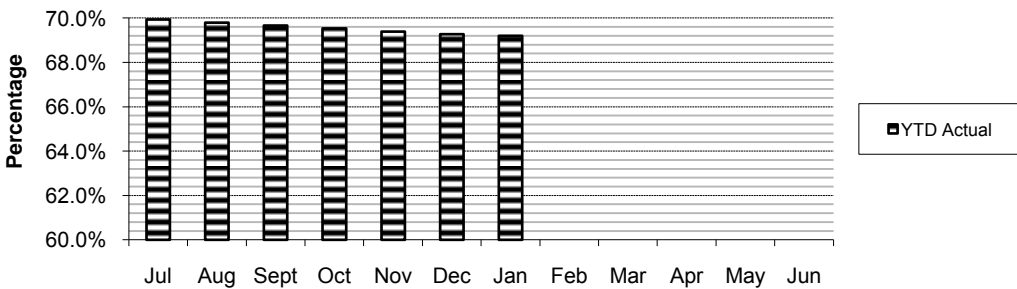
The target as per the 'Measures of Sustainability Guideline' is **Greater than 0%**

**Interest Cover Ratio**



The target as per the 'Measures of Sustainability Guideline' is **Between 0% and 10%**

**Asset Consumption Ratio**



The target as per the 'Measures of Sustainability Guideline' is **Between 40% and 80%**

Finance One ledgers are currently being structured in order to capture the relevant information for the following ratios: 'Asset Sustainability Ratio' and 'Asset Renewal Funding Ratio'.



## Redland City Council Financial Report

≤0.5% above or below forecast

Outstanding

&gt;0.5% above or below forecast to ≤1% above or below forecast

Above Standard

&gt;1% above or below forecast to ≤2% above or below forecast

Satisfactory

&gt;2% above or below forecast

Unsatisfactory

For the period ending 31 January 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Forecast Variance
	60,558	60,558	35,325	35,118	(208)	Financial Services Group - Credits Held (\$468K) - Timing Difference; General Rate Revenue \$260K - Timing.	
Utility Charges	94,460	94,710	57,486	58,372	886	Redland Water - Water Consumption Favourable \$1.03M, Tradewaste unfavourable (\$247K)	
Less: Pensioner Remissions	(2,408)	(2,408)	(1,806)	(1,786)	20	Financial Services Group - Pensioner Remissions under budget 1% - timing.	
Fees and Charges	17,066	18,207	11,441	10,794	(647)	Regulatory and Health - (\$175K) EPA license fees due to council decision to roll out full cost recovery over 4 years. Customer Services - Unfavorable (\$176K) infringement notices , (\$162K) school aged care fees , (\$205K) waste management commercial fees , (\$118K) dog licenses offset by favorable \$75K camping fees mainly at Adder Rock & NSI Foreshore. Redland Water - (\$49K) unfavourable variance due to Water fees & charges behind budget	
Operating Grants and Subsidies	7,390	6,386	4,821	4,027	(794)	Financial Services - (\$1.1M) timing of grants commission receipt Community & Social Planning - \$268K favourable due to receipt of Community Safety Planning - timing only	
Operating Contributions and Donations	0	232	130	194	65	Customer Service Group - GM \$5K over - SES unbudgeted donation. O&M \$55K over - Parks & Conservation - Sportsfield Renovations	
Interest External	3,027	3,387	1,974	2,300	326	Higher than anticipated cash and investments holdings leading to higher returns.	
Gain on Sale of Developed Land	0	0	0	0	0		
Other Revenue	3,347	3,667	1,984	2,241	257	Property Services - Commercial rent \$95K. O&M - \$196K	
<b>Total Operating Revenue</b>	<b>183,441</b>	<b>184,740</b>	<b>111,354</b>	<b>111,260</b>	<b>(94)</b>		
<b>Operating Expenditure</b>							
Employee Costs	69,405	70,076	40,522	39,597	(925)	Vacancies generally across the organisation especially Development and Community Standards \$519K, Planning and Policy \$140K, Customer Services \$129K, Governance \$58K and Corporate Services \$55K.	
Goods and Services	83,072	85,153	45,538	40,876	(4,662)	Uncompleted projects across the organisation especially Environmental Management \$860K, Infrastructure Planning \$412K, Economic Management \$217K. Redland Water - Water Retic \$429K behind budget, Wastewater Retic \$142K behind budget, Wastewater Treatment \$93K behind budget, Administration \$102K behind budget.	
Finance Costs Other	424	424	232	201	(31)	Financial Services Group - Transaction fees and bank charges - Timing	
Other Expenditure	1,456	1,456	874	788	(86)	Financial Services Group - \$54K audit costs progress payments less than anticipated at this stage. - timing.	
Net Internal Costs	(959)	(904)	(380)	(51)	330	Governance - CBF Internal - \$374K mainly relates Corporate Service SLA charges. Customer Services - PDG (\$107K) mainly due to \$75K SLA and (\$182K) PDG employee internals to be fixed at 2BR. Redland Water - Distribution (\$127K) favourable, due to under expenditure in SLA Financial Services & IM Services	
<b>Total Operating Expenditure</b>	<b>153,396</b>	<b>156,205</b>	<b>86,786</b>	<b>81,412</b>	<b>(5,374)</b>		
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>30,044</b>	<b>28,535</b>	<b>24,568</b>	<b>29,848</b>	<b>5,280</b>		
Interest expense	2,586	2,586	1,526	1,601	75	Financial Services Group - 5% Variance - Timing.	
Depreciation	47,683	48,639	28,349	28,137	(211)	Customer Services Group - CCS \$153K overspent - Attributed to Library Books Depreciation Expense due to new methodology. Adjustment to be made in 2BR. O&M \$24K	
<b>Operating Surplus/(Deficit)</b>	<b>(20,225)</b>	<b>(22,691)</b>	<b>(5,307)</b>	<b>110</b>	<b>5,417</b>		



## Redland City Council Financial Report

≤0.5% above or below forecast

Outstanding

&gt;0.5% above or below forecast to ≤1% above or below forecast

Above Standard

&gt;1% above or below forecast to ≤2% above or below forecast

Satisfactory

&gt;2% above or below forecast

Unsatisfactory

For the period ending 31 January 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Forecast Variance
<b>Sources of Capital Funding</b>							
Capital Contributions and Donations	15,963	11,232	1,732	1,821	89	Redland Water - favorable \$145K customer driven timing only Infrastructure Planning - \$49K unfavourable variance due phasing of the budget for Developer Contributions. Timing. Environmental Management - \$28K unfavourable variance due to phasing of budget for Developer Contributions. Timing.	
Capital Grants and Subsidies	10,668	7,376	845	1,148	303	Redland Water - \$135K favourable, grant received for Pressure & Leakage Management, Q2 pending Infrastructure Planning - favorable TIDS grant \$166K	
Proceeds on Disposal of Non Current Assets	1,835	2,878	919	987	68	Planning & Policy - Land Use Group - \$35K favourable variance due to proceeds for SMBI Land exchange being greater than budget, amended in Q2. Timing.	
Capital Transfers (to)from Reserves	(6,636)	14,377	3,517	1,887	(1,631)	Planning and Policy - Transfers to Reserves - \$510 favourable variance due to Developer Contributions being received ahead of budget. Transfers from Reserves - \$950K favourable variance mainly due to \$138K Queen St & Government Rd, \$195K Pat's Park Stg 1 Mac Is, \$98K Demolition of outbuilding Kennedy Farm, \$100K Weinam Ck Carpark Design.	
Non Cash Contributions	6,822	6,822	0	0	0		
Adjustment for Asset Corrections	0	0	0	0	0		
New Loans	4,408	4,408	0	0	0		
Funding from General Revenue	50,942	40,387	19,118	16,996	(2,122)	Planning & Policy - Variance due to under expenditure on capital projects for the period July to Jan 2010	
<b>Total Sources of Capital Funding</b>	<b>84,002</b>	<b>87,479</b>	<b>26,131</b>	<b>22,838</b>	<b>(3,293)</b>		
<b>Application of Capital Funds</b>							
Contributed Assets	6,822	6,822	0	0	0		
Capitalised Goods & Services	70,498	73,979	22,260	19,255	(3,005)	Redland Water - \$795K delays in Unlined fittings \$116K Backlog fire floe \$355K, Pressure management \$135K, Amity Pt \$50K, meter replacement \$173K and Dunwich \$65K, Wastewater Retic \$351K, CCTV Camera \$37K & Sewer Maintenance Holes \$268K, Pump Stations \$74K Planning & Policy: Land Use Group - \$267K SMBI Land Exchange Program, Infrastructure Planning - \$125K Queen St & Government Rd, \$127K Macleay Is Ramp-Carpark, \$365K German Church Rd Widening Contribution, \$692K Bus Sops & Lay Bys, \$545K Stormwater Infrastructure Program, \$100K Weinam Ck Carpark Upgrade & \$145K Manning Espl. Cycleway Community & Social Planning - \$100K Demolition of outbuilding - Kennedy Farm RI, \$43K Sports park development, \$35K Festivals Office	
Capitalised Employee Costs	4,521	4,518	2,636	2,488	(147)	Customer Service Group - O&M (\$170K) - Road Construction mainly Temp Personnel and Accrued Salaries. PDG (\$87K) Short term vacancies within Design & Project Management Units Redland Water - overspend \$105K	
Current Loan Redemption	0	0	0	0	0		
Non-Current Loan Redemption	2,161	2,161	1,235	1,094	(141)	Financial Services Group - Timing.	
Adjustment for Asset Corrections	0	0	0	0	0		
<b>Total Application of Capital Funds</b>	<b>84,002</b>	<b>87,479</b>	<b>26,131</b>	<b>22,838</b>	<b>(3,293)</b>		
<b>Other Budgeted Items</b>							
Operating Transfers to Reserve	(14,903)	(14,917)	(10,280)	(10,590)	(310)	Planning & Policy - Environmental Management - \$74K unfavourable variance due to \$58K unfavourable Environmental Special Charge & \$15K unfavourable Landfill Remediation Charge. Timing. Infrastructure Planning - \$18K favourable variance due to Canal Levies. Timing.	
Operating Transfers from Reserves	9,638	11,056	4,197	3,391	(806)	Customer Services Group - O&M (\$319K) - Parks & Conservation \$220K / Environmental Education \$96K	
WDV of Assets Disposed	(1,709)	(2,209)	(1,612)	(1,017)	595	Planning & Policy - Land Use Group - \$194K unfavourable variance due to phasing of budget for SMBI Land Exchange Program, amended at Q2. Timing.	
Tax and Dividends	0	0	0	0	0		
Internal Capital Structure Financing	0	0	0	0	0		

## Schedule C

Actuals by Strategic Priority								January 2010
	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>OPERATING REVENUE</b>								
Rates Charges	0	0	0	0	0	0	35,118	35,118
Utility Charges	6,577	0	51,676	0	0	0	119	58,372
Less: Pensioner Remissions	0	0	0	0	0	0	(1,786)	(1,786)
Fees and Charges	31	2,695	1,605	6,010	0	21	432	10,794
Operating Grants and Subsidies	25	2	4	1,996	0	2	1,999	4,027
Operating Contributions	5	0	0	162	0	0	27	194
Interest External	17	0	225	4	0	0	2,055	2,300
Gain on Sale of Developed Land	0	0	0	0	0	0	0	0
Other Revenue	171	47	1,106	300	3	25	589	2,241
<b>Total Operating Revenue</b>	<b>6,826</b>	<b>2,744</b>	<b>54,616</b>	<b>8,472</b>	<b>3</b>	<b>47</b>	<b>38,553</b>	<b>111,260</b>
<b>OPERATING EXPENDITURE</b>								
Employee Costs	2,658	5,294	8,024	11,489	245	4,730	7,158	39,597
Goods and Services	3,130	296	21,968	8,123	361	1,566	5,433	40,876
Finance Costs Other	0	0	0	4	0	3	194	201
Other Expenditure	0	0	0	49	0	739	0	788
Net Internal Costs	996	2,084	1,289	3,794	52	(1,948)	(6,318)	(51)
<b>Total Operating Expenditure</b>	<b>6,784</b>	<b>7,674</b>	<b>31,282</b>	<b>23,459</b>	<b>658</b>	<b>5,089</b>	<b>6,467</b>	<b>81,412</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>42</b>	<b>(4,930)</b>	<b>23,334</b>	<b>(14,988)</b>	<b>(655)</b>	<b>(5,042)</b>	<b>32,086</b>	<b>29,848</b>
Interest expense	0	0	34	0	0	0	1,567	1,601
Depreciation	30	2	20,773	3,618	0	4	3,710	28,137
<b>Operating Surplus/(Deficit)</b>	<b>12</b>	<b>(4,932)</b>	<b>2,528</b>	<b>(18,606)</b>	<b>(655)</b>	<b>(5,046)</b>	<b>26,809</b>	<b>110</b>

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>SOURCES OF CAPITAL FUNDING</b>								
Capital Contributions and Donations	0	0	1,639	182	0	0	0	1,821
Capital Grants and Subsidies	149	50	538	411	0	0	0	1,148
Proceeds on Disposal of Non Current Assets	0	535	0	9	0	0	442	987
Capital Transfers (to)/from Reserves	1	0	1,773	94	0	0	19	1,887
Non Cash Contributions	0	0	0	0	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0	0	0	0	0
New Loans	0	0	0	0	0	0	0	0
Funding from General Revenue	942	110	9,591	3,213	5	11	3,123	16,996
<b>Total Sources of Capital Funding</b>	<b>1,092</b>	<b>695</b>	<b>13,541</b>	<b>3,909</b>	<b>5</b>	<b>11</b>	<b>3,585</b>	<b>22,838</b>
<b>APPLICATION OF CAPITAL FUNDS</b>								
Contributed Assets	0	0	0	0	0	0	0	0
Capitalised Goods & Services	1,091	693	12,297	3,848	5	11	1,310	19,255
Capitalised Employee Costs	0	2	1,214	61	0	0	1,211	2,488
Current Loan Redemption	0	0	0	0	0	0	0	0
Non-Current Loan Redemption	0	0	30	0	0	0	1,064	1,094
Adjustment for Asset Corrections	0	0	0	0	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>1,092</b>	<b>695</b>	<b>13,541</b>	<b>3,909</b>	<b>5</b>	<b>11</b>	<b>3,585</b>	<b>22,838</b>

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Transfers to Reserve	(6,577)	0	(1,763)	(360)	0	(488)	(1,402)	(10,590)
Operating Transfers from Reserves	1,786	0	236	443	0	487	440	3,391
WDV of Assets Disposed	0	(700)	(5)	(8)	0	0	(304)	(1,017)
Tax and Dividends	0	0	(12,326)	0	0	0	12,326	0
Internal Capital Structure Financing	0	0	(8,777)	0	0	0	8,777	0

# Balance Sheet

For the period ending January 2010



**Redland**  
CITY COUNCIL

	Opening Balance 01/07/09 (\$000s)	Revised Budget Financial Year (\$000s)	Revised Budget Closing Balance (\$000s)	Actual Movement to 31/01/10 (\$000s)	Actual Closing Balance to 31/01/10 (\$000s)
Accounts Receivable	80,900	(28,351)	52,549	(3,452)	77,449
Inventories	13,750	-	13,750	28,173	41,922
Land Held for Resale	585	(39)	546	(21)	564
Prepaid Expenses	-	-	-	-	-
Assets Held for Sale	1,947	-	1,947	918	2,865
Assets Held for Transfer	132	-	132	-	132
	-	-	-	-	-
	<b>97,313</b>	<b>(28,389)</b>	<b>68,924</b>	<b>25,618</b>	<b>122,932</b>
<b>NON-CURRENT ASSETS</b>					
Accounts Receivable	61	-	61	-	61
WIP Assets	13,533	73,869	87,401	12,385	25,918
Corporate Assets	100,668	(9,450)	91,217	(2,684)	97,983
Infrastructure Assets	1,656,159	(32,374)	1,623,785	(17,709)	1,638,450
Land	308,424	(500)	307,924	783	309,207
Investment Property	3,628	-	3,628	-	3,628
Investment in LG Water Entity	-	2,926	2,926	-	-
	<b>2,082,472</b>	<b>34,471</b>	<b>2,116,942</b>	<b>(7,225)</b>	<b>2,075,247</b>
<b>Total Assets</b>	<b>2,179,785</b>	<b>6,081</b>	<b>2,185,866</b>	<b>18,393</b>	<b>2,198,178</b>
<b>CURRENT LIABILITIES</b>					
Accounts Payable	(18,418)	-	(18,418)	4,826	(13,592)
Employee Provisions	(5,521)	(426)	(5,947)	540	(4,981)
Loans	(1,564)	-	(1,564)	-	(1,564)
Provision for Rehabilitation	(3,315)	-	(3,315)	-	(3,315)
Other Liabilities	(1,696)	-	(1,696)	(20,780)	(22,477)
	<b>(30,514)</b>	<b>(426)</b>	<b>(30,940)</b>	<b>(15,414)</b>	<b>(45,929)</b>
<b>NON-CURRENT LIABILITIES</b>					
Loans	(39,097)	(2,247)	(41,344)	1,094	(38,003)
Employee Provisions	(8,265)	-	(8,265)	(841)	(9,106)
Provision for Rehabilitation	(22,800)	-	(22,800)	-	(22,800)
	<b>(70,162)</b>	<b>(2,247)</b>	<b>(72,409)</b>	<b>253</b>	<b>(69,908)</b>
<b>Total Liabilities</b>	<b>(100,676)</b>	<b>(2,673)</b>	<b>(103,349)</b>	<b>(15,161)</b>	<b>(115,837)</b>
<b>NET COMMUNITY ASSETS</b>	<b>2,079,109</b>	<b>3,408</b>	<b>2,082,517</b>	<b>3,233</b>	<b>2,082,341</b>
<b>COMMUNITY EQUITY</b>					
Retained Earnings Account	(2,041,100)	(13,924)	(2,055,024)	2,080	(2,039,020)
Cash Reserves	(38,009)	10,516	(27,494)	(5,312)	(43,321)
<b>TOTAL COMMUNITY EQUITY</b>	<b>(2,079,109)</b>	<b>(3,408)</b>	<b>(2,082,517)</b>	<b>(3,233)</b>	<b>(2,082,341)</b>



# Balance Sheet

For the period ending January 2010



	Opening Balance 1 July 2009	Actual Movement to end of January 2010	Actual Closing Balance to end of January 2010	Comment on YTD actual movement
	(\$000s)	(\$000s)	(\$000s)	
<b>Redland CITY COUNCIL</b>	80,900	(3,452)	77,449	Cash held year to date has decreased by \$3.5M
Accounts Receivable	13,750	28,173	41,922	Accounts Receivable has increased since 1 July by \$28M due to rates levied in January.
Inventories	585	(21)	564	Inventories has decreased during the course of the financial year by \$21K.
Land Held for Resale	-	-	-	
Prepaid Expenses	1,947	918	2,865	Prepaid expenses has increased since 1 July 2009 by \$918K.
Assets Held for Sale	132	-	132	Represents plant held at auction for sale. Upon being sold the balance will reduce to nil.
Assets Held for Transfer	-	-	-	
	<b>97,313</b>	<b>25,618</b>	<b>122,932</b>	
<b>NON-CURRENT ASSETS</b>				
Accounts Receivable	61	-	61	There has been no movement in non-current accounts receivable since the beginning of this financial year.
WIP Assets	13,533	12,385	25,918	Expenditure on newly constructed infrastructure assets is initially recorded as Work In Progress (WIP Assets) and then transferred to Infrastructure Assets upon completion of the jobs. WIP has increased year to date by \$12.4M as projects are being commenced and continued.
Corporate Assets	100,668	(2,684)	97,983	Corporate Assets has decreased since the beginning of the year by \$2.7M due to depreciation and disposal charges more than offsetting acquisitions.
Infrastructure Assets	1,656,159	(17,709)	1,638,450	Infrastructure Assets has decreased by \$17.7M principally due to depreciation charges being greater than acquisitions. As projects are completed amounts will be transferred from Works in progress to Infrastructure.
Land	308,424	783	309,207	Land has increased overall by \$783K due to acquisitions and revaluations being greater than disposals.
Investment Property	3,628	-	3,628	There has been no movement in Investment Property during the first seven periods of this financial year.
Investment in LG Water Entity	-	-	-	
	<b>2,082,472</b>	<b>(7,225)</b>	<b>2,075,247</b>	
<b>Total Assets</b>	<b>2,179,785</b>	<b>18,393</b>	<b>2,198,178</b>	
<b>CURRENT LIABILITIES</b>				
Accounts Payable	(18,418)	4,826	(13,592)	Accounts Payable has increased by \$4.8M since the start of the year.
Employee Provisions	(5,521)	540	(4,981)	Current employee provisions has decreased by \$540K.
Loans	(1,564)	-	(1,564)	There has been no movement in the current loans this financial year.
Provision for Rehabilitation	(3,315)	-	(3,315)	There has been no movement in provision for rehabilitation this financial year.
Other Liabilities	(1,696)	(20,780)	(22,477)	The \$20.8M increase essentially represents the unearned portion (February and March) of rates levied in January. This will decrease to nil by 31 March 2010.
	<b>(30,514)</b>	<b>(15,414)</b>	<b>(45,929)</b>	
<b>NON-CURRENT LIABILITIES</b>				
Loans	(39,097)	1,094	(38,003)	Non-current loans has decreased by \$1.1M.
Employee Provisions	(8,265)	(841)	(9,106)	Non-current employee provision has increased by \$841K over the first seven months of the financial year.
Provision for Rehabilitation	(22,800)	-	(22,800)	There has been no movement in non-current provision for rehabilitation in this financial year.
	<b>(70,162)</b>	<b>253</b>	<b>(69,908)</b>	
<b>Total Liabilities</b>	<b>(100,676)</b>	<b>(15,161)</b>	<b>(115,837)</b>	
<b>NET COMMUNITY ASSETS</b>	<b>2,079,109</b>	<b>3,233</b>	<b>2,082,341</b>	
<b>COMMUNITY EQUITY</b>				
Retained Earnings Account	(2,041,100)	2,080	(2,039,020)	The increase in total community equity of \$3.2M is represented by a decrease in retained earnings \$2.1M offset by an increase in cash reserves of \$5.3M
Cash Reserves	(38,009)	(5,312)	(43,321)	
<b>TOTAL COMMUNITY EQUITY</b>	<b>(2,079,109)</b>	<b>(3,233)</b>	<b>(2,082,341)</b>	The total community equity represents the net worth of the community assets vested to Council and has increased by \$3.2M in the first seven months of the financial year.

## Statement of Cash Flows

As at end of January 2010


**Redland**  
**CITY COUNCIL**

	Original Budget to 30/06/2010 (\$000s)	Revised Budget to 31/01/2010 (\$000s)	Actual to 31/01/2010 (\$000s)
Rate charges and Utility charges	152,610	91,005	82,721
Fees and charges	17,066	11,441	12,182
Operating grants and subsidies	7,390	4,821	4,216
Cash contributions	0	130	194
Sale of developed land	0	0	0
Other revenue	3,347	1,984	2,241
<b>Receipts from customers</b>	<b>180,413</b>	<b>109,380</b>	<b>101,553</b>
Employee costs	(68,979 )	(40,274 )	(38,746 )
Materials and services	(82,074 )	(45,158 )	(45,489 )
Other expenses	(1,879 )	(1,106 )	(986 )
<b>Payments to Suppliers and Employees</b>	<b>(152,932)</b>	<b>(86,538)</b>	<b>(85,221)</b>
Interest Received	3,027	1,974	2,300
Borrowing Costs	(2,586)	(1,526)	(2,056)
<b>Net Cash Inflow from Operating Activities</b>	<b>27,922</b>	<b>23,290</b>	<b>16,576</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Land	0	0	(2,116)
Buildings	0	0	(463)
Plant, equipment and office furniture	(516)	(304)	(2,080)
Infrastructure	(70,883)	(24,041)	(17,352)
Other assets	(994)	(551)	(557)
Capital Investment into LG Water Entity	(2,626)	0	0
Current Inventories	0	0	0
<b>Payment for Property, Plant and Equipment</b>	<b>(75,019)</b>	<b>(24,896)</b>	<b>(22,568)</b>
<b>Capital Grants, Subsidies and Contributions</b>	<b>22,521</b>	<b>2,577</b>	<b>2,969</b>
<b>Proceeds from sale of Property, Plant &amp; Equipment</b>	<b>1,835</b>	<b>919</b>	<b>987</b>
<b>Net Cash Outflow from Investing Activities</b>	<b>(50,664)</b>	<b>(21,400)</b>	<b>(18,613)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds of Borrowings	4,408	0	0
Repayment of Borrowings	(2,161)	(1,235)	(1,414)
<b>Net Cash Outflow from Financing Activities</b>	<b>2,247</b>	<b>(1,235)</b>	<b>(1,414)</b>
<b>Net Increase/(Decrease) in Cash Held</b>	<b>(20,495)</b>	<b>655</b>	<b>(3,452)</b>
Cash at Beginning of Year	82,338	80,670	80,900
<b>Cash at Period End</b>	<b>61,843</b>	<b>81,325</b>	<b>77,448</b>

## Comments on the Statement of Cash Flows as at end of January 2010



**Redland** ACTIVITIES  
CITY COUNCIL

	Original Budget to 30/06/2010 (\$000s)	Revised Budget to 31/01/2010 (\$000s)	Actual to 31/01/2010 (\$000s)	Comments on variations between YTD actuals and YTD revised budget
Receipts from customers	180,413	109,380	101,553	Favourable: Utility Charges \$886K, Fees and Charges \$741K, Cash Contributions \$64K, and Other Revenue \$257 Unfavourable: Rate Charges \$9.17M (principally all due to the phasing of the budget - timing), and Operating Grants and Subsidies \$605K.
Payments to Suppliers and Employees	(152,932)	(86,538)	(85,221)	Favourable: Employee Costs \$1.5M and Other Expenses \$12K Unfavourable: Materials and Services \$331K
<b>Net Cash Inflow from Operating Activities</b>	<b>27,922</b>	<b>23,290</b>	<b>16,576</b>	
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Payment for Property, Plant and Equipment	(75,019)	(24,896)	(22,568)	Favourable: \$2.3M (Capital Works Program significantly behind budget)
Capital Grants, Subsidies and Contributions	22,521	2,577	2,969	Favourable: \$390K
Proceeds from sale of Property, Plant & Equipment	1,835	919	987	Favourable: \$68K
<b>Net Cash Outflow from Investing Activities</b>	<b>(50,664)</b>	<b>(21,400)</b>	<b>(18,613)</b>	
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds of Borrowings	4,408	0	0	
Repayment of Borrowings	(2,161)	(1,235)	(1,414)	Unfavourable: \$180K
<b>Net Cash Inflow from Financing Activities</b>	<b>2,247</b>	<b>(1,235)</b>	<b>(1,414)</b>	
<b>Net Increase/(Decrease) in Cash Held</b>	<b>(20,495)</b>	<b>655</b>	<b>(3,452)</b>	
Cash at Beginning of Year	82,338	80,670	80,900	
<b>Cash at Period End</b>	<b>61,843</b>	<b>81,325</b>	<b>77,448</b>	Council is intentionally maintaining a higher balance of cash capacity than target whilst it monitors the impact of the structural reforms to the water business. \$3.8M unfavourable variance compared to revised budget.



## % Returns and Value of Investments

For the Month Ended 31st January 2010

	<i>Nominal Interest Rate Return for Month Exclusive of Fees</i>	<i>Nominal Interest Rate Return for Month Inclusive of Fees</i>	<i>Effective Interest Rate for Month Inclusive of Fees</i>	<i>UBS Aust Bank Bill Index for Month</i>	<i>Balance of Investments End of Month</i>	<i>Range of Daily Investment Balances during Month</i>
November 2009	3.86%	3.96%	4.03%	3.76%	\$95.14m	\$81.32-100.62m
December 2009	4.11%	4.21%	4.29%	3.87%	\$80.42m	\$80.11-95.14m
January 2010	4.42%	4.52%	4.61%	3.85%	\$77.13m	\$76.83-81.83m
<b>2009/2010 Financial Year to Date</b>			<b>4.16%</b>	<b>3.50%</b>		

**RBA policy interest rate at the end of the period: 3.75%**

Investment of Surplus Funds can only be made with Treasury approved Financial Institutions or Cash Funds in accordance with the Statutory Bodies Financial Arrangements Act.

Council invests in the QTC Capital Guaranteed Cash Fund which is a Fund operated by the Queensland Treasury Corporation, on behalf of Government and Statutory Bodies. The QTC Fund, invest or hold a majority of securities, with maturities ranging from 11.00am call to 90 days. This means the fund has an extremely strong capacity to redeem investments at face value and to distribute income on a variable basis reflecting the earnings of the Funds Assets on the daily cash needs of Council.

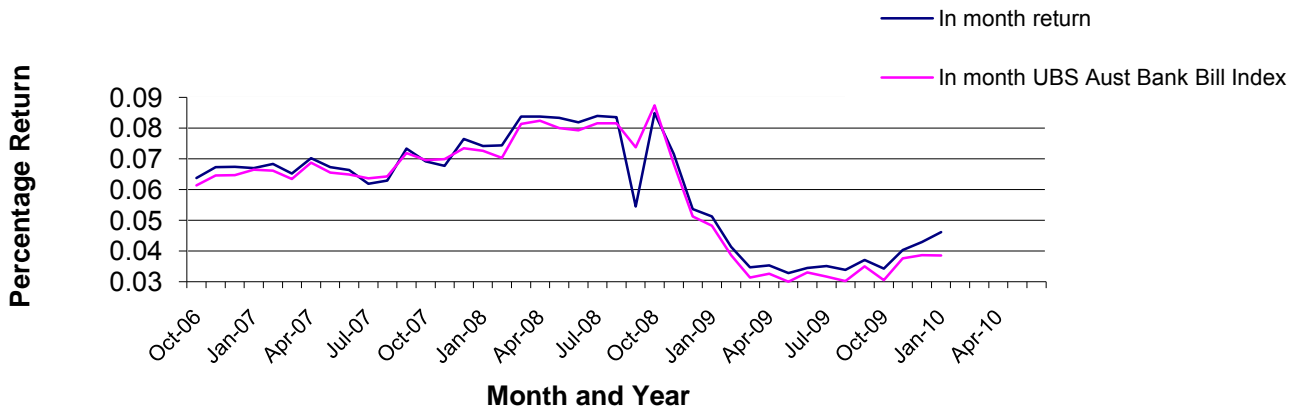
An additional Trust Fund investment is held with the QTC Cash Fund to the value of \$9.57m as at the 31st January 2010 which earns equivalent returns to that of the Consolidated Account as detailed above.

For a period of time Council did invest in a couple of Cash Plus Funds under extremely strict conditions of Treasury. Due to the uncertainty of world financial markets in recent times these investments were redeemed in favour of the QTC Capital Guaranteed Cash Fund.

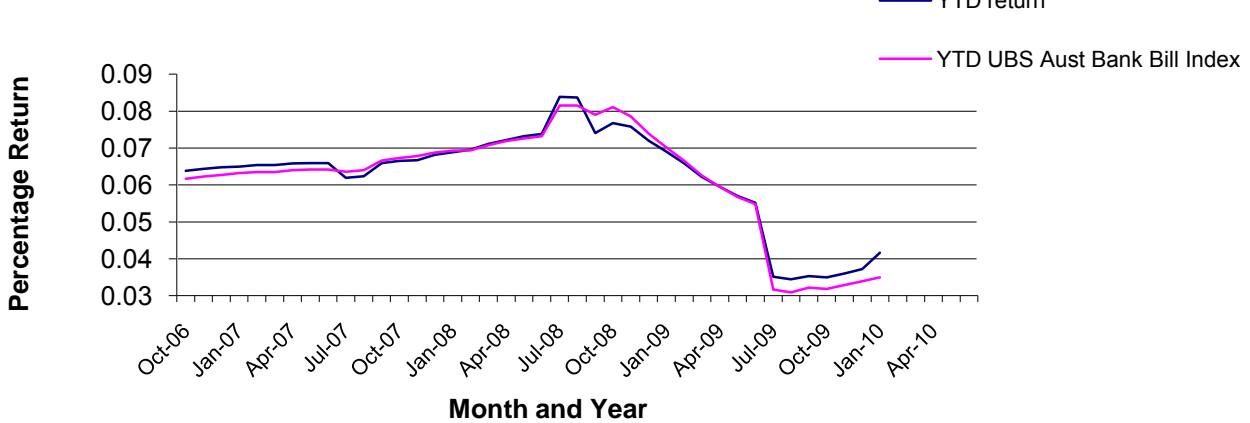
These returns are reported on a monthly weighted average return. In turn Council benchmarks the funds against the UBS Australia Bank Bill Index which is widely considered to be the industry benchmark for short term cash funds. Interest return is reported on both an annual effective and nominal rate of return. The returns since November 2008 have now returned to above the benchmark figure after a couple of months below, due to the uncertainty of world financial market, however the funds are capital guaranteed.

**The QTC Borrowing rate as at 31st January 2010 was as follows: 15 Years 6.173% & 20 years 6.263%.**

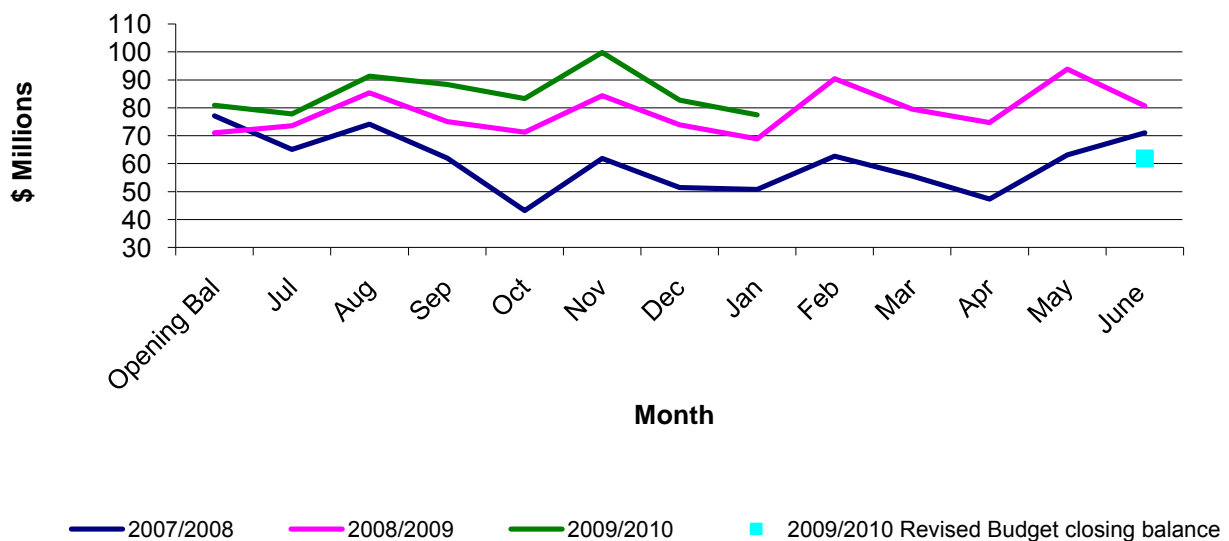
### Three year trend for in-month investment return against UBS Aust Bank Bill Index



### Three year trend for YTD investment return against UBS Aust Bank Bill Index



### Comparison of Monthly Cash Balances





## Redland City Council Financial Report

For the period ending January 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Timing (T) Permanent (P)
	60,558	60,558	35,325	35,118	(208)	<b>Corp.Serv. Financial Services Group</b> - Credits Held (\$468K) - Timing Difference; General Rate Revenue \$260K - Timing.	T
Utility Charges	94,460	94,710	57,486	58,372	886	<b>Cust.Serv. O&amp;M \$88K</b> - Waste Ops - Refuse Collection Charges Over Budget <b>Red Water.</b> \$854K Favourable Variance has the following Components : Water Access Favourable \$67K, Water Consumption Favourable \$1,032K, Consumption above target 463,000 Q2 pending Wastewater Rates Favourable \$3K, Tradewaste Unfavourable (\$247K). <b>Plan.&amp;Pol. Environmental Management</b> - \$74K unfavourable variance due to \$58K unfavourable Environmental Special Charge & \$15K unfavourable Landfill Remediation Charge. Timing. <b>Infrastructure Planning</b> - \$18K favourable variance due to Canal Levies. Timing.	T P T
Less: Pensioner Remissions	(2,408)	(2,408)	(1,806)	(1,786)	20	<b>Corp.Serv. Financial Services Group</b> - Pensioner Remissions under Budget 1% - Timing.	T
Fees and Charges	17,066	18,207	11,441	10,794	(647)	<b>Cust.Serv. CCS (\$78K)</b> - Up \$75k in camping fees mainly at Adder Rock & NSI Foreshore. Up \$30K for Cemeteries. Up \$4K in Showgrounds. Under (\$163K) for SAC Fees and under (\$24K) for CCB due to timing (aprox 2 weeks in arrears) and vacation care revenue splits to be adjusted. <b>O&amp;M (\$289K)</b> Waste Ops Fees (\$60K) & Commercial Fees (\$205K) revenue to be reviewed at Q3 <b>Red Water.</b> (\$49K) unfavourable variance due to Water Fees & Charges behind budget (\$45K) and (\$25K) Consumption Standpipes due to transition to tanker filling. Rate Searches are above budget \$19K, Q2 pending <b>Corp.Serv. Financial Services Group</b> - Rate searches and change of ownership up on budget - timing. <b>Reg.Serv. Reg&amp;Health (\$363K)</b> - underrecovered (\$18K)Advertising Signage/Registration due to incorrect prediction for number of annual sign licence fees 2BR, (\$27K) Enter & Clear no systematic inspection program 2BR, (\$175K) under EPA license fees due to council decision to roll out full cost recovery over 4 years which reduced license fees by approx 50% 2BR, (\$118K) Licence fees - Dogs due to councils decision to charge fees based on number of dogs in the system 2BR, (\$175K) Infringement Notices under due to proactive education 2BR. Overrecovered - \$40K Court fines and penalties 2BR, \$27K Licence Fees, \$79K Ferry Permit Fees due to increase in number of permits issued. <b>DevelopCo-Ord \$64K</b> - under Community Titles & Misc Application Fees, Over in Development, Sewerage, Subdivision & Water Application Fees. <b>Integrated Develop (\$28K)</b> under with Commercial Hydraulic, Domestic Design & Inspection and DA fees all down and Building Searches and Domestic Hydraulic Fees over.	T P T T P T T
Operating Grants and Subsidies	7,390	6,386	4,821	4,027	(794)	<b>Cust.Serv. GM \$10K</b> over - SES unbudgeted grant. <b>CCS (\$173k)</b> under - (\$118K) in HACC funding due to budget monthly split errors and reduced budget (\$55K) in 2BR as inadvertently increased in 1BR. <b>O&amp;M (\$11K)</b> -Parks & Conservation - Awaiting Fire Management Grant following audit completion. <b>PDG (\$10K)</b> Cleveland Lighthouse restorative works grant to be received later in the year. <b>Reg.Serv. Reg&amp;Health \$42K</b> - see budget under other revenue - to be jnl'd <b>Plan.&amp;Pol. Community &amp; Social Planning</b> - \$268K favourable due to operating grant being rec'd for Community Safety Planning ahead of budget phasing. Timing. <b>Corp.Serv. Financial Services Group:</b> Budget phasing correction next period - timing.	P T P T T T
Operating Contributions and Donations	0	232	130	194	65	<b>Cust.Serv. GM \$5K</b> over - SES unbudgeted donation. <b>O&amp;M \$55K</b> over-Parks & Conservation - Sportsfield Renovations	P T
Interest External	3,027	3,387	1,974	2,300	326	<b>Red Water.</b> \$33K favourable variance is due to interest received on rates Q2 pending <b>Corp.Serv. Financial Services Group-</b> mainly relates to return on term investments higher than expected, slight off-set from interest received on rates - timing.	P T
Gain on Sale of Developed Land	0	0	0	0	0		
Other Revenue	3,347	3,667	1,984	2,241	257	<b>Gov. Legal Services</b> - \$9K receipt of litigation funds court costs photo copying etc - timing. <b>Corporate Performance &amp; Risk</b> - 7K receipt from Suncorp Metway Insurance to be investigated - timing.	T

Schedule G

Other Revenue (contd)						<p><b>Cust.Serv.</b> <b>CCS \$12k</b> Majority is Showground Electricity Recoveries and RPAC due to more bookings than expected. <b>O&amp;M \$196K</b> - Environmental Education revenue from Tea Garden Business \$28k / Waste Operations - Scrap Metal Revenue \$90k</p> <p><b>Red Water.</b> (\$118K) unfavourable variance due to private works behind budget (\$184K), Q2 pending and reimbursement from SEQWater above budget \$66K</p> <p><b>Corp.Serv.</b> <b>Financial Services Group</b> - \$25K Commission on collection of Fire levy \$5K; Litigation payments \$16K; <b>Propriety Services</b> Commercial rent \$95K; <b>Water Reform</b> Misc revenue \$56K - Timing</p> <p><b>Reg.Serv.</b> <b>Dev&amp;ComStand GM \$9K. Reg&amp;Health (\$61K)</b> Under mostly due to \$44K receipted to Operating Grants see above.</p>	P T
<b>Total Operating Revenue</b>	<b>183,441</b>	<b>184,740</b>	<b>111,354</b>	<b>111,260</b>	<b>(94)</b>		
<b>Operating Expenditure</b>							
Employee Costs	69,405	70,076	40,522	39,597	(925)	<p><b>Gov.</b> Employee costs (\$59K), Temp Staff - \$86K, Staff Recruitment Costs - \$12K; Allowances - (\$15K); Overtime - \$5K - Timing under review.</p> <p><b>Cust.Serv.</b> <b>GM \$336K</b> over - vacancy budget reduction for the Dept. <b>CCS (\$132K)</b> underspent - Majority in Libraries due to staff vacancies with RPAC (late appointment of position) and Customer Service (2 unfilled positions) also contributing. <b>O&amp;M (\$311K)</b> - Parks &amp; Conservation \$188k Lower than expected overtime expenses due to reduced mowing demands plus no sizeable storm or fire events over the summer period so far./ Waste Operations \$116k - Part year vacant positions for Education Officer and Senior Contracts Manager / Current vacant position for Closed Landfill Coordinator. <b>PDG (\$22K)</b></p> <p><b>Corp.Serv.</b> Temp staff costs over and above savings in ordinary employee costs - Timing.</p> <p><b>Red Water.</b> (\$23K) favourable variance, (\$15K) favourable variance is due to delay in use of temporary staff, (\$47K) favourable variance, due to new positions delay in filling and vacancy adjustment offset \$22K for increased salary in Q1</p> <p><b>Plan.&amp;Pol.</b> \$140K under YTD budget due to vacancies. Timing.</p> <p><b>Reg.Serv.</b> <b>Dev&amp;ComStand GM (\$366K)</b> - Vacancy Budget reduction. <b>Reg&amp;Health \$545K</b> underspent - \$578K under due to staff vacancies but offset by increased overtime (\$23K) &amp; temp Staff (\$65K) to cover vacant positions with allowances (\$26K) overspent due to changes in rosters with new EB agreement. <b>DevelopCo-Ord (\$40K)</b> Overspend as a result of unforeseen sick leave conversion (and associated accrual costs ) and termination payment. <b>Integrated Dev \$381K</b> under due to sickness and vacancies</p>	T T T T T T
Goods and Services	83,072	85,153	45,538	40,876	(4,662)	<p><b>Gov.</b> <b>Gov/CEO</b> - under budget \$380K - community benefit fund \$334K refer account 760014 internal account amount \$374K; Publications \$43K; catering \$21K and contractors (\$12K). <b>Mayor Area</b> - under budget \$19K mainly relates to community fund donations and Conference Fairs and travel. <b>Internal Audit</b> - over budget \$24K, mainly relates to Contractors, may be offset in part by employee cost under spend of \$43K. <b>Legal Group</b> - over budget by \$49K, relates mainly to Legal service costs \$44K. Q2 request for an additional \$200K. <b>Corporate Performance</b> - over budget \$76K, relates mainly to damages Settlements \$75K. Marketing main areas being Contractors, Rental Hire \$35K and Contractors \$64K - Timing.</p> <p><b>Cust.Serv.</b> <b>GM \$6K</b> over. <b>CCS (\$23k)</b> underspent for Contractors in HAS due to timing (late invoices). <b>O&amp;M (\$1,054K)</b> - Parks &amp; Conservations \$151k - External Mowing Charges - timing of invoices / Roads &amp; Drainage \$389k - 129k underspent in quarry - mthly splits - major exp on plant hire delayed. Remainder in SGA 212,213 / Environmental Education - This is mostly underspend in the habitat protection programs that is being transferred to Conservation Operation in February./ Waste Operations - Variance to budget is predominantly due to reduced tonnages at the Landfill Site <b>reducing contractor payment. PDG \$169K over</b> - 2BR to fix jobs such as \$79K PCYC Amenities, \$17K Sanctuary Dr &amp; \$37K District Park Crystal Waters, \$60K Festival Office. Balance is timing with major ones being (\$20K) Maint Shire Permanent Survey, (\$31K) Road Pavement Linemarking, (15K) RPAC After Costs, and other minor variances</p> <p><b>Red Water.</b> (\$209K) favourable variance is due to: GM Office: (\$14K) favourable variance is due to under expenditure of the consultancy in General Manager's office Distribution: (\$766K) favourable variance, this is predominantly parts and materials and is considered timing at this stage, specifically: Water Retic is \$429K behind budget, Wastewater Retic is \$142K behind budget, Wastewater Treatment is \$93K behind budget, Administration areas are \$102K behind budget Retail : \$523K unfavourable variance is due to over expenditure of bulk water purchases \$545K, a budget review will be offset by revenue, Q2 pending - Permanent</p>	T T P

Schedule G

Goods and Services (contd)						<p><b>Plan.&amp;Pol.</b> <b>Planning &amp; Policy General Manager</b> - \$24K favourable variance mainly due to Southern Region RRG  <b>Land Use Group</b> - \$241K favourable variance due to \$105K Master Plans &amp; Local Plans, \$17K Rural Precinct Study, \$58K Planning Studies, \$19K Sustainable Redlands - Scenario Planning, \$25K Redlands Planning Scheme &amp; \$27K Plant &amp; Equipment Acquisition Admin. Timing.  <b>Environmental Management</b> - \$860K favourable variance due to \$41K Strategic Planning Indigiscapes Land, \$30K RCC Open Space Plan 2030, \$134K Healthy Waterways Partnership, \$110K Landfill Remediation - Minor Works, \$205K Landfill Site Investigation Prog, \$30K Ambient Water Quality Monitoring Prog, \$51K Waterways Support Packages &amp; Prog Trials, \$17K Koala Road &amp; Rail Mngt. \$44K PEAT Complete Development &amp; Roll Out, \$21K John Fredericks Park, \$14K Judy Holt Stormwater, \$23K Waterways Recovery Extension &amp; \$28K Redland Bay Capping, \$13K Update ICS Schedules, \$13K Clev CBD &amp; Environs Landscape Master Plan, \$10K Biodiversity Strategy, \$23K Waterways Mgt Plans, \$12K Neighbourhood Nutrient Sources Research. Timing.  <b>Community &amp; Social Planning</b> - \$171K favourable variance mainly due to \$12K Strong Community Planning - SMBI Place, \$11K NSI Partnership Project, \$15K Minjerribah Knowledge Cntr Feasblty Study, \$43K S&amp;R Strategic Plans Physical Activity, \$64K Redlands Rugby Union Clubhouse Grant, \$6K Cleveland Showgrounds - Master Plan Review &amp; \$19K Halls Review. Timing.  <b>Economic Development</b> - \$217K favourable variance due to \$23K Investment Attraction, \$30K Economic Development Marketing, \$18K Redlands Trade &amp; Investment Office, \$30K Brisbane Marketing Interstate Campaign, \$8K More 2 Website, \$20K Tourism Development Initiatives, \$11K Tourism Events, \$35K Moreton Bay Taskforce &amp; \$35K Tourism Destination Marketing Campaign. Timing.  <b>Infrastructure Planning</b> - \$412K favourable variance due to \$24K Streetscape Program Planning, \$110K Catchment Mngt Plans, \$30K Corporate Project Mngt System, \$50K Toondah Harbour Redvelopment, \$24K PIP/ICS, \$28K Bicycle Pedestrian Planning, \$15K Road Safety Audit, \$35K Giles Road Landfill Closure Mngt Plan, \$10K Capalaba Transport Study, \$28K Transport Planning &amp; \$70K Raby Bay Canal Planning. Timing.</p> <p><b>Corp.Serv.</b> <b>Office Of GM - (\$14K)</b> contractors and consultants; <b>People &amp; Change - (\$213K)</b> A number of Training programs are under budget - Corporate Training (\$34K), Leadership capability (\$90K), Cultural Improvement Strategy (\$18K), New Employee Traineeships (\$29K), Create a Customer Focus (\$10K), Organisational Learning &amp; Development (12K), Corporate IT Training (\$29K), Other HR Goods &amp; services (52K), Overspend in Statutory WHS Obligations \$70K; <b>Financial Services - (\$168K)</b> Delay in letting valuation eoi (\$107K) - Fire levy (\$38K) balance timing; <b>Water Distribution (\$146K)</b> - Water Retail Project (\$142K); <b>IM Services Group - (\$255K)</b> Main areas being development and design (\$48K), File &amp; Archive Box Audit (\$50K), eServer Operational (\$29K), Document Server (\$11K), Desk /Top Server Support (39K) and Admin Improvement (\$43K); <b>CAFF - (\$181K)</b> FSU \$58K; Purchase &amp; Supply (\$100K) - Property Services (\$32K) Contractors; Fleet Management \$37K; Contract management (\$24K) Contractors, consultants and training - all timing.</p> <p><b>Reg.Serv.</b> <b>Dev&amp;ComStand GM (\$7K)</b> under. <b>Reg&amp;Health (\$159K)</b> - Electricity Charges underspent (\$17K) due to refund in July 09 as overcharged in 08/09 financial year 2BR, Publications/Subscriptions/Memberships under (\$9K) due to accruals spreading funds over full year. Debt Collection Costs under (\$24K) due to lower amount of PIN's issued 2BR, Consultants under (\$10K) due to Dogs Day Out event being less than predicted 2BR, Contractors underspent (\$89K) due to less mosquito treatments being implemented in first half of year, no systematic inspection program also resulted in underspend 2BR. Fuel underspent (\$10K) due to staff vacancies, Chemical Supplies overspent (\$19K) as higher quantity of chemicals purchased due to higher than expected tide inundations &amp; rain events. Will be reviewed at Q3. <b>DevelopCo-Ord (\$51K)</b> Net of consultants, contractors &amp; external training (expected to be utilised within Q3 due to upcoming training courses Feb / Mar and consultant payments processing). <b>Integrated Dev (\$36K)</b> under - mainly due to delays resulting from staffing issues.</p>	T
Finance Costs Other	424	424	232	201	(31)	<b>Corp.Serv. Financial Services Group:</b> Transaction fees and bank charges - Timing	T
Other Expenditure	1,456	1,456	874	788	(86)	<p><b>Gov.</b> Councillor's Remuneration - timing.</p> <p><b>Cust.Serv. CCS (\$8k)</b> underspent in RPAC - Expenses for January show Gruffalo will appear in February</p> <p><b>Corp.Serv. Financial Services Group</b> - \$54K audit costs progress payments less than anticipated at this stage. - timing.</p>	T
Net Internal Costs	(959)	(904)	(380)	(51)	330	<p><b>Gov.</b> CBF internal recovery \$374K refer comment against account 821401 CBF expenditure , the balance mainly relates Corporate service SLA charges - all timing.</p> <p><b>Cust.Serv. GM (\$16K)</b> under - mainly SLA HR &amp; Legals. <b>CCS \$178K</b> overspent in Caravan Parks &amp; Camping due to incorrect water charges which have now been adjusted and not accounted for in the original budget and incorrect budgeting for litter bin charges. To be adjusted in 2BR. <b>&amp;M (\$141K)</b> - Roads &amp; Drainage \$96k Internal Transfers for SGA212&amp;213 / Waste Operations - \$103k SLA Financial Services under budget. <b>PDG (\$107K)</b> mainly due to \$75K SLA's &amp; (\$182K) PDG employee internals to be fixed at 2BR</p> <p><b>Red Water.</b> (\$204K) favourable variance is due to:  Distribution: (\$127K) favourable, due to under expenditure in SLA Financial Services &amp; IM Services  Bulk Water: \$10K unfavourable variance due to recovery of expenses for SEQWater and Link Water, offset by increased revenue  Retail: (\$61K) favourable variance in internal trade waste charges</p> <p><b>Plan.&amp;Pol.</b> Over YTD budget due to over expenditure in IT &amp; Financial Services SLA charges, amend Q3 if required. Timing.</p> <p><b>Corp.Serv.</b> Corporate Services SLA - recovery over budget. - timing.</p>	T
Net Internal Costs (contd)						<b>Reg.Serv. Dev&amp;ComStand GM (\$17K); Reg&amp;Health \$44K ; DevelopCo-Ord (17K) ; Integrated Dev (277K)</b> - mainly due to Legals, Finance, HR and IT SLA's which are being looked at.	T



Schedule G

<b>Total Operating Expenditure</b>	<b>153,396</b>	<b>156,205</b>	<b>86,786</b>	<b>81,412</b>	<b>(5,374)</b>		
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>30,044</b>	<b>28,535</b>	<b>24,568</b>	<b>29,848</b>	<b>5,280</b>		
Interest expense	2,586	2,586	1,526	1,601	75	Corp.Serv. Financial Services - 5% variance - timing.	T
Depreciation	47,683	48,639	28,349	28,137	(211)	Cust.Serv. CCS \$153K overspent - Attributed to Library Books Depreciation Expense due to new methodology. Adjustment to be made in 2BR. O&M \$24K Red Water. (\$15K) favourable variance, actual depreciation now being posted, EOY position will be forecasted at Q3 Plan.&Pol. Stormwater depreciation amended at Q2. Timing. Corp.Serv. Timing.	P T T T
<b>Operating Surplus/(Deficit)</b>	<b>(20,225)</b>	<b>(22,691)</b>	<b>(5,307)</b>	<b>110</b>	<b>5,417</b>		
<b>Sources of Capital Funding</b>							
Capital Contributions and Donations	15,963	11,232	1,732	1,821	89	Red Water. Timing Variance, Customer Driven Cust.Serv. O&M \$20K Plan.&Pol. Infrastructure Planning - \$49K unfavourable variance due phasing of the budget for Developer Contributions. Timing. Environmental Management - \$28K unfavourable variance due to phasing of budget for Developer Contributions. Timing.	T T T
Capital Grants and Subsidies	10,668	7,376	845	1,148	303	Red Water. \$135K favourable, grant received for Pressure & Leakage Management, Q2 pending Plan.&Pol. Environmental Management - \$14K favourable variance due to subsidy being relieved ahead of budget. Timing. Infrastructure Planning - \$166K favourable variance due to TIDS LRRS Grant being recieved ahead of budget phasing. Timing. Community & Social Planning - \$25K unfavourable variance due to incorrect phasing of budget for grant for Pt Lookout Hall, amend period 8. Timing. Cust.Serv. CCS \$10k \$19K unbudgeted SIP funding for Donald Simpson Centre Lights. 2BR to increase budget.	P T P
Proceeds on Disposal of Non Current Assets	1,835	2,878	919	987	68	Plan.&Pol. Land Use Group - \$35K favourable variance due to proceeds for SMBI Land exchange being greater than budget, amended in Q2. Timing. Corp.Serv. Fleet: awaiting proceeds from auction and have other plant awaiting sale - Timing. Cust.Serv. CCS \$9K over-recoverd - offset for HAS vehicle replacement see Capitalised Goods & Services	T T P
Capital Transfers (to)/from Reserves	(6,636)	14,377	3,517	1,887	(1,631)	Red Water. Timing Variance, Customer Driven Plan.&Pol. Transfers to Reserves - \$510 favourable variance due to Developer Contributions being rec'd ahead of budget. Timing. Transfers from Reserves - \$950K favourable variance mainly due to \$138K Queen St & Government Rd, \$20K Papaya St MI, \$45K Beth St RI, \$71K Dalpura Bay Park Amenity MI, \$18K High Central Park MI, \$60K Sportsfield Lighting, \$195K Pat's Park Stg 1 Mac Is, \$98K Demolition of outbuilding Kennedy Farm, \$24K Sportsfield Irrigation, \$25K Showground Watercourse, \$50K Tpt trunk Future Designs, \$100K Weinam Ck Carpark Design, \$43K Sports Park Development & \$58K Future Designs - Parks. Timing. Cust.Serv. O&M (\$20K)	T T T
Non Cash Contributions	6,822	6,822	0	0	0		
Adjustment for Asset Corrections	0	0	0	0	0		
New Loans	4,408	4,408	0	0	0		
Funding from General Revenue	50,942	40,387	19,118	16,996	(2,122)	Gov. Balancing item Plan.&Pol. Variance due to under expenditure on capital projects for the period July to Jan 2010 Corp.Serv. Balancing Item.	T
<b>Total Sources of Capital Funding</b>	<b>84,002</b>	<b>87,479</b>	<b>26,131</b>	<b>22,838</b>	<b>(3,293)</b>		

Schedule G

<i>Application of Capital Funds</i>								
Contributed Assets	6,822	6,822	0	0	0			
Capitalised Goods & Services	70,498	73,979	22,260	19,255	(3,005)	<b>Gov.</b>	Budgeted not yet purchased - timing.	<b>T</b>
						<b>Cust.Serv.</b>	<b>CCS \$15K overspent</b> - \$9K for replacement of HAS vehicle offset by \$9K under Proceeds on Disposal for old vehicle, (\$11K) RAG awning to proceed later than expected, \$6.8K over on library Books asset acquisitions, \$5.8K over on Robotic Pool Cleaner at Russell Island Pool, \$4.6K over on Customer Services Capital IT Purchases. <b>O&amp;M \$1,076K</b> - Road Construction impact in timing of deliveries. <b>PDG (\$196K) under</b> - (\$375K) Design works under discussion therefore delayed, (\$84K) adjustment by P&P Amenities Upgrade, (\$62K) Survey general 2BR, (\$147K) Masthead Dr, \$142K Capalaba Regional, (\$74K) Moreton Bay Cycleway, (\$77K) Waste Water Disposal, \$379K PDG recovery adjustments in 2BR, \$71K Net - ahead in Internal recovery and over in Capital portion of SLA's, \$31K other minor variances	<b>P</b>
						<b>Red Water.</b>	(\$795K) favourable variance for capital expenditure is due to delays in the following capital works: Water Retic (\$605K) mainly Unlined fittings (\$116K), Backlog fire floe (\$355K), Pressure management (\$135K), Amity Pt (\$50K), meter replacement \$173K and Dunwich (\$65K) Wastewater Retic (\$351K), CCTV Camera (\$37K) & Sewer maintenance holes(\$268K) Pump Stations (\$74K) under spent	<b>T</b>
						<b>Plan.&amp;Pol.</b>	<b>Land Use Group</b> - \$267K favourable variance due to SMBI Land Exchange Program. Timing. <b>Environmental Management</b> - \$126K unfavourable variance mainly due to \$190K SMBI Open Space Land Acquisitions plus a favourable variance of \$66K for Conservation Land Acquisitions. Timing. <b>Infrastructure Planning</b> - \$2.3M favourable variance due to \$125K Queen St & Government Rd, \$127K Macleay Is Ramp-Carpark, \$365K German Church Rd Widening Contribution, \$692K Bus Sops & Lay Bys, \$545K Stormwater Infrastructure Program, \$92K Macleay Island WTF, \$35K Rickertt/Quarry Rd Widen, \$43K Willard Rd, Capalaba LATM, \$21K Curlew St K&C, \$100K Weinam Ck Carpark Upgrade& \$145K Manning Espl. Cycleway. Timing. <b>Community &amp; Social Planning</b> - \$291K favourable variance due to \$100K Demolition of outbuilding - Kennedy Farm RI, \$25K Showground Watercourse, \$43K Sports park development, \$35K Festivals Office, \$11K Donald Simpson Park Pathway Lighting, \$17K Pioneer Park Upgrade & \$15K NSI S&R Facilities. Timing.	<b>T</b>
						<b>Corp.Serv.</b>	Main variance being - <b>Human Resources - (\$77K)</b> relates to timing issues Kronos and Aurion projects. <b>Information Mgt - (38K)</b> various capital projects, <b>CAFF Group: 51K</b> - All timing.	<b>T</b>
Capitalised Goods & Services (contd)						<b>Reg.Serv.</b>	<b>Reg&amp;Health (\$19K)</b> - underspent (\$9K) IT Purchases awaiting reorganisation of Dept and (\$10K) Animal Pound Carpark and Exercise Yard behind schedule	<b>T</b>
Capitalised Employee Costs	4,521	4,518	2,636	2,488	(147)	<b>Cust.Serv.</b>	<b>O&amp;M (\$170K)</b> - Road Construction mainly Temp Personnel and Accrued Salaries. <b>PDG (\$87K)</b> Short term vacancies within Design & Project Management Units	<b>T</b>
						<b>Red Water.</b>	\$105K overspend across department	
Current Loan Redemption	0	0	0	0	0			
Non-Current Loan Redemption	2,161	2,161	1,235	1,094	(141)	<b>Corp.Serv.</b>	Timing.	<b>T</b>
Adjustment for Asset Corrections	0	0	0	0	0			
<b>Total Application of Capital Funds</b>	<b>84,002</b>	<b>87,479</b>	<b>26,131</b>	<b>22,838</b>	<b>(3,293)</b>			
<b>Other Budgeted Items</b>								
Operating Transfers to Reserve	(14,903)	(14,917)	(10,280)	(10,590)	(310)	<b>Plan.&amp;Pol.</b>	<b>Environmental Management</b> - \$74K unfavourable variance due to \$58K unfavourable Environmental Special Charge & \$15K unfavourable Landfill Remediation Charge. Timing.	<b>T</b>
						<b>Corp.Serv.</b>	Immaterial Timing.	<b>T</b>
Operating Transfers from Reserves	9,638	11,056	4,197	3,391	(806)	<b>Plan.&amp;Pol.</b>	<b>Environmental Management</b> - \$307K favourable variance due to under expenditure on the \$18K Koala Road & Rail Mgt, \$100K Pt Lookout (Aboriginal ) Project, \$73K Landfill Remed Minor Works, \$100K Landfill Site Investigation Prog, \$12K Koala - Research & \$10K Biodiversity Strategy. Timing. <b>Infrastructure Planning</b> - \$164K favourable variance due to \$140K Raby Bay Dredging, \$18K Aquatic Pde Dredging & \$7K Sovereign Waters lake. Timing.	<b>T</b>
						<b>Corp.Serv.</b>	Immaterial Timing.	

Schedule G

WDV of Assets Disposed	(1,709)	(2,209)	(1,612)	(1,017)	595	<b>Cust.Serv.</b> O&M (\$319K) - Parks & Conservation \$220K / Environmental Education \$96K <b>Red Water.</b> Minor Variance RW	T
						<b>Plan.&amp;Pol.</b> Land Use Group - \$194K unfavourable variance due to phasing of budget for SMBI Land Exchange Program, amended at Q2. Timing. <b>Corp.Serv.</b> Fleet - awaiting proceeds of auction with other plant awaiting sale. Will alter as year progresses, some plant has been temporarily retained in service by Ops and Maintenance - timing.	T
Tax and Dividends	0	0	0	0	0	<b>Cust.Serv.</b> O&M (\$985K) - Waste Ops - Prior Year Tax & Dividend \$666k Budget Q2 entries to be posted / \$291k Higher Dividend return to Council based on current Waste Operating Surplus <b>Red Water.</b> (\$1414K) being unfavourable tax and dividend due to increased dividend rate from 50% to 100%, Q2 pending <b>Corp.Serv.</b> Timing.	T
Internal Capital Structure Financing	0	0	0	0	0		

**14.1.2 2009/2010 SECOND QUARTER BUDGET REVIEW**

**Datworks Filename:** FM Budget Review Committee Reports  
**Attachment:** [Q2 Budget Review 2009/10](#)  
**Responsible Officer Name:** Kerry Phillips  
Manager Financial Services  
**Author Name:** Katharine McCarthy  
Acting Service Manager Budget, Financial  
Modelling and Group Support

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**EXECUTIVE SUMMARY**

This report outlines the budgeted financial position as at 31 December 2009 and provides a review of required and/or requested budget funds to Council's 2009/10 revised budget.

Attached to this report are the following details:

- Revised Key Performance Indicators (KPI's) for 2009/10,
- Revised 2009/10 Budgeted Statement of Cash Flows,
- Revised 2009/10 Budgeted Statement of Financial Position (Balance Sheet),
- Summary and Detailed listing of Budget Review Submissions,
- Revised 2009/10 Financial Statements by Strategic Priority, and
- Revised 2009/10 Operating Statements, Capital Funding and Other Items.

It is proposed that Council resolve to adopt the revised budget for 2009/10 at Redland City Council (RCC) consolidated level. In addition to this and in accordance with the *Local Government Act 1993*, it is proposed that Council resolve to adopt the Redland Water & Redland Waste financial statements that are presented in the attached documentation. The relevant pages are outlined within the Officer's Recommendation in this report.

**PURPOSE**

To address known budget expectations, significant forecast variances and consider budget review submissions.

**BACKGROUND**

This report presents a review of the 2009/10 revised budget as at 31 December 2009. As part of Council's financial management framework, comprehensive quarterly budget reviews are undertaken by all departments. The December budget usually focuses on making any corrections to adopted budget figures and incorporating any new/changed programs or priorities for the financial year. Council

previously revised the 2009/10 budget in November 2009 to include any first quarter (Q1) submissions (General Committee Meeting held 25 November 2009).

## ISSUES

Budget review submissions included in this review have been categorised as:

- **New Projects** – Projects and initiatives proposed by officers that have not previously been approved by Council for any level of expenditure.
- **New Projects Councillor/Committee** – Projects and initiatives that have been referred by Councillors or Council/Committee meetings that have not received previous approval for any level of expenditure;
- **New Submissions** – Adjustments and variations to existing projects or services and revenue estimates that would affect Council's surplus/deficit or cash position.
- **Transfers** – Adjustments and variations to existing projects or services and revenue estimates that would not affect Council's surplus/deficit or cash position.

A total of 195 submissions have been included within this budget review and a summary of these budget review submissions is provided in the attachments to this report.

## RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to support the organisation's capacity to deliver services to the community by building a skilled, motivated and continually learning workforce, ensuring assets and finances are well managed, corporate knowledge is captured and used to best advantage, and that services are marketed and communicated effectively.

## FINANCIAL IMPLICATIONS

Overall the proposed budget review increases the forecast cash ending balance for the 2009/10 financial year by \$5.278 million from \$52.549 million to \$57.828 million. This favourable movement in forecast is primarily made up of the following:

### **Operational Revenue – Increase of \$0.849m (favourable)**

Primarily attributable to:

- \$0.880 million increase in water consumption offset by \$0.500 million in expenditure,
- \$0.513 million increase in Caravan Park revenue due to the delay in finalising the tender process, and
- \$0.210 million increase in tradewaste and scrap metal sales revenue.

**Operational Expenditure – Increase of \$1.591m (unfavourable)**

The major contributors to this unfavourable movement are:

- \$0.500 million increased water consumption offset by increase revenue mentioned above,
- \$0.200 million in legal costs not previously budgeted,
- \$0.269 million in operational costs for Straddie Holiday Parks,
- \$0.192 million for increased costs associated with increase in biosolids tonnage,
- \$0.160 million increased street lighting costs, and
- \$0.150 million increase due to unsuccessful funding application for Lighthouse renovation.

**Capital Expenditure – Decrease of \$5.631 million (favourable)**

This favourable movement is primarily attributable to:

- \$2.626 million RCC contribution to Southern Water Retail Business no longer required,
- \$1.641 million Baythorne/King Collector capital budget carried forward as purchase of land not required in 2009/10,
- \$0.800 million move budget for Serpentine Creek/McDonald Roads intersection work out to next year,
- \$0.601 million for Point Lookout Hall extension work moved out to 2010/11,
- \$0.600 million of budget for Landfill Gas remediation work at Redland Bay moved to 2010/11, and
- \$0.545 million in Stormwater Trunk ICS & Stormwater Trunk Program downward adjustment in line with current cycle.

**Capital Revenue – Decrease of \$0.404 million (unfavourable)**

This movement is primarily due to the following:

- \$0.545 million in Stormwater Trunk ICS & Stormwater Trunk Program downward adjustment in line with current cycle, and
- \$0.270 million reduction in grants moved to 2010/11 for Macleay Island waste transfer facility.

The above are only the major items contributing to the cash movement. A more detailed listing can be found in the budget review submissions listing (pages 5 – 20) contained within the attachment.

With the exception of the operating performance key performance indicator (KPI), this budget review still results in all KPI's being favourable against their respective targets. The operating performance KPI has reduced slightly as a result of this budget review moving from 14.3% to 14.0%.

Even though this proposed review has one indicator slightly below the desired target, the adoption of the proposed review items into Council's 2009/10 budget will not impact Council's ability to make payments as they fall due.

## **PLANNING SCHEME IMPLICATIONS**

It is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

All group managers in consultation with the Executive Leadership Group (ELG) undertook the development of this budget review. Councillors reviewed the budget submissions with ELG in a workshop held on Wednesday 3 February 2010.

## **OPTIONS**

### **PREFERRED**

1. That Council adopt the Revised Budget for 2009/10 at Redland City Council consolidated level which refers to the following:
  - a. RCC Budgeted Statement of Cash flows – page 2 of attachment,
  - b. RCC Statement of Financial Position (Balance Sheet) – page 3 of attachment,
  - c. RCC Strategic Priority Operating and Capital funding Statement – page 21 of attachment,
  - d. RCC Operating and Capital Funding Statement – page 22 of attachment.
  
2. To meet the requirements of the *Local Government Act 1993*, to adopt the Redland Water and Redland Waste Operating and Capital Funding Statements – pages 25 and 29 respectively of the attachment.

### **ALTERNATIVE**

That Council resolve not to adopt the revised budget for 2009/10 as presented in the Officer's Recommendation below.

## **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Williams  
Seconded by: Cr Townsend

### **That Council resolve to:**

1. **Adopt the Revised Budget for 2009/10 at Redland City Council consolidated level which refers to the following:**
-

- a. RCC Budgeted Statement of Cash flows – page 2 of attachment,
  - b. RCC Statement of Financial Position (Balance Sheet) – page 3 of attachment,
  - c. RCC Strategic Priority Operating and Capital funding Statement – page 21 of attachment.
  - d. RCC Operating and Capital Funding Statement – page 22 of attachment,
2. To meet the requirements of the *Local Government Act 1993*, adopt the Redland Water and Redland Waste Operating and Capital Funding Statements – pages 25 and 29 respectively of the attachment.

**CARRIED**





# 2009/10 Q2 Budget Review

## ATTACHMENT

### Contents Listing

<u>Details</u>	<u>Page</u>
Revised Key Performance Indicators (KPI's for 2009/10)	1
Cash Flow	2
Statement of Financial Position	3
Summary of Submissions	4
Submission Listing by Department	5 - 20
Strategic Priority Operating & Capital Funding Statement	21
Departmental Operating & Capital Funding Statements	22 - 29

### Executive Summary & Key Performance Indicators

#### Summary of Key Movements

- Overall a further increase of \$5.278M to cash holdings forecast to 30/06/2010 (up from \$52.549M to \$57.828M)
- RCC contribution give up of \$2.626M (contribution to Southern Water Retail Business no longer required)
- Decrease in capital expenditure of \$1.641M Baythorne/King land not required in 2009/10
- Decrease of developer's non-cash contributions of \$1.0M in line with current cycle
- Increase in capital expenditure of \$400K due to the relocation of a Redland Water laboratory
- Increase in utility charges of a further \$994K following increased consumption and access year to date
- Increase in capital expenditure due to Redland Bay roadworks requiring new land purchase \$675K
- Inclusion of further budget for Straddie Holiday Parks in line with tender process delays (increased revenue of \$513K slightly offset by expenditure \$319K)
- Decrease in capital expenditure \$313K (give up of Cleveland Library renovations)
- Further increase interest revenue expected from investments of \$554K (forecast on current higher interest rates and higher cash balances)
- Intrepid Drive/Ondine Court Stage 1 brought forward to receive 50% funding, net expense \$377K
- Decrease in capital expenditure \$800K due to give up of Serpentine Ck Road/McDonald Rd
- Decrease in capital expenditure \$600K Landfill Gas Redland Bay carried forward to 2010/11

Financial Stability Ratios	Current Revised Budget 2009/10	Proposed Q2 Budget Review
<b>Level of dependence on General Rate Revenue</b> (Excludes Utility Revenues)	31.5%	31.2%
<b>Ability to pay our bills - Current Ratio</b> Target greater than or equal to 1.1	2.23	2.31
<b>Ability to repay our debt - Debt Servicing Ratio (%)</b> Target less than or equal to 17%	2.57%	2.50%
<b>Cash Balance \$M</b>	52.549	57.828
<b>Cash Balances - cash capacity in months</b> Target 3 to 4 months	3.98	4.32
<b>Longer term financial stability - debt to asset ratio (%)</b> Target less than or equal to 15%	1.96%	1.98%
<b>Operating Performance</b> Target greater than or equal to 15%	14.3%	14.0%

\*Note, Interest Expense & Interest Revenue is now included within the Debt Servicing Ratio, Cash Balances - cash capacity in months & Operating Performance measure

# Statement of Cash Flows



Forecast as at end of June 2010

## CASH FLOWS FROM OPERATING ACTIVITIES

Rates (Net)  
Utility Charges  
Fees and charges  
Operating grants and subsidies  
Cash contributions  
Sale of developed land  
Other revenue

### Receipts from customers

Employee costs  
Materials and services  
Other expenses

### Payments to Suppliers and Employees

Interest Received  
Borrowing Costs

### Net Cash Inflow from Operating Activities

## CASH FLOWS FROM INVESTING ACTIVITIES

### Payment for Property, Plant and Equipment

Capital grants, subsidies & contributions  
Proceeds from sale of Property, Plant & Equipment

### Net Cash Outflow from Investing Activities

## CASH FLOWS FROM FINANCING ACTIVITIES

Proceeds of Borrowings  
Repayment of Borrowings

### Net Cash Inflow from Financing Activities

### Net Increase/(Decrease) in Cash Held

Cash at Beginning of Year

### Cash at Period End

	Budgeted Cash Flow 2009/10 (\$000's)	Proposed Movement Q2 Budget Review (\$000's)	Proposed Budget 2009/10 (\$000's)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Rates (Net)	58,149	0	58,149
Utility Charges	94,710	994	95,704
Fees and charges	18,207	(59)	18,147
Operating grants and subsidies	6,386	40	6,426
Cash contributions	232	0	232
Sale of developed land	0	0	0
Other revenue	3,667	(125)	3,542
<b>Receipts from customers</b>	<b>181,352</b>	<b>849</b>	<b>182,202</b>
Employee costs	(69,650)	(164)	(69,814)
Materials and services	(84,211)	(1,488)	(85,699)
Other expenses	(1,879)	60	(1,819)
			0
<b>Payments to Suppliers and Employees</b>	<b>(155,741)</b>	<b>(1,591)</b>	<b>(157,332)</b>
Interest Received	3,387	554	3,941
Borrowing Costs	(2,586)	(170)	(2,756)
<b>Net Cash Inflow from Operating Activities</b>	<b>26,412</b>	<b>(358)</b>	<b>26,054</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
<b>Payment for Property, Plant and Equipment</b>	<b>(78,497)</b>	<b>5,631</b>	<b>(72,866)</b>
Capital grants, subsidies & contributions	18,609	(404)	18,204
Proceeds from sale of Property, Plant & Equipment	2,878	150	3,028
<b>Net Cash Outflow from Investing Activities</b>	<b>(57,010)</b>	<b>5,376</b>	<b>(51,634)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds of Borrowings	4,408	0	4,408
Repayment of Borrowings	(2,161)	260	(1,901)
<b>Net Cash Inflow from Financing Activities</b>	<b>2,247</b>	<b>260</b>	<b>2,507</b>
<b>Net Increase/(Decrease) in Cash Held</b>	<b>(28,351)</b>	<b>5,278</b>	<b>(23,073)</b>
Cash at Beginning of Year	80,900		80,900
<b>Cash at Period End</b>	<b>52,549</b>	<b>5,278</b>	<b>57,828</b>

# Statement of Financial Position

Forecast as at end of June 2010



## CURRENT ASSETS

Cash & Investments	80,900	(28,351)	5,278	57,828
Accounts Receivable	13,750	-	-	13,750
Inventories	585	(39)	-	546
Land Held for Resale	-	-	-	-
Prepaid Expenses	1,947	-	-	1,947
Non-Current Assets Held for Sale	132	-	-	132

**97,313**

**(28,389)**

**5,278**

**74,202**

## NON-CURRENT ASSETS

Property, Plant and Equipment	2,082,472	31,545	(3,853)	2,110,163
Investment in LG Water Entity	-	2,926	(2,626)	300

**2,082,472**

**34,471**

**(6,479)**

**2,110,463**

## Total Assets

**2,179,785**

**6,081**

**(1,201)**

**2,184,665**

## CURRENT LIABILITIES

Accounts Payable	18,418	-	-	18,418
Employee Provisions	5,521	426	-	5,947
Loans	1,564	-	-	1,564
Provision for Rehabilitation	3,315	-	-	3,315
Other Liabilities	1,696	-	1,227	2,923

**30,514**

**426**

**1,227**

**32,167**

## NON-CURRENT LIABILITIES

Loans	39,097	2,247	260	41,604
Employee Provisions	8,265	-	-	8,265
Provision for Rehabilitation	22,800	-	-	22,800

**70,162**

**2,247**

**260**

**72,669**

## Total Liabilities

**100,676**

**2,673**

**1,487**

**104,836**

## NET COMMUNITY ASSETS

**(2,079,109)**

**3,408**

**(2,688)**

**2,079,829**

## COMMUNITY EQUITY

Retained Earnings Account	2,041,100	13,924	(4,108)	2,050,916
Cash Reserves	38,009	(10,516)	1,420	28,913

## TOTAL COMMUNITY EQUITY

**2,079,109**

**3,408**

**(2,688)**

**2,079,829**



# Redland City Council

## December 2009 Budget Review Summary Submissions

	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact
<b>Governance</b>										
New Projects	0	0	0	0	0	0	0	0	0	0
New Projects - Councillor / Committee	0	0	0	0	0	0	0	0	0	0
New Submissions	2	0	220,000	0	0	0	0	0	220,000	220,000
Transfers	1	0	0	0	0	0	0	0	0	0
	3	0	220,000	0	0	0	0	0	220,000	220,000
<b>Customer Services Department</b>										
New Projects	0	0	0	0	0	0	0	0	0	0
New Projects - Councillor / Committee	0	0	0	0	0	0	0	0	0	0
New Submissions	24	-495,104	735,880	-551,014	0	0	0	122,660	-187,578	-310,238
Transfers	38	21,520	68,554	-90,073	0	0	0	0	0	0
	62	-495,104	804,434	-641,087	0	0	0	122,660	-187,578	-310,238
<b>Redland Water</b>										
New Projects	1	0	0	400,000	0	0	0	0	400,000	400,000
New Projects - Councillor / Committee	0	0	0	0	0	0	0	0	0	0
New Submissions	22	-1,292,671	870,613	42,652	-61,276	61,276	0	0	-379,406	-379,406
Transfers	12	330,000	-355,000	25,000	0	0	0	0	0	0
	35	-962,671	515,613	467,652	-61,276	61,276	0	0	20,594	20,594
<b>Planning &amp; Policy Department</b>										
New Projects	4	-141,000	70,000	746,000	0	0	0	0	675,000	675,000
New Projects - Councillor / Committee	2	0	0	289,467	0	0	0	-289,467	0	289,467
New Submissions	36	1,393,000	-242,000	-3,658,518	-240,000	-860,000	0	2,417,524	-1,189,994	-3,507,518
Transfers	17	24,568	92,500	-117,068	0	0	0	0	0	0
	59	1,276,568	-79,500	-2,740,119	-240,000	-860,000	0	2,128,057	-514,994	-2,543,051
<b>Corporate Services Department</b>										
New Projects	0	0	0	0	0	0	0	0	0	0
New Projects - Councillor / Committee	0	0	0	0	0	0	0	0	0	0
New Submissions	12	-525,000	324,790	-2,626,000	0	-2,626,000	-260,000	0	-460,210	-3,086,210
Transfers	4	0	114,000	-114,000	0	0	0	-49,998	-49,998	0
	16	-525,000	438,790	-2,740,000	0	-2,626,000	-260,000	-49,998	-510,208	-3,086,210
<b>Development &amp; Community Standards</b>										
New Projects	0	0	0	0	0	0	0	0	0	0
New Projects - Councillor / Committee	0	0	0	0	0	0	0	0	0	0
New Submissions	17	556,964	-136,370	0	0	0	0	0	420,594	420,594
Transfers	2	0	-23,000	23,000	0	0	0	0	0	0
	19	556,964	-159,370	23,000	0	0	0	0	420,594	420,594
<b>Corporate Submissions</b>										
New Projects	0	0	0	0	0	0	0	0	0	0
New Projects - Councillor / Committee	0	0	0	0	0	0	0	0	0	0
New Submissions	1	0	0	0	0	-1,227,195	0	1,227,195	0	0
Transfers	0	0	0	0	0	0	0	0	0	0
	1	0	0	0	0	-1,227,195	0	1,227,195	0	0
<b>Budget Review Total</b>	<b>195</b>	<b>21,520</b>	<b>-149,243</b>	<b>1,739,967</b>	<b>-5,630,554</b>	<b>-301,276</b>	<b>-4,651,919</b>	<b>3,427,914</b>	<b>-551,592</b>	<b>-5,278,311</b>



# Redland City Council

## 2009/10 Second Quarter Budget Review

Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
<b><u>New Projects</u></b>												
<b><u>Redland Water</u></b>												
3215	63125 relocation RW lab - notice has been given to remove lab from SEQ water Capalaba Water Treatment	0	0	0	400,000	0	0	0	0	400,000	400,000	Ess Serv
		<b>0</b>	<b>0</b>	<b>0</b>	<b>400,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400,000</b>	<b>400,000</b>	
<b><u>Planning &amp; Policy Department</u></b>												
4202	41415 - Weinam Creek - Provide Capital budget for the purchase of Land at 2 Outridge St, Redland Bay - New Roadworks As per Council report tabled in Feb 2010	0	0	0	675,000	0	0	0	0	675,000	675,000	Ess Serv
4601	Operational budget \$70K for the repairs to Coochiemudlo Jetty. Project is fully funded by QT BICMP	0	-70,000	70,000	0	0	0	0	0	0	0	Ess Serv
4618	42320 - Wellington Pt Queing Beach - Provide Operational budget \$71K for Wellington Pt Queing Beach - Project fully funded	0	-71,000	0	71,000	0	0	0	0	0	0	Ess Serv
4633	Provide Capital budget for 40122 - German Church/Cleveland Redland Bay Rd intersection contribution. Entry for accounting purposes.	0	399,000	0	0	0	0	0	0	399,000	399,000	Ess Serv
	Corresponding Entry	0	-399,000	0	0	0	0	0	0	-399,000	-399,000	Ess Serv
		<b>0</b>	<b>-141,000</b>	<b>70,000</b>	<b>746,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>675,000</b>	<b>675,000</b>	
<b>TOTAL OF NEW PROJECTS</b>		<b>0</b>	<b>-141,000</b>	<b>70,000</b>	<b>1,146,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,075,000</b>	<b>1,075,000</b>	

Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
<b><u>New Projects - Councillor/Committee</u></b>												
<b><u>Planning &amp; Policy Department</u></b>												
4626	40072 - 101-105 Masthead Drv. Raby Bay - Bring forward Capital job from 2010/11 for emergency works to be completed in 2009/10. As per General Meeting 27/01/2010	0	0	0	117,429	0	0	0	-117,429	0	117,429	Ess Serv
4627	40114 - 95,97 & 99 Masthead Drive - Bring forward Capital job from 2010/11 for emergency works to be completed in 2009/10. As per General Meeting 27/01/2010	0	0	0	172,038	0	0	0	-172,038	0	172,038	Nat Env
		<b>0</b>	<b>0</b>	<b>0</b>	<b>289,467</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-289,467</b>	<b>0</b>	<b>289,467</b>	
<b>TOTAL OF NEW PROJECTS - COUNCILLORS/COMMITTEE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>289,467</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-289,467</b>	<b>0</b>	<b>289,467</b>	
<b><u>New Submissions</u></b>												
<b><u>Governance</u></b>												
1301	As required by the Local Govt Act - complaints regarding Councillors to be independently investigated. This item was not budgeted for in Internal Audit's Budget. Funds were allocated in the CEO Office budget in prior years. However, not done for the 09/10 financial year	0	0	20,000	0	0	0	0	0	20,000	20,000	Gov
1401	Admin Legal Services Request for additional legal expenditure budget. This is the result of significant appeals not forecast. Budget - Funds were allocated in the CEO Office budget in prior years. However, not done for the 09/10 financial year.	0	0	200,000	0	0	0	0	0	200,000	200,000	Gov
		<b>0</b>	<b>0</b>	<b>220,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>220,000</b>	<b>220,000</b>	
<b><u>Customer Services Department</u></b>												
2102	SES purchase of mower, shelving, shelter, sand bagging frame & antenna receiver from grants previously received	0	0	11,383	3,337	0	0	0	-14,720	0	14,720	CH & W
2301	Cleveland Cemetery Improvements to be completed next year - budget has been included in 2010/11 capital program"	0	0	0	-200,000	0	0	0	200,000	0	-200,000	CH & W
2302	State Library Grant for 09/10 is lower than originally budgeted - decrease grant and book purchases	0	35,688	0	-35,688	0	0	0	0	0	0	CH & W
2304	Home Maintenance (HACC) approval of 08/09 surplus to be spent - reverse budget until approved by HACC to spend	0	55,237	0	0	0	0	0	0	55,237	55,237	CH & W

Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
2305	Gallery Track Lighting Replacement budget included in 2010/11 capital program - give up 2009/10 budget	0	0	0	-13,250	0	0	0	0	-13,250	-13,250	CH & W
2306	Library Self Checkin/Checkout System budget included in 2010/11 capital program - give up 2009/10 budget	0	0	0	-48,000	0	0	0	0	-48,000	-48,000	CH & W
2307	Caravan Park Asset Maintenance Plan due to current tendering process issues project will be rebudgeted in 2010/11	0	0	-35,000	0	0	0	0	0	-35,000	-35,000	CH & W
2308	Cleveland Library Renovations budget included in 2010/11 capital program - give up 2009/10 budget	0	0	0	-313,370	0	0	0	0	-313,370	-313,370	CH & W
2309	Redland Bay Cemetery Expansion budget included in 2010/11 capital program - give up 2009/10 budget	0	0	-75,000	0	0	0	0	75,000	0	-75,000	CH & W
2310	Caravan Parks budget increased to cover periods 10-12 due to delay in finalising tender process	0	-512,500	268,594	0	0	0	0	0	-243,906	-243,906	Corp Serv
2311	Caravan Parks Land Management Plan requirement by DERM prior to entering into a leasing arrangement	0	0	50,000	0	0	0	0	0	50,000	50,000	CH & W
2313	Home Maintenance transfer of balance of Reserves - increase associated goods and services	0	0	56,234	0	0	0	0	-56,234	0	56,234	CH & W
2314	Home Assist transfer of balance of Reserves - increase associated goods and services	0	0	47,887	0	0	0	0	-47,887	0	47,887	CH & W
2315	Home Assist Secure Brokerage revenue and expenses increased due to increase in work for Dept of Vet Affairs	0	-40,000	40,000	0	0	0	0	0	0	0	CH & W
2316	Art Gallery purchase of artwork from commissions received from sales of artworks over last few years	0	-15,000	0	15,000	0	0	0	0	0	0	CH & W
2317	Donald Simpson Carpark Lighting - increase budget in line with Security Improvement Program grant received	0	-18,529	0	0	0	0	0	0	-18,529	-18,529	CH & W
2401	Budget required for Rainwater Tank purchase Parks & Conservation Unit	0	0	0	20,000	0	0	0	0	20,000	20,000	CH & W
2402	Insurance Claims Excess increase at Q2 Parks & Conservation Unit	0	0	10,000	0	0	0	0	0	10,000	10,000	CH & W
2411	Street lighting Electricity increase Q2 Roads & Drainage Maint Unit	0	0	160,000	0	0	0	0	0	160,000	160,000	Ess Serv
2412	Insurance Claims Excess increase at Q2 Roads & Drainage Maint Unit	0	0	35,000	0	0	0	0	0	35,000	35,000	Ess Serv
2413	Budget required for Skid Steer Profiler - Roads & Drainage Maint Unit	0	0	0	30,000	0	0	0	0	30,000	30,000	Corp Serv
2414	Budget required for Automated Power Broom Roads & Drainage Maint Unit	0	0	0	20,000	0	0	0	0	20,000	20,000	Corp Serv



Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
2602	PDG Recovery quarterly adjustment	0	0	-45,760	0	0	0	0	0	-45,760	-45,760	Corp Serv
2617	Recognition 08/09 Gritty Places funding & application of PDG recoveries - Festival Office	0	0	62,543	-29,043	0	0	0	-33,500	0	33,500	CH & W
2624	JN 114156 - Lighthouse-Extra budget required to offset unsuccessful funding application	0	0	150,000	0	0	0	0	0	150,000	150,000	CH & W
		<b>0</b>	<b>-495,104</b>	<b>735,880</b>	<b>-551,014</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>122,660</b>	<b>-187,578</b>	<b>-310,238</b>	
<b>Redland Water</b>												
3201	56000 General Managers Office - remove vehicle purchase and required oncosts	0	0	0	-35,000	0	0	0	0	-35,000	-35,000	Ess Serv
3203	52019 Water Financial Management - increased water consumption as per read Q1 and Q2	0	-880,000	500,000	0	0	0	0	0	-380,000	-380,000	Ess Serv
3204	52019 Water Financial Management - increased water access charges as per rates notices 1 & 2	0	-79,000	0	0	0	0	0	0	-79,000	-79,000	Ess Serv
3205	Miscellaneous revenue including scrap metal sales & lab revenue also tradewaste	0	-210,000	60,000	0	0	0	0	0	-150,000	-150,000	Ess Serv
3206	Interest revenue - increased revenue in line with interest rate rises	0	-29,000	0	0	0	0	0	0	-29,000	-29,000	Ess Serv
3207	Water fees & charges reduced work from customers	0	40,000	0	0	0	0	0	0	40,000	40,000	Ess Serv
3211	53006 Pt Lookout WPCW lease for 3 years, billed in 1 year	0	0	191,438	0	0	0	0	0	191,438	191,438	Ess Serv
3212	62131 Pressure & Leakage Management - capital subsidy received from prior year expenditure	0	-134,671	0	0	0	0	0	0	-134,671	-134,671	Ess Serv
3214	53008 Biosolids increase tonnage of biosolids resulting in increased costs	0	0	192,000	0	0	0	0	0	192,000	192,000	Ess Serv
3217	Depreciation revised forecast for 0910 year as per Cait	0	0	0	0	-61,276	61,276	0	0	0	0	Ess Serv
3221	64000 Pump Stations - replacement of failed pumps	0	0	0	80,000	0	0	0	0	80,000	80,000	Ess Serv
3223	63121 PS 4 Design - include odour control measures in the design	0	0	0	140,000	0	0	0	0	140,000	140,000	Ess Serv
3225	53009 Capalaba WWTP Backup Dewatering Investigations - external consultancy no longer required - resources will be provided internally	0	0	-20,000	0	0	0	0	0	-20,000	-20,000	Ess Serv
3226	53014 Mobile Dewatering Investigation - cancel project as now considered low priority	0	0	-25,000	0	0	0	0	0	-25,000	-25,000	Ess Serv
3227	53075 Cleveland Belt Press Refurbishment - belt press rollers are now required	0	0	12,175	0	0	0	0	0	12,175	12,175	Ess Serv
3228	63119 Capalaba Catchment Sewerage Planning - planning consultant required	0	0	0	14,652	0	0	0	0	14,652	14,652	Ess Serv
3229	62039 Retail Water - Unlined Fittings - reduced budget	0	0	0	-200,000	0	0	0	0	-200,000	-200,000	Ess Serv

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3230	62038 New Water Services (Mainland & SMBI) - reduced budget	0	0	0	-70,000	0	0	0	0	-70,000	-70,000	Ess Serv
3231	52082 Mainland water service - reduced budget	0	0	-90,000	0	0	0	0	0	-90,000	-90,000	Ess Serv
3234	64067 Sewerage Pump Station #67 - new odour control unit required to parts & materials	0	0	0	150,000	0	0	0	0	150,000	150,000	Ess Serv
3235	63028 CCTV Camera - remainder of budget given up	0	0	0	-37,000	0	0	0	0	-37,000	-37,000	Ess Serv
3236	53072 Thorneside Belt Press Refurbishment - extra funds required to complete	0	0	50,000	0	0	0	0	0	50,000	50,000	Ess Serv
		<b>0</b>	<b>-1,292,671</b>	<b>870,613</b>	<b>42,652</b>	<b>-61,276</b>	<b>61,276</b>	<b>0</b>	<b>0</b>	<b>-379,406</b>	<b>-379,406</b>	
<b>Planning &amp; Policy Department</b>												
4203	81151 - SMBI Land Exchange Program - Provide Capital budget for acquisition & disposal of land natural accounts in the SMBI Land Exchange Programme cash impact	0	-150,000	0	150,000	0	0	0	0	0	0	Land Use
4301	45805 - Dalpura Bay Park Amenity MI - Additional Capital budget required for new amenity block at Dalpura Bay Park due to new building requirements for water tanks	0	0	0	30,000	0	0	0	-30,000	0	30,000	CH & W
4302	41225 - DOL Area - Manning Esp. - Additional Capital budget required for DOLA Manning Esp. due to environmental protection of koalas within Thornlands	0	0	0	42,400	0	0	0	0	42,400	42,400	CH & W
4305	42273 - Public Amenities Program - Give up balance of Capital budget as job is budgeted in 2010/11	0	0	0	-40,000	0	0	0	0	-40,000	-40,000	CH & W
4307	70907 - Judy Holt Park Stormwater - Return operational budget to Reserve as construction scope has changed & project will be integrated with a larger project in the immediate area in 2010/11	0	0	-150,000	0	0	0	0	150,000	0	-150,000	Nat Env
4309	45817 - Windemere Rd Park Skatepark Sha - Additional Capital budget required to complete project extension shade shelter plus landscaping area	0	0	0	10,000	0	0	0	0	10,000	10,000	CH & W
4310	45877 - Redland Plaza Connection Path - Additional Capital budget required to construct pedestrian connection at Redland Youth Plaza - from Koala Coast Capalaba trail through the skate park to footpath on Old Cleveland Rd	0	0	0	25,000	0	0	0	0	25,000	25,000	Nat Env
4401	70887 - Minjerribah Knowledge Cntr Feasibility Study - Provide Operational budget \$25K for approved funding from the Commonwealth Aus industry Tourism Development Grant scheme (TQUAL)for design in 2009/10	0	-25,000	25,000	0	0	0	0	0	0	0	CH & W
4403	20383 - Point Lookout Hall Extension - Carry Forward Capital budget to 2010/11 due to delays in project commencement	0	130,000	0	-601,424	0	0	0	0	-471,424	-471,424	Econ Pros

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4501	70828 - Ready to Work - return budget as funding application with the Department of Employment and Industrial Relations was unsuccessful	0	50,000	-50,000	0	0	0	0	0	0	0	Econ Pros
4603	41891 - Cleveland Point Seawall Foreshore - Provide budget for professional consultant to advise life expectancy and structural integrity testing	0	0	0	50,000	0	0	0	0	50,000	50,000	Ess Serv
4604	45236 - Macleay Is Revet Wall Upgrade - Provide Capital budget for improvement works to Macleay Island revetment wall. Project is designed and in MOAS	0	0	0	69,500	0	0	0	0	69,500	69,500	Ess Serv
4605	42318 - William St Southern Boat Ramp - Provide Capital budget for the design of William Street Boat Ramp	0	0	0	50,000	0	0	0	0	50,000	50,000	Ess Serv
4606	42131 - Amity Pt Upgrade Landside Fac - Give up portion of Capital budget no longer required	0	0	0	-5,864	0	0	0	0	-5,864	-5,864	Ess Serv
4607	42142 - Aquatic Paradise Navigational Beacon - Give up portion of Capital budget no longer required	0	0	0	-15,000	0	0	0	15,000	0	-15,000	Ess Serv
4608	45803 - Marine SMBI Facilities Renewal - Give up portion of Capital budget as individual jobs have been allocated out of this works program	0	0	0	-87,821	0	0	0	0	-87,821	-87,821	Ess Serv
4609	41919 - Ferry Road Landside Facility - Give up portion of Capital budget as project had been moved out one year, i.e. 2010/11	0	0	0	-25,000	0	0	0	0	-25,000	-25,000	Ess Serv
4611	42269 - Orana Esp. Sth Fshore Acs Stair - Give up portion of Capital budget as job will not be completed in 2009/10	0	0	0	-28,761	0	0	0	0	-28,761	-28,761	Ess Serv
4612	45483 - Esplanade Karragarra - Give up portion of Capital budget as job will not be completed in 2009/10	0	0	0	-17,800	0	0	0	0	-17,800	-17,800	Ess Serv
4614	30005 - Aq Pde. Stormwater Silt Removal - Provide portion of Operational budget for Aquatic Pde. Stormwater outfalls silt removal	0	0	33,000	0	0	0	0	0	33,000	33,000	Ess Serv
4616	70655 - Infrastructure Planning Admin - Adjust depreciation for Stormwater down. Increase in asset base not as high as expected. No cash impact	0	0	0	0	-240,000	240,000	0	0	0	0	Ess Serv
4617	70002 - Dredging Emmett Dve. Boat Ramp Toondah Harbour - Provide Operational budget \$50k for the dredging of Emmett Dve. Toondah Harbour - project fully funded	0	-50,000	50,000	0	0	0	0	0	0	0	Ess Serv
4620	45234 - Russ Is - Upgrade Trailer Parking - Additional budget required for the design of Russell Island Upgrade Trailer Ramp	0	0	0	3,700	0	0	0	0	3,700	3,700	Ess Serv
4621	42287 -Macleay Is Boat Ram - Provide Capital budget for the design of Macleay Island Boat Ramp. Project is fully funded by QT	0	0	0	45,000	0	0	0	0	45,000	45,000	Ess Serv
4622	41868 - Serpent Ck Rd/McDon Rd Inter Up - Give up Capital budget as job budgeted for in 2010/11	0	0	0	-800,000	0	0	0	800,000	0	-800,000	Ess Serv
4624	45212 - Intrepid Dr/Ondine Crt Stage 1 - Bring forward Capital job to be entitled to receive funding (50%)Job was initially in 2010/11	0	-377,000	0	754,000	0	0	0	0	377,000	377,000	CH & W

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4625	65002 - Landfill Gas Redland Bay - Carry Forward capital budget to 2010/11 pending finalised capping design and remediation plan for the Redland Bay closed landfill	0	0	0	-600,000	0	0	0	0	-600,000	-600,000	Ess Serv
4629	65039 - Redland Bay Leachate to Sewer - Carry Forward Capital budget to 10/11 as a result of delays on the SRWF contract	0	0	0	-300,000	0	-100,000	0	0	-400,000	-300,000	Ess Serv
4630	65019 - Macleay Island WTF - Carry Forward Capital revenue budget to 2010/11 in line with progress of project milestones	0	270,000	0	0	0	0	0	0	270,000	270,000	Ess Serv
4631	55058 - Birkdale Landfill Closed Landfill Master - Carry Forward Operational budget to delays in closure plan as a result of SRWF contingency planning	0	0	-100,000	0	0	0	0	0	-100,000	-100,000	Ess Serv
4637	71028 - Catchment Mngt Plans - Give up portion of Operational budget	0	0	-50,000	0	0	0	0	0	-50,000	-50,000	Nat Env
4638	41870 - Queen St & Government Road - Carry forward Capital budget as unable to deliver project in 2009/10	0	0	0	-124,094	0	0	0	138,718	14,624	-124,094	Nat Env
4639	45598 - Baythorne/King Collector - Carry forward Capital budget as purchase of land not required in 2009/10	0	0	0	-1,640,800	0	0	0	798,806	-841,994	-1,640,800	Nat Env
4640	42140 - Lamd Island Boat Ramp Toe Planks - Carry forward Capital budget as unable to deliver project in 2009/10	0	0	0	-56,554	0	0	0	0	-56,554	-56,554	Nat Env
4641	41617 - Developer Contributions Road Assets - Adjust down level of Road Assets contributed to Council by developers in line with current cycle.	0	1,000,000	0	0	0	-1,000,000	0	0	0	0	Nat Env
4642	Stormwater Trunk ICS & Stormwater Trunk Program - Adjust down level of ICS for Stormwater in line with current cycle	0	545,000	0	-545,000	0	0	0	545,000	545,000	0	Nat Env
		<b>0</b>	<b>1,393,000</b>	<b>-242,000</b>	<b>-3,658,518</b>	<b>-240,000</b>	<b>-860,000</b>	<b>0</b>	<b>2,417,524</b>	<b>-1,189,994</b>	<b>-3,507,518</b>	
<b>Corporate Services Department</b>												
5102	Corporate Submission for position of OD Program Manager, additional request to cover employee costs for contract position expanding 2 years.	0	0	77,895	0	0	0	0	0	77,895	77,895	Gov
5201	Employee costs under estimated for Aurion 10 project - As per the project plan (with some minor amendments), additional funds required to cover costs to complete the project and undertake testing.	0	0	25,000	0	0	0	0	0	25,000	25,000	Corp Serv
5202	Consultant costs under estimated for Aurion 10 project . As per the project plan (with some minor amendments), additional funds required to cover costs to complete the project and undertake testing.	0	0	20,000	0	0	0	0	0	20,000	20,000	Corp Serv
5203	Employee Costs - Additional funds required to cover unexpected additional cost when previous HR Manager left Council.	0	0	10,000	0	0	0	0	0	10,000	10,000	Corp Serv

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5204	Increase to Organisational Learning & Development budget for Workforce Planning Programme and test external market for a suitable provider	0	0	100,000	0	0	0	0	0	100,000	100,000	Corp Serv
5301	Corporate Fund - Increase in interest income on investments. Higher anticipated interest on investments due higher interest rates and higher cash balances.	0	-525,000	0	0	0	0	0	0	-525,000	-525,000	Corp Serv
5302	Corporate Fund - increase in interest expense. Higher interest on investments is partly offset by principal reduction as payments revised in line with expected lives of loans off set by commonwealth guarantee increase in costs.	0	0	170,000	0	0	0	0	0	170,000	170,000	Corp Serv
5303	Corporate Fund decrease in debt redemption. Principle reductions as payments revised in line with expected lives of loans offset by commonwealth guarantee.	0	0	0	0	0	0	-260,000	0	-260,000	-260,000	Corp Serv
5304	Accounts and Cash Management - Decrease in bank charges, changes as a result of bank tender review.	0	0	-60,000	0	0	0	0	0	-60,000	-60,000	Corp Serv
5305	Corporate asset info team - Increase in salaries and wages. Appointment of a project co-ordinator to review asset management plans transition to new legislative requirements.	0	0	31,895	0	0	0	0	0	31,895	31,895	Gov
5501	Retail Establishment Costs - Give-up of RCC contribution. Contribution to Southern Water Retail Business - no longer required.	0	0	0	-2,626,000	0	-2,626,000	0	0	0	-2,626,000	Ess Serv
5901	Replacement atrium roof - Admin Building. Hand back funds for roof design. The risk of designing the roof replacement and then tendering for construction in 2010/2011 was deemed too high once the project was fully costed. Design and contract tender to be considered in 2010/11 financial year.	0	0	-50,000	0	0	0	0	0	-50,000	-50,000	Corp Serv
		<b>0</b>	<b>-525,000</b>	<b>324,790</b>	<b>-2,626,000</b>	<b>0</b>	<b>-2,626,000</b>	<b>-260,000</b>	<b>0</b>	<b>-460,210</b>	<b>-3,086,210</b>	
<b>Council Submissions</b>												
6001	RCC Loan Guarantee contrib toQTC for establishment of Allconnexline of credit to be recoveredfrom Allconnex.....	0	0	0	0	0	-1,227,195	0	1,227,195	0	0	Corp Serv
		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1,227,195</b>	<b>0</b>	<b>1,227,195</b>	<b>0</b>	<b>0</b>	

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<b>Development &amp; Community Standards</b>												
7201	Develop Control - Decrease in Advertising/Signage Registration	0	26,036	0	0	0	0	0	0	26,036	26,036	Land Use
7202	Develop Control - Increase in Court Fines and Penalties	0	-20,000	0	0	0	0	0	0	-20,000	-20,000	Land Use
7203	Develop Control - Decrease in revenue from infringement notices due to pro-active education approach by Council	0	10,500	0	0	0	0	0	0	10,500	10,500	Land Use
7204	Develop Control - Decrease in consultant expenditure	0	0	-8,000	0	0	0	0	0	-8,000	-8,000	Land Use
7205	Regulatory & Health Admin - Remove double up in external training budget	0	0	-20,000	0	0	0	0	0	-20,000	-20,000	CH & W
7206	Regulatory & Health Admin - remove office equipment lease costs - no longer required	0	0	-5,370	0	0	0	0	0	-5,370	-5,370	CH & W
7207	Animal Mgmt - Dogs Day Out budget savings	0	0	-7,000	0	0	0	0	0	-7,000	-7,000	CH & W
7208	Animal Mgmt - Electricity refund has reduced requirements for 09/10	0	0	-16,000	0	0	0	0	0	-16,000	-16,000	CH & W
7209	Animal Mgmt - Dog licence fee decrease due to discounts, free registrations and incorrect predictions	0	205,063	0	0	0	0	0	0	205,063	205,063	CH & W
7211	Health & Environment - Increase in court fines and penalties mainly due to Red Rooster prosecution	0	-10,450	0	0	0	0	0	0	-10,450	-10,450	CH & W
7212	Health & Environment - Decrease in expected revenue for infringement notices due to an education process - sediment and erosion control	0	9,000	0	0	0	0	0	0	9,000	9,000	CH & W
7213	Health & Environment - Decrease in EPA licence fees due to Council decision to go to full costs pricing over 4 yrs	0	105,741	0	0	0	0	0	0	105,741	105,741	CH & W
7214	Local Laws - Decrease in debt collection costs due to lower infringement notices being issued	0	0	-30,000	0	0	0	0	0	-30,000	-30,000	CH & W
7215	Local Laws - decrease in contractors due to changes in Local Law 18 & new SI Program using hybrid risk management framework	0	0	-30,000	0	0	0	0	0	-30,000	-30,000	CH & W
7216	Local Laws - Decrease in revenue from infringement notices at Weinam Ck & CBD parking due to Council education approach	0	175,000	0	0	0	0	0	0	175,000	175,000	CH & W
7217	Local Laws - Decrease in Enter & Clear fees due to a review of Local Law 18 and the new SIP	0	56,074	0	0	0	0	0	0	56,074	56,074	CH & W
7401	Domestic Building Certificate - Decrease in contractor budget as the full allocation is not required	0	0	-20,000	0	0	0	0	0	-20,000	-20,000	Land Use
		<b>0</b>	<b>556,964</b>	<b>-136,370</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>420,594</b>	<b>420,594</b>	
<b>TOTAL OF NEW SUBMISSIONS</b>		<b>0</b>	<b>-362,811</b>	<b>1,772,913</b>	<b>-6,792,879</b>	<b>-301,276</b>	<b>-4,651,919</b>	<b>-260,000</b>	<b>3,767,379</b>	<b>-1,576,594</b>	<b>-6,642,778</b>	

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<b><u>Transfers</u></b>												
<b><u>Governance</u></b>												
	Mayors Community Grants - transfer balance to Marketing and Communications in line with a change of policy. The balance being uncommitted grant funds to be transferred to Marketing and Communications.	0	0	68,025	0	0	0	0	0	68,025	68,025	Corp Serv
1212	Corresponding Entry	0	0	-68,025	0	0	0	0	0	-68,025	-68,025	CH & W
		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b><u>Customer Services Department</u></b>												
	Transfer budget from SES to Fleet to purchase 4.5T crew cab rescue truck per CEO & GM Customer Services	0	0	0	30,000	0	0	0	0	30,000	30,000	CH & W
2101	Corresponding Entry	0	0	0	-30,000	0	0	0	0	-30,000	-30,000	CH & W
	Killara Place Corporate Asset Mgmt SLA budget decreased in line with more realistic expenditure forecast.	-10,791	0	0	0	0	0	0	0	-10,791	-10,791	CH & W
2303	Corresponding Entry	10,791	0	0	0	0	0	0	0	10,791	10,791	CH & W
	Thorntlands Dance Palais asbestos removal budget shortfall to be increased by IT and Furniture savings in Customer & Community Services	0	0	3,483	0	0	0	0	0	3,483	3,483	CH & W
2318	Corresponding Entry	0	0	0	-3,483	0	0	0	0	-3,483	-3,483	Corp Serv
	Art Collection Database Software -savings from Art Gallery Capital IT Purchases required for virtual server.	0	0	0	-24,000	0	0	0	0	-24,000	-24,000	Corp Serv
2319	Corresponding Entry	0	0	0	24,000	0	0	0	0	24,000	24,000	CH & W
	Caravan Parks NCP Superannuation internal charge to be corrected due to error in Q1 submission.	-6,775	0	0	0	0	0	0	0	-6,775	-6,775	CH & W
2320	Corresponding Entry	6,775	0	0	0	0	0	0	0	6,775	6,775	Corp Serv
	General Manager Customer Services purchase of laptop from savings in Human Services capital budget.	0	0	0	1,517	0	0	0	0	1,517	1,517	Gov
2321	Corresponding Entry	0	0	0	-1,517	0	0	0	0	-1,517	-1,517	Corp Serv
	Mainland Fire Mgmt Services transfer between temp staff and contractors.	0	0	-41,480	0	0	0	0	0	-41,480	-41,480	Nat Env
2403	Corresponding Entry	0	0	41,480	0	0	0	0	0	41,480	41,480	Nat Env
	Eastern Escarpment transfer from contractors to temp charges	0	0	15,000	0	0	0	0	0	15,000	15,000	Nat Env
2404	Corresponding Entry	0	0	-15,000	0	0	0	0	0	-15,000	-15,000	Nat Env

Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
2405	Tfr from operating to capital for Mainland Asset Construction, Parks & Conservation Unit. Corresponding Entry	0 0	0 0	0 -20,000	20,000 0	0 0	0 0	0 0	0 0	20,000 -20,000	20,000 -20,000	Ess Serv Ess Serv
2406	Tfr from operating to capital for Bay Island Asset Construction, Parks & Conservation Unit. Corresponding Entry	0 0	0 0	0 -5,000	5,000 0	0 0	0 0	0 0	0 0	5,000 -5,000	5,000 -5,000	Ess Serv Ess Serv
2407	Tfr Budget for Skate Park Expenses Parks & Conservation Unit. Corresponding Entry	0 0	0 0	30,000 -30,000	0 0	0 0	0 0	0 0	0 0	30,000 -30,000	30,000 -30,000	Ess Serv CH & W
2415	Tfr from operating to capital to purchase Waste Ops Vehicle Crew Cab Rescue Truck. Corresponding Entry	0 0	0 0	0 -10,000	10,000 0	0 0	0 0	0 0	0 0	10,000 -10,000	10,000 -10,000	Corp Serv Ess Serv
2416	Budget Required for Internal Payroll Tax - Waste Planning Unit Corresponding Entry	50,000 -50,000	0 0	0 0	0 0	0 0	0 0	0 0	0 0	50,000 -50,000	50,000 -50,000	Corp Serv Corp Serv
2417	Budget Required for Prior Year Dividend Calc following completion of 0809 Tax Return Corresponding Entry	157,013 -157,013	0 0	0 0	0 0	0 0	0 0	0 0	0 0	157,013 -157,013	157,013 -157,013	Corp Serv Corp Serv
2418	Budget Required for Prior Year Tax Calc Following completion of 0809 Tax Return Corresponding Entry	822,742 -822,742	0 0	0 0	0 0	0 0	0 0	0 0	0 0	822,742 -822,742	822,742 -822,742	Corp Serv Corp Serv
2419	Tfr budget to Redland Water for Training Costs Waste Operations Unit Corresponding Entry	0 0	0 0	-450 450	0 0	0 0	0 0	0 0	0 0	-450 450	-450 450	Ess Serv Ess Serv
2420	Tfr budget from Path Resurfacing to Indigiscapes Entry Signage Corresponding Entry	0 0	0 0	0 0	-13,000 13,000	0 0	0 0	0 0	0 0	-13,000 13,000	-13,000 13,000	CH & W Nat Env
2601	Tfr of SMBI funding from Noyes Pde completed design into Emily, Keats & Perulpa. Corresponding Entry	2,400 -2,400	0 0	0 0	57,600 -57,600	0 0	0 0	0 0	-60,000 60,000	0 0	60,000 -60,000	Ess Serv Ess Serv
2603	Trainage from Drainage Renewal to Ostend Crt, Cleveland Corresponding Entry	5,029 -5,029	0 0	0 0	-5,029 5,029	0 0	0 0	0 0	0 0	0 0	0 0	Ess Serv Ess Serv
2604	Yorston Place Easement Drainage Improvement - tfr between internal natural accounts. Corresponding Entry	-17,800 17,800	0 0	0 0	17,800 -17,800	0 0	0 0	0 0	0 0	0 0	0 0	Ess Serv Ess Serv
2605	Tfr between Drainage Renewal and Sallows Rd Catchpit and between natural accounts. Corresponding Entry	-1,475 1,475	0 0	0 0	1,475 -1,475	0 0	0 0	0 0	0 0	0 -0	0 -0	Ess Serv Ess Serv



Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
2606	Drainage Renewal tfr between internal natural accounts.	-17,800	0	0	17,800	0	0	0	0	0	0	Ess Serv
	Corresponding Entry	17,800	0	0	-17,800	0	0	0	0	0	0	Ess Serv
2607	Repaint Cleveland Memorial Hall - tfr between operating & capital by taking of PDG Recovery	0	0	-3,150	3,150	0	0	0	0	0	0	CH & W
	Corresponding Entry	3,150	0	0	-3,150	0	0	0	0	0	0	CH & W
2608	Strategic Planning Indigiscapes apply PDG Recovery between capital and operating	0	0	-4,400	4,400	0	0	0	0	0	0	Corp Serv
	Corresponding Entry	4,400	0	0	-4,400	0	0	0	0	0	0	CH & W
2609	Tfr between operating and capital to purchase GPS unit	0	0	-15,000	0	0	0	0	0	-15,000	-15,000	Ess Serv
	Corresponding Entry	0	0	0	15,000	0	0	0	0	15,000	15,000	Ess Serv
2610	Dredging Emmet Dr take PDG Recovery by tfr between operating and capital	0	0	-2,800	2,800	0	0	0	0	0	0	Corp Serv
	Corresponding Entry	2,800	0	0	-2,800	0	0	0	0	0	0	Ess Serv
2611	Raby Bay Canal Maintenance taking of PDG Recovery by tfr between operating and capital	920	0	0	-920	0	0	0	0	0	0	Ess Serv
	Corresponding Entry	0	0	-920	920	0	0	0	0	0	0	Ess Serv
2612	Capalaba Youth Space Fitout taking of PDG Recovery by tfr between operating and capital	6,400	0	0	-6,400	0	0	0	0	0	0	CH & W
	Corresponding Entry	0	0	-6,400	6,400	0	0	0	0	0	0	CH & W
2613	Coochie Hall Handrails taking of PDG Recovery by tfr between operating and capital	3,850	0	0	-3,850	0	0	0	0	0	0	CH & W
	Corresponding Entry	0	0	-3,850	3,850	0	0	0	0	0	0	CH & W
2614	Reallocate budget Pks Upgrade-Abbotsleigh, Belford, Lanyard, Pinelands & Stacey - between strategic priorities.	0	0	0	-55,000	0	0	0	55,000	0	-55,000	Various
	Corresponding Entry	0	0	0	55,000	0	0	0	-55,000	0	55,000	Various
2615	Tfr between capital & operational for asset capture numerous completed jobs.	-19,290	0	0	-136,590	0	0	0	0	-155,880	-155,880	Ess Serv
	Corresponding Entry	19,290	0	136,590	0	0	0	0	0	155,880	155,880	Ess Serv
2616	Macleay Island Waste Transfer Station take PDG Recovery requiring transfer from a business unit	-61,000	0	0	61,000	0	0	0	0	0	0	Ess Serv
	Corresponding Entry	61,000	0	0	-61,000	0	0	0	0	0	0	Ess Serv
2618	Variation in capital & operational budget - Sallows Rd Catchpit 2BR 0910 - PDG Sub 2618	-17,512	0	0	17,512	0	0	0	0	0	0	Ess Serv
	Corresponding Entry	17,512	0	0	-17,512	0	0	0	0	0	0	Ess Serv
2619	Sturgeon St Catchpit Renewal tfr between internal natural accounts	-17,512	0	0	17,512	0	0	0	0	-0	-0	Corp Serv
	Corresponding Entry	17,512	0	0	-17,512	0	0	0	0	0	0	Corp Serv

Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
2620	Tfr within the SMBI Reserve from Papaya St to Perulpa Dr to offset deficits	-19,230	0	0	0	0	0	0	19,230	0	-19,230	Ess Serv
	Corresponding Entry	19,230	0	0	0	0	0	0	-19,230	0	19,230	Ess Serv
2621	Tfr within the SMBI Reserve from Treasure Is to Perulpa Dr	-14,935	0	0	0	0	0	0	0	-14,935	-14,935	Ess Serv
	Corresponding Entry	14,935	0	0	0	0	0	0	0	14,935	14,935	Ess Serv
2622	Tfr within the SMBI Reserve from Vista/Short to Coast, Oasis, Byron	-138,089	0	0	0	0	0	0	0	-138,089	-138,089	Ess Serv
	Corresponding Entry	138,089	0	0	0	0	0	0	0	138,089	138,089	Ess Serv
2623	Tfr within the SMBI Reserve from Beth to Resthaven & Noyes Pde	-26,395	0	0	0	0	0	0	26,395	0	-26,395	Ess Serv
	Corresponding Entry	26,395	0	0	0	0	0	0	-26,395	0	26,395	Ess Serv
		<b>21,520</b>	<b>0</b>	<b>68,554</b>	<b>-90,073</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Redland Water</b>												
3200	52096 Financial Management - water adjustment to tax and dividend due to Q1 submissions	3,372,095	0	0	0	0	0	0	0	3,372,095	3,372,095	Ess Serv
	Corresponding Entry	-3,372,095	0	0	0	0	0	0	0	-3,372,095	-3,372,095	Corp Serv
3202	56008 Treatment Ops Admin - correct internal reallocation between products	-55,555	0	0	0	0	0	0	0	-55,555	-55,555	Ess Serv
	Corresponding Entry	55,555	0	0	0	0	0	0	0	55,555	55,555	Ess Serv
3208	Recoverable works reduction in volumes, reduced rev offset by reduction in costs	0	330,000	0	0	0	0	0	0	330,000	330,000	Ess Serv
	Corresponding Entry	0	0	-330,000	0	0	0	0	0	-330,000	-330,000	Ess Serv
3209	Transfer budget from water main to new pipe shed at Cleveland offset by reduction in costs	0	0	0	25,000	0	0	0	0	25,000	25,000	Ess Serv
	Corresponding Entry	0	0	0	-25,000	0	0	0	0	-25,000	-25,000	Ess Serv
3213	Prior year tax and dividend adjustment as per annual company tax return	204,284	0	0	0	0	0	0	0	204,284	204,284	Corp Serv
	Corresponding Entry	-204,284	0	0	0	0	0	0	0	-204,284	-204,284	Corp Serv
3216	Vacancy adjustment adjustment from savings	-37,886	0	37,886	0	0	0	0	0	0	0	Ess Serv
	Corresponding Entry	37,886	0	-37,886	0	0	0	0	0	0	0	Ess Serv
3218	Transfer from reserves - maximise funding from reserve prior to transfer	0	0	0	0	0	0	0	-2,315,824	-2,315,824	0	Ess Serv
	Corresponding Entry	0	0	0	0	0	0	0	2,315,824	2,315,824	0	Ess Serv
3219	Transfer from reserves - maximise funding from reserve prior to transfer	0	0	0	0	0	0	0	9,174,393	9,174,393	0	Ess Serv
	Corresponding Entry	0	0	0	0	0	0	0	-9,174,393	-9,174,393	0	Ess Serv
3220	Transfer from retic to trunk components of backlog fire flow	0	0	0	-76,421	0	0	0	0	-76,421	-76,421	Ess Serv
	Corresponding Entry	0	0	0	76,421	0	0	0	0	76,421	76,421	Ess Serv

Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
3222	Aerator gearbox Thorneside transfer from operational to capital Corresponding Entry	0	0	0	25,000	0	0	0	0	25,000	25,000	Ess Serv
3232	62107 Water meter replacement transfer budget within to job to parts & materials Corresponding Entry	0	0	0	44,686	0	0	0	0	44,686	44,686	Ess Serv
3233	52066 Water efficiency transfer budget to water efficiency to parts & materials Corresponding Entry	0	0	29,000	0	0	0	0	0	29,000	29,000	Ess Serv
		0	0	-29,000	0	0	0	0	0	-29,000	-29,000	Ess Serv
		<b>0</b>	<b>330,000</b>	<b>-355,000</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Planning &amp; Policy Department</b>												
4201	10882 - Aerial Photography Transfer \$25K operational budget to 10882 - Aerial Photography from \$15K 70603 - Redlands Planning Scheme & \$10K 71007 Master Plans & LocalArea Plans for monthly areal photography Corresponding Entry	0	0	25,000	0	0	0	0	0	25,000	25,000	Land Use
4303	80522 - Conservation Land Acquisitions Transfer \$19K from 80522 - Conservation Land Acq to 30383 - Stradbroke Island Park Trees Service for the tree works at TerraBulla Leameah Corresponding Entry	0	0	0	-19,000	0	0	0	19,000	0	-19,000	Nat Env
4304	42273 - Public Amenities Program Transfer \$20K Capital budget from 42273 - Public Amenities Program to 45209 - Public Amenity Pt Lookout Headland for design in 2009/10 and construction 2010/11 Corresponding Entry	0	0	0	-20,000	0	0	0	0	-20,000	-20,000	CH & W
4306	70655 - Infrastructure Planning Admin - transfer \$6K from 70892 - Update ICS Schedules to 70655 - Infrastructure Planning Admin to cover costs of consultant work on the Open Space recalculations Corresponding Entry	0	0	6,000	0	0	0	0	0	6,000	6,000	Ess Serv
4308	40088 - Point Lookout Gorge Boardwalk - Transfer budget \$55K to 40088 - Point Lookout Gorge Tourist Trail from 71018 - Cleveland CBD Environs Landscape M/Plan for design in 2009/10 Corresponding Entry	0	0	25,000	55,000	0	0	0	0	80,000	80,000	Nat Env
4402	70887 - Minjerribah Know Centre Fees Study - Transfer \$8,500 to 70887 - Minjerribah Knowledge Centre Fees Study from 42118 - Donald Simpson Park Path Lighting to cover contract variations - extended scope of community consultation on NSI Corresponding Entry	0	0	8,500	2,400	0	0	0	0	10,900	10,900	CH & W
		0	0	0	-10,900	0	0	0	0	-10,900	-10,900	CH & W

Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
	41920 - Ferry Road New Boat Ramp Transfer \$20K Capital budget from 45222 - Foreshore Access Stairs to 41920 - Ferry Road New Boat Ramp for design in 2009/10	0	2,068	0	18,024	0	0	0	0	20,092	20,092	Ess Serv
4610	Corresponding Entry	0	0	0	-20,092	0	0	0	0	-20,092	-20,092	Ess Serv
	45802 - Marine Facilities Renewal Transfer \$89K Capital budget from 45802 - Marine Program to Aquatic Paradise Stormwater Silt Removal	0	0	89,000	0	0	0	0	0	89,000	89,000	Ess Serv
4613	Corresponding Entry	0	0	0	-89,000	0	0	0	0	-89,000	-89,000	Ess Serv
	30005 - Aquatic Paradise Stormwater Silt Removal - Transfer \$31K Capital budget from marine program to 30005 - Aquatic to 30005 - Aquatic Pde. Stormwater	0	0	31,000	0	0	0	0	0	31,000	31,000	Ess Serv
4615	Corresponding Entry	0	0	0	-31,000	0	0	0	0	-31,000	-31,000	Ess Serv
	45467 - Rickertt/Quarry Rd Widening - Amend account entry for reserve natural account	0	0	0	0	0	0	0	3,900,761	3,900,761	0	Ess Serv
4623	Corresponding Entry	0	0	0	0	0	0	0	-3,900,761	-3,900,761	0	Ess Serv
	41710 - Moreton Bay Cycleway Transfer Grants budget from 81145 - Paths SRQIPP to actual job 41710 - Hilliards Ck Cycleway	0	-225,000	0	0	0	0	0	0	-225,000	-225,000	Nat Env
4628	Corresponding Entry	0	225,000	0	0	0	0	0	0	225,000	225,000	Ess Serv
	- Transfer balance of 45907 - Manning Espl. Thornlands Cycleway to 45741 -Queens Espl. Cyclesway	0	72,500	0	-145,000	0	0	0	0	-72,500	-72,500	Nat Env
4632	Corresponding Entry	0	-50,000	0	122,500	0	0	0	0	72,500	72,500	Nat Env
	56039 - Waste Planning Admin Transfer S&W from 56039 - WastePlanning Admin to 70655 - Infrastructure Planning Administration	0	0	30,000	0	0	0	0	0	30,000	30,000	Ess Serv
4634	Corresponding Entry	0	0	-30,000	0	0	0	0	0	-30,000	-30,000	Ess Serv
	70782 - Transport Planning Transfer \$25K from 70832 - Streetscape Program Planning to 70782 - Transport Planning	0	0	45,000	0	0	0	0	0	45,000	45,000	Ess Serv
4635	Corresponding Entry	0	0	-45,000	0	0	0	0	0	-45,000	-45,000	Ess Serv
	65019 - Macleay Island WTF - Transfer Capital budget from Waste Department SGA to PDG SGA for delivery of Macleay WTF	0	0	0	70,000	0	0	0	0	70,000	70,000	Ess Serv
4643	Corresponding Entry	0	0	0	-70,000	0	0	0	0	-70,000	-70,000	Nat Env
	55019 - Asset Management - Transfer \$35K Operational budget out of 55019 - Asset Management to 70818 - PIP/ICS for works completed by IPU staff	0	0	70,000	0	0	0	0	0	70,000	70,000	Ess Serv
4644	Corresponding Entry	0	0	-70,000	0	0	0	0	0	-70,000	-70,000	Nat Env
	30207 - Flood Studies Transfer \$70K from 71028 - Catchment Mngt Plans to 30207 - Flood Studies & 30436 - Coolnwynhpin Ck - Glover Drive Channel	0	0	70,000	0	0	0	0	0	70,000	70,000	Ess Serv
4636	Corresponding Entry	0	0	-70,000	0	0	0	0	0	-70,000	-70,000	Nat Env
		<b>0</b>	<b>24,568</b>	<b>92,500</b>	<b>-117,068</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Submission Number	Submission Description	Internals	Revenue	Operating Expenses	Capital Expenses	Depreciation	Balance Sheet Adjustments	Redemption	Reserves	Operating Surplus/ Deficit	Cash Impact	Strategic Priority
<b>Corporate Services Department</b>												
5101	Office of GM Corporate Services transfer forecast for vacancy Budget reduction from GM Office to each of the main Group Managers. GM Corporate Services resolved to see the vacancy reduction at group level where the management responsibility resides. Corresponding Entry	0 0	0 0	400,000 -400,000	0 0	0 0	0 0	0 0	0 0	400,000 -400,000	400,000 -400,000	Corp Serv
5103	Transfer from Consultants to Employee Costs for part time Contract to support Senior Advisor Corporate Services & Governance Departments Corresponding Entry	0 0	0 0	-18,000 18,000	0 0	0 0	0 0	0 0	0 0	-18,000 18,000	-18,000 18,000	Corp Serv Corp Serv
5307	Adjustment to Interest Appropriations to Reserve Corresponding Entry	0 0	0 0	0 0	0 0	0 0	0 0	0 0	-24,999 -24,999	-24,999 -24,999	0 0	Corp Serv Corp Serv
5502	Water Distribution project - T'fer of budget from consultants to temp employee Costs. Corresponding Entry	0 0	0 0	-50,000 50,000	0 0	0 0	0 0	0 0	0 0	-50,000 50,000	-50,000 50,000	Ess Serv Ess Serv
5701	Transfer budget from capital to operational expenditure. With the migration to a Managed Print Service, funds earmarked for the purchase of printers, now are required to fund transition to managed Print Service operations. Corresponding Entry	0 0	0 0	0 114,000	-140,000 26,000	0 0	0 0	0 0	0 0	-140,000 140,000	-140,000 140,000	Corp Serv Corp Serv
5702	Transfer employee costs from Systems Development to IM Planning & Administration Corresponding Entry	0 0	0 0	73,223 -73,223		0 0	0 0	0 0	0 0	73,223 -73,223	73,223 -73,223	Various Various
		<b>0</b>	<b>0</b>	<b>114,000</b>	<b>-114,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-49,998</b>	<b>-49,998</b>	<b>0</b>	
<b>Development &amp; Community Standards</b>												
7101	Gen Mgr Development & Community Standards - IT SLA budget to be created Corresponding Entry	19,600 -19,600	0 0	0 0	0 0	0 0	0 0	0 0	0 0	19,600 -19,600	19,600 -19,600	Corp Serv Corp Serv
7210	Mosquito Control Admin chemicals & contractor savings to purchase a much needed chemical storage shed Corresponding Entry	0 0	0 0	-23,000 0	0 23,000	0 0	0 0	0 0	0 0	-23,000 23,000	-23,000 23,000	CH & W Corp Serv
		<b>0</b>	<b>0</b>	<b>-23,000</b>	<b>23,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL OF TRANSFERS</b>		<b>21,520</b>	<b>354,568</b>	<b>-102,946</b>	<b>-273,141</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-49,998</b>	<b>-49,998</b>	<b>0</b>	

## Proposed Budget by Strategic Priority 2009/10

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
<b>OPERATING REVENUE</b>								
Rates Charges	0	0	0	0	0	0	60,558	60,558
Utility Charges	8,884	0	86,617	0	0	0	204	95,704
Less: Pensioner Remissions	0	0	0	0	0	0	(2,408)	(2,408)
Fees and Charges	14	4,501	3,149	9,828	0	39	617	18,147
Operating Grants and Subsidies	42	40	120,000	2,700	0	17	3,507	6,426
Operating Contributions and Donations	0	0	0	205	0	0	27	232
Interest External	25	0	366	0	0	0	3,550	3,941
Gain on Sale of Developed Land	0	0	0	0	0	0	0	0
Other Revenue	232	52	1,972	518	18	4	746	3,542
<b>Total Operating Revenue</b>	<b>9,196</b>	<b>4,592</b>	<b>92,225</b>	<b>13,251</b>	<b>18</b>	<b>61</b>	<b>66,801</b>	<b>186,143</b>
<b>OPERATING EXPENDITURE</b>								
Employee Costs	4,657	9,279	14,310	21,315	525	7,655	12,499	70,240
Goods and Services	8,405	1,039	44,179	17,230	1,004	2,740	12,023	86,619
Finance Costs Other	0	0	0	0	0	5	359	364
Other Expenditure	0	0	0	120	0	1,336	0	1,456
Net Internal Costs*	1,192	4,415	3,196	5,390	86	(3,856)	(11,306)	(882)
<b>Total Operating Expenditure</b>	<b>14,254</b>	<b>14,734</b>	<b>61,685</b>	<b>44,055</b>	<b>1,615</b>	<b>7,880</b>	<b>13,575</b>	<b>157,796</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>(5,057)</b>	<b>(10,141)</b>	<b>30,540</b>	<b>(30,804)</b>	<b>(1,598)</b>	<b>(7,819)</b>	<b>53,226</b>	<b>28,346</b>
Interest expense	0	0	54	0	0	0	2,702	2,756
Depreciation	53	3	36,373	5,819	1	7	6,082	48,338
<b>Operating Surplus/(Deficit)</b>	<b>(5,110)</b>	<b>(10,145)</b>	<b>(5,887)</b>	<b>(36,624)</b>	<b>(1,598)</b>	<b>(7,826)</b>	<b>44,442</b>	<b>(22,748)</b>

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
<b>SOURCES OF CAPITAL FUNDING</b>								
Capital Contributions and Donations	25	0	8,713	1,950	0	0	0	10,687
Capital Grants and Subsidies	231	90	4,116	3,080	0	0	0	7,517
Proceeds on Disposal of Non Current Assets	0	650	0	0	0	0	2,378	3,028
Net Transfer (to)/from Constrained Capital Reserves	3,750	90	6,248	2,975	0	0	19	13,082
Non Cash Contributions	0	0	5,822	0	0	0	0	5,822
Adjustment for Asset Corrections	0	0	0	0	0	0	0	0
New Loans	0	0	4,408	0	0	0	0	4,408
Funding from General Revenue	554	752	21,902	6,101	10	7	6,719	36,045
<b>Total Sources of Capital Funding</b>	<b>4,560</b>	<b>1,582</b>	<b>51,208</b>	<b>14,106</b>	<b>10</b>	<b>7</b>	<b>9,116</b>	<b>80,589</b>
<b>APPLICATION OF CAPITAL FUNDS</b>								
Contributed Assets	0	0	5,822	0	0	0	0	5,822
Capitalised Goods & Services	4,560	1,582	43,058	14,106	10	7	5,049	68,371
Capitalised Employee Costs	0	0	2,264	0	0	0	2,231	4,495
Current Loan Redemption	0	0	0	0	0	0	0	0
Non-Current Loan Redemption	0	0	65	0	0	0	1,836	1,901
Adjustment for Asset Corrections	0	0	0	0	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>4,560</b>	<b>1,582</b>	<b>51,208</b>	<b>14,106</b>	<b>10</b>	<b>7</b>	<b>9,116</b>	<b>80,589</b>

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Transfers to Reserve	(8,884)	0	(2,324)	(500)	0	(836)	(2,392)	(14,936)
Transfer from Operating Reserves	6,446	0	2,295	906	0	764	539	10,950
WDV of Assets Disposed	0	(650)	0	0	0	0	(1,709)	(2,359)
Tax and Dividends	0	0	(16,220)	0	0	0	16,069	(151)
Internal Capital Structure Financing	0	0	(15,046)	0	0	0	15,046	0



2009/10 Revised Council Financial Report  
RCC - OPERATING STATEMENT

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Operating Revenue</b>				
Rates Charges	60,558	60,558	0	60,558
Utility Charges	94,460	94,710	994	95,704
Less: Pensioner Remissions	(2,408)	(2,408)	0	(2,408)
Fees and Charges	17,066	18,207	(59)	18,147
Operating Grants and Subsidies	7,390	6,386	40	6,426
Operating Contributions and Donations	0	232	0	232
Interest External	3,027	3,387	554	3,941
Gain on Sale of Developed Land	0	0	0	0
Other Revenue	3,347	3,667	(125)	3,542
<b>Total Operating Revenue</b>	<b>183,441</b>	<b>184,740</b>	<b>1,403</b>	<b>186,143</b>
<b>Operating Expenditure</b>				
Employee Costs	69,405	70,076	164	70,240
Goods and Services	83,072	85,153	1,466	86,619
Finance Costs Other	424	424	(60)	364
Other Expenditure	1,456	1,456	0	1,456
Net Internal Costs	(959)	(904)	22	(882)
<b>Total Operating Expenditure</b>	<b>153,396</b>	<b>156,205</b>	<b>1,591</b>	<b>157,796</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>30,044</b>	<b>28,535</b>	<b>(188)</b>	<b>28,346</b>
Interest expense	2,586	2,586	170	2,756
Depreciation	47,683	48,639	(301)	48,338
<b>Operating Surplus/(Deficit)</b>	<b>(20,225)</b>	<b>(22,691)</b>	<b>(57)</b>	<b>(22,748)</b>



2009/10 Revised Council Financial Report  
CAPITAL FUNDING STATEMENT

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Proposed Sources of Capital Funding</b>				
Capital Contributions and Donations	15,963	11,232	(545)	10,687
Capital Grants and Subsidies	10,668	7,376	141	7,517
Proceeds on Disposal of Non Current Assets	1,835	2,878	150	3,028
Capital Transfers (to)/from Reserves	9,327	14,377	(1,295)	13,082
Non Cash Contributions	6,822	6,822	(1,000)	5,822
Adjustment for Asset Corrections	0	0	0	0
New Loans	4,408	4,408	0	4,408
Funding from General Revenue	34,979	40,387	(4,342)	36,045
<b>Total Sources of Capital Funding</b>	<b>84,002</b>	<b>87,479</b>	<b>(6,891)</b>	<b>80,589</b>
<b>Proposed Application of Capital Funds</b>				
Contributed Assets	6,822	6,822	(1,000)	5,822
Capitalised Goods & Services	70,498	73,979	(5,608)	68,371
Capitalised Employee Costs	4,521	4,518	(23)	4,495
Current Loan Redemption	0	0	0	0
Non-Current Loan Redemption	2,161	2,161	(260)	1,901
Adjustment for Asset Corrections	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>84,002</b>	<b>87,479</b>	<b>(6,891)</b>	<b>80,589</b>
<b>Other Budgeted Items</b>				
Transfers to Reserve	(14,903)	(14,917)	(19)	(14,936)
Transfer from Operating Reserves	9,638	11,056	(106)	10,950
WDV of Assets Disposed	(1,709)	(2,209)	(150)	(2,359)
Tax and Dividends	0	0	(151)	(151)
Internal Capital Structure Financing	0	0	0	0

**2009/10 Revised Council Financial Report**  
**OPERATING STATEMENT**  
**GOVERNANCE**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Operating Revenue</b>				
Rates Charges	0	0	0	0
Utility Charges	0	0	0	0
Less: Pensioner Remissions	0	0	0	0
Fees and Charges	2	2	0	2
Operating Grants and Subsidies	0	0	0	0
Operating Contributions and Donations	0	0	0	0
Interest External	0	0	0	0
Gain on Sale of Developed Land	0	0	0	0
Other Revenue	11	11	0	11
<b>Total Operating Revenue</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>13</b>
<b>Operating Expenditure</b>				
Employee Costs	4,746	4,761	0	4,761
Goods and Services	3,788	3,975	220	4,195
Finance Costs Other	5	5	0	5
Other Expenditure	1,234	1,234	0	1,234
Net Internal Costs	(2,567)	(2,639)	(1)	(2,640)
<b>Total Operating Expenditure</b>	<b>7,205</b>	<b>7,336</b>	<b>219</b>	<b>7,555</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>(7,192)</b>	<b>(7,323)</b>	<b>(219)</b>	<b>(7,542)</b>
Interest expense	0	0	0	0
Depreciation	5	5	0	5
<b>Operating Surplus/(Deficit)</b>	<b>(7,197)</b>	<b>(7,328)</b>	<b>(219)</b>	<b>(7,547)</b>

**2009/10 Revised Council Financial Report**  
**CAPITAL FUNDING STATEMENT**  
**GOVERNANCE**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Proposed Sources of Capital Funding</b>				
Capital Contributions and Donations	0	0	0	0
Capital Grants and Subsidies	0	0	0	0
Proceeds on Disposal of Non Current Assets	0	0	0	0
Capital Transfers (to) from Reserves	0	0	0	0
Non Cash Contributions	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
New Loans	0	0	0	0
Funding from General Revenue	21	29	0	29
<b>Total Sources of Capital Funding</b>	<b>21</b>	<b>29</b>	<b>0</b>	<b>29</b>
<b>Proposed Application of Capital Funds</b>				
Contributed Assets	0	0	0	0
Capitalised Goods & Services	21	29	0	29
Capitalised Employee Costs	0	0	0	0
Current Loan Redemption	0	0	0	0
Non-Current Loan Redemption	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>21</b>	<b>29</b>	<b>0</b>	<b>29</b>
<b>Other Budgeted Items</b>				
Transfers to Reserve	(836)	(836)	0	(836)
Transfer from Operating Reserves	664	764	0	764
WDV of Assets Disposed	0	0	0	0
Tax and Dividends	0	0	0	0
Internal Capital Structure Financing	0	0	0	0



**2009/10 Revised Council Financial Report**  
**OPERATING STATEMENT**  
**CUSTOMER SERVICES DEPARTMENT (excluding Waste Ops)**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Operating Revenue</b>				
Rates Charges	0	0	0	0
Utility Charges	0	0	0	0
Less: Pensioner Remissions	0	0	0	0
Fees and Charges	5,338	6,592	513	7,104
Operating Grants and Subsidies	2,572	2,264	(55)	2,209
Operating Contributions and Donations	0	205	0	205
Interest External	0	0	0	0
Gain on Sale of Developed Land	0	0	0	0
Other Revenue	551	561	55	616
<b>Total Operating Revenue</b>	<b>8,460</b>	<b>9,622</b>	<b>512</b>	<b>10,134</b>
<b>Operating Expenditure</b>				
Employee Costs	24,521	25,078	61	25,139
Goods and Services	26,784	27,559	814	28,373
Finance Costs Other	0	0	0	0
Other Expenditure	120	120	0	120
Net Internal Costs	9,197	7,929	298	8,227
<b>Total Operating Expenditure</b>	<b>60,621</b>	<b>60,687</b>	<b>1,173</b>	<b>61,859</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>(52,162)</b>	<b>(51,065)</b>	<b>(660)</b>	<b>(51,725)</b>
Interest expense	0	0	0	0
Depreciation	6,809	7,476	0	7,476
<b>Operating Surplus/(Deficit)</b>	<b>(58,970)</b>	<b>(58,541)</b>	<b>(660)</b>	<b>(59,201)</b>

**2009/10 Revised Council Financial Report**  
**CAPITAL FUNDING STATEMENT**  
**CUSTOMER SERVICES DEPARTMENT (excluding Waste Ops)**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Proposed Sources of Capital Funding</b>				
Capital Contributions and Donations	0	0	0	0
Capital Grants and Subsidies	616	582	(17)	564
Proceeds on Disposal of Non Current Assets	0	0	0	0
Capital Transfers (to) from Reserves	271	275	(9)	266
Non Cash Contributions	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
New Loans	0	0	0	0
Funding from General Revenue	37,230	39,409	1,356	40,765
<b>Total Sources of Capital Funding</b>	<b>38,117</b>	<b>40,265</b>	<b>1,330</b>	<b>41,595</b>
<b>Proposed Application of Capital Funds</b>				
Contributed Assets	0	0	0	0
Capitalised Goods & Services	33,732	35,880	1,330	37,209
Capitalised Employee Costs	4,385	4,385	0	4,385
Current Loan Redemption	0	0	0	0
Non-Current Loan Redemption	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>38,117</b>	<b>40,265</b>	<b>1,330</b>	<b>41,595</b>
<b>Other Budgeted Items</b>				
Transfers to Reserve	0	(14)	0	(14)
Transfer from Operating Reserves	3,540	3,974	44	4,018
WDV of Assets Disposed	0	0	0	0
Tax and Dividends	0	0	0	0
Internal Capital Structure Financing	0	0	0	0

**2009/10 Revised Council Financial Report  
OPERATING STATEMENT  
REDLAND WATER**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Operating Revenue</b>				
Rates Charges	0	0	0	0
Utility Charges	70,567	70,817	994	71,811
Less: Pensioner Remissions	0	0	0	0
Fees and Charges	991	991	(15)	976
Operating Grants and Subsidies	0	0	0	0
Operating Contributions and Donations	0	0	0	0
Interest External	299	299	29	328
Gain on Sale of Developed Land	0	0	0	0
Other Revenue	1,343	1,343	(180)	1,163
<b>Total Operating Revenue</b>	<b>73,199</b>	<b>73,449</b>	<b>828</b>	<b>74,277</b>
<b>Operating Expenditure</b>				
Employee Costs	6,496	6,496	(90)	6,406
Goods and Services	17,446	17,714	606	18,320
Finance Costs Other	0	0	0	0
Other Expenditure	0	0	0	0
Net Internal Costs	2,451	2,932	(125)	2,808
<b>Total Operating Expenditure</b>	<b>26,394</b>	<b>27,143</b>	<b>391</b>	<b>27,535</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>46,806</b>	<b>46,306</b>	<b>437</b>	<b>46,743</b>
Interest expense	0	0	0	0
Depreciation	17,600	17,600	(61)	17,539
<b>Operating Surplus/(Deficit)</b>	<b>29,206</b>	<b>28,706</b>	<b>498</b>	<b>29,204</b>

**2009/10 Revised Council Financial Report  
CAPITAL FUNDING STATEMENT  
REDLAND WATER**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Proposed Sources of Capital Funding</b>				
Capital Contributions and Donations	8,231	4,112	0	4,112
Capital Grants and Subsidies	0	0	135	135
Proceeds on Disposal of Non Current Assets	0	0	0	0
Capital Transfers (to)from Reserves	(2,693)	1,426	305	1,731
Non Cash Contributions	3,822	3,822	0	3,822
Adjustment for Asset Corrections	0	0	0	0
New Loans	0	0	0	0
Funding from General Revenue	6,300	5,509	28	5,537
<b>Total Sources of Capital Funding</b>	<b>15,660</b>	<b>14,869</b>	<b>468</b>	<b>15,336</b>
<b>Proposed Application of Capital Funds</b>				
Contributed Assets	3,822	3,822	0	3,822
Capitalised Goods & Services	11,702	10,915	490	11,405
Capitalised Employee Costs	136	132	(23)	110
Current Loan Redemption	0	0	0	0
Non-Current Loan Redemption	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>15,660</b>	<b>14,869</b>	<b>468</b>	<b>15,336</b>
<b>Other Budgeted Items</b>				
Transfers to Reserve	0	0	0	0
Transfer from Operating Reserves	0	0	0	0
WDV of Assets Disposed	0	0	0	0
Tax and Dividends	(11,042)	(10,240)	(4,067)	(14,307)
Internal Capital Structure Financing	(14,950)	(14,950)	0	(14,950)

**2009/10 Revised Council Financial Report**  
**OPERATING STATEMENT**  
PLANNING & POLICY DEPARTMENT (excl Waste Planning)

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Operating Revenue</b>				
Rates Charges	0	0	0	0
Utility Charges	10,974	10,974	0	10,974
Less: Pensioner Remissions	0	0	0	0
Fees and Charges	0	0	0	0
Operating Grants and Subsidies	50	570	95	665
Operating Contributions and Donations	0	0	0	0
Interest External	44	44	0	44
Gain on Sale of Developed Land	0	0	0	0
Other Revenue	127	137	0	137
<b>Total Operating Revenue</b>	<b>11,195</b>	<b>11,725</b>	<b>95</b>	<b>11,820</b>
<b>Operating Expenditure</b>				
Employee Costs	6,024	6,067	(30)	6,037
Goods and Services	7,709	8,246	(5)	8,241
Finance Costs Other	0	0	0	0
Other Expenditure	0	0	0	0
Net Internal Costs	1,807	1,807	0	1,807
<b>Total Operating Expenditure</b>	<b>15,540</b>	<b>16,120</b>	<b>(35)</b>	<b>16,085</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>(4,346)</b>	<b>(4,395)</b>	<b>130</b>	<b>(4,265)</b>
Interest expense	0	0	0	0
Depreciation	15,827	15,827	(240)	15,587
<b>Operating Surplus/(Deficit)</b>	<b>(20,173)</b>	<b>(20,222)</b>	<b>370</b>	<b>(19,852)</b>

**2009/10 Revised Council Financial Report**  
**CAPITAL FUNDING STATEMENT**  
PLANNING & POLICY DEPARTMENT (excl Waste Planning)

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Proposed Sources of Capital Funding</b>				
Capital Contributions and Donations	7,732	7,120	(545)	6,575
Capital Grants and Subsidies	10,022	6,465	293	6,758
Proceeds on Disposal of Non Current Assets	0	500	150	650
Capital Transfers (to)/from Reserves	11,749	12,627	(1,591)	11,036
Non Cash Contributions	3,000	3,000	(1,000)	2,000
Adjustment for Asset Corrections	0	0	0	0
New Loans	0	0	0	0
Funding from General Revenue	(16,165)	(12,550)	(1,447)	(13,996)
<b>Total Sources of Capital Funding</b>	<b>16,339</b>	<b>17,162</b>	<b>(4,139)</b>	<b>13,024</b>
<b>Proposed Application of Capital Funds</b>				
Contributed Assets	3,000	3,000	(1,000)	2,000
Capitalised Goods & Services	13,339	14,162	(3,139)	11,024
Capitalised Employee Costs	0	0	0	0
Current Loan Redemption	0	0	0	0
Non-Current Loan Redemption	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>16,339</b>	<b>17,162</b>	<b>(4,139)</b>	<b>13,024</b>
<b>Other Budgeted Items</b>				
Transfers to Reserve	(11,207)	(11,207)	0	(11,207)
Transfer from Operating Reserves	4,396	4,825	(150)	4,675
WDV of Assets Disposed	0	(500)	(150)	(650)
Tax and Dividends	0	0	0	0
Internal Capital Structure Financing	0	0	0	0

**2009/10 Revised Council Financial Report  
OPERATING STATEMENT  
CORPORATE SERVICES DEPARTMENT**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Operating Revenue</b>				
Rates Charges	60,558	60,558	0	60,558
Utility Charges	204	204	0	204
Less: Pensioner Remissions	(2,408)	(2,408)	0	(2,408)
Fees and Charges	654	654	0	654
Operating Grants and Subsidies	4,729	3,512	0	3,512
Operating Contributions and Donations	0	27	0	27
Interest External	2,665	3,025	525	3,550
Gain on Sale of Developed Land	0	0	0	0
Other Revenue	885	1,185	0	1,185
<b>Total Operating Revenue</b>	<b>67,287</b>	<b>66,757</b>	<b>525</b>	<b>67,282</b>
<b>Operating Expenditure</b>				
Employee Costs	14,530	14,369	203	14,572
Goods and Services	13,007	13,381	126	13,507
Finance Costs Other	419	419	(60)	359
Other Expenditure	102	102	0	102
Net Internal Costs	(14,771)	(13,775)	(95)	(13,870)
<b>Total Operating Expenditure</b>	<b>13,287</b>	<b>14,495</b>	<b>174</b>	<b>14,669</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>54,000</b>	<b>52,262</b>	<b>351</b>	<b>52,613</b>
Interest expense	2,532	2,532	170	2,702
Depreciation	6,293	6,582	0	6,582
<b>Operating Surplus/(Deficit)</b>	<b>45,175</b>	<b>43,147</b>	<b>181</b>	<b>43,328</b>

**2009/10 Revised Council Financial Report  
CAPITAL FUNDING STATEMENT  
CORPORATE SERVICES DEPARTMENT**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Proposed Sources of Capital Funding</b>				
Capital Contributions and Donations	0	0	0	0
Capital Grants and Subsidies	0	0	0	0
Proceeds on Disposal of Non Current Assets	1,835	2,378	0	2,378
Capital Transfers (to) from Reserves	0	19	0	19
Non Cash Contributions	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
New Loans	4,408	4,408	0	4,408
Funding from General Revenue	4,632	5,297	(2,911)	2,386
<b>Total Sources of Capital Funding</b>	<b>10,874</b>	<b>12,102</b>	<b>(2,911)</b>	<b>9,191</b>
<b>Proposed Application of Capital Funds</b>				
Contributed Assets	0	0	0	0
Capitalised Goods & Services	8,779	10,006	(2,651)	7,355
Capitalised Employee Costs	(0)	(0)	0	(0)
Current Loan Redemption	0	0	0	0
Non-Current Loan Redemption	2,096	2,096	(260)	1,836
Adjustment for Asset Corrections	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>10,874</b>	<b>12,102</b>	<b>(2,911)</b>	<b>9,191</b>
<b>Other Budgeted Items</b>				
Transfers to Reserve	(2,373)	(2,373)	(19)	(2,392)
Transfer from Operating Reserves	204	539	0	539
WDV of Assets Disposed	(1,709)	(1,709)	0	(1,709)
Tax and Dividends	12,290	11,488	4,582	16,069
Internal Capital Structure Financing	15,046	15,046	0	15,046

**2009/10 Revised Council Financial Report**  
**OPERATING STATEMENT**  
**DEVELOPMENT & COMMUNITY STANDARDS**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Operating Revenue</b>				
Rates Charges	0	0	0	0
Utility Charges	0	0	0	0
Less: Pensioner Remissions	0	0	0	0
Fees and Charges	7,930	7,930	(557)	7,373
Operating Grants and Subsidies	40	40	0	40
Operating Contributions and Donations	0	0	0	0
Interest External	0	0	0	0
Gain on Sale of Developed Land	0	0	0	0
Other Revenue	154	154	0	154
<b>Total Operating Revenue</b>	<b>8,124</b>	<b>8,124</b>	<b>(557)</b>	<b>7,567</b>
<b>Operating Expenditure</b>				
Employee Costs	12,241	12,248	0	12,248
Goods and Services	1,840	1,900	(159)	1,740
Finance Costs Other	0	0	0	0
Other Expenditure	0	0	0	0
Net Internal Costs	4,546	4,555	20	4,575
<b>Total Operating Expenditure</b>	<b>18,627</b>	<b>18,703</b>	<b>(140)</b>	<b>18,563</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>(10,503)</b>	<b>(10,579)</b>	<b>(417)</b>	<b>(10,996)</b>
Interest expense	0	0	0	0
Depreciation	33	33	0	33
<b>Operating Surplus/(Deficit)</b>	<b>(10,536)</b>	<b>(10,612)</b>	<b>(417)</b>	<b>(11,029)</b>

**2009/10 Revised Council Financial Report**  
**CAPITAL FUNDING STATEMENT**  
**DEVELOPMENT & COMMUNITY STANDARDS**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Proposed Sources of Capital Funding</b>				
Capital Contributions and Donations	0	0	0	0
Capital Grants and Subsidies	0	0	0	0
Proceeds on Disposal of Non Current Assets	0	0	0	0
Capital Transfers (to)from Reserves	0	0	0	0
Non Cash Contributions	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
New Loans	0	0	0	0
Funding from General Revenue	42	42	23	65
<b>Total Sources of Capital Funding</b>	<b>42</b>	<b>42</b>	<b>23</b>	<b>65</b>
<b>Proposed Application of Capital Funds</b>				
Contributed Assets	0	0	0	0
Capitalised Goods & Services	42	42	23	65
Capitalised Employee Costs	0	0	0	0
Current Loan Redemption	0	0	0	0
Non-Current Loan Redemption	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>42</b>	<b>42</b>	<b>23</b>	<b>65</b>
<b>Other Budgeted Items</b>				
Transfers to Reserve	(486)	(486)	0	(486)
Transfer from Operating Reserves	70	70	0	70
WDV of Assets Disposed	0	0	0	0
Tax and Dividends	0	0	0	0
Internal Capital Structure Financing	0	0	0	0

**2009/10 Revised Council Financial Report**  
**OPERATING STATEMENT**  
**WASTE OPERATIONS & PLANNING**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Operating Revenue</b>				
Rates Charges	0	0	0	0
Utility Charges	12,716	12,716	0	12,716
Less: Pensioner Remissions	0	0	0	0
Fees and Charges	2,152	2,039	0	2,039
Operating Grants and Subsidies	0	0	0	0
Operating Contributions and Donations	0	0	0	0
Interest External	19	19	0	19
Gain on Sale of Developed Land	0	0	0	0
Other Revenue	276	276	0	276
<b>Total Operating Revenue</b>	<b>15,164</b>	<b>15,050</b>	<b>0</b>	<b>15,050</b>
<b>Operating Expenditure</b>				
Employee Costs	846	1,056	20	1,076
Goods and Services	12,497	12,379	(135)	12,244
Finance Costs Other	0	0	0	0
Other Expenditure	0	0	0	0
Net Internal Costs	(1,622)	(1,714)	(75)	(1,789)
<b>Total Operating Expenditure</b>	<b>11,721</b>	<b>11,721</b>	<b>(191)</b>	<b>11,531</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>	<b>3,442</b>	<b>3,329</b>	<b>191</b>	<b>3,519</b>
Interest expense	54	54	0	54
Depreciation	1,116	1,116	0	1,116
<b>Operating Surplus/(Deficit)</b>	<b>2,271</b>	<b>2,158</b>	<b>191</b>	<b>2,348</b>

**2009/10 Revised Council Financial Report**  
**CAPITAL FUNDING STATEMENT**  
**WASTE OPERATIONS & PLANNING**

	Original Budget (\$000's)	Revised Budget as Adopted (\$000's)	Proposed Changes Q2 Budget Review (\$000's)	Proposed Revised Budget (\$000's)
<b>Proposed Sources of Capital Funding</b>				
Capital Contributions and Donations	0	0	0	0
Capital Grants and Subsidies	30	330	(270)	60
Proceeds on Disposal of Non Current Assets	0	0	0	0
Capital Transfers (to) from Reserves	0	30	0	30
Non Cash Contributions	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0
New Loans	0	0	0	0
Funding from General Revenue	2,918	2,650	(1,391)	1,259
<b>Total Sources of Capital Funding</b>	<b>2,948</b>	<b>3,010</b>	<b>(1,661)</b>	<b>1,349</b>
<b>Proposed Application of Capital Funds</b>				
Contributed Assets	0	0	0	0
Capitalised Goods & Services	2,883	2,945	(1,661)	1,284
Capitalised Employee Costs	0	0	0	0
Current Loan Redemption	0	0	0	0
Non-Current Loan Redemption	65	65	0	65
Adjustment for Asset Corrections	0	0	0	0
<b>Total Application of Capital Funds</b>	<b>2,948</b>	<b>3,010</b>	<b>(1,661)</b>	<b>1,349</b>
<b>Other Budgeted Items</b>				
Transfers to Reserve	0	0	0	0
Transfer from Operating Reserves	764	884	0	884
WDV of Assets Disposed	0	0	0	0
Tax and Dividends	(1,247)	(1,247)	(666)	(1,913)
Internal Capital Structure Financing	(96)	(96)	0	(96)

### 14.1.3 HR/IR CONSIDERATIONS IN IDENTIFICATION OF “INDIRECTLY AFFECTED EMPLOYEES”

**Datworks Filename:** GOV WRAD - WB3 Human Resources & Industrial Relations

**Responsible Officer Name:** Eleanor Bray  
Manager Water Reform

**Author Name:** Eleanor Noonan  
Principal Adviser People & Change

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#### EXECUTIVE SUMMARY

The purpose of this document is to demonstrate the high level options considerations facing Redland City Council (RCC) in the management of “indirectly affected employees”. This refers to employees who are not employees within Redland Water (RW).

Predominantly, employees in this category are situated within Corporate Services, Governance and Customer Services. Not included in this report are impacts from both Development & Community Standards (Development Assessment Group) and Policy & Planning (Land Use Planning Group) due to their current/pending negotiations regarding future work delineations between Council and Allconnex. HR strategies to address and manage potential legacy and/or impact to Council post 1 July 2010 is currently in progress and involve two significant aspects.

Firstly, the identification of an “indirectly affected employee”, and secondly the application and management of this definition as it impacts both positions within Council, and the employees who are current incumbents of these positions.

#### PURPOSE

The purpose of this report is to provide HR/IR considerations in the identification of “indirectly affected employees”.

#### BACKGROUND

##### Employees Remaining With Council (Framework Protection)

The following excerpt from the Workforce Framework outlines the requirement by Councils for the identification of employees to remain with Council. Indirectly affected employees are entitled to protection under the Framework (clause 8.5.7.6), and will require the following:

- Employees identified to remain employed by Council will receive confirmation of this and the position that they will perform on the same terms and conditions of employment existing immediately prior to the date nominated in the notice to

remain with Council in accordance with the details provided on the transfer certificate (refer clause 8.3.1).

- If the number of employees identified to remain with Council results in a surplus number of employees the CEO of the Council will consider retraining and/or redeployment options.
- The Council must ensure that appropriate and reasonable training and assistance is provided to these employees so as to support the employee and maximise job effectiveness and job satisfaction.
- When an employee presents evidence that the change has caused undue hardship, the CEO of the Council, in consultation with the employee and their Union representative, will discuss appropriate alternatives or arrangements consistent with the provisions of this Framework to deal with such cases. Voluntary redundancies will be considered as a last resort.
- Any grievance arising from this process should be pursued in accordance with the Dispute Resolution Procedure.

## ISSUES

### Impacted Employee Definition

The Framework does not stipulate, other than defining an employee, a process or method to determine an “indirectly affected employee”. It is therefore recommended that the principles and processes underpinning the Workforce Framework are used to establish a position for Redland City Council to use to determine indirectly affected employees.

Redland City Council is in the process of developing a reasonable definition which establishes a clear, transparent and consistent way of identifying “indirectly affected” employees as a matter of priority. To do this, there are a number of aspects that will be considered:

- Firstly, the Framework has the intent to ensure the implementation of the reform has minimal operational impact on Councils (clause 1.2.5).
- Secondly, the Framework provides a definition of an employee (attachment 3), as:  
*“Any employee partially or wholly performing work for the water section of Council who either remains an employee of a Council or is transferred to a new water entity or is employed by a new water entity on or after 1 July 2010.”*
- Thirdly, the Framework has coverage for employees employed on awards and enterprise agreements and employees on individual common law contracts (clause 5.3) as well as all permanent and long term temporary/maximum term employees and long term casual employees who are employed in the Councils during the reform period, subject to the limitations of their particular terms of engagement.



Further, RCC has up to two years from the 1 July 2010 to identify and notify employees working under Service Level Agreements who are to remain working with the Council. This notification will identify the employee's position and confirm that their terms and conditions of employment will be protected from the effective date nominated in the notification (clause 8.5.6.4).

### Time Frames regarding identification of “indirectly affected employees”

Following are timeframes stipulated within the Workforce Framework that must be adhered to in the accomplishment of identification and transfer of indirectly affected employees:

DATE DUE	CLAUSE	ITEM
1 June 2010	8.5.6	<p><b>Confirmation Notice – Allconnex</b> Allconnex to provide a letter for RCC employees to confirm position in their organisational structure the employee will be transferred to, and confirmation of protection of their terms and conditions of employment for employees who are: transferring to Allconnex; or remaining with Council</p>
1 July 2010	8.15.3	<p><b>SLA Arrangements</b> SLAs will commence operation to assist Allconnex with some business systems and processes that will not be in place when they commence operations.  RCC need to identify work under SLA that will be provided to Allconnex and identify and inform employees performing these services (as per 8.5.1)</p>
1 July 2012	8.5.1 (b) 8.5.6.4	<p><b>Identification of Employees to transfer</b> RCC in negotiation with Allconnex may decide within two years from 1 July 2010, to identify employees who are working under SLAs to transfer to Allconnex until 1 July 2012. Thus, the identification process under 8.5.1 (a) (2) may not be completed 3 months prior to transmission of business.</p>

### Application of the Proposed Definition

The CEO has a number of responsibilities under the Framework. The final decision to determine a position and employee to transition is ultimately RCC's CEO (clause 1.2.4). RCC's CEO is responsible for the following:

- identifying the positions and the employees to transfer to new water entities and identifying the work and the employees that will remain employed by Councils (clause 1.2.1);
- identifying the work to be performed under Service Level Agreements that will be provided to the new water entities and to identify those employees who will

remain employed by Councils and issuing notifications to these employees (clause 1.2.3).

The process to identify employees to transfer at RCC should be based not solely upon consideration of CEO's responsibilities under the Framework; it also involves careful consideration of ongoing RCC operational requirements and the impacted employee's personal circumstances.

Further work is being undertaken in this space and reports will be submitted to future Committees.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to ensure the development of an organisational culture and capability through effective people management programs.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

### **PLANNING SCHEME IMPLICATIONS**

There are no planning scheme implications associated with this report.

### **CONSULTATION**

Consultation has occurred with Senior People & Change Officers at Redland City Council.

### **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve to note this report.**

**CARRIED**

#### 14.1.4 SALE OF LAND FOR OVERDUE RATES

**Dataworks Filename:** FM Sale for Overdue - SO-08  
**Attachments:** [Schedule SO8](#)  
**Responsible Officer Name:** Kerry Phillips  
Manager Finance  
**Author Name:** Noela Barton  
Service Manager Revenue & Recovery

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#### EXECUTIVE SUMMARY

The *Local Government Act 1993* [LGA] provides a number of avenues for the collection of unpaid rates and charges. In the event that collection activity does not result in the payment of arrears, the LGA provides for the sale of land for overdue rates for properties where the overdue rates remain unpaid for:

1. a rate levied on a mining claim - 3 months;
2. a rate levied on vacant land or land used solely for commercial purposes for which the local government has obtained judgment - 1 year;
3. another rate - 3 years.

The attached schedule identifies 13 properties that are overdue greater than 3 years with a zoning of SMBI Residential.

The 13 properties identified in 'Schedule SO8' are submitted to Council with the recommendation that:

1. A Notice of Intention to sell the land under section 1041 of the *Local Government Act 1993* be issued;
2. The land is offered for sale by auction within the required period of 6 months, if the amount of all overdue rates levied on the land and all expenses incurred for the intended sale have not been paid;
3. A market value be obtained on all land that will be offered for sale by auction;
4. The reserve price be set as the higher of either the sum of the amount of all overdue rates levied on the land plus the expenses incurred for the intended sale, or the Unimproved Capital Value [UCV]; and
5. A property assessment is carried out on all vacant land offered for sale to ensure prospective bidders are aware of the development potential of the land.

#### PURPOSE

To request Council resolve to recover unpaid rates and charges that remain outstanding greater than 3 years on properties identified in the attached schedule, under Chapter 14 Division 3 - Sale of Land for Overdue Rates.

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## BACKGROUND

The LGA provides for the sale of land for overdue rates (Chapter 14 Division 3) for properties where the overdue rates remain unpaid for 3 years.

## ISSUES

Chapter 14 Division 3 Sale of Land for Overdue Rates provides that a local government can sell land where an overdue rate remains unpaid for the following period:

- a) For a rate levied on a mining claim – 3 months;
- b) For a rate levied on vacant land or land used solely for commercial purposes for which the local government has obtained judgment – 1 year;
- c) For another rate – 3 years.

The attached schedule identifies 13 properties that are overdue greater than 3 years. Twelve of the properties are vacant land and 1 contains a residential dwelling with a rating category of 4aMin (not owner/occupied). All properties have a zoning of SMBI Residential in the Redlands Planning Scheme. The SMBI Residential zone includes properties suitable for construction of a low-key, single detached dwelling house. The following table details the zone and zone overlay information for each property.

Property No	Land No	Zone MP	Hazard overlay	Values overlay	Hazard overlay	Hazard overlay
15543	140480	SR	AcidSulf			
20834	148308	SR	AcidSulf	WaterWays		
214600	148813	SR	AcidSulf			
	148822	SR	AcidSulf			
	148828	SR	AcidSulf			
	148833	SR	AcidSulf			
	148841	SR	AcidSulf			
	148846	SR	AcidSulf			
18758	149425	SR				
19069	150203	SR	AcidSulf	WaterWays	Landslide	FloodStorm
19388	151052	SR	AcidSulf		Landslide	
33576	152256	SR	AcidSulf		Landslide	
	152259	SR	AcidSulf		Landslide	
23127*	155164	SR	AcidSulf		Landslide	
44713	156802	SR	AcidSulf		Landslide	
23792	157851	SR			Landslide	
24403	159535	SR	AcidSulf		Landslide	
24424	159604	SR	AcidSulf		Landslide	
24732	160188	SR	AcidSulf		Landslide	

The Acid Sulfate Soils Overlay applies to all land within the City potentially containing acid sulfate soils and ensures that future development of such land identifies and manages acid sulfate soils through the development assessment process.

The Flood Prone, Storm Tide and Drainage Constrained Land Overlay identifies land subject to flooding, storm tide and drainage constraints. The overlay aims to protect the safety of people and property from the risk of flooding.

The Landslide Hazard Overlay is to ensure that development on steep slopes does not increase the risk of landslide through poor design, inappropriate excavation and fill or removal of vegetation.

The Waterways, Wetlands and Moreton Bay overlay is to ensure development protects and improves environmental values of waterways, wetlands, Moreton Bay and natural drainage lines.

Land Use Planning and Environmental Management were consulted and they have no concerns with the properties in the attached schedule being put forward for sale of land for overdue rates.

The 13 properties identified in Schedule SO8 are submitted to Council with the recommendation that:

1. A Notice of Intention to sell the land under section 1041 of the *Local Government Act 1993* be issued;
2. The land is offered for sale by auction within the required period of 6 months if the amount of all overdue rates levied on the land and all expenses incurred for the intended sale have not been paid;
3. A market value be obtained on all land that will be offered for sale by auction;
4. The reserve price be set as the higher of either the sum of the amount of all overdue rates levied on the land plus the expenses incurred for the intended sale or the Unimproved Capital Value [UCV]; and
5. A property assessment is carried out on all vacant land offered for sale to ensure prospective bidders are aware of the development potential of the land.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the City and provide public accountability in financial management.

## **FINANCIAL IMPLICATIONS**

Rates and charges outstanding total \$145,176. All costs associated with the auction are considered recoverable.

## PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## CONSULTATION

- Manager Financial Services;
- Manager Corporate Acquisitions, Fleet & Facilities;
- Manager Environmental Management;
- General Manager Redland Water;
- General Manager Customer Services;
- Manager Assessment Services;
- Manager Land Use Planning;
- General Manager Planning & Policy;
- GIS Technical Officer;
- Senior Conservation Officer;
- Conservation Fire Management Officer;
- Manager Regulatory & Health Services;
- Senior Strategic Planner;
- Property Services Manager; and
- Senior Property Officer.

## OPTIONS

### PREFERRED

That Council resolve as follows:

1. To issue a Notice of Intention under section 1041 of the *Local Government Act 1993* on the properties listed in the attached Schedule SO8 to sell the land;
2. To offer the land for sale by auction within the required period of 6 months, if the amount of all overdue rates levied on the land and all expenses incurred for the intended sale have not been paid;
3. To obtain a market value on all land that will be offered for sale by auction;
4. To set the reserve price as the higher of either the sum of the amount of all overdue rates levied on the land plus the expenses incurred for the intended sale or the Unimproved Capital Value [UCV]; and
5. To carry out a property assessment on all vacant land offered for sale to ensure prospective bidders are aware of the development potential of the land.

## ALTERNATIVE

That Council continue to pursue property owners for rate arrears through collection activity such as phone, letter and legal action.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 1. To issue a Notice of Intention under section 1041 of the *Local Government Act 1993* on the properties listed in the attached Schedule SO8 to sell the land;**
- 2. To offer the land for sale by auction within the required period of 6 months, if the amount of all overdue rates levied on the land and all expenses incurred for the intended sale have not been paid;**
- 3. To obtain a market value on all land that will be offered for sale by auction;**
- 4. To set the reserve price as the higher of either the sum of the amount of all overdue rates levied on the land plus the expenses incurred for the intended sale or the Unimproved Capital Value [UCV]; and**
- 5. To carry out a property assessment on all vacant land offered for sale to ensure prospective bidders are aware of the development potential of the land.**

**CARRIED**

**Schedule SO8**  
**Redland City Council**  
**Properties submitted for Sale of Land**  
**Council General Meeting 24 February 2010**

<b>Property No.</b>	<b>Property Description</b>	<b>Area M<sup>2</sup></b>	<b>Zoning</b>	<b>Period Overdue</b>	<b>Overdue Rates as at 31/12/2009 \$</b>	<b>Interest to 24/02/2010 \$</b>	<b>Total \$</b>
15543	Lot 51 RP 133299 11 Heron Street Macleay Island QLD 4184	594	SR	3 yrs 3 mths	3,579.54	671.33	4,250.87
18758	Lot 17 RP 132633 32 Highland Street Russell Island QLD 4184	713	SR	3 yrs 3 mths	4,616.90	922.82	5,539.72
19069	Lot 29 RP 131009 8 Bamboo Road Russell Island QLD 4184	577	SR	10 yrs 6 mth	11,530.58	8,952.28	20,482.86
19388	Lot 38 RP 130620 15 Channel Street Russell Island QLD 4184	592	SR	4 yrs 9 mth	2,852.49	3,018.42	5,870.91
20834	Lot 31 RP 131144 13 Richardson Street Russell Island QLD 4184	579	SR	9 yrs 9 mth	10,716.40	6,662.91	17,379.31
23127	Lot 848 RP 122867 Vol 14351204 37 Seaward Drive Russell Island QLD 4184	577	SR	3 yrs 9 mth	4,137.47	3,651.54	7,789.01

Dated at Cleveland this 24 February 2010

**Gary Stevenson – Chief Executive Officer**

**Melva E Hobson - Mayor**



**Schedule SO8**  
**Redland City Council**  
**Properties submitted for Sale of Land**  
**Council General Meeting 24 February 2010**

<b>Property No.</b>	<b>Property Description</b>	<b>Area M<sup>2</sup></b>	<b>Zoning</b>	<b>Period Overdue</b>	<b>Overdue Rates as at 31/12/2009 \$</b>	<b>Interest to 24/02/2010 \$</b>	<b>Total \$</b>
23792	Lot 42 RP 123989 78 Shore Street Russell Island QLD 4184	837	SR	5 yrs 0 mth	4,905.66	1,509.73	6,415.39
24403	Lot 189 RP 118722 Vol 14246008 47 Lea-weena Avenue Russell Island QLD 4184	582	SR	11 yrs 6 mth	9,864.25	9,603.99	19,468.24
24424	Lot 241 RP 118722 Vol 14246042 54 Lea-weena Avenue Russell Island QLD 4184	582	SR	6 yrs 0 mth	5,713.36	2,209.50	7,922.86
24732	Lot 278 RP 122551 Vol 14326248 2 Victoria Avenue Russell Island QLD 4184	574	SR	8 yrs 6 mth	6,826.02	3,472.20	10,298.22
33576	LOTS 48 & 49 OP 13 RP133220 4 Azalea Street Russell Island QLD 4184	Lot 48 is 622 Lot 49 is 615	SR	4 yrs 0 mth	5,136.26	1,142.83	6,279.09
44713	Lot 21 RP 129103 41 Waikiki Beach Road Russell Island QLD 4184	556	SR	11 yrs 6 mth	10,723.09	8,909.46	19,632.55

Dated at Cleveland this 24 February 2010

**Gary Stevenson – Chief Executive Officer**

**Melva E Hobson - Mayor**

**Schedule SO8**  
**Redland City Council**  
**Properties submitted for Sale of Land**  
**Council General Meeting 24 February 2010**

<b>Property No.</b>	<b>Property Description</b>	<b>Area M<sup>2</sup></b>	<b>Zoning</b>	<b>Period Overdue</b>	<b>Overdue Rates as at 31/12/2009 \$</b>	<b>Interest to 24/02/2010 \$</b>	<b>Total \$</b>
214600	LOTS 67-72 RP130246  60-70 Taylor Street Russell Island QLD 4184	Lot 67 is 531 Lot 68 is 531 Lot 69 is 531 Lot 70 is 531 Lot 71 is 531 Lot 72 is 531	SR	3 yrs 6 mth	11,500.12	2,346.85	13,846.97
					92,102.14	53,073.86	145,176.00

**14.1.5 DONALD SIMPSON CENTRE - ADDITIONAL REQUEST FOR FUNDING**

**Dataworks Filename:** CP Maintenance - Donald Simpson Centre  
**Responsible Officer Name:** Brian Lewis  
Manager Corporate Acquisitions, Fleet & Facilities  
**Author Name:** Jillian Jones  
Facilities Services Manager

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**EXECUTIVE SUMMARY**

The industrial dishwasher at the Donald Simpson Centre has reached the end of its' useful life; it has failed and is beyond economic repair. The Mayor and Chief Executive Officer have approved funds to be provided to facilitate the replacement of this industrial dishwasher, and for Council to note the approval.

The rear deck at the Centre which was constructed by Council contractors in 1997/8 has significant structural issues due to the use of an unsuitable timber species and needs to be replaced.

**PURPOSE**

- For Council to note that the Mayor and Chief Executive Officer have approved additional funding for the Donald Simpson Centre to the value of \$10,000 capital expenditure to replace the industrial dishwasher; and
- To seek Council approval for additional funding of \$20,000 operational expenditure for the Donald Simpson Centre, to replace the deck.

**BACKGROUND**

At the present time, the Facilities Services Unit is finalising its maintenance program in order to determine the ongoing funding requirements for the Centre, as the building is to be party to a formal lease agreement following a Council resolution in March 2009.

Item 12.4.1 of the General Meeting (25 March 2009) resolved:

1. That a formal lease covering the footprint of the building and the garden beds adjacent to the building be established specifying the responsibilities of both parties. Council would be responsible for structural repairs, rehabilitation and maintenance of the fabric of the building, with DSC responsible for minor repairs and replacement. The exact nature of these arrangements (including scheduled inspections by Council staff or agents) would be specified in the lease document.
2. That a partnership agreement governing Council's annual funding to the DSC is negotiated that specifies deliverables consistent with Council strategy, including targets to deliver programs to other areas of the Redlands and the requirement for

a yearly independent financial audit. This partnership agreement would address ongoing funding, expected outcomes and the review period;

3. That the ongoing capital works program (developed in conjunction with Community and Social Planning) be prioritised in the context of other identified social infrastructure needs. Co-contributions from the DSC are introduced and funding from other organisations is sought; and
4. That Council's Asset Assignee for the DSC be changed from Customer and Community Services to Corporate Acquisitions, Fleet and Facilities. Facilities Services Unit will then prepare an estimate of ongoing maintenance expenditure based on an Asset Management Plan for inclusion in future budgets and forecasts.

During the audit of the building, it was identified that the deck which was constructed by Council contractors in 1997/8, had been constructed with a species of timber unsuitable for exterior use. As a result the floor joists are rotten along the top edge and at the nailing plates for the steel bearers. Also the decking boards, although hardwood, have started to rot on the underside where they are attached to the rotting floor joists and the deck fascia is also rotting.

The deck requires replacement in order to avoid potential future safety issues, and following the receipt of a budget estimate, firm quotations are now being sought. As a result of the safety concerns, it is felt that we cannot wait for the finalised lease and associated additional funding that will be required under this formalised arrangement, funding is therefore sought at this time.

The dishwasher at the Centre is approximately ten years old and has experienced a number of break downs and is currently not operable. The repair technicians have attended site and have costed the replacement part required to be \$2,024 exclusive of GST plus freight and installation (\$200 to \$300). They have advised that the machine is now beyond the end of its' useful life and requires replacement; to replace the part will not extend its life significantly.

In May 2009, Cr Ogilvie funded repairs to the value of \$1,400 exclusive of GST, from his Community Benefit Grant Funding, due to the failure of the rinse tank. At this time, the dishwasher was identified for replacement and entered into the Donald Simpson Centre draft maintenance plan. The need for immediate replacement has come sooner than expected following the previous repair, and the Centre staff are currently washing dishes by hand whilst the existing machine is inoperable. Firm quotations are being sought at present, the budget estimate has been provided through an informal request.

The Mayor and Chief Executive Officer have approved additional funding for the Donald Simpson Centre to the value of \$10,000 capital expenditure to replace the dishwasher and

Council are requested to note this approval.

## ISSUES

The safety of the rear deck cannot be assured unless the replacement deck works commence.

The staff at the Donald Simpson Centre are currently washing dishes by hand due to the complete failure of the current machine.

## RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

## FINANCIAL IMPLICATIONS

This request is for an additional \$20,000 operational funding for a replacement timber deck.

The approval for additional funds by the Mayor and Chief Executive Officer is for \$10,000 capital funding for a replacement dishwasher.

The Donald Simpson Centre currently receives an annual operational grant of \$60,950 from Customer and Community Services, who also fund the rates for the Centre as well at a cost of \$10,119. No rent is charged for the use of this Council facility.

The Facilities Services Unit have an operational budget of \$42,028 for maintenance at this Centre, and have funded from capital a replacement oven this financial year at a cost of \$4,445 (plus \$170 installation).

The budgeted expenditure for the Donald Simpson Centre in 2009/10 is \$113,097 exclusive of GST, and should these funds be approved, the actual expenditure will be \$147,712 exclusive of GST (including the oven replacement).

## CONSULTATION

Consultation has taken place with:

- Group Manager Customer and Community Services; and
- Senior Advisor Community Development.

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Boglary  
Seconded by: Cr Williams

**That Council resolve as follows:**

1. To note that the Mayor and Chief Executive Officer have approved additional funding for the Donald Simpson Centre, to the value of \$10,000 capital expenditure, to replace the dishwasher; and
2. To approve the \$20,000 operational funding sought for the replacement deck, as it has safety implications should the repairs not be completed.

**CARRIED**

### 14.1.6 ENERGEX LICENCE TO OCCUPY - WANDOO STREET, MACLEAY ISLAND

**Dataworks Filename:** L.139751  
**Attachment:** [Site Plan – Energex - Wandoo Street](#)  
**Responsible Officer Name:** Brian Lewis  
Manager Corporate Acquisitions Fleet & Facilities  
**Author Name:** Merv Elliott  
Property Services Manager

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#### EXECUTIVE SUMMARY

Council are the owners in fee simple of Lot 2 RP126474 at Kate Street, Macleay Island. The site is used by Council as a spoil dump. Energex Limited have applied to Council for approval to locate two (2) generators on the site to service the Bay Islands.

#### PURPOSE

The purpose of this report is to seek Council approval to grant a licence to Energex to occupy part of Council land Lot 2 RP126474.

#### BACKGROUND

Energex have written to Council stating that the substation supplying power to the Bay Islands may not be able to provide sufficient power during extreme temperature events in summer and winter.

To alleviate this problem, Energex has requested Council approval to locate two (2) portable generators for a temporary period (until approximately 2013/2014) when it is planned to construct a 110/11kv substation on Russell Island.

The area of land required is approximately 20 metres x 13 metres.

#### ISSUES

To grant formal approval to locate the generators on site requires a Council resolution to approve same.

It is intended to enter into a licence agreement with Energex for the period to end 2014 with delegation to the Chief Executive Officer to extend the period if required.

#### RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

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## **FINANCIAL IMPLICATIONS**

Energex will pay Council a rental for use of the site and will be responsible for all costs involved in the preparation of a licence agreement.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme. No other Town Planning issues have been identified.

## **CONSULTATION**

Property Services Manager has consulted with Roads and Drainage Services Manager and Principal Engineer Roads and Drainage.

## **OPTIONS**

### **PREFERRED**

That Council resolve as follows:

1. To enter into a licence agreement with Energex Limited on terms satisfactory to the Chief Executive Officer for temporary use of part of the site Lot 2 RP126474 for the location of 2 generators;
2. That the term of the licence agreement be until 31 December 2014;
3. That the Chief Executive Officer be delegated authority to extend the licence period if required; and
4. That the Chief Executive Officer be delegated authority to sign all relevant documentation.

### **ALTERNATIVE**

That Council resolve to refuse permission for Energex to use the site Lot 2 RP126474.

## **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 1. To enter into a licence agreement with Energex Limited on terms satisfactory to the Chief Executive Officer for temporary use of part of the site Lot 2 RP126474 for the location of 2 generators;**
- 2. That the term of the licence agreement be until 31 December 2014;**



3. That the Chief Executive Officer be delegated authority to extend the licence period if required; and
4. That the Chief Executive Officer be delegated authority to sign all relevant documentation.

**CARRIED**



**14.1.7 OPTUS MOBILE PHONE TOWER LEASE - WANDOO STREET, MACLEAY ISLAND**

**Dataworks Filename:** L.139674  
**Attachments:** [Site Plan – Optus – Wandoo Street](#)  
**Responsible Officer Name:** Brian Lewis  
Manager Corporate Acquisitions Fleet & Facilities  
**Author Name:** Merv Elliott  
Property Services Manager

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**EXECUTIVE SUMMARY**

Council are the owners in fee simple of Lot 16 RP126474 located at Wandoo Street, Macleay Island. The site is presently used by Council as a spoil dump.

Optus Mobile Pty Ltd has made application to erect a mobile phone tower on the site.

**PURPOSE**

To recommend to Council that Optus Mobile Pty Ltd be granted a lease of part of the site for the erection of mobile phone facilities.

**BACKGROUND**

Optus Mobile Pty Ltd has submitted a development application over part of Lot 16 RP126474 for the purpose of erecting a mobile phone tower.

Development approval was issued to the applicant on 2 October 2009, requiring the applicant to adhere to strict conditions regarding aesthetics of the structure, preservation of natural habitat and landscaping of the site.

**ISSUES**

To allow construction to proceed, Optus Mobile Pty Ltd has requested a 20 year lease of the site plus access easements to the site. The Roads and Drainage Services Manager, who manages the site for Council, is in agreement to the proposal.

Council policy in relation to mobile phone towers located on Council land is to grant 10 year leases with no option period.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the City and provide public accountability in financial management.

**FINANCIAL IMPLICATIONS**

Rental to be negotiable and will be assessed at fair market rental consistent with similar recent leases granted by Council. Cost of lease preparation will be met by the applicant.

**PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme. Town Planning issues have been addressed in the Development Application process.

**CONSULTATION**

Property Services Manager has consulted with Manager Operations and Maintenance, and Acting Senior Planner-Project Manager Development Assessment.

**OPTIONS****PREFERRED**

That Council resolve as follows:

1. To enter into a lease with Optus Mobile Pty Ltd for part of Lot 16 RP126474 and relevant access and electricity easements;
2. That the term of lease be 10 years;
3. That rental be at market rate and be negotiated by the Property Services Manager;
4. That the lease commence from the date of Council approval; and
5. That the Chief Executive Officer be delegated authority to sign all relevant documentation in this matter.

**ALTERNATIVE**

That Council resolve to refuse a lease over part of Lot 16 RP126474 to Optus Mobile Pty Ltd.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 1. To enter into a lease with Optus Mobile Pty Ltd for part of Lot 16 RP126474 and relevant access and electricity easements;**

2. That the term of lease be 10 years;
3. That rental be at market rate and be negotiated by the Property Services Manager;
4. That the lease commence from the date of Council approval; and
5. That the Chief Executive Officer be delegated authority to sign all relevant documentation in this matter.

**CARRIED**



## 14.2 CUSTOMER SERVICES

### 14.2.1 POINT LOOKOUT HALL REFURBISHMENT, NORTH STRADBROKE ISLAND - DELEGATED AUTHORITY

**Datworks Filename:** Project No. 20383  
**Responsible Officer Name:** Bradley Salton  
Acting Group Manager - Project Delivery Group  
**Author Name:** Nigel Carroll  
Service Manager - Construction Projects Unit

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#### EXECUTIVE SUMMARY

Council is about to call tenders for the design and construction of refurbishment works to the Point Lookout Hall on North Stradbroke Island. The refurbishment of the hall has been part of Council's capital program for several years and has experienced significant delays whilst Council sourced additional funding to complete the project.

Council has since been successful in obtaining funding from the Queensland Government under the "Rural Living Infrastructure Program" and Federal Government "Australian Government Jobs Fund".

The refurbishment works include provision for new toilet amenities (with connection to the sewerage system), new kitchen and storage area and additional floor space to the hall. In addition, the façade of the hall will be upgraded to reflect island character and all asbestos will be removed. These works will provide an opportunity to change the profile of the roof to provide improved light and ventilation, two of the biggest issues raised by the community during community consultation. The project is programmed to be constructed over the 2009/2010 and 2010/2011 financial years.

The total approved budget for the design and construction of the refurbishment works is \$944,424.00 which comprises:

Council's contribution	-	\$301,424.00
State Government contribution	-	\$300,000.00
Federal Government contribution	-	\$343,000.00

To expedite the contract award process, delegated authority is sought for the Chief Executive Officer to accept the tender most advantageous to Council and to make, vary and discharge a contract with the successful tenderer with a value over \$500,000 (including GST).

#### PURPOSE

The purpose of this report is to seek resolution from Council to:

1. Delegate authority to the Chief Executive Officer to accept the tender most advantageous to Council and make, vary and discharge a contract with the successful tenderer for Tender PDG-20383 for the Point Lookout Hall Refurbishment project;
2. Delegate authority to the Chief Executive Officer to sign and amend all relevant documentation;
3. Appoint the Chief Executive Officer as Principal's Representative for this contract; and
4. Authorise the Chief Executive Officer to delegate further the Principal's Representative role to an appropriate senior officer within Council.

## **BACKGROUND**

The refurbishment of the hall is eagerly awaited by the NSI community. The project has been fortunate to secure both State and Federal funding with a breakdown of contributions listed below. Extensive community consultation has been undertaken and a reference group formed containing Stradbroke Island residents and ideas and suggestions from these sources form part of the project brief.

The refurbishment works include provision for new toilet amenities (with connection to the sewerage system), new kitchen and storage area and additional floor space to the hall. In addition, the façade of the hall will be upgraded to reflect island character and all asbestos will be removed. These works will provide an opportunity to change the profile of the roof to provide improved light and ventilation, two of the biggest issues raised by the community during community consultation.

It should be noted that the terms of both the State and Federal Government funding agreements state that the construction is expected to commence in June 2010 and be completed by December 2010.

To expedite the contract award process, delegated authority is sought for the Chief Executive Officer to accept the tender most advantageous to Council and to make, vary and discharge a contract with the successful tenderer with a value over \$500,000 (including GST).

## **ISSUES**

This delegation will assist Council by reducing the timing for the tender process so that the awarding of the contract is not dependent on Council meeting dates and will expedite the process. The project will be carried out over two financial years with construction expected to commence in June 2010 and completed by December 2010 in accordance with State and Federal Government funding conditions.

Council is about to call tenders for the design and construction of refurbishment works to the Point Lookout Hall on North Stradbroke Island. A tender evaluation will



then be conducted to identify the most advantageous tender bid to Council with the intention of awarding a contract to the successful tenderer.

In an effort to expedite the tender award process, delegated authority is being sought for the Chief Executive Officer to accept the tender most advantageous to Council and to make, vary and discharge a contract with the successful tenderer for the Point Lookout Hall Refurbishment project and sign all relevant documentation in accordance with the *Local Government Act 1993*. Any delays in awarding the project could jeopardise the approved funding if the project is not delivered within the timeframes set out in the funding agreements.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

### **FINANCIAL IMPLICATIONS**

Council has allocated \$301,424.00 to this project in the 2009/2010 Capital Works Program. The project also has approved State Government funding under the "Rural Living Infrastructure Program" of \$300,000.00 and Federal Government funding under the "Australian Government Jobs Fund" of \$343,000.00 which will be recognised in the 2010/11 Capital works Program bringing the total project budget to \$944,424.00.

### **PLANNING SCHEME IMPLICATIONS**

It is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

### **CONSULTATION**

The Service Manager Construction Projects Unit, Tenders and Contracts Officer, Acting Group Manager, Project Delivery Group and the Project Officer Community and Social Planning have been consulted in the preparation of this report and are supportive of the recommendation.

### **OPTIONS**

#### **PREFERRED**

That Council resolve as follows:

1. To delegate authority to the Chief Executive Officer to accept the tender most advantageous to Council and to make, vary and discharge a contract with the successful tenderer for Tender PDG-20383 for the Point Lookout Hall Refurbishment project;

2. To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation; and
3. To appoint the Chief Executive Officer as Principal's Representative for this contract.

**ALTERNATIVE**

That Council resolve to not delegate the required authority to the Chief Executive Officer which may result in delays to the project.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve as follows:**

1. **To delegate authority to the Chief Executive Officer to accept the tender most advantageous to Council and to make, vary and discharge a contract with the successful tenderer for Tender PDG-20383 for the Pt Lookout Hall Refurbishment project;**
2. **To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation; and**
3. **To appoint the Chief Executive Officer as Principal's Representative for this contract.**

**CARRIED**

## 14.2.2 WASTE MANAGEMENT SERVICES BUSINESS UNIT REPORT - DECEMBER 2009

**Datworks Filename:** WM Waste Monthly Reports to Committee  
**Attachment:** [Waste Management Services – Business Unit Report – December 2009](#)  
**Responsible Officer Name:** Lex Smith  
Group Manager Operations & Maintenance  
**Author Name:** Mary-Anne Micovic  
Finance Officer

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### EXECUTIVE SUMMARY

The Waste Management Services Business Unit report is presented to Council for noting. The report provides the business unit's performance for the quarter 1 October to 31 December 2009 and covers financial and non-financial indicators for waste.

It is expected that, most of the time the report findings will be "business as usual". Where exceptions occur, these will be highlighted.

The report provides a regular opportunity for Council to consider the performance of Waste Management and to respond to any exceptional reporting.

Council is provided with the option to accept the report or, accept it and request additional information or a review of performance.

### PURPOSE

To report on the ongoing performance of the business unit against key performance indicators (KPIs).

### BACKGROUND

Waste Management's performance plan identifies KPIs for which performance targets have been agreed with Council. Reporting is done each quarter through Council's Finance & Corporate Management Committee.

### ISSUES

The report is provided to Council as a means of monitoring the performance of Waste Management for its waste activity. The first part of the report comprises a "snapshot" of the business unit's achievement in meeting KPIs (year-to-date) and financial report card.

The report then provides specific financial report and commentary, capital expenditure (graphically) and a detailed customer overview. The main body of the report focuses on actual levels of achievement against the KPIs for the quarter.

Where exceptions have occurred and targets not met, an explanation is given as well as action taken to improve performance.

The report closes with a summary of the major issues for the quarter.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide and maintain waste services to sustain our community.

Providing this report also supports Council's Governance strategic priority to provide a clear organisational direction supported by effective leadership and a framework of policies, plans and strategies that are responsive to the community's needs and which promote accountable and ethical standards of practice.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications resulting from this report. Financial implications may result where Council requests a performance review or requests an increase in performance standards.

### **CONSULTATION**

Consultation has occurred with:

- Group Manager Operations & Maintenance;
- Service Manager – Waste Operations;
- Senior Advisor – Waste Planning;

### **OPTIONS**

#### **PREFERRED**

That Council resolve to accept the Waste Management Services Business Unit Report for the quarter ending December 2009, as presented in the attachment.

#### **ALTERNATIVE**

That Council accepts the report and requests additional information or a review of performance.

### **OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve to accept the Waste Management Services Business Unit Report for the quarter ending December 2009, as presented in the attachment.**

### **CARRIED**



**Redland**  
CITY COUNCIL

**CUSTOMER SERVICES**

**OPERATIONS & MAINTENANCE**

**WASTE MANAGEMENT SERVICES  
BUSINESS UNIT REPORT**

Quarterly Report ending December 2009

## Waste Management Services Business Unit Report Contents

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## KPI TARGETS ACHIEVED – OVERVIEW

KRA	No	Key performance indicator	Frequency	July	Aug	Sep	Oct	Nov	Dec	YTD
COMMUNITY & CUSTOMERS	1	Total kilos of domestic waste landfilled per capita/year	Monthly	✓	✓	✓	✓	✓	✓	✓
	2	Recyclable material diverted from kerbside collection (recycling bin only)	Monthly	✓	x	✓	x	✓	✓	✓
	3	Waste education – number of activities (events, tours, visits)	Monthly	x	x	✓	x	✓	x	x
FINANCIAL	4	Cost per tonne of waste (waste)	Monthly	x	x	✓	✓	x	✓	✓
	5	Operating performance (actual to budget operating expenditure)	Monthly	✓	✓	x	✓	x	x	x
	6	Earnings before interest, tax & depreciation (EBITD)	Monthly	x	✓	x	x	✓	x	x
INTERNAL PROCESSES	7	% compliance with EPA licence - waste management	Qtrly	-	-	✓	-	-	✓	-
	8	Number of missed wheelie bin services each year (refuse & recycling)	Monthly	✓	✓	✓	✓	x	✓	✓
	9	% of capital works program practical completion - % of planned project milestones achieved monthly	Monthly	-	-	-	-	-	-	-
PEOPLE & LEARNING	10	LTIFR (lost time injury frequency)	Monthly	✓	✓	✓	✓	✓	✓	✓

**FINANCIAL REPORT FOR PERIOD ENDING DECEMBER 2009**

<b>Waste Financial Report for the period ended December 2009</b>	<b>\$'000 YTD Revised Budget</b>	<b>\$'000 YTD Actuals</b>	<b>\$'000 YTD Variance</b>
<b>Operating Statement</b>			
<b>Operating Revenue</b>			
Rates and Utility Charges	6,358	6,434	76
Less: Discounts & Pensioner Remissions	0	0	0
Fees and Charges	1,025	845	(180)
Operating Grants and Subsidies	0	0	0
Operating Contributions and Donations	0	0	0
Interest External	9	15	6
Other Revenue	138	166	28
Internal Revenue (Refuse/ Tipping / Litter Bins)	608	666	58
Community Service Obligations	673	664	(9)
<b>Total Operating Revenue</b>	<b>8,811</b>	<b>8,790</b>	<b>(21)</b>
<b>Operating Expenditure</b>			
Employee Costs	501	420	(80)
Goods and Services	5,583	5,397	(186)
Finance Costs Other	0	0	0
Other Expenditure	0	0	0
Internal Expenditure	366	306	(60)
<b>Total Operating Expenditure</b>	<b>6,450</b>	<b>6,124</b>	<b>(326)</b>
<b>Earnings before Interest, tax and depreciation (EBITD)</b>			
	<b>2,361</b>	<b>2,666</b>	<b>305</b>
Interest expense	27	28	1
Depreciation	558	555	(4)
<b>Operating Surplus/(Deficit)</b>			
	<b>1,776</b>	<b>2,083</b>	<b>307</b>
Total capital revenue	0	0	0
Total capital expenditure	258	228	(30)
<b>Return to Council</b>			
Tax and Dividends	1107	1864	757
Internal Capital Structure Financing	48	48	0

**FINANCIAL COMMENTS – RESULTS WERE:**

**Earnings before interest, tax and depreciation** is 12.91% and above the target range. YTD Revenue is marginally down on budget with Goods & Services also being down to budget (5.06%) which in turn has had a compounding effect on EBITD.

**Operating revenue:** \$21K below budget (0.24%).

Revenue entries input up to 22<sup>nd</sup> December - therefore Revenue is currently understated. Revenue will be revised at each quarterly review and adjustments made if required.

**Operating expenses:** \$326K below budget (5.06%).

Employee Costs – One Vacancy currently – Closed Landfill Coordinator

(Vacancies throughout the year Senior Contracts Manager & Education Officer)

Goods & Services – Actual YTD expenditure for December is under budget \$186k

The variance to budget is predominantly due to reduced tonnages at the Landfill Site reducing contractor payments.

Internal Expenditure – Under budget \$60k – SLA Financial Services 59% under budget

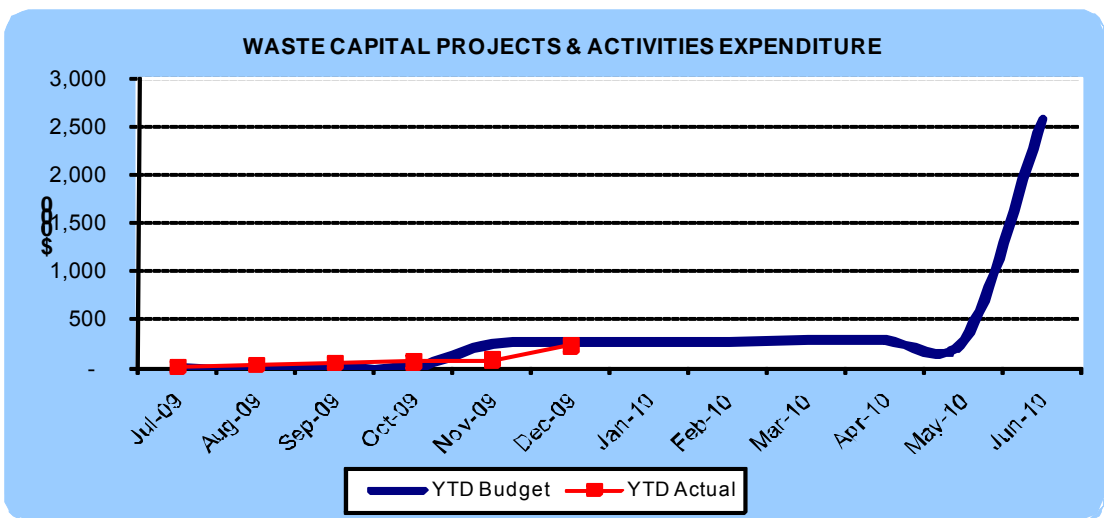
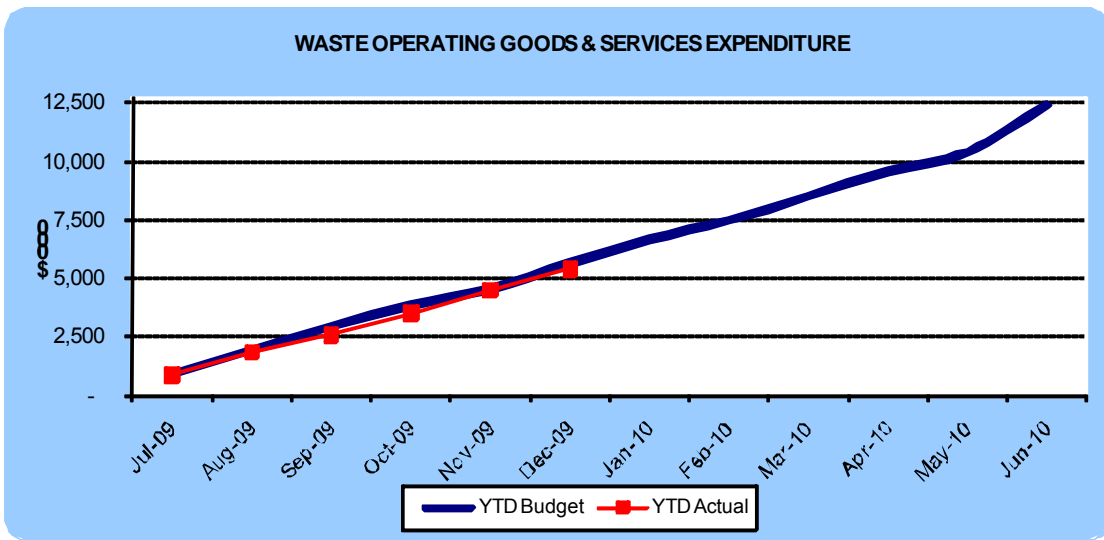
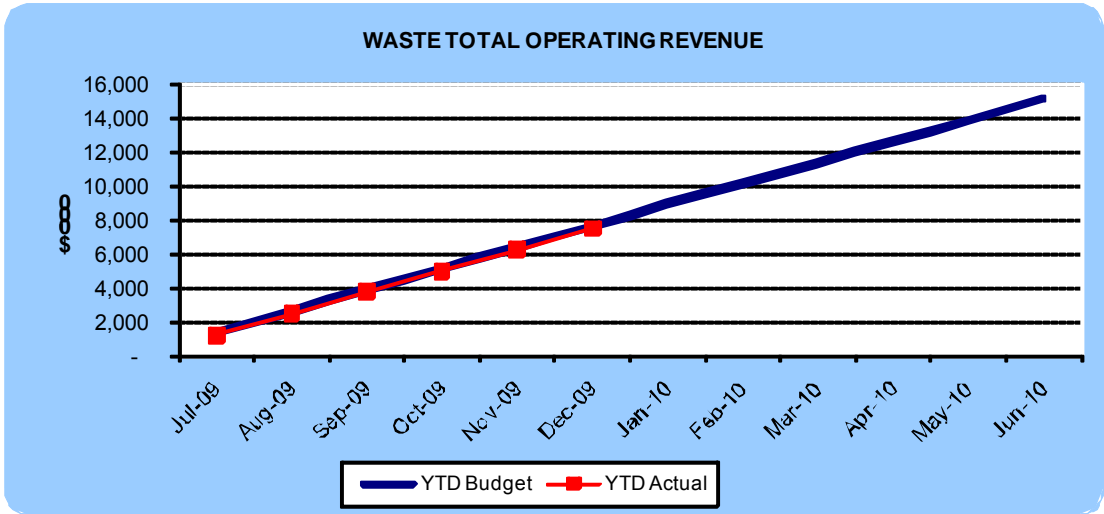
**Interest expense:** Over budget by \$1k

**Depreciation:** Slightly under budget by \$4k

**Return to Council:** Tax & Dividend entries for 08-09 have been finalized and identified at the 2<sup>nd</sup> Budget Review.



**GRAPHICAL SUMMARY OF FINANCIAL REPORT - KEY ISSUES**



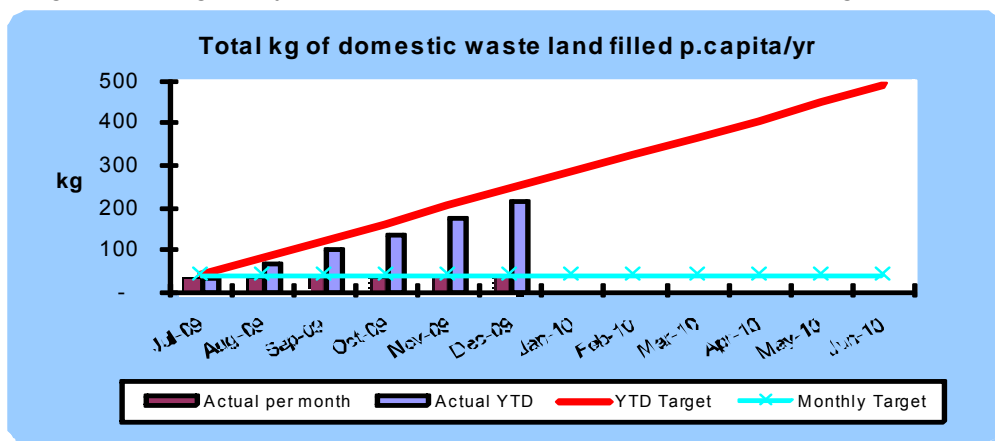
**Key Performance Indicators – Community & Customers**

**1) Total kilos of domestic waste landfilled per capita/year**

Total kgs of domestic waste (kerbside) landfilled per capita per month

Target ≤ 488 kg/cap/year

Target achieved?



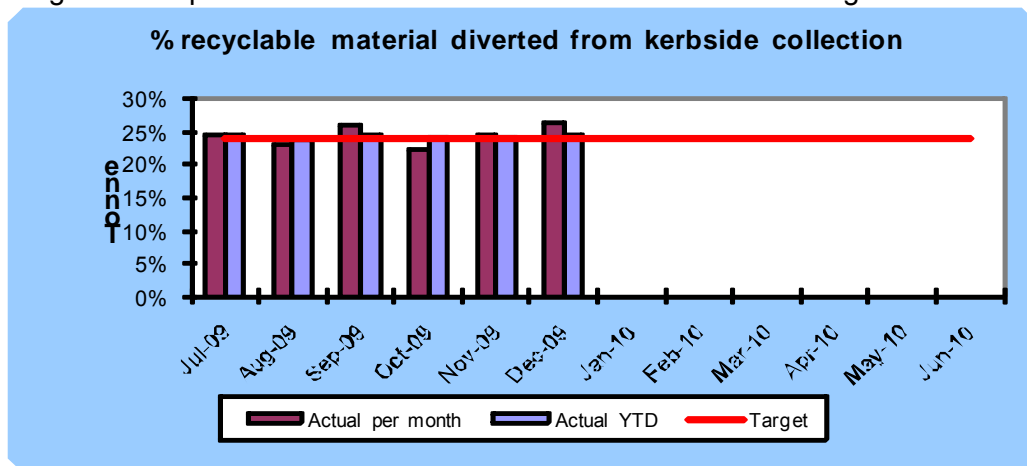
Comments: Result for the month of December is 40.1kg of domestic waste to landfill. YTD result is 215.40 and below the YTD target of 243.96. The population base for this KPI is the number of rateable properties by 2.75 occupancy rate.

**2) Recyclable material diverted from kerbside collection (recycling bin only)**

Percentage of recyclable material from total domestic waste collected.

Target ≥ 24% per month

Target achieved?

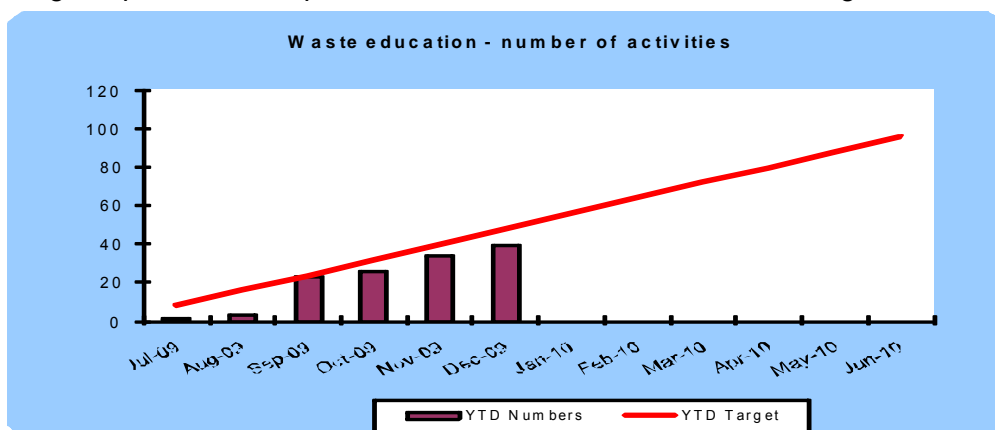


Comments: Result for the month is 26.31% and above the target of 24%. YTD the result is 24.51% and above the target of 24%.

**3) Waste education – number of activities (events, tours, visits)**

Target 8 per month/96 per annum

Target achieved?



Comments: As detailed further in the report the position of Education Officer Resources and Waste was only filled in Dec09. Prior to this no specific marketing of Education Services was undertaken and any school booking though the YCP Program was undertaken by a consultant.

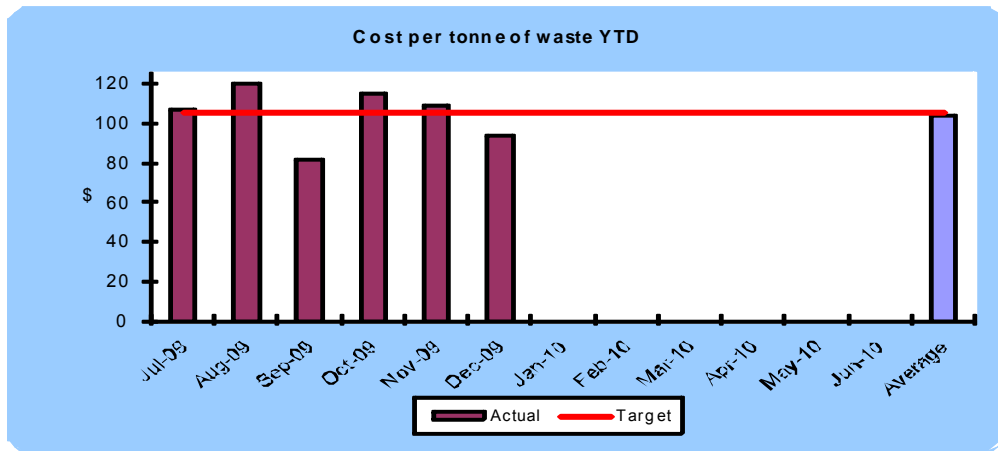
**KEY PERFORMANCE INDICATORS – FINANCIAL**

**4) Cost per tonne of waste**

Operating Costs (employee costs, good & services and internal charges) divided by the total tonnage rate

Target ≤ \$105.76 tonne

Target achieved?



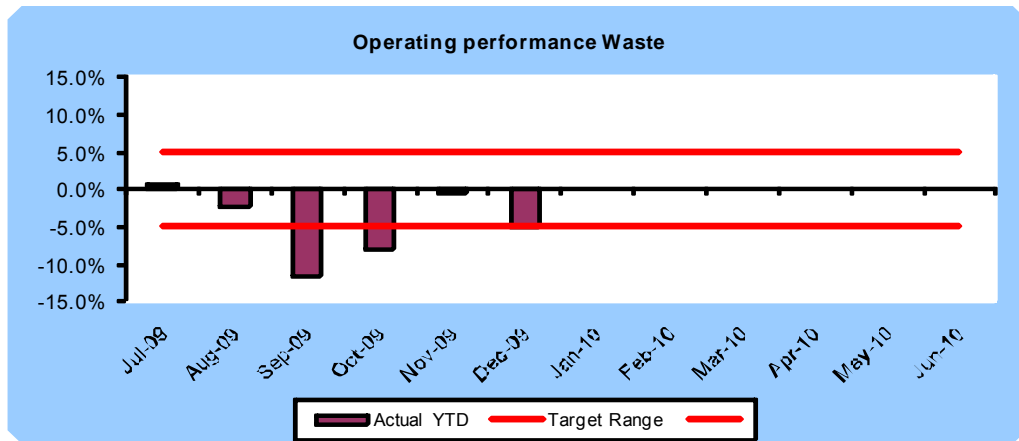
Comments: Result for the month is \$94.20 per tonne of waste handled which is compliant with the monthly target. YTD result is \$104.41 which is compliant with the \$105 target. The target rate is calculated quarterly following quarterly review adjustments to the Waste Ops Budget for 09-10.

**5) Operating performance (actual v budget expenditure)**

The sum of Year to date Operating Costs (employee costs, good & services and internal expenditure) Compared to the YTD Budget for these costs

Target < +/-5% year to date

Target achieved?



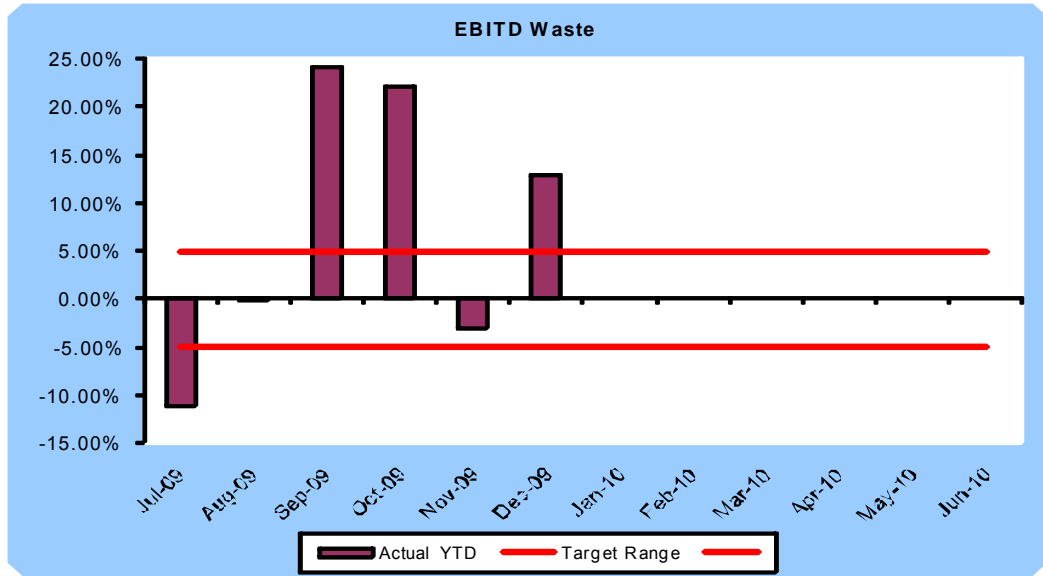
Comments: Result for the month is 5% under budget.

Dec-09	YTD Budget	YTD Actuals	Actual vs Budget
Employee costs	500,590	420,139	(80,451)
Goods & Services	5,583,388	5,399,490	(183,898)
Internal Exps	366,073	306,110	(59,963)
	<b>6,450,051</b>	<b>6,125,739</b>	<b>(324,312)</b>
<b>Percentage Variance</b>			<b>-5.03%</b>

6) **Earnings before interest, tax & depreciation (EBITD)**

Target < +/-5% year to date

Target achieved?



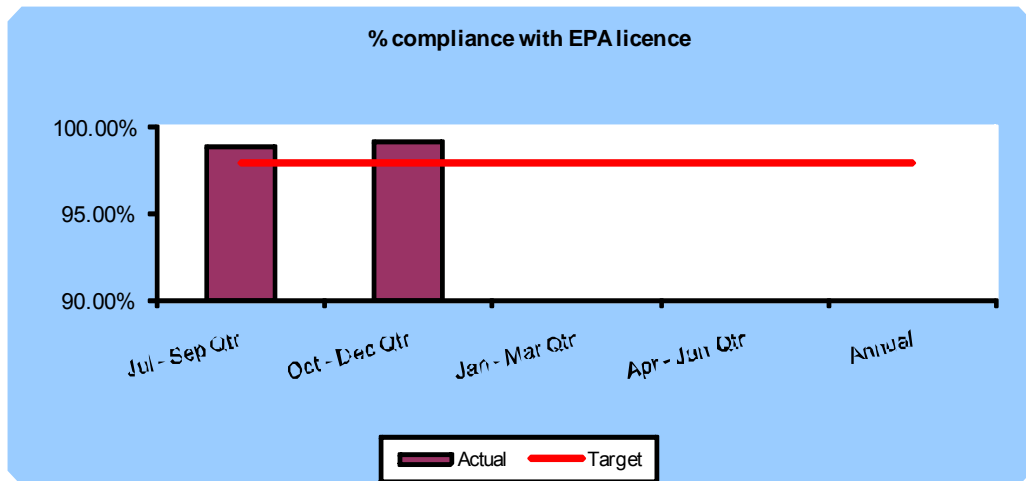
Comments: Result for the month is 12.91% above budget.

**KEY PERFORMANCE INDICATORS – INTERNAL PROCESSES**

7) **% compliance with EPA licence Waste Management**

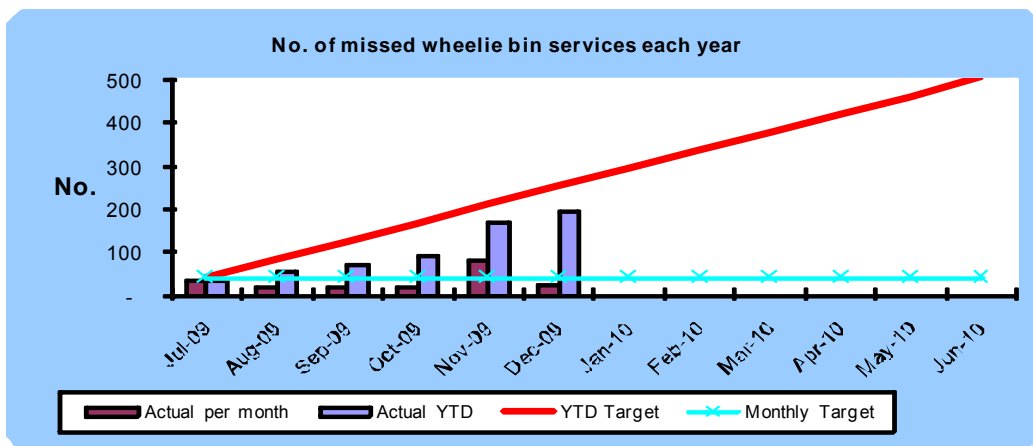
Target ≥ 98% per quarter

Target achieved?



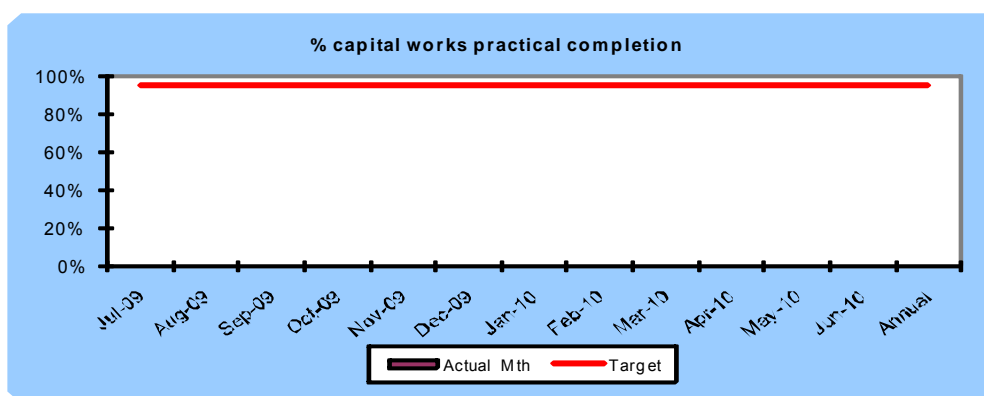
Comments: KPI reported quarterly Dec 99.10%.

- 8) **Number of missed wheelie bin services each year (refuse & recycling)**  
 Target  $\leq 42$  per month/  $\leq 504$  p.a. Target achieved?



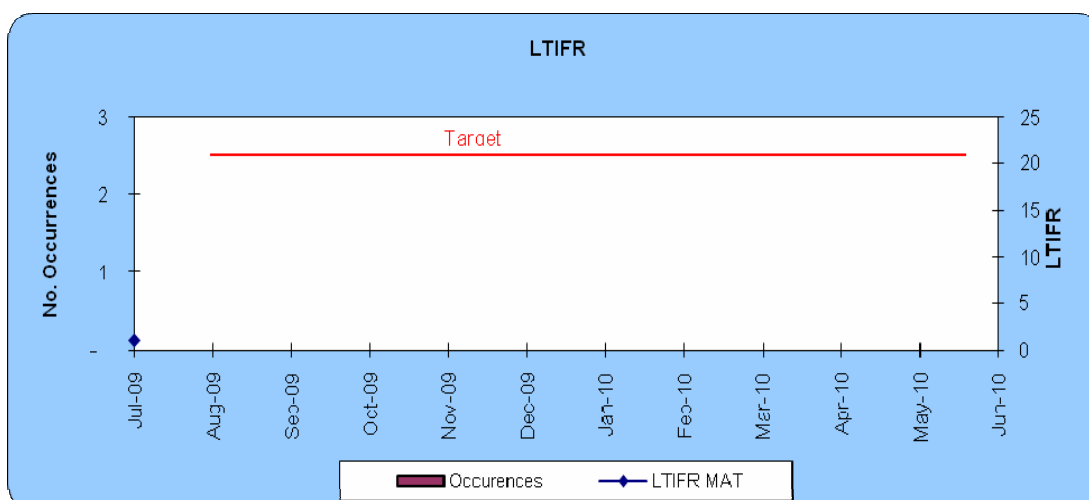
Comments: The monthly result is 24 missed services determined to be contractor fault. YTD result is 195 missed bins up to December 2009

- 9) **% of capital works program practical completion – % of planned project milestones achieved per month**  
 Target  $\geq 95\%$  per annum Target achieved?  NR



Comments: No capital milestones achieved to date.

- 10) **LTIFR (Lost time injury frequency)**  
 Target  $\leq 20$  injuries per hours in period Target achieved?

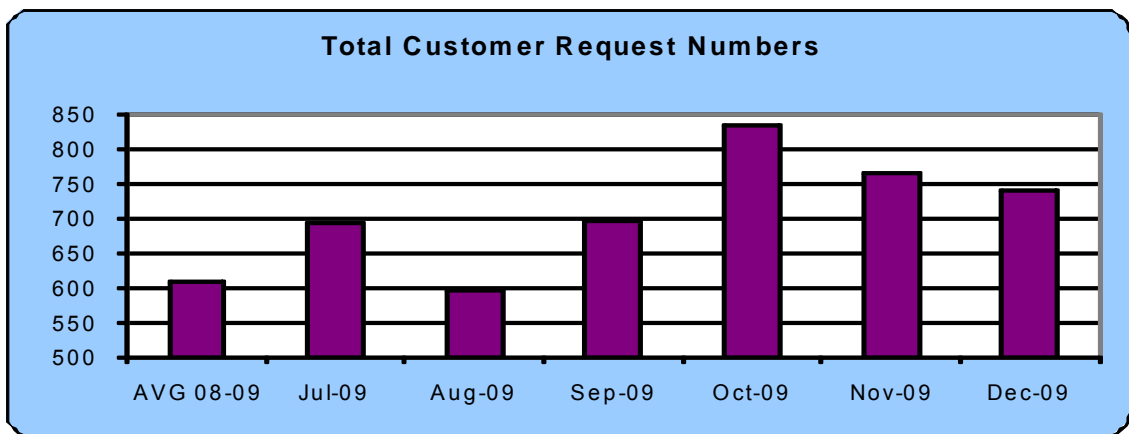


Comments: There was 0 LTI in waste this month. Rolling average from 08-09 is 0

**ADDITIONAL INFORMATION**

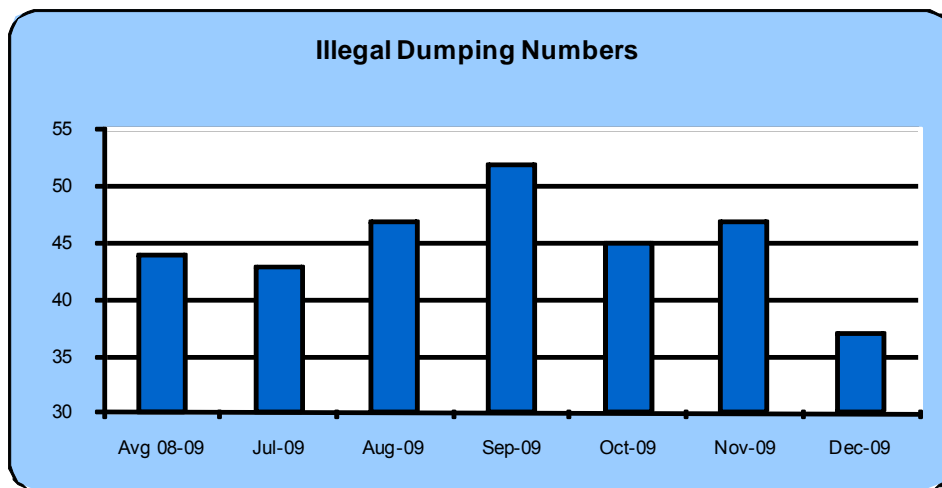
***CUSTOMER REQUEST OVERVIEW***

<b>Description</b>	<b>AVG 08- 09</b>	<b>Jul- 09</b>	<b>Aug- 09</b>	<b>Sep- 09</b>	<b>Oct- 09</b>	<b>Nov- 09</b>	<b>Dec- 09</b>	<b>Total YTD</b>
Waste Management								
Quick call	49	83	42	99	112	145	230	711
Wheelie bin repairs	102	127	115	99	121	70	74	606
Replace wheelie bin	205	161	221	230	279	233	195	1,319
Missed wheelie bin services	114	127	83	112	122	144	101	689
New/extra wheelie bin	81	48	60	67	73	77	83	408
Other wheelie bin issues	24	118	45	49	54	49	27	342
Customer request complaint	11	12	5	9	9	5	8	48
Customer request compliment	2	-	1	1	1	-	1	4
Compliance issues	2	-	2	1	1	2	2	8
Other issues	20	19	22	29	61	42	19	192
<b>Total</b>	<b>611</b>	<b>695</b>	<b>596</b>	<b>696</b>	<b>833</b>	<b>767</b>	<b>740</b>	<b>4,327</b>



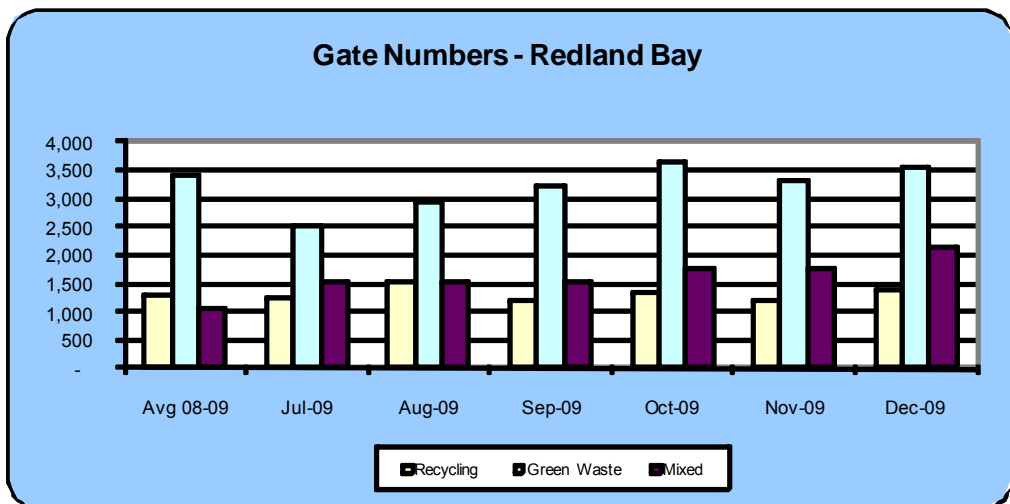
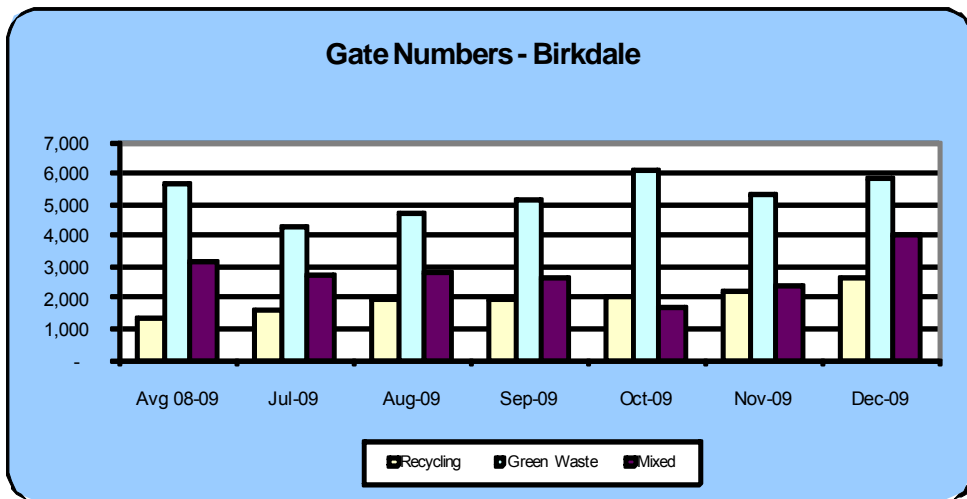
**Illegal Dumping Numbers YTD for Dec 2009**

<b>Description</b>	<b>Avg 08-09</b>	<b>Jul-09</b>	<b>Aug-09</b>	<b>Sep-09</b>	<b>Oct-09</b>	<b>Nov-09</b>	<b>Dec-09</b>	<b>Total YTD</b>
Scrap Metal	3	4		1	5	3	-	13
Green Waste	10	6	7	4	5	3	-	25
Furniture	9	8	6	4	8	10	5	41
General Waste	13	9	24	31	14	17	18	113
Car Bonnet/ Tyres	4	6	3	5	6	4	4	28
Building Materials	5	9	5	6	5	8	7	40
<b>Other</b>	-	1	1					2
Oil from Drain				1	2			3
Sharps Container							1	1
Asbestos			1			2	2	5
<b>Total</b>	<b>44</b>	<b>43</b>	<b>47</b>	<b>52</b>	<b>45</b>	<b>47</b>	<b>37</b>	<b>271</b>



**Gate Numbers for Dec 2009**

<b>Description</b>	<b>Avg 08-09</b>	<b>Jul-09</b>	<b>Aug-09</b>	<b>Sep-09</b>	<b>Oct-09</b>	<b>Nov-09</b>	<b>Dec-09</b>	<b>Total YTD</b>
<b>Birkdale</b>	<b>10,184</b>	<b>8,509</b>	<b>9,415</b>	<b>9,631</b>	<b>9,858</b>	<b>9,866</b>	<b>12,510</b>	<b>59,789</b>
Recycling	1,333	1,560	1,958	1,902	2,064	2,245	2,596	12,325
Green Waste	5,664	4,252	4,688	5,106	6,122	5,285	5,854	31,307
Mixed	3,187	2,697	2,769	2,623	1,672	2,336	4,060	16,157
<b>Redland Bay</b>	<b>5,805</b>	<b>5,293</b>	<b>6,010</b>	<b>5,956</b>	<b>6,756</b>	<b>6,292</b>	<b>7,098</b>	<b>37,405</b>
Recycling	1,295	1,245	1,507	1,212	1,333	1,203	1,389	7,889
Green Waste	3,431	2,523	2,951	3,210	3,636	3,310	3,559	19,189
Mixed	1,079	1,525	1,552	1,534	1,787	1,779	2,150	10,327
<b>Total</b>	<b>15,989</b>	<b>13,802</b>	<b>15,425</b>	<b>15,587</b>	<b>16,614</b>	<b>16,158</b>	<b>19,608</b>	<b>97,194</b>





## **Summary of major issues for the quarter ending December 2009**

Report for period 1 October 2009 – 31 Dec 2009 for the Waste Operations Unit.

### **1. Site Reports**

#### **Birkdale Landfill & Transfer Station**

- Land filling operations continued in the Cell 9 area of the Landfill.
- All other operations have been continuing as normal.
- Asphalt works were completed to the internal access road to upgrade and repair a number of potholes.
- An aerial survey was conducted in mid December 2009 and based upon current filling rates and the amount of void space left in the landfill, the current closure date of Birkdale Landfill is approximately August 2011.

#### **Redland Bay WTF**

- All operations have been continuing as normal.

#### **Giles Road Hardfill site**

- All operations have been continuing as normal.

#### **North Stradbroke & Bay Island WTFs**

- All operations have been continuing as normal.

#### **SMBIs and Coochiemudlo Island WTFs**

- All operations have been continuing as normal.

### **2. Complaints**

24/11 Dust complaint from a resident of Giles Road regarding the Giles Road hardfill facility

02/12 and 22/12 Odour Complaints regarding Birkdale Landfill

### **3. Project updates**

- The Home Assist Secure (HAS) bulky item collection trial is continuing under existing funding. It is estimated that the budgeted amount will provide services under the trial until March 2010.
- E Waste: public enquiries regarding the disposal of E Waste items continues. Meeting is being scheduled with BuyEquip in January to discuss the potential implementation of a trial collection at the mainland Waste Transfer Stations.
- The November Household Hazardous Waste Surrender Day went off without problem and diverted approximately 1.5 tonnes of hazardous materials from ending up in the Birkdale Landfill.
- An internal Hazardous Waste Surrender day is being coordinated to allow obsolete/out of date chemicals to be removed from Council facilities mid February as per Workplace Health and Safety requirements.
- The Stradbroke Island Men's Shed collected their first donated goods from RecycleWorld.
- The Birkdale Newsletter was distributed in early December.

#### **4. Waste Education Update**

##### **October 2009**

- Schools program – EnviroCom undertook the following activities on behalf of Council via the YCP Programme in October:
- Recycling Craft Activities x 3
- A site inspection of Victoria Point High School was conducted with QLPA and the requesting teacher. Appropriate internal and external agencies have been identified and contacted to assist with education and resources for the schools waste management strategy/plan. All stakeholders have provided an undertaking to assist the school in preparing and implementing a waste management plan.
- Attendance at QWEG meeting held in Ipswich. This is the last meeting for the year and nominations were requested for committee vacancies.

##### **November 2009**

- Schools program – EnviroCom undertook the following activities on behalf of Council via the YCP Programme in November:
- Talking Rubbish and Recycling x 2
- Litter free lunch x 1
- RecycleWorld tour x 4
- A Swap Party for Council staff was held in celebration of National Recycling Week.
- Registration for Clean Up Australia Day has been submitted.

##### **December 2009**

- Set up display and attended Community Rates Forum at Redland Performing Arts Centre (RPAC). Approximately 40 people visited the display and had opportunity to ask questions and gain information.
- Three education visits, conducted by EnviroCom to the Macleay Island Child Care Centre.
- An information flyer about waste on North Stradbroke Island was created and distributed to the Real Estate agents on the island. The flyer was well received, with the agents being more than happy to distribute them to tourists who are staying on the island in holiday homes over the Christmas period. They look forward to further communications for the next peak season, Easter.

#### **5. HR Update**

Education Officer – Waste and Resources position has been filled with the new incumbent started on the 7 December 2009.

Senior Waste Contracts Manager – Waste Operations position has been filled and the new incumbent started on the 16 November 2009.

Closed Landfill Operations Coordinator position has been approved in the Q1 review and is currently being advertised.

**14.2.3 LEASE OF COUNCIL LAND - REDLAND COMMUNITY CENTRE - 29  
LORAIN STREET, CAPALABA**

**Dataworks Filename:** L.200360  
**Attachment** [Aerial Map – Loraine Street](#)  
[Site Plan – Loraine Street](#)  
**Responsible Officer Name:** Greg Jensen  
Group Manager Customer & Community Services  
**Author Name:** Sue Collins  
Acting Human Services Manager

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**EXECUTIVE SUMMARY**

The Department of Communities proposes to issue a new lease to the Redlands Community Centre for a period of 2 years and 6 months. Council are joint owners with the State of Queensland represented by the Department of Communities for Lot 11 of SP101323. The State of Queensland represented by the Department of Communities has a 13/20 interest and Redland City Council 7/20 interest. When the building was originally built, Redland City Council and the State of Queensland agreed to lease the premises to the Redland Community Centre Incorporated as the lessee. The previous leases were for a period of three years with the last lease from 31 December 2006 to 31 December 2009. The proposed term for the new lease is 2 years and 6 months with the commencement 1/1/2010 and an expiry date 30/6/2012.

The Department of Communities is aligning lease agreements with current funding agreements; therefore the lease for the Redlands Community Centre is 2 years and 6 months. Though the lease has expired, clause 22 in Schedule B of the lease agreement provides an effective roll over of existing lease terms for 6 months in cases where the lease has expired. It is therefore recommended that Redland City Council approve the extension of the lease for a term of 2 years and 6 months to the Redlands Community Centre Lot 11 of SP101323.

**PURPOSE**

To seek Council approval to execute a lease with the Department of Communities over Lot 11 of SP101323. (see attachments 1 & 2).

**BACKGROUND**

The Department of Communities proposes to issue a new lease to Redlands Community Centre to coincide with the organisation's funding agreement with the Department of Communities. The Redland Community Centre is an incorporated body which primarily aims to alleviate disadvantage with the local community by providing services throughout the Redlands area. Community focused services include a 21 place child care facility, toddler tactic parenting course, emergency relief, family and individual support, courses, referrals and meeting places for community groups.

## ISSUES

- The lease expired on the 31 December 2009 and the Department of Communities' letter to Council received on the 24 December 2009 requested that Council give approval for the Redlands Community Centre Incorporated to lease the building for a term of 2 years and 6months; and
- The Redlands Community Centre Inc. requires a signed lease agreement between the State of Queensland and Redland City Council to continue operating the community services.

## RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

## FINANCIAL IMPLICATIONS

Rental consideration is \$1.00 per annum payable on demand.

## PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## CONSULTATION

The Acting Human Services Manager consulted with the Group Manager, Customer and Community Services, Property Services Manager and Acting Manager Community and Social Planning.

## OPTIONS

### PREFERRED:

That Council resolve as follows:

1. To grant a lease for a term of 2 years and 6 months to the Redland Community Centre; and
2. That the Chief Executive Officer be authorised to sign all documentation in this matter.

### ALTERNATIVE

That Council refuses the granting of the lease.

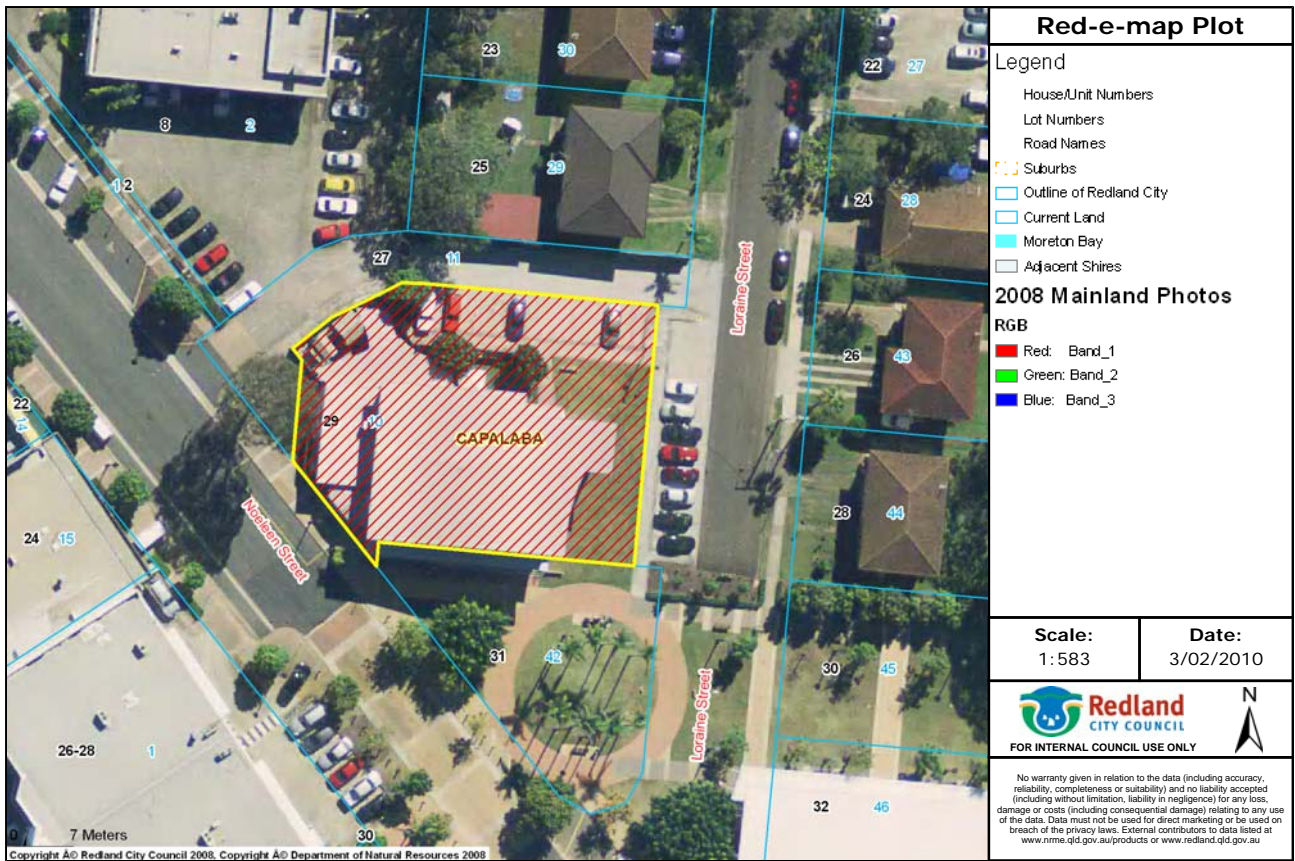
**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

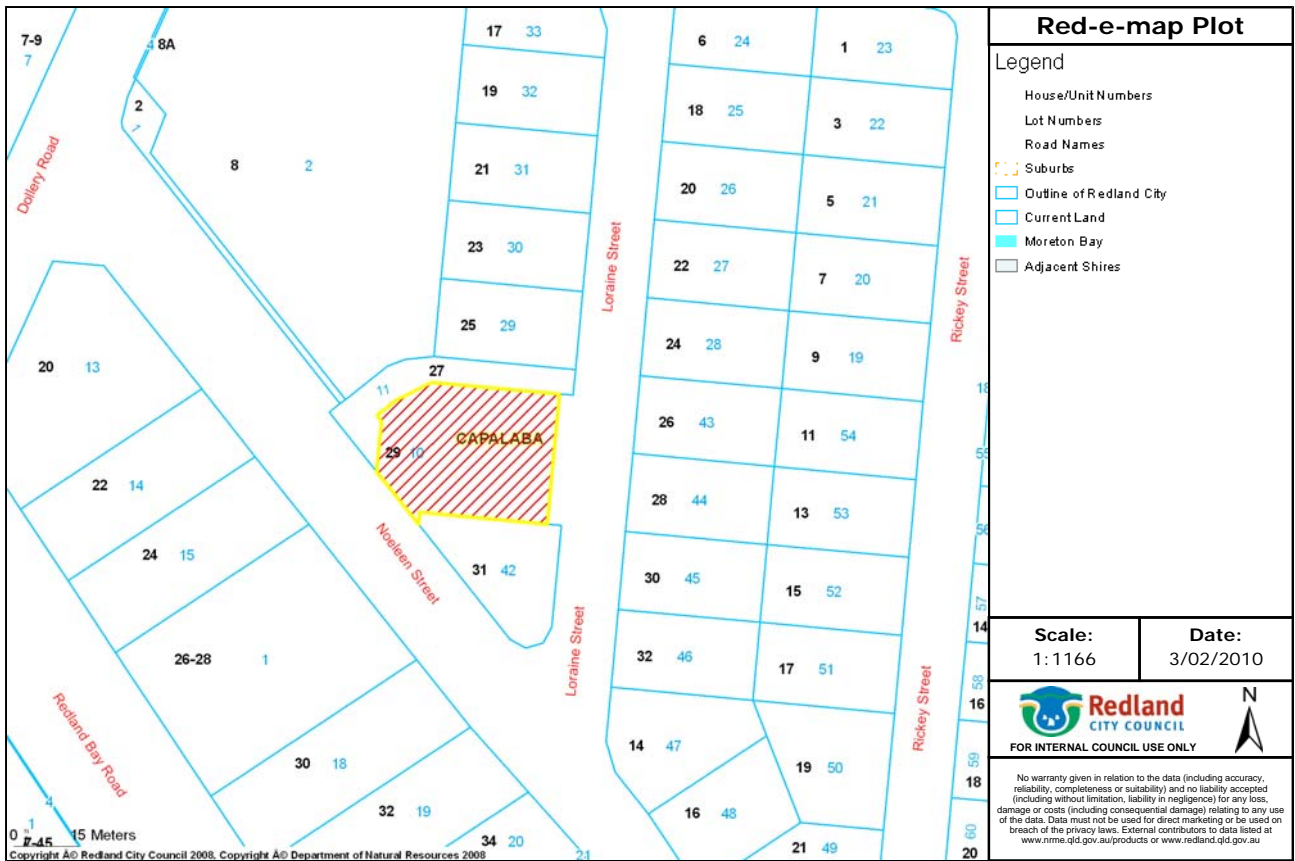
Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 1. To grant a lease for a term of 2 years and 6 months to the Redland Community Centre; and**
- 2. That the Chief Executive Officer be authorised to sign all documentation in this matter.**

**CARRIED**





**14.2.4 COMMUNITY DEVELOPMENT IN THE REDLANDS**

<b>Dataworks Filename:</b>	<b>CS Community Development - Service Development</b>
<b>Attachments:</b>	<a href="#"><u>Attach 1 - Community Development Achievements 2009</u></a> <a href="#"><u>Attach 2 - Community Development Activities Planned 2010</u></a> <a href="#"><u>Attach 3 - Community Development Guidelines</u></a>
<b>Responsible Officer Name:</b>	<b>Greg Jensen Manager Customer and Community Services</b>
<b>Author Name:</b>	<b>Leanne Tu'ipulotu Co-ordinator Community Development</b>

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**EXECUTIVE SUMMARY**

As the communities in the Redlands grow and change, it is important to work with these communities to build their capacity to plan for the future needs as well as addressing the needs and opportunities that exist now.

Council's Social Infrastructure Policy and Strategy, Strong Communities Policy, the Ageing Well in the Redlands, Our City Our Culture, Community Safety Policy and Community Development Guidelines provide the framework for Council's community development work.

The Community Development Team was reshaped to a location based model in May 2009 to enable the team to be more responsive to the growing and changing community needs and to manage the increasing workloads of Community Development staff.

A location based model of community development delivery has enabled an integrated whole of community response and more equitable community development responses across the whole of the Redlands. This approach assists in enabling the communities in the Redlands to achieve Council's vision for a strong community.

The need for community development work to be undertaken in the Southern Redlands was endorsed by Council in the Redlands Social Infrastructure Strategy and Council resolved to support the budget review for the establishment of a full time permanent Community Development Officer to deliver community development outcomes for Southern Redlands including the Southern Moreton Bay Islands.

Currently there is a temporary full time Community Development Officer who is employed through funds made available by maternity leave and this contract concludes on 30 June 2010. No further funds are available to continue the community development work in Southern Redlands.



## PURPOSE

The purpose of this report is to provide information on how the Community Development Team is addressing community development challenges and issues across the Redlands to facilitate the development of strong communities.

## BACKGROUND

The Redlands Social Infrastructure Policy and Strategy was approved by Council on 16 December 2009 and the Community Development Guidelines have been signed off by the General Manager Policy and Planning.

Research and stakeholder consultation completed as part of the Redlands Social Infrastructure Strategy found that in relation to networks and community development support in the Redlands that:

- Networks, service inter - agencies and other collaborations played a pivotal role in maintaining and attracting services, programs and funding for the city;
- The need for administration and operational planning support for non-government organisations (NGOs);
- The need for access to credible information on local needs and future growth for local service providers' planning activities, as well for community building and people's participation in civic and community life; and
- Absence of community development capacity and targeted funding to undertake community building activities in new/changing communities, and prevention and early intervention work with vulnerable families and individuals.

In relation to service capacity issues, there was an overall increase in demand on existing services, with a lack of capacity to meet demand in the family and children and youth sectors. Targeted strategies were required to respond to growth and change in the southern part of the city due to a skew of support and development services and employment services to the northern end of the City. This lack of services was compounded by poor access to public transport to link residents to essential services. In addition the unique circumstances of the island communities meant service providers and Council were presenting with challenges that were not typical to other parts of South East Queensland.

As the communities in the Redlands grow and change it is important to work with these communities to build their capacity to plan for the future needs as well as addressing the needs and opportunities that exist now.

Community Development practice seeks to encourage self sustainable communities to enable them to effect change by:

- empowering individuals and groups of people;
- skill development;
- access to resources, information and networks;
- building on existing strengths;

- identify priorities and shared goals;
- identify and evaluate options.

Please see **Attachment 3 – Community Development Guidelines** for further details

The Community Development Team was reshaped to a location based model in May 2009 to enable the team to be more responsive to the growing and changing community needs and to manage the increasing workloads of Community Development staff. The reshape positions the Team to be able to deliver on the Social Infrastructure Strategy.

### **Community Development Team Structure**

The Community Development Team is managed by the Community Development Co-ordinator and currently consists of three full time generalist Community Development Officers (CDOs) who are location based. It is important to note that one of these CDO roles is temporary and is only funded until 30 June 2010. These roles work with the whole community within a specific geographical location.

There are four enabler roles that work city-wide and with the location based CDO's to deliver community development outcomes across the Redlands. The enabler roles value add to the work of the generalist CDO's by providing additional specialist capacity to respond to emerging community needs. There are two part time Administration Officer; however one of these positions is currently vacant. Please see Table 1 below for details of the Community Development Team.

**TABLE 1 – Community Development Team**

<b>Position Title</b>	<b>Position held by</b>	<b>Location within Redlands</b>	<b>Speciality Area</b>
Community Development Co-ordinator  <i>Full time permanent position</i>	Leanne Tu'ipulotu	City – Wide	Community Development Practice Aboriginal and Torres Strait Islanders. People from culturally and linguistically diverse backgrounds, including refugees.
Youth & Community Development Officer  <i>Full time permanent position</i>	Kara Mansley	North West includes: <ul style="list-style-type: none"> <li>• Birkdale</li> <li>• Thorneside</li> <li>• Capalaba</li> <li>• Alexandra Hills</li> <li>• Mt Cotton Sheldon</li> </ul>	Young people
Community Development Officer	Jennifer Schoof	North East includes: <ul style="list-style-type: none"> <li>• Ormiston</li> </ul>	Seniors

<b>Position Title</b>	<b>Position held by</b>	<b>Location within Redlands</b>	<b>Speciality Area</b>
<i>Full time permanent position</i>		<ul style="list-style-type: none"> <li>• Cleveland</li> <li>• Wellington Point North Stradbroke Island</li> </ul>	
Community Development Officer  <i>Full time temporary position until 30 June 2010</i>	Melinda Haynes	South includes: <ul style="list-style-type: none"> <li>• Thornlands</li> <li>• Victoria Point</li> <li>• Redland Bay</li> <li>• Coochiemudlo Island</li> <li>• Russell Island</li> <li>• Macleay Island</li> <li>• Lamb Island</li> <li>• Karragarra Island</li> </ul>	Families and People with Disabilities
Community Safety Officer  <i>Full time permanent position</i>	Byron Shreeve	City – Wide	Community Safety & Graffiti Management
Community Cultural Development Officer  <i>Full time permanent position</i>	Elise Parups	City – Wide	Arts & Cultural Development
Community Program Officer  <i>Full time permanent position</i>	Suzanne Marshall	City – Wide	Community Education including the Young Citizens Program
Community Resource Officer  <i>Permanent Part time (3 days / week) (currently on maternity leave)</i>	Letitia Bouloukos	City –Wide	Special projects
Administration Officer <i>Permanent Part time (4 days /</i>	Janet Camilleri	City – Wide	Admin support

Position Title	Position held by	Location within Redlands	Speciality Area
<i>week)</i>			
Administration Officer <i>Permanent Part time (3 days / week)</i>	Currently vacant	City – Wide	Admin support

A location based model of community development delivery has enabled an integrated whole of community response, rather than the previous model which focused on a particular target group, eg young people or seniors. In addition, this approach will enable more equitable community development responses across all divisions of the City. This approach assists in enabling the communities in the Redlands to achieve Council's vision for a strong community.

Redlands Social Infrastructure Policy and Strategy, Strong Communities Policy, Community Safety Policy, the Ageing Well in the Redlands, Our City Our Culture and the Community Development Guidelines provide the framework for Council's community development work.

The current structure of the Community Development Team directly supports the Redlands Social Infrastructure Strategy by linking in with the catchment based approach. Community development practice is an essential component to the effective delivery of these strategies and policy.

### **Key Community Development Achievements and Future Priorities**

The Community Development Team has delivered a number of key initiatives that respond to strategic priorities identified in Council policies and strategies. These activities focus on increasing community participation and strengthening communities.

Communities across the Redlands have been assisted by the Community Development Team to enable increased participation in Council processes and improved access to services and a range of activities. Emphasis has been on engaging local people to come together to respond to emerging community issues or challenges to build community sustainability.

For example some key highlights from 2009 include:

- Co-ordinating community members and key internal stakeholders to bring about a positive approach to presenting community safety concerns such as at Teak Lane in Victoria Point;
- The provision of information to young people through the Young Citizens Program and to community groups and organisations through an extensive database of community networks;

- Co-ordinating a number of activities that enabled marginalised people such as young people, seniors and people with disabilities to have a voice in Council processes such as the Redlands 2030 Community Plan consultation.

Please see **Attachment 1 – Community Development Achievements in 2009** for details.

The Community Development Team has identified a number of key strategic priorities in line with Council's policies and strategies and community needs that they are working to deliver in 2010. Please see Attachment 2 – Community Development Activities Planned for 2010 for details.

## ISSUES

The part time Community Resource Officer position was originally created in January 2008 to implement the recommendations of the Capalaba Activity Centre Options Report. This position achieved a number of outcomes for residents from Capalaba, Birkdale and Alexandra Hills including:

- Built and enhanced connections and relationships with key community stakeholders that led to community owned initiatives and activities such as the Taste of Tuesday Cooking Class and the Senior's Refresh Space at the Capalaba Library;
- Secured funding of \$49,444 from Department of Communities to deliver the Eat Well Be Active Program;
- Established a partnership with the Alexandra Hills Community Garden to deliver a series of Gardening workshops;
- Conducted an initial review of community halls.

Since July 2009, the work in this North West location has been continued by the temporary Community Development Officer position through the co-ordination of the delivery of the successful Eat Well Be Active Program and through the Youth & Community Development Officer.

The tenure of the temporary Community Development Officer position will come to an end on 30 June 2010, when the permanent part time Community Resource Officer position is resumed after maternity leave.

The Part time Community Resource Officer will become a Special Projects role and will focus in 2010/11 on Mount Cotton and the piloting Community Gardens projects. The North West location will continue to be served by the Youth and Community Development Officer.

## **Future Strategic Priorities for the Community Development Officer (South)**

### **Place Project**

Council officers have met with regional management from the Department of Communities to discuss implementation of Stage 2 of the Place Project. Community development is important to successfully implement a number of initiatives that came out of this project and roles and responsibilities have been assigned to progress this work.

### **Redlands Social Infrastructure Strategy**

The Redlands Social Infrastructure Strategy identifies that new approaches are needed that emphasise community development. This work is as important as physical facilities, to enable communities to address their needs and provide opportunities for participation in community life and increase access to services. Council needs to refocus community development capacity in government and community organisations. This also includes developing hubs and precincts by undertaking community development and place-making work to link these facilities with local groups to form community hubs and precincts that are focal points for local activity.

Community development in the Southern Redlands will be a key component in the implementation of the following projects identified in the Social Infrastructure Strategy:

Catalyst Projects	City-wide Projects	Local Projects
<ul style="list-style-type: none"> <li>• Redland Community Foundations Program</li> <li>• Community Well-being Hub</li> <li>• Regional Sports Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Ageing in Place Strategy</li> <li>• Redlands Social Enterprise Program</li> <li>• Schools as Community Centres</li> <li>• Community Hubs and Precincts Strategy</li> <li>• Green Living Hubs</li> <li>• Active and Healthy Communities Project</li> <li>• Critical Service Advocacy Plans</li> <li>• Local social infrastructure strategies</li> <li>• Redland City Lights Good Neighbour Project</li> </ul>	<ul style="list-style-type: none"> <li>• Redland Bay Youth Space</li> <li>• Redland Bay Cultural, Tourism and Learning Hub</li> <li>• Victoria Point Community Hub</li> <li>• Kinross Road Community Hub</li> <li>• Mt Cotton Community Precinct</li> <li>• Kennedy's Farm Community and Sporting Precinct</li> <li>• Macleay Island Sporting Facility</li> </ul>

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

**FINANCIAL IMPLICATIONS**

Budget for the Community Development Officer to focus on the Southern part of the Redlands and SMBI will be required – approximately \$64,000 per annum plus oncosts.

**PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

**CONSULTATION**

Consultation has been held with Group Manager Community and Social Planning, Senior Adviser Community Development, Strategic Advisor Social Planning and the Community Development Team.

**OPTIONS****PREFERRED**

That Council resolve to note the report.

**ALTERNATIVE**

That Council note the report and request further information

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Boglary  
Seconded by: Cr Bowler

**That Council resolve to note the report.**

**CARRIED**

**ATTACHMENT 1 – KEY COMMUNITY DEVELOPMENT ACHIEVEMENTS IN 2009**

Location	Community Development Achievements
Redlands City Wide	<ul style="list-style-type: none"> <li>• Co-ordination of Networks including information provision through regular newsletters and email updates, meeting facilitation and maintaining member databases for Redlands Interagency, Redlands Youth Network, Redlands Disabilities Network, Creative Alliance, Redlands Seniors Network, Redlands Advisory Group on Seniors Issues and YTalk – Redlands Youth Forum.</li> <li>• Young Citizens Program delivered 52 different information activities to 10,213 children.</li> <li>• Co-ordinated an information session for School Teachers from schools across the Redlands to promote the Young Citizens Program.</li> <li>• Developed and facilitated the delivery the Fatal Vision Alcohol Education Program to 770 children in 15 sessions at schools and some 1,000 people at two community events.</li> <li>• Conducted a workshop with School Chaplains to encourage participation and support in the delivery of the Fatal Vision Alcohol Education Program.</li> <li>• Increased communication and co-ordination across Council through the delivery of a range of programs for example the Young Citizens Program and the Eat Well Be Active Program.</li> <li>• Contributed to increasing awareness of the needs, experiences and services available for people with disabilities by co-ordinating Disability Awareness Week event.</li> <li>• Assisted 19 people with disabilities to document their stories using digital technology, these digital stories were presented at the Disability Awareness Week event.</li> <li>• Conducted a safety audit of all Community Halls to provide advice to Council’s Community Halls review.</li> <li>• Hosted the Regional Collaboration on Graffiti Response meeting for SEQld local governments.</li> <li>• Regular participation in the Liquor Licensing Industry Advisory Group meetings to monitor legislative requirements and progress presenting issues.</li> <li>• Co-ordinated discussions between Energex and Council with the view of developing a MOU regarding graffiti removal from Energex assets.</li> <li>• Co-ordinated the expression of interest process and engagement of the preferred provider for the Traffic Signal Box Art Project, which is a graffiti prevention initiative.</li> <li>• Co-ordinated regular meetings with Queensland Police to develop partnerships, discuss community safety concerns and share information to promote community safety within the Redlands.</li> <li>• Fostered relationships with Queensland Rail to share information and strategies for graffiti management.</li> <li>• Co-ordinated graffiti prevention products demonstration for key Council staff and implemented a trial of the preferred product at the Bloomfield Street Underpass.</li> <li>• Worked in partnership with Bluecare to recognise Redlands Inspiring Seniors in a Seniors Week event.</li> <li>• Developed a facilitators guide to enable the delivery of REDIPLAN information sessions to enable good planning by seniors in the case of an</li> </ul>



	<p>emergency. This guide is being used by the Aged Care Providers and Home Assist Secure with their clients.</p> <ul style="list-style-type: none"> <li>• Regular attendance at the Redland Aged Care Providers Group and contributed to projects that affect social isolation of seniors in aged care facilities.</li> <li>• Participated in the Redland Aged Care Providers subcommittee for emergency preparedness, resulting in a survey of aged care providers that identified how ready they are for emergencies, their willingness to assist or host people at their facilities in the event of an emergency and identified the potential gaps or concerns that may affect seniors in an emergency.</li> <li>• Prepared a discussion paper on the use of Mobility Scooters for consideration of the Redlands Advisory Group on Seniors Issues (RAGOSI)</li> <li>• Surveyed 2,200 young people to gain information about their experiences of using public space in the Redlands.</li> <li>• Assisted in the co-ordination of the Regional Arts Development Fund (RADF) promoting funding opportunities for artist and performers in the Redlands.</li> <li>• Established relationships with key stakeholders, including the State Government to further develop the RADF program in the Redlands.</li> <li>• Established a working group to deliver Youth Week activities in 2010.</li> <li>• Provided support and administrative resources for the monthly Y Talk meetings that provided young people with the opportunity to have a voice in local issues that impact them.</li> <li>• Provided support to a local issue of the tragic death of a young person by coordinating the engagement of a local youth organisation to support the young people and deliver a memorial service.</li> <li>• Supported the development of the Redlands 2030 Community Plan by: <ul style="list-style-type: none"> <li>- Small Group Facilitation at Community Visioning Workshops</li> <li>- Facilitation at the Community Speakouts</li> <li>- Co-ordination of consultation workshops with a diverse range of community organisations and service providers participating.</li> <li>- Provision of advice to the development and delivery of Soapbox, a youth consultation process including the Vox Pops Project.</li> <li>- Co-ordinated the Young Leaders Forum and Afternoon with Madonna King to enable young people and seniors to have a voice in the Redlands 2030 Community Plan consultation.</li> </ul> </li> <li>• Provided advice to the Mayor regarding access to Council facilities for people with a hearing impairment.</li> <li>• Developed the Community Development Practice Guidelines.</li> <li>• Provided Community Development input into Strategy and Policy development such as the Social Infrastructure Strategy and the Physical Activity Strategy.</li> <li>• Participated in the development of the Indicators for the Community Plan through the Community Plan Indicators Working Group.</li> <li>• Managed the recruitment process to fill 5 staff vacancies in the Community Development Team.</li> <li>• Supported the development of the Community Grants Program, the promotion of this program to the community and the assessment of grant applications.</li> </ul>
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Southern Redlands	<ul style="list-style-type: none"> <li>• Established partnerships and co-ordinated the Emergency Household Preparedness Day for seniors, to increase their knowledge and preparedness should a disaster occur with 140 seniors and 11 Emergency Providers attending.</li> <li>• Resourced STAR Transport to deliver the Easy Shopper service in southern Redlands.</li> <li>• Working to increase access to Family Support Services for families living in Southern Moreton Bay Islands through the co-ordination of the SMBI Family Support Working Group.</li> <li>• Engaged the Bay Islands Community Services in the development of a Southern Moreton Bay Island Welcome Kit.</li> <li>• Co-ordinated a Youth Mini Day Out at Thornlands in partnership with The Cage Youth Foundation where 700 young people attended.</li> <li>• Engaged young people with an artist in the production of an anti-graffiti aerosol art mural at the Thornlands Dam Overflow Wall.</li> <li>• Facilitated a strengthening communities Family Movie night at Coochiemudlo Island engaging 150 local island residents.</li> <li>• Delivered youth photographic skill development workshops in Russell Island and Victoria Point as part of the Lens Fiction project delivered by the Cultural Services Team.</li> <li>• Supported the launch of the Bay Views Floating Pictures event at Karragarra Island.</li> <li>• Engaged community members, shopping centre management and various Council Departments to bring about a positive approach to community safety concerns at Teak Lane in Victoria Point.</li> <li>• Participated in the SMBI Forum and provided advice as required.</li> <li>• Identified key stakeholders and held initial meetings to begin the development of the Welcome Signage Project on Macleay Island.</li> <li>• Worked with Council's Works Operations to effectively identify safety concerns and clean up a public walkway in Redland Bay.</li> </ul>
North East Redlands	<ul style="list-style-type: none"> <li>• Co-ordinated two Community Safety Forums providing information to community stakeholders on Managing Challenging Behaviours in Public Spaces.</li> <li>• Engaged young people with an artist in an anti-graffiti aerosol art project at the Bloomfield Underpass.</li> <li>• Conducted a safety audit and surveyed local residents to identify lighting concerns in Galene Street, Wellington Point.</li> <li>• Continued to foster a working relationship with the Donald Simpson Centre in the provision of services to seniors.</li> <li>• Supported the development of the North Stradbroke Islanders Camping Grounds Proposal.</li> <li>• Participated in the Community Learning Group on North Stradbroke Island.</li> <li>• Participated in the Quandamooka Forum meetings on North Stradbroke Island to progress the Quandamooka Shared Partnership Agreement.</li> <li>• Participated in the Redlands Indigenous Library Liaison Committee and to promote Indigenous culture and create a welcoming place in the Dunwich Library.</li> <li>• Supported the development of a Men's Shed Project on North Stradbroke Island to reduce social isolation. This has included establishing</li> </ul>

	<p>partnerships with Waste Management and Recycle World which has contributed resources to the development of Men's Shed initiatives.</p> <ul style="list-style-type: none"> <li>• Supported Yulu-Burri-Ba to co-ordinate Sorry Time, which was in response to a youth suicide on North Stradbroke Island.</li> </ul>
North West Redlands	<ul style="list-style-type: none"> <li>• Developed and co-ordinated Phase One of the Eat Well Be Active Program offering 14 activities and some 300 people participated. The primary target group being people with disabilities and people from low incomes. This program is funded by Department of Communities.</li> <li>• Co-ordinated two Youth Mini Day Out at Redlands Youth Plaza in partnership with The Cage Youth Foundation with approximately 500 young people attending each event.</li> <li>• Co-ordinated regular stakeholder meetings with business owners, Queensland Police and Council Officers to address safety concerns within the Capalaba CBD.</li> <li>• Worked with and engaged a local youth service provider to deliver a youth engagement program in the Capalaba CBD, to address issues relating to the congregation of young people on Thursday evenings.</li> <li>• Presented a range of sustainable responses to the emerging issues regarding young people and public space in the Capalaba CBD.</li> <li>• Contributed to the development of a project plan and the selection of the preferred provider to develop Shopping Centre Protocols for Capalaba Park Precinct and the wider community in response to concerns raised by shopping centre management and local residents.</li> <li>• Facilitated a range of youth consultation processes to enable young people to have input into the development of the shopping centre protocols and the development of the Redlands Youth Space.</li> <li>• Working in partnership with Community and Social Planning to establish a Youth Space in Capalaba.</li> <li>• Created an opportunity for young people to participate in the Brisbane Festival by co-ordinating the Nowhere Total Expansion Exhibition at Redlands Youth Plaza.</li> <li>• Delivered youth photographic skill development workshop in Capalaba as part of the Lens Fiction project delivered by the Cultural Services Team.</li> <li>• Worked with Council's Works Operations to effectively identify safety concerns and clean up a park and waterway in Thorneside / Birkdale.</li> <li>• Co-ordinated the establishment of directional signage for the Alex Hills Community Garden.</li> <li>• Co-ordinated community members to work together to clean up graffiti in Thorneside and Alexandra Hills</li> </ul>

**ATTACHMENT 2 – KEY COMMUNITY DEVELOPMENT ACTIVITIES PLANNED FOR 2010**

Location	Community Development Activity
City Wide	<ul style="list-style-type: none"> <li>• Pilot Neighbour Day activities to increase community connection and reduce social isolation.</li> <li>• Co-ordination of a series of Youth Week Activities to celebrate and engage young people in the Redlands.</li> <li>• Deliver Crime Prevention through Environmental Design (CPTED) Training for Council staff and key community stakeholders to increase engagement in community safety.</li> <li>• Co-ordinate the Power Art Traffic Signal Box Project which is a graffiti prevention strategy.</li> <li>• Continue to undertake community safety audits to respond to emerging concerns.</li> <li>• Co-ordinate the roll out of the Graffiti Database that aims to improve the management of graffiti reporting.</li> <li>• Explore options to deliver a Graffiti Education Program in schools.</li> <li>• Continue to work closely with Queensland Police, Queensland Rail and other key stakeholders to share information enabling a co-ordinated approach to community safety in the Redlands.</li> <li>• Actively participate in the Regional Collaboration on Graffiti Response Committee and the Liquor Licensing Industry Advisory Group.</li> <li>• Prepare a report of the finding of the community safety audit of all Community Halls in the Redlands.</li> <li>• Work in partnership with QUT to further analyse the findings of the Young People and Public Space survey undertaken in 2009 and produce a final report.</li> <li>• Continue to co-ordinate the delivery of the Young Citizens Program to all schools in the Redlands.</li> <li>• Continue to deliver Fatal Vision Alcohol Education program to young people throughout the Redlands and engage the School Chaplains in this delivery.</li> <li>• Co-ordinate a Teachers information session to promote the Young Citizens Program.</li> <li>• Continue to build working relationships across Council to support the delivery of community development initiatives.</li> <li>• Co-ordinate and publish a new look Artmail promoting arts activities and programs in the Redlands.</li> <li>• Strengthen and continue to co-ordinate Community Networks including information provision through regular newsletters and email updates, meeting facilitation and maintenance of member databases to Redlands Interagency, Redlands Youth Network, Redlands Disabilities Network, Creative Alliance, Redlands Seniors Network, Redlands Advisory Group on Seniors Issues and YTalk – Redlands Youth Forum.</li> <li>• Work in partnership with key community organisations to support the delivery of Disability Awareness week activities.</li> <li>• Contribute to the co-ordination of the Regional Arts Development Fund (RADF) promoting funding opportunities for artist and performers.</li> <li>• Assist in promoting the Community Grants program to community groups and the grants assessment process.</li> <li>• Research and co-ordinate mobility scooter education training for seniors.</li> </ul>

	<ul style="list-style-type: none"> <li>• Work in partnership with key community organisations to support the delivery of Seniors Week Activities.</li> <li>• Collation of the Age Care Providers Emergency survey results that will contribute to the development of a collaborative approach to the development of guidelines and procedures for being prepared in an emergency.</li> <li>• Continue to support the Aged Care Providers to assist all new residents to complete a REDIPLAN to ensure good planning in the case of an emergency.</li> <li>• Continued collaboration on community development policy development and place making.</li> <li>• Contribute to the implementation of the Community Garden Policy.</li> <li>• Develop and deliver information sessions to promote and engage Council Officers with the Community Development Guidelines.</li> <li>• Continue to participate in the development of a Physical Activity Strategy.</li> </ul>
<i>Southern Redlands:</i>	<ul style="list-style-type: none"> <li>• As part of Youth Week work in partnership with Metro South Institute of TAFE to engage young people in possible music studies and career pathways.</li> <li>• To consult with Macleay Island residents in the development of concept plans for Welcome Signage on Macleay Island.</li> <li>• Engage and resource the Bay Islands Community Services to develop a Southern Moreton Bay Island Welcome Kit.</li> <li>• To consult with Russell Island residents to facilitate local involvement in the ongoing management of Kennedy's Farm.</li> <li>• To assist in the development of a series of activities to engage young people in the newly renovated Girl Guide Hut on Russell Island.</li> <li>• Work to increase access to Family Support Services for families living in Southern Moreton Bay Islands through the co-ordination of the SMBI Family Support Working Group.</li> <li>• Participate in the SMBI Forum and provide advice as required.</li> <li>• Co-ordinate a Forum to engage key community stakeholders in improving community safety outcomes.</li> <li>• Work in partnership with the Redlands Youth Networks to co-ordinate a Youth Week celebration to be held at Thornlands.</li> <li>• Co-ordinate a strengthening communities Family Movie Night at Russell Island as part of the Bay Views Cultural Program</li> <li>• Co-ordinate an Assistive Technology Expo for Seniors to be held on Macleay Island to provide information to assist seniors to live independently.</li> <li>• Conduct a community and services mapping project in Mt Cotton.</li> <li>• Facilitate the engagement of other levels of government and service providers in delivering community development activities in the southern Redlands as identified in the Social Infrastructure Strategy.</li> </ul>
<i>North East Redlands</i>	<ul style="list-style-type: none"> <li>• Co-ordinate a Community Safety Forum for Councillors and Staff, focusing on managing challenging behaviours in public space.</li> <li>• Participate in the Redlands Indigenous Library Liaison Committee and to promote Indigenous culture and create a welcoming place in the Dunwich Library.</li> <li>• Support the ongoing development of local arts groups on North Stradbroke Island such as the Saltwater Murriss.</li> </ul>

	<ul style="list-style-type: none"> <li>• Contribute to the development of the Indigenous Knowledge Centre and Community Library on North Stradbroke Island.</li> <li>• Support the ongoing development of the North Stradbroke Island Mens Shed Project that provides skill development and reduces social isolation of men.</li> <li>• Participate in the Quandamooka Forum to progress the Quandamooka Shared Partnership Agreement.</li> <li>• Co-ordinate an Assistive Technology Expo for Seniors to be held in Cleveland and North Stradbroke Island to provide information to assist seniors to live independently.</li> <li>• Continue to support the development of the NSI Camping Grounds Proposal.</li> <li>• Continue to support the Community Learning Group on North Stradbroke Island.</li> <li>• Co-ordinate a community strengthening Family Movie Night at Wellington Point</li> <li>• Develop partnerships to facilitate the establishment of a community garden for people with a disability in Wellington Point.</li> <li>• Continue to support the work of the Donald Simpson Centre.</li> </ul>
<p><i>North West Redlands:</i></p>	<ul style="list-style-type: none"> <li>• As part of Youth Week co-ordinate a workshop to engage emerging young writers with renowned arts writer Louise Martin Chew to facilitate skill development.</li> <li>• As part of Youth Week co-ordinate skateboards design competition to engage young people in the activation of the Redlands Youth Space.</li> <li>• Co-ordinate a series of activities to engage young people in the development of the Redlands Youth Space.</li> <li>• Support The Cage Youth Foundation to develop the Redlands Youth Space to offer a range of crime prevention initiatives.</li> <li>• Continue to co-ordinate regular stakeholder meetings with business owners, Queensland Police and Council Officers to address safety concerns within the Capalaba CBD.</li> <li>• Contribute to implementation and monitoring of the Capalaba Shopping Centre Protocols to create an inclusive environment for young people and other stakeholders.</li> <li>• Co-ordinate an Australia Day Youth Mini Day Out as part of the Redlands Youth Plaza activation.</li> <li>• Co-ordinate the delivery of Phase 2 Eat Well Be Active Program as funded by the Department of Communities offering 39 different activities free of charge to local residents.</li> <li>• Provide advice on the development of the Runnymede Project.</li> </ul>

## **ATTACHMENT 3 – COMMUNITY DEVELOPMENT PRACTICE GUIDELINES FOR BUILDING STRONG COMMUNITIES**

### **Scope**

This guideline applies to all staff of Redland City Council (RCC) when undertaking community development activities to achieve desired outcomes.

### **Policy and principles**

These guidelines support Council's Strong Communities Policy and principles as follows:

For the people of Redland City a Strong Community is:

1. a **connected** community
2. with **access to the full range of options** required for a rich community life
3. and an active **attachment to place**

RCC develops a strong community by embracing the following principles:

- *social justice* in terms of community processes and outcomes
- *sustainable* solutions – making decisions for the benefit of future generations
- *quadruple bottom line* balancing economic, social, cultural and environmental objectives
- *active citizenship* that gives rise to participatory democracy
- *integrated* perspectives and strategies
- *responsive and innovative* approaches with the community
- *community engagement and community driven* processes, supported by effective community capacity building
- *collaborative partnerships approach* that acknowledges, embraces and builds on community strength
- *cost effective* solutions which maximize appropriate use of community resources.

### **Purpose**

This guideline:

- describes what RCC means by community development practice
- outlines the essential attributes of community development practice, without rigidly specifying how to undertake community development.

### **Definitions**

**Community** – people who live or work in a common geographic area or have a shared culture, interest, concern or experience

**Community development practice** – sustained activity that builds social connections and enables communities to pool effort, skills and resources to address an issue or achieve a shared goal

**Community engagement** – involvement with the community on diverse issues that affect them, ensuring that the community is informed, has opportunities to contribute to policy and decision making processes and is educated about matters that impact on their lives.<sup>1</sup>

**Community network** – groups of individuals and organisations brought together by a common area of interest or concern. Through the relationships and trust developed by the network's activities, information and local intelligence is shared, and partnerships and alliances are created to address emerging opportunities and challenges. Networks are highly individual - they can be

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<sup>1</sup> Adapted from Redland City Council Community Engagement Policy POL 3053

informal or formal in nature; involve meeting face-to-face or communicating on-line; be poorly or well-resourced; and focus on a single issue or tackle complex and ambitious concerns.

**Community organisation** – a non-government entity that has organised itself to offer certain programs, goods and services to the community. Community organisations are usually legally incorporated, able to receive grants and own property, and operate on a not-for-profit basis governed by an elected committee of members from the community

**Partnership** – a close working relationship between two or more organisations, working on an equal footing to achieve specified shared outcomes. Partnerships can be formal, governed by a contract, terms of reference, memorandum of understanding, or operate informally based on practical collaboration.

**Social infrastructure** – community facilities, services and networks which help individuals, families, groups and communities meet their social needs, maximise their potential for development and enhance community well being<sup>2</sup>

## Practice Guidelines

The use of community development methodology in Council projects is always responsive to individual circumstances, and often involves complex issues and diverse stakeholders. Community development requires strategic thinking, as well as creativity and sensitivity, so prescriptive approaches are not useful. The following practice guidelines, summarised below in *Figure 1*, are designed to assist Council to decide if a community development response is appropriate, and if it is, how to approach the work. The guidelines align with Council's Strong Communities Policy, Social Infrastructure Policy, Redlands Social Infrastructure Strategy 2009, and Community Engagement Policy.

### Rationale

1. **Take purposeful action:** Be clear about why community development action is to be undertaken. In line with Council's Strong Communities Policy, community development activity should increase:
  - positive community connections between individuals or groups
  - community based action on issues of shared concern
  - access to facilities
  - access to services
  - access to decision-making processes.

These outcomes underpin successful communities that are connected, have access to a range of options for rich community life and have an active attachment to place.

2. **Establish a clear mandate:** To legitimately take up a community development role, it is important to understand and be transparent to others about your authority or mandate to be there. Have constituents asked Council to assist in some way? Are there other plans or community requests on record that support a community development approach? As a Council worker do you have organisational approval and support to embark on the work?

Because local government can be intrinsically involved in many facets of a community, it is important to make the effort to know who else from Council is working in the same area or with the same group, and wherever possible to communicate and/or work in partnership with other Council staff. Be clear about your role as community development worker and a Council employee, and be clear about other Council roles, such as local law compliance officer, land use planner, service provider and so on. Check that your respective reasons for being there are compatible. What other Council projects and plans are underway or imminent?

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<sup>2</sup> SEQ Regional Plan 2005-2026, Implementation Guideline No.5 Social Infrastructure Planning, June 2007



## Entry

3. **Observe local protocols:** There may be formal or informal ways to respect the roles that others already have in a particular community. Find out what roles and interests people have and the customary, traditional or cultural practices that are in use.

For example, should you consult firstly with Indigenous Elders about your intentions or acknowledge them as the traditional owners before you open a public meeting? Should you meet with the local Councillor to explain your role and consult with them at key points? If young people have been using a particular park for a long time to meet up, should you introduce yourself and explain your role in investigating potential park improvements?

4. **Be aware of constraints:** Community development is rarely a quick response. Starting to discuss an issue with the community may rapidly diffuse tensions but finding the solution could be a developmental response requiring long-term involvement. You need to be clear up front, and explain what your scope for action is, what resources you are able to contribute and how decisions are made about your role and any future actions by Council. Do you have the option to invest time in a developmental response? Are there expectations that Council will contribute other resources as well and are those expectations realistic? Who in Council is responsible for key decisions affecting the piece of work and how are these decisions made? What other constraints are there on Council involvement – for instance, planning policies or regulations?
5. **Understand the community:** A fundamental requirement for community development is to put effort into understanding the community – its networks and local institutions, who holds formal power (through their role in an organisation or ownership of assets) and informal power (through their networks and influence), what cultural traditions are observed, who are the local elders and leaders, what are the demographic trends, what is the history of the issues under discussion and what future plans are in place for this community. It is important to listen to people in the community before making recommendations for Council action or involvement.
6. **Identify priorities:** Irrespective of statistics and demographic trends, it is essential to understand what the community sees as the important issues. Priorities may be determined by factors such as the immediacy of the issues, the motivations of individual community members, and the history of interactions in an area. Because people usually have diverse interpretations of the same observations, an early part of the work involves conversations that help inform perceptions and build shared understandings.

For example, a group of young people may dominate a public area – some community members see the gathering as too loud and threatening, some are pleased the young people are visible and safe, some believe they are bored and have no alternative recreation options. Those who view this situation as threatening or antisocial may need to be given the opportunity to express themselves as well as being exposed to other points of view (such as that of the young people themselves) before a mutually satisfactory response can be designed.

7. **Identify shared goals:** Based on a shared understanding of the issues, a group or community can develop shared goals. Community development workers may be called upon to provide skilled facilitation at this stage. Goals need to be revisited from time to time and modified if circumstances have changed.

## **Engagement**

8. **Identify and evaluate options:** It is important that the range of possible responses to a situation is considered before a particular action is chosen. These options should be evaluated using a range of criteria including effectiveness, timeliness, resource requirements, energy and “fit” with the community. Small initial achievements can lead to more ambitious efforts over time.
9. **Build on strengths:** Acknowledge community strengths like networks, community knowledge, cultural diversity, civic pride, attachment to place and community leadership. This helps people value their own assets and develop confidence and motivation to become active.
10. **Build access to information, resources and networks:** Good community development practice builds the community’s ability to do things for themselves. Developing a newsletter or applying for a grant may be time consuming but may also be the foundation for good practice, especially through broader communication, clearly stating goals, potential partnerships and action plans.
11. **Support active citizenship:** Community development involves community stakeholders from inception to review. Citizen participation is stronger when ownership of initiatives and decision-making is vested in the community. However, Council’s statutory and regulatory role may mean it cannot delegate some decisions to others – be open from the beginning about who will be making which decisions.
12. **Build community harmony:** Community development should always leave the community with stronger links, relationships and networks and greater potential for collaboration. While conflict is commonplace and not necessarily unhealthy, community development processes should facilitate the acknowledgement of difference, rather than allow it to be personalised. Ultimately the work should identify where the common ground lies, which is the only basis for public action and partnership.
13. **Work inclusively:** Community development traditionally solves problems by bringing together people who have little or no access to resources with those who have power, resources and control. In all Redlands communities there are people who have no voice or no part in the social and economic life of our city. Redland City Council aspires to strong, inclusive communities which value and involves their more vulnerable and marginalised members.
14. **Foster independence and shared responsibility:** It is important that a community development process builds the independence of community organisations and networks, rather than building dependence on the ongoing involvement of the community development worker. Workers should exercise good judgement about when they should take on roles and when they should encourage and support others in the community to take on these roles.
15. **Work creatively:** Community development outcomes can be achieved through use of the community arts, recreation and sporting activities to bring people together and build common understandings. It may be useful to explore whether a creative process would be an effective method to engage stakeholders.

## **Refine, maintain or exit**

16. **Build sustainability / leave a legacy:** The community development process, from conception to review, should be designed to leave a positive legacy, so that communities are more equipped to meet their needs. The *means* should be consistent with the *ends* so that *each stage* of the work builds relationships, trust, networks and access to useful information and other resources. Citizens are more likely to stay involved if they experience the satisfaction of

making a positive difference through their joint efforts. Council should consider its eventual exit strategy even as it begins a new piece of work.

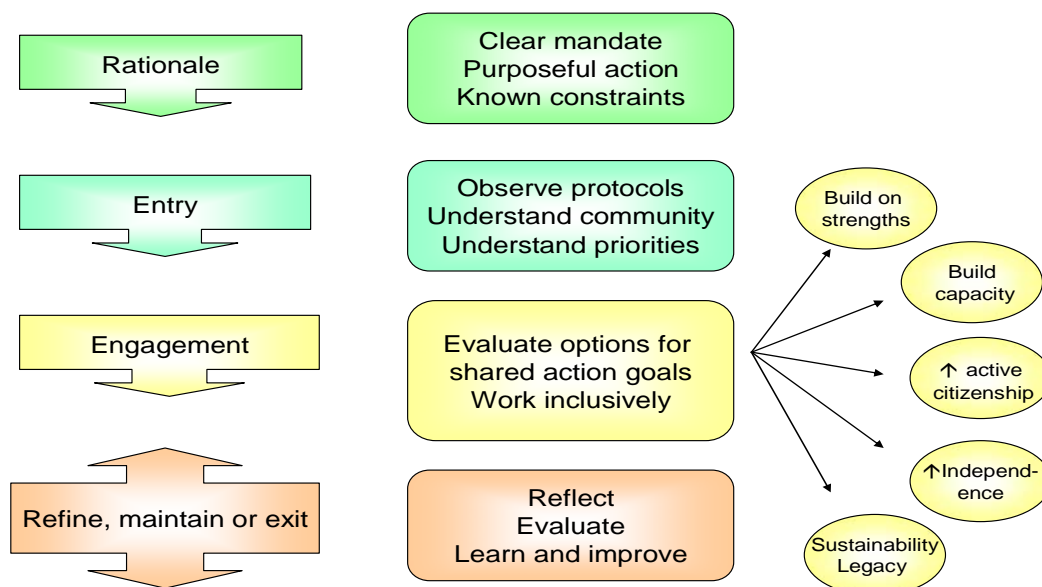
For example, a community network may be developed as a result of a Council initiative and be coordinated by a Council staff member. If Council priorities change it may be that Council discontinues its coordinating role. If the network is exclusively dependent on the Council person to make things happen, it is likely to stop functioning in their absence – however if over time people from a variety of organisations have been encouraged to take on responsibilities within the network it is more likely to survive a Council change and continue to contribute to the wellbeing of the community.

- 17. **Use team work:** Community development is often complex and unpredictable, so it is important to work closely with others to help appraise your own efforts, check your own perceptions about the issues and dynamics, supplement your own skills and make the work more sustainable.
- 18. **Review and continuous improvement:** It is important to regularly evaluate progress on any piece of community development work, and to continuously work to improve community development practice and learn from experience.

### Monitoring and evaluation

Each community development initiative should include a monitoring and evaluation plan established at the outset which aligns with Operational Plan performance requirements and the Strong Communities Policy. Performance measures could relate to outcomes such as access to community networks, services and/or facilities.

Figure 1 – Practice guidelines summary



## **RCC Link**

*RCC Corporate Plan 2006-2010*

Vision statement: Enhancing community spirit, lifestyle and the natural environment. Strategic Priority: Community Health and Wellbeing

Build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

Building Strong Communities: Redlands Social Infrastructure Strategy 2009 - New approaches include emphasising community development.

## **Reference Documents**

Redlands 2030 Community Plan

South East Queensland Regional Plan 2009 – 2031, particularly Desired Regional Outcome 6: Strong Communities, Desired Regional Outcome 7: Engaging Aboriginal and Torres Strait Islander peoples

Sustainable Planning Act 2009

Local Government Act 2009

Redlands Planning Scheme, particularly Desired Environmental Outcome 3: Community Health and Well-being

## **Associated Documents**

Strong Communities Policy

Social Infrastructure Policy

Community Engagement Policy (POL 3053)

Seniors Policy (POL 3035) and Ageing Well in the Redlands Strategy

Indigenous Communities Policy (POL 3081)

Community Safety (POL 3034) and Strategy

Cultural Policy (POL 2706) and Our City, Our Culture: A Cultural Plan for Redlands 2008-2018

## **Document Control**

- Only the General Manager of Planning and Policy can approve amendments to this guideline. Please forward any requests to change the content of this document to the Manager, Customer and Community Services in the first instance.
- Approved amended documents must be submitted to the Office of the Chief Executive Officer to place the document on the Policy, Guidelines and the Procedures Register.

### 14.3 GOVERNANCE

At the Committee Meeting:

- Cr Bowler declared a conflict of interest in the following item at Committee as the Councillor had been mentioned by name in the complainant's letter and left the meeting prior to discussion and decision on this matter.
- Crs Townsend, Henry, Hobson, Boglary and Elliott declared a conflict of interest in this item at Committee, as those Councillors had been alluded to in the complainant's letter, and left the meeting prior to discussion and decision on this matter.
- Cr Murray, returning to the Committee meeting following an absence, sought clarification on the matter from the Chief Executive Officer. Following discussion, Cr Murray left the meeting at 3.35 pm.

At today's General Meeting, Crs Hobson, Boglary, Townsend, Bowler, Elliott and Murray declared a conflict of interest in the following item stating they had been named in the report and left the Chamber at 5.41pm.

#### 14.3.1 INVESTIGATION REPORT UNDER SECTION 501E OF THE LOCAL GOVERNMENT ACT 1993

**Datworks Filename:** GOV LG Act s.501E Investigation Reports - General Complaints Process

**Attachments:** [Briefing Note to the CEO](#)  
[Attachment A to Briefing Note](#)  
[Attachment B to Briefing Note](#)  
[Attachment C to Briefing Note](#)  
[Attachment D to Briefing Note](#)  
[Attachment E to Briefing Note](#)  
[Attachment F to Briefing Note](#)

**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer

**Author Name:** Kylie Fernon  
Manager Internal Audit

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### EXECUTIVE SUMMARY

A complaint was received by the Chief Executive Officer against Councillors Bowler, Hobson, Elliott, Boglary, Townsend, Murray and Henry, which may constitute breaches of the Code of Conduct for Councillors.

An investigation has been undertaken by Internal Audit and it was found that there was insufficient information to support the allegations that the Councillors had breached the ethical standards expected of Councillors.

The complainant has been informed of the results of the investigation and has stated that he is not satisfied with the results of the investigation. Accordingly, as the

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complaint has not been resolved under the General Complaints Process, it must be dealt with in accordance with Section 250S of the *Local Government Act 1993* (LGA).

It is recommended that these findings be accepted and that the alleged minor breaches be referred to Council for determination and appropriate action.

## **PURPOSE**

The purpose of this report is to refer the alleged minor breaches to Council for determination and appropriate action.

## **BACKGROUND**

On 15 September 2009, the Chief Executive Officer received a letter from a complainant alleging that Cr Bowler had breached the ethical standards expected of Councillors by lodging a development application that did not comply with Council's planning instruments. It was further alleged that various Councillors had also breached the ethical standards by approving an extension of the application at the Development Assessment Committee (DAC) meeting on 21 April 2009.

The complainant alleges that Cr Bowler's development application for multiple dwellings at 16 Tramican Street, Point Lookout, which was granted preliminary approval by the DAC on 15 May 2001 and a development permit on 18 November 2003, did not comply with Council's planning instruments. This allegation was previously raised by the complainant in a letter dated 12 February 2004 to the former Chief Executive Officer and refuted in her response to him on 14 April 2004. The complainant has not provided any additional information to that which he provided in 2004.

Although the current complaint against the subject Councillors is founded on an allegation that was refuted by the Chief Executive Officer in 2004, the complaint has been investigated as possible minor breaches of the Code of Conduct for Councillors.

The investigation found that there was insufficient information to support the allegation that the Councillors had breached the ethical standards expected of Councillors.

Specifically, the investigation found:

- As the Redland Planning Scheme is a performance based scheme rather than a prescriptive based scheme, absolute compliance is not required, if indeed possible, in order to obtain approval for a development application. Approval can be given if the overall outcome meets the intent of the planning scheme despite some non-compliance with specific standards.
- Apart from the latest application for an extension of this development application, Council Officers' recommendations in reports to the DAC have all been for approval.
- The DAC did not overrule a Council assessor's recommendation for a lesser development when it approved a 12-month extension to Cr Bowler's

development application at its meeting on 21 April 2009, as has been alleged by the complainant.

- The Council Officer's recommendation to decline the application for an extension was not due to non-compliance with the Redland Planning Scheme, but was based on the time that had already elapsed since the development had been initially approved.
- Before granting the 12-month extension, the DAC obtained confirmation from the Manager Assessment Services that Cr Bowler's development application still met overall compliance with the Planning Scheme despite some minor inconsistencies.
- Cr Bowler declared a material personal interest regarding the application for an extension of her development application and took no part in the deliberations.

The complainant has been informed of the results of the investigation and has stated that he is not satisfied with the results of the investigation. Accordingly, as the complaint has not been resolved under the General Complaints Process, it must be dealt with in accordance with **Section 250S** of the LGA.

## ISSUES

A breach of the ethical and behavioural obligations expected of Councillors under the Code of Conduct for Councillors is defined by Section 250M of the LGA as a "minor breach".

The ethical and behavioural obligation under the Code of Conduct to which the complainant refers comes under the category "Integrity of Local Government". It states that Councillors must follow the letter and spirit of council policies and procedures, administrative policies endorsed by the chief executive officer, and the law.

Section 250S of the LGA requires Council to deal with unresolved complaints about minor breaches of the Councillors' Code of Conduct in the following way:

- Decide, by resolution, to take no further action in relation to the complaint if satisfied that it concerns frivolous matter or was made vexatiously; or
- Decide, by resolution, whether the Councillor has committed the alleged minor breach.

If Council decides the Councillor committed the minor breach, it may:

- a. Take no further action in respect of the breach; or
- b. Impose one or more of the following penalties on the Councillor:
  - i. a written reprimand; and/or
  - ii. suspension from one ordinary meeting of Council.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation in this report primarily supports Council's strategic priority to provide a clear organisational direction supported by effective leadership and a framework of policies, plans and strategies that are responsive to the community's needs and which promote accountable and ethical standards of practice.

## **FINANCIAL IMPLICATIONS**

Nil

## **CONSULTATION**

Consultation was undertaken in accordance with the General Complaints Process Guideline.

## **OPTIONS**

1. That Council accept the Internal Audit's findings and decide, by resolution, to take no further action in relation to the complaint if satisfied that it concerns a frivolous matter or was made vexatiously; or
2. That Council decide, by resolution, whether the Councillors have committed the alleged minor breaches.

If Council decides that the Councillors have committed the minor breaches, it may:

- a) Take no further action in respect of the breaches; or
- b) Impose one or more of the following penalties on the Councillors:
  - i. a written reprimand; and/or
  - ii. suspension from one ordinary meeting of Council.

## **OFFICER'S RECOMMENDATION**

That Council consider the options provided in this report.

## **PROPOSED MOTION AT COMMITTEE**

That Council resolve to defer consideration of this matter to the next Finance & Corporate Management Committee.

On being put to the vote, the motion was LOST.

## **COMMITTEE RECOMMENDATION**

That Council resolve to take no further action with respect to the alleged breaches.

The Chief Executive Officer declared the meeting inquorate at 5.43pm and stated that the meeting could not proceed. The Chief Executive Officer called the Councillors back to the Chamber to proceed to the next item of business.

Crs Hobson, Boglary, Townsend, Elliott and Murray returned to the Chamber at 5.44pm. Cr Bowler returned to the Chamber at 5.45pm.



## Internal Complaint – Finding of Investigation

<b>Date:</b>	<b>30 October 2009</b>	<b>To:</b>	<b>Gary Stevenson - CEO</b>
<b>File:</b>	<b>06/10</b>	<b>From:</b>	<b>Kylie Fernon – Manager Internal Audit</b>

### Purpose

The purpose of this briefing note is to advise you of the findings of the investigation into formal complaints about the ethical standards applied by Cr Toni Bowler in relation to her development application for 16 Tramican Street, North Stradbroke Island and the ethical standards of those Councillors who approved the extension of her development application at the Development Assessment Committee (DAC) meeting on 21 April 2009.

### Background

On 15 September 2009, you received a letter from Mr Ron Jackson (**Attachment A**) alleging that Cr Bowler had breached the ethical standards expected of Councillors by lodging a development application regarding her property at 16 Tramican Street, Point Lookout that did not comply with Council's planning instruments. He further alleged that various Councillors had also breached the ethical standards by approving an extension of the application at the DAC meeting on 21 April 2009.

The ethical and behavioural obligations expected of Councillors to which the complainant refers are outlined in Redland City Council's Code of Conduct for Councillors. Specifically, the obligation to which Mr Jackson is referring is: "Councillors must follow the letter and the spirit of council policies and procedures, administrative policies endorsed by the chief executive officer and the law".

Cr Bowler's development application regarding 16 Tramican Street, Point Lookout has also been the subject of previous complaints to Council.

In a letter of complaint to the former CEO dated 12 February 2004 (**Attachment B**) concerning another multiple dwelling development, Mr Jackson also expressed dismay at Council's approval of the development application for multiple dwellings at 16 Tramican Street, just four days after Judge Robin presented his findings in *Jackson & Ors v Redland Shire Council & Anor*. He alleged that the development application seemed to offend Council's planning instruments and that there were strong indications that objections on density and amenity were essentially ignored. He also expressed concern that the application was in the name of a Councillor who sits on the DAC.

The CEO responded by letter dated 14 April 2004 (**Attachment C**) by advising that, as the Tramican Street site was in excess of the minimum area identified in the Strategic Plan, there was no non-compliance with the Town Plans density provisions. She further stated that the Councillor declared her material personal interest in the application and took no part in its deliberations.

# Briefing Note

On 19 May 2009, you received a formal complaint from Cr Karen Williams (**Attachment D**) alleging that Councillors Hobson, Elliott, Townsend, Boglary, Henry and Bowler had breached their statutory obligations under the Councillors' Code of Conduct in relation to Cr Bowler's application for an extension of her development application regarding 16 Tramican Street. The matter was referred to the Crime and Misconduct Commission as possible official misconduct but returned to Council as there was no basis to suspect the commission of a criminal offence.

Cr Williams subsequently agreed not to proceed with her complaint against Cr Bowler. However, her complaint against the Councillors who approved the extension of Cr Bowler's development application was referred to the Conduct Review Panel as possible breaches of their statutory obligations under the Code of Conduct for Councillors. The Conduct Review Panel has recommended that no action be taken against the subject Councillors as there were insufficient grounds to determine that a breach of the statutory obligations had occurred.

The matter remains unresolved as circumstances prevented the matter being determined by Council at this time and is awaiting direction from the Minister for Local Government.

The investigation comprised:

- A review of the report provided by Tim Donovan, Manager Assessment Services, (**Attachment E**) concerning the complaint lodged by Mr Jackson.
- A review of the recording of the Development Assessment Committee meeting dated 21 April 2009 relating to agenda item 1.2 "Request to Extend Relevant Period – Multiple Dwelling (x4) at 16 Tramican Street, Point Lookout. (See transcribed extract at **Attachment F**.)
- A review of the minutes of the Development Assessment Committee meetings on 15 May 2001, 18 November 2003, 27 May 2008 and 21 April 2009 regarding the development of 16 Tramican Street, Point Lookout.

## Findings

Mr Jackson's current complaint, insofar as it relates to the development permit granted by the DAC on 18 November 2003, is the same as that included in his letter to the former CEO dated 12 February 2004. The CEO addressed Mr Jackson's complaint on that occasion in her letter to him on 14 April 2004. Mr Jackson has not provided any additional information on the matter which would warrant revisiting that aspect of his current complaint.

As a result of the investigation of other aspects of Mr Jackson's complaint, insufficient information has been found to support the allegations that Cr Bowler and those Councillors (Crs Boglary, Henry, Townsend, Hobson, Murray and Elliott) who approved the extension of her development application at the DAC meeting on 21 April 2009 breached the ethical standards expected of Councillors.

Specifically, the investigation found:

- Absolute compliance with all aspects of the Redland Planning Scheme is not required, if indeed possible, in order to obtain approval for a development application. Approval can be given if the overall outcome meets the intent of the Planning Scheme despite some non-compliance with specific standards.
- Apart from the latest application for an extension of this development application, Council Officers' recommendations in reports to the DAC have all been for approval.
- The DAC did not overrule a Council assessor's recommendation for a lesser development when it approved a 12-month extension to Cr Bowler's development application at its meeting on 21 April 2009.
- The Council Officer's recommendation to decline the application for an extension was not due to non-compliance with the Redland Planning Scheme, but was based on the time that had already elapsed since the development had been initially approved.
- Before granting the 12-month extension, the DAC obtained confirmation from the Manager Assessment Services that Cr Bowler's development application still met overall compliance with the Planning Scheme despite some minor inconsistencies.
- Cr Bowler declared a material personal interest regarding the application for an extension of her development application and took no part in the deliberations.

### **Recommendation**

It is recommended that no further action be taken in relation to Mr Jackson's allegations that Cr Bowler and those Councillors who approved an extension of her development application have breached the ethical and behavioural obligations expected of Councillors.

ATTACHMENT A  
Received 15/9/09 06110

Kylie Fernon  
Please investigate  
in accordance with  
General Complaints Policy  
15/9/09

11 Prosperity Street,  
Point Lookout, 4183.  
Phone: 07 3409 8701  
Email: Ron.Jackson@xtra.co.nz

September 11, 2009.

Gary Stevenson  
Chief Executive Officer,  
Redland Shire Council,  
Cleveland.

Dear Mr Stevenson,

I wish to make a formal complaint about the ~~ethical standards of the Council~~  
~~Bowler~~ in relation to her and her husband's development applications for 4 two-to-three  
~~storey detached multiple dwellings~~ on their 880m<sup>2</sup> property in Tramican Street.

The aspects of the Bowler's applications are reported in the Development Assessment Committee (DAC) minutes of 15 May 2001, 18 November 2003 and April 2009. The aspects which appear to offend the ethical standards expected of councillors can be summarized as follows.

1. The primary application made by in 1999 and 2001 did not comply with the Council's Strategic Plan regulations and the DCP III which were in place at that time. Despite gross non-compliance with density requirements, the allowable number of multiple dwellings and a legitimate objection on density, the application was recommended for approval by the assessors and subsequently approved by the DAC in 2001.
2. The November 2003 approval was particularly disturbing in that it was determined just four days after Judge Robin presented his findings for the successful Jackson and others appeal against the Council and Faulkners approval for a development in Cutter Street. The clear message he gave regarding density in his findings was completely disregarded.
3. The application for 4 units at Tramican Street was again approved by the DAC in April 2009 and the DAC effectively over-ruled Council assessor's recommendation for lesser development.
4. This particular development proposal was in the name of a councillor who sits on the DAC and she should have been fully conversant with the RSC planning instruments. Councillors are expected to follow the letter and the spirit of council policies and procedures, administrative policies endorsed by the chief executive officer and the law. They must ensure there is no conflict, or possible conflict between their private interests and their role of serving the public interest.

I submit that the proper course of action for the initial and subsequent applications should have been to submit an application that at least largely complied with the Council's

planning instruments. That was not done and the application was in gross non-compliance with existing statutes.

Between 1999 and 2004 the RSC approved many non-complying applications for Point Lookout and of those about 35 involved multiple dwellings on allotments less than 800m<sup>2</sup>. The councillor might have been excused for thinking that if others can get away with non-compliance then why should not councillors. However, the councillor has persisted with the same non-complying application on multiple occasions and this development grossly exceeds density requirements and the restriction to 2 multiple dwellings for an allotment of this size. It is arguably the worst example of over-development and non-compliance during the period when such applications and approvals were common.

It also raises questions as to how a councillor who makes an application that offends the Council's planning regulations and accepts the approval can herself make unbiased decisions about non-complying applications as part of that councillor's duties on the DAC.

#### **Some background information**

I drew the former CEO's attention to this case after the ruling by Judge Robin. Her response was "In relation to the development of the multiple dwellings at Tramican Street, I advise that the site was in excess of the minimum area identified in the Strategic Plan and therefore there was no non-compliance with the Town Plans density provisions. I also advise that the Councillor declared her material and personal interest in the application and took no part in its deliberations in accordance with the Local Government Act and I resent your inference on this."

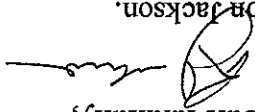
The CEO thereby showed a remarkable ignorance of the Strategic Plan and density provisions and a complete disregard for Judge Robin's rulings.

My interest in this development approval was rekindled by the articles by Jenna Daoroczy in the July 31 Redland Times and in the September 8 Bayside Bulletin. Many readers may not know that the CMC only deals with criminal wrongdoing and makes no judgments about ethical or moral conduct. Assertions that the CMC has cleared a person of official misconduct might be wrongly construed as no wrong doing.

I also wish to make a formal complaint about the ethical standards applied by councillors in their approval of an extension of the Bowler's development application for their Tramican Street property in April 2009. The issues have the same background as the Bowler issue. A particularly disturbing feature of this approval was the warning of non-compliance provided by the Council's assessors and their recommendation that the development for four units be declined. The councillors should be conversant with the current planning regulations and the message that this approval and disregard for regulations might have given to assessors is worrying. The actions of the councillors who supported the motion for approval are difficult to understand. The explanation that

First springs to mind is cronyism and the public may justifiably conclude that councilors are getting special treatment.

Yours faithfully,  
Ron Jackson.



Ron and June Jackson,  
5 Kensington Mews,  
Palmerston North,  
NEW ZEALAND  
Ron.Jackson@xtra.co.nz

February 12, 2004

Mrs Susan Rankin,  
Chief executive Officer,  
Redland Shire Council,  
PO Box 21,  
Cleveland,  
QUEENSLAND 4163.

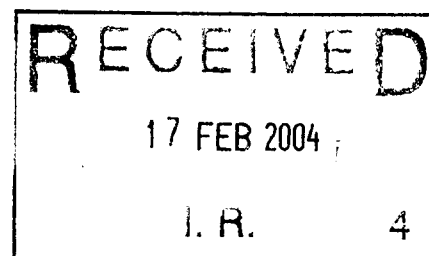
Dear Mrs Rankin,

We led the Planning and Environment Court appeal against Council's approval for a development of 16 Cutter Street, Point Lookout. As you doubtless know, the respondent and co-respondent failed to establish that the appeal should be dismissed and the judge ruled in our favour for virtually all of our submissions. The judgment was a pleasing result for us and the other appellants and fully vindicated our strong beliefs. That issue is now behind us but other issues remain.

Questions of how and why the Council approved a development proposal which was overturned on multiple grounds by the Planning and Environment Court are separate issues. Judge Robin pointed out in his findings that the important question for the court was "not whether the Council's decision can be shown to be insupportable or wrong, but whether this court, considering the development application anew, is satisfied it ought to be approved". It must be a matter of considerable concern for you that the judgments of the Council's assessment team and Development Assessment Committee were not upheld in the Court. It certainly is of great concern to us. A direct inference from the judgment is that the Council failed in its administration and application of its planning laws.

We can point to many instances of what appear to have been deliberate misinterpretation of the Council's planning instruments, and faulty procedures at the assessment team and Development Assessment committee levels in the handling of this development proposal. Furthermore, we do not consider that the assessment was conducted in an even-handed manner. On several occasions we expressed our concern to assessors that the developers were given greater consideration than us.

We believe that it is unfair that individual ratepayers should bear the considerable financial costs associated with this case which arose because Council procedures were faulty. For our part, we paid out approximately \$87,400 for legal and expert witness costs associated with the appeal and spent many weeks of personal time and effort in preparing objections, researching Council files, relevant legislation and Council control



instruments, discussions with legal counsel and expert witnesses, and attendance at court proceedings.

We also have concerns about the way that Council intends to proceed with development applications in the light of Judge Robin's findings. With regard to our objections, we were dismayed that judgments from the Straddie hotel case did not seem to be taken into account or properly applied in the assessment for 16 Cutter Street. We were yet again dismayed by Council's approval of a proposal for multiple dwellings at 16 Tramican Street on November 18<sup>th</sup>, just four days after Judge Robin presented his findings for our appeal. That proposal seems to offend Council's planning instruments and there are strong indications that objections on density and amenity concerning this development were essentially ignored. What is even more disturbing is that this particular development proposal was in the name of a Councillor who sits on the Development Assessment committee.

We wish to propose a meeting with you and any of your officers and councillors that you consider should be present to discuss reparation for our costs and our concerns about Council's handling of the whole sorry saga. You have probably been already briefed by your officers and councillors but it is likely that they would have presented you with a defensive and protective picture of the events. We consider that you will have a more balanced perspective after we present our concerns.

We suggest that some broad issues for discussion should include

- i. Why the Council did not seek legal advice on our objections given that they were prepared with help from a lawyer with special expertise in town planning;
- ii. Why the development proposal was not declined at the outset given its multiple conflicts with planning instruments;
- iii. Why the initial concern expressed by an assessor that the development offended the multiple dwellings on lots less than 800m<sup>2</sup> rules disappeared and was given no further consideration;
- iv. Why assessor opinions that the development should be declined changed to approval after a meeting between the applicant, the owners, their architect, the mayor and Councillor Bradley and assessors;
- v. Why Councillor Bradley publicly expressed his approval for the development in the agenda for the Development Assessment committee prior to the committee's deliberations and then proceeded to vote;
- vi. Why concerns about multiple dwellings which were expressed at Council level as early as 1997 were not followed up.

We wish to discuss in some detail the assessor's report to the Development Assessment committee which we consider was seriously biased towards the applicant with information presented unfairly.

We also wish to discuss reparation for our costs. We consider that the Council should take responsibility for those costs.



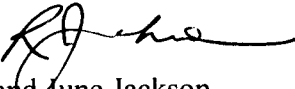
For our part, we have a number of options that we can pursue but we consider that a face-to-face meeting as a first step would be in the best interests of both parties. We would hope for frank and open discussion with the eye focused on the ball and not on the man.

To that end, we are willing to provide summary evidence to support our claims in items i to vi, supported by additional evidence of bias towards the developer. We can also provide a copy of the assessor's report to the Development Assessment committee, annotated with our comments about its flaws and misrepresentations of fact.

We expect that this meeting would take at least two hours. One of us, most likely Ron Jackson, would attend. The timing will need some planning, given both party's busy schedules and Dr Jackson's need to travel from New Zealand to Cleveland. His schedule is somewhat uncertain since he may be required to travel to SE Asia to assist with investigations into the avian influenza epidemic there. The fastest way to communicate about a suitable date and time would be by email.

We would appreciate your early attention to this request.

Yours faithfully,

  
Ron and June Jackson.



April 14, 2004

Our Ref: MC006392  
File No: 1170624

Mr Ron & Mrs June Jackson  
5 Kensington Mews  
Palmerston North  
NEW ZEALAND

Dear Mr & Mrs Jackson

I refer to your letter dated 12 February 2004 in relation to the matter of the appeal for 16 Cutter Street.

I note your comments on the appeal process and also your interpretation on the merits of the case. I do not intend to debate these with you as we all have our own opinions on the issues. However I advise that the Council's officers undertake their responsibilities earnestly and to the best of their abilities. Therefore you are right in asking am I concerned when decisions go against Council. Needless to say the practice of Town Planning and the interpretation of planning documents and the law is not "black and white" hence the recognition of dispute resolution forums such as the appeal courts.

I note your reference to Judge Robin's comment that the important question for the court was "not whether the Council's decision can be shown to be insupportable or wrong, but whether this court, considering the development application anew, is satisfied it ought to be approved". I disagree however with your conclusion from this as they seem counter to just what he was saying. Further your comparisons of this case to that of the Stradbroke Hotel appeal are difficult to understand as that appeal was for different uses of the land in different designations in the Development Control Plan and with different development criteria to be considered.

In relation to the development of the multiple dwellings at Tramican Street, I advise that the site was in excess of the minimum area identified in the Strategic Plan and therefore there was no non compliance with the Town Plans density provisions. I also advise that the Councillor declared her material and personal interest in the application and took no part in its deliberations in accordance with the Local Government Act and I resent your inference on this.

In relation to the substantive matter in the letter, that of a contribution by Council to your costs for the Appeal, I advise that Council will not take responsibility for your costs. In the process of an appeal in the Planning and Environment Court, the time to raise matters relating to costs of the appeal is in the Court during the hearing and it is a matter for the Court to decide after hearing all submissions on such a matter. However, in all matters before the Planning and Environment Court, each party is responsible to pay its own costs except in extraordinary circumstances, and I am not satisfied that any such circumstances exist in this situation. You did not raise the issue of costs during the hearing and therefore I consider your request now to be unreasonable.

In relation to the 6 questions raised I also advise that I have examined the files and spoken to all the principal officers involved in your case. I find no improper conduct or procedure arising. The Council has duly noted the comments of the Court and has taken these into account in our processing and assessment of applications. I also do not understand your comment concerning Cr Bradley who is entitled to have his opinion on the matter and to cast a vote on it.

In conclusion I advise that I see no reason to consider why Council should assist in your costs associated with the appeal and that such a request now is not in accordance with the requirements of the Integrated Planning Act on the matter of costs associated with an appeal. I note your comments on the issues arising from the appeal and thank you for your interest.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Rankin', written in a cursive style.

Susan Rankin  
**Chief Executive Officer**

Chief Executive Officer  
Gary Stevenson  
Redland City Council  
P.O. Box 21  
Cleveland Q 4163

→ Kyle Tennon  
Refer to CMC in  
first instance

19/5/09

RE: Decision relating to Agenda Item 1.2 at the Development Assessment meeting conducted on Tuesday 21<sup>st</sup> April 2009.

Dear Gary,

In accordance with the Redland City Council Code of Conduct for Councillors, I hereby submit this complaint in relation to possible breaches of a Councillors' statutory obligations.

In particular, this complaint refers to what I believe to be breaches of Section 229 and Section 250M (2) of the *Local Government Act 1993* by Councillors Hobson, Elliott, Townsend, Boglary, Henry and Bowler.

Section 229 of the *Local Government Act 1993* states in part that;

- (1) A local government councillor—
  - (a) represents the overall public interest of the local government's area and, if the councillor is a councillor for a division of the area, also represents the public interest of the division; and
- (2) In performing the role, a councillor—
  - (a) must serve the overall public interest of the area and, if the councillor is a councillor for a division, the public interest of the division; and
  - (b) if conflict arises between the public interest and the private interest of the councillor or another person—must give preference to the public interest.
- (3) A councillor must ensure there is no conflict, or possible conflict, between the councillor's private interest and the honest performance of the councillor's role of serving the public interest.

The grounds of my belief are as follows.

On Monday 20<sup>th</sup> April 2009 as I was leaving a 'rates remodelling' workshop conducted at Council Chambers, I overheard discussions between Councillor (Cr) Ogilvie and Cr Bowler about a forthcoming personal application by Cr Bowler that was to come before the Development Assessment (DA) meeting the next day.

I saw Cr Bowler approach Cr Ogilvie and she commenced discussing that development application with him. I was not privy to the conversation however I could ascertain that Cr Bowler asked Cr Ogilvie for his support of that application. I did not hear Cr Ogilvie agree to support the application however his mannerisms and body language appeared to me to give the impression that he was uncomfortable with her request and he was shaking his head in the negative. The only conversation that was occurring at the time was about Cr Bowler's development application. I left the room shortly after.

On Tuesday 21<sup>st</sup> April 2009, Cr Elliott was chairing a workshop prior to the DA Meeting. After the workshop concluded and prior to the DA meeting commencing, Cr Hobson assumed the role of chair from Cr Elliott. There was no explanation as to where Cr Elliott had gone, which was unusual as Councillors are normally advised when the Chair is not going to be present at the meeting.

Scanned into EDMS

3974006

The aforementioned chain of events in relation to this development application by Cr Bowler caused me to perform further investigation in relation to that application.

advised Councilors to be prepared for meetings. original recommendation. I was then told to "take a cold shower" by the Chair, who then of a Council officer assisting Councilors to prepare reasons why they were not accepting the floor by other Councilors and by a Council officer. I stated my discomfort about the process the Local Government Act and was offered assistance to craft the reasons on the chamber not prepared her reasons for overturning the officers' recommendation as required under extension to the application (See Attachment A). This motion was passed. Cr Townsend had After discussion, Cr Townsend then moved an alternative motion approving a 12 month

second time and it again failed due to the lack of a seconder. notwithstanding that others were discussing the item informally. I moved the motion a to speak were not accepted as I had not attracted a seconder to the original motion, decided at this point to allow informal discussion. This discussion occurred and my attempts The Chair introduced the item and I moved the officers' recommendation. The Chair

grounds for refusal. certain grounds. Attachment A outlines the Minutes of that agenda item which includes the Chambers. Council Officers' recommendation was for a refusal of the extension based upon Point Lookout. Cr Bowler declared a Material Personal Interest and departed the E.P. and T Bowler to 'Extend relevant period - multiple dwelling (x4) at 16 Tramcan Street The DA meeting continued until Agenda Item 1.2 was debated in relation to an application by

another Councilor being absent from a meeting. These events immediately raised my suspicion as during my previous 5 years as Councilor I have never witnessed such concern or actions about a Councilor being absent from or departing a meeting. In particular, Cr Bowler has never expressed such concern about

meeting just prior to the agenda item relating to Cr Bowler's application for extension. I do not recall her saying anything upon her return. I recall Cr Elliott returned to Chair the he was returning. Cr Bowler left the Chambers and returned approximately 5 minutes later. record absences is well known. Cr Bowler then suggested that she ring Cr Elliott to see when On my return, the meeting had started and there was general discussion on how to formally record Cr Elliott's absence. I was confused why this was being discussed as the procedure to

office. At that point, I left the Chambers to collect Cr Hobson's agenda which she had left in her

Murray's left. Do you think I should ring him?" the meeting. She said something along the following lines to Cr Townsend, "Can you believe Cr Bowler then approached Cr Townsend, who was seated next to me at this meeting, and rather than showing concern for Cr Elliott's wife appeared angry that he was not present for

Cr Bowler then asked if she should ring him. Cr Hobson replied that she did not know. Cr Bowler asked if he was coming back? Cr Hobson said that his wife had taken ill and he had to leave.

commence. She appeared anxious that he was not present at the meeting which was about to When Cr Bowler saw Cr Hobson in the Chair's seat she asked Cr Hobson, "Where's Murray".

On the 23<sup>rd</sup> April, 2009, I gave notice, as required under Section 451 of the *Local Government Act 1993*, to rescind the decision of 5<sup>th</sup> May 2009 at the General Meeting 29<sup>th</sup> April 2009. Councilors objected to my request to accept the rescind motion at the General Meeting 29<sup>th</sup> April, 2009, and supported a motion to defer it to the following DA meeting. On 5<sup>th</sup> May, 2009, I once again moved a motion to rescind that DA committee decision in accordance with Section 451 of the *Local Government Act 1993*, to ensure that all Councilors understood their obligations in acting on this matter and so that I could provide further information that I had acquired that may impact on their decision. This motion subsequently failed again due to the lack of a seconder and in this instance no informal discussion was allowed by the Chair.

In my opinion, the aforementioned events demonstrate possible collusion to limit debate which may have raised public scrutiny and transparency in a decision that has provided a material personal gain to an elected representative. The events fail the public interest test as required under Section 229 of the *Local Government Act 1993*.

As a result of that further investigation, I located an email that was logged on Council's Dataworks system, which outlined correspondence between Cr Bowler and her Planning Consultant Andrew Bullen (*See Attachment B*) on 20 April 2009. It can be seen from the email that Cr Bowler replied to Andrew Bullen and cc'd that response to only five other Councilors. Other Councilors were not afforded the same opportunity to review the contents of that email. The email clearly stated that Cr Bowler would suffer a financial disadvantage should the officers' recommendation be upheld. The five Councilors that received that email all supported the alternative motion moved by Cr Townsend.

In my opinion, this correspondence demonstrates a benefit to "another person" and fails the public interest test as required under Section 229 of the *Local Government Act 1993*.

Furthermore, based upon the grounds of the application to 'extend the relevant period' by Cr Bowler, I made a comparison as to whether an application of similar merit would receive approval under the town plan that exists today. With consideration of this comparison, I am confident that any similar application by an ordinary ratepayer would have been rejected, or if approved would be open to Appeal by any submitter.

Ultimately, there are three key tests that need to be satisfied to allow the assessment manager to extend a relevant period. These are outlined in section 3.5.23 of the *Integrated Planning Act*. This aforementioned application by E.P. and T Bowler does not appear to meet these tests. Clause 1(a) requires the approval to be consistent with the current laws and policies (i.e. the planning scheme) including the amount and type of infrastructure contributions payable. The officers' recommendation talks about how the approval is not sufficiently consistent with the current planning scheme.

It is also important to add that a new overlay now applies to the lot – namely the Bushfire Hazard Overlay. Recently, this overlay has been aggressively enforced by Council against ratepayers, particularly on Point Lookout. The site is not dissimilar to a site where an application was approved subject to some rigorous bushfire related conditions. That similar site is at 18 George Nothing Drive (MC011147) and has similar bushland at the rear. This is just another example of how the approval is no longer consistent with the current laws and policies, and requires further assessment. The second point of this clause relates to infrastructure contributions. If the application were lodged and approved today it would appear to be subject to the same infrastructure contributions (albeit at a higher rate although this is mostly calculated at the time of payment).

Clause 1(b) relates to the community's current awareness of the development. On this point, it is important to note that the application would now be subject to impact Assessment if lodged under the current scheme. This is a very important point, as it is clear through a change in policy (the new planning scheme) that the Council feel that it is important for the public to now be made aware of applications for Multiple Dwellings, hence making them impact Assessable. This point also ties in with clause 1(a).

Clause 1(c) follows on from the above. As the application would now be Impact Assessable, further rights to make a submission ARE available for a further development application. This application has raised community concerns since its lodgement as the officer's advice and conditions were not accepted by the Council of the day, in spite of the communities concerns that were lodged at the time. (*Attachment C*) With that considered, and the nature of planning on Point Lookout, I also think it's fair to say that the right to make a submission would be exercised by neighbours and the local community.

Notwithstanding the above, in my experience it is common practice that for an application to extend a relevant period to be approved, the applicant needs to demonstrate that they have begun acting on the application, or at least made some effort to keep it moving. Even if this is the case, most extensions will only be granted for a further 12 months as this would allow sufficient time for a building approval etc to be obtained, allowing the use to commence as soon as possible. To allow extensions for any longer ultimately defeats the purpose of the relevant periods/currency periods which are designed to ensure when developments are built they are in accordance with the rules in place at the time.

Lastly, to give people more realistic timeframes to commence uses, the Act was amended in 2006 to introduce 'rolling approvals'. Basically, this means that if you obtain a 'related approval' (such as a BA) within 2 years of the MLC approval, the currency period for the DA is reset, giving you 4 years to commence the use after the BA is approved. It was also introduced to eliminate confusion as to when a development approval is in effect, as people would simply lay a slab/carry out earthworks and say the use has substantially commenced.

In this case, the applicant has not even received a related approval so there are no grounds to argue 'substantial commencement'. Nowadays, the actual use needs to be occurring before the relevant period expires.

One of the reasons put forward by Cr Townsend for refusing an Officer's recommendation was based on a submission that the applicant was working towards the sewerage design being finalised. This sewerage design was not presented before or at the meeting, nor sought by Councillors at the meeting to substantiate that reasoning. Previous reports on this development application clearly state that the applicant was waiting on the provision of sewerage infrastructure to progress the development, and in fact asked for staging to delay the full completion of the project and reduce the financial imposition of sewerage infrastructure connection. This further demonstrates the lack of consideration for the public interest by Councillors in favour of an individual personal interest. Discussion about this information was not allowed at the meeting due to the chair's ruling on the subsequent rescind motion.

This decision to refuse the Council officers' recommendation also appears to be a breach of Section 250M (2) of the *Local Government Act 1993*, in that a minor breach of the local government's code of conduct under Section 250F (2) has been committed. Section 250F ultimately refers to the ethics principles for local government councillors, as outlined in Schedule 1 of that Act.

In particular, the following sections of Schedule 1 are relevant and state;

- 1. *Integrity of local government*
  - (1) It is vital that the public has confidence in a local government's ability to ensure the good rule and government of its area.
  - (2) Councillors must conduct themselves in a way that promotes and maintains the public's trust and confidence in the local government and the good rule and government of its area.

2. *Primacy of the public interest*

- (1) Councillors are elected to act in the public interest and to make decisions solely in terms of the public interest.
- (2) Councillors must take steps to avoid, resolve or disclose conflicts of interest.

3. *Independence of action by councillors*

Councillors must not place themselves under any financial obligation that may influence them in discharging their duties and responsibilities as councillors.

5. *Transparency and scrutiny*

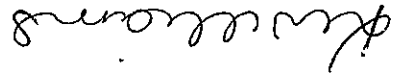
- (1) It is vital that the public has confidence in the integrity of a local government's decision-making processes.
- (2) To ensure transparency and public scrutiny of, and public confidence in, those processes, councillors must disclose their financial interests.

I specifically draw attention to Item 3 of the above Schedule in relation to reasons given by Cr Bowler, as applicant, outlining her financial inability to complete her project (See *Attachment A*) within the approved timeframe.

The Local Government Association of Queensland (LGAQ) *Councillor Handbook and Good Governance Guide* states: "Under the general law, a councillor who has an irreconcilable conflict between any private interest of the councillor or another person and his or her public duty should withdraw from the matter, and many councillors do so simply to preserve public confidence in the integrity of the process.



Cr. Karen Williams  
Division 9  
Redland City Council



Yours sincerely,

I submit that the aforementioned information provides the basis for evidence of a breach of Sections 229 and 250M (2) of the *Local Government Act 1993* and request that you commence an investigation into this matter forthwith. You would no doubt be aware of the public attention that has been drawn to this matter and the concerns that numerous ratepayers have expressed with regards the integrity of Council's processes.

I believe that this decision to refuse the Council officers' recommendation (dealing with another Councilor's material personal interest) has damaged the integrity of Council and failed the public interest test. Councilors have not been open and transparent in their decision making in declaring correspondence, emails and discussions that highlighted the financial implications of upholding the officers' recommendation to refuse the extension to the application. Councilors Hobson, Elliott, Townsend, Boglary, Henry and Bowler have all played some part in those actions. If the officers' recommendation was supported, Cr Toni Bowler and E P Bowler would be required to resubmit their application in accordance with current standards and requirements including The estimated cost to lodge such an application would be \$20,000. In addition to this expense, is the loss of the current yield of dwellings, as it is highly unlikely that this application would receive an approval for 4x multiple dwellings when assessed under the current planning scheme and its overlays.

Cr Bowler left the meeting at 11.00am prior to discussion on the following matter.

**1.2 REQUEST TO EXTEND RELEVANT PERIOD - MULTIPLE DWELLING (X4) AT 16 TRAMICAN STREET, POINT LOOKOUT**

Datworks Filename: MC007544  
 Attachments: [Locality Map \[PDF 210KB\]](#)  
 Responsible Officer Name: Adam Webb  
 Acting Senior Planner - Projects Manager, Development Assessment  
 Frances Eastall  
 Planner Assistant, Development Assessment

**EXECUTIVE SUMMARY**

Application Type	Extension of Relevant Period - Code Assessment
Proposed Use	Multiple Dwellings x 4
Property Description	Lot 52 on PL 85432
Location	16 Tramican Street Point Lookout QLD 4183
Land Area	880m <sup>2</sup>
Superseded Strategic Plan	Special Development
Superseded Greenspace Map	Not Applicable
Superseded Development Plan	Island Residential Precinct
Superseded Zoning	Special Development
Redlands Planning Scheme Zoning	Point Lookout Residential
Designated Community Infrastructure	Not Applicable
Overlays	Bushfire Hazard Overlay
SEQ Regional Plan and Draft SEQ Regional Plan - Land Use Category	Regional Landscape and Rural Production Area
Applicant	Precinct Urban Planning
Land Owner	Mrs T Bowler, Mr E P Bowler
Properly Made Date	13 March 2009
Start Decision Stage	16 March 2009
Statutory Decision Date	14 April 2009
Application Coordinator	Frances Eastall
Manager	Adam Webb

The applicant has applied under section 3.5.22 of the Integrated Planning Act to extend the relevant period of an approval for Multiple Dwellings x 4 on land described as Lot 52 on PL 85432 situated at 16 Tramican Street, Point Lookout, which was due to expire on the 16 March 2009. The application was received on 13 March 2009.

In accordance with section 3.5.21(1)(c) of the Integrated Planning Act 1997 the approval lapses at the end of the relevant period unless the development under the approval substantially starts before the end of the relevant period.

## DISCUSSION AND CONCLUSION

Approval for an extension to the relevant period was approved on 27 May 2008 for a twelve (12) month period which expired on 16 March 2009. The applicant now seeks a further two (2) year extension to the relevant period.

It is recommended that the application for a further two (2) year extension of the relevant period be refused and that a new Material Change of Use Impact Assessable application be lodged to address the requirements of the Redlands Planning Scheme.

## PURPOSE

This Category 4 application is referred to the Development Assessment Committee for determination.

## BACKGROUND

On 5 June 2001, Council issued a Preliminary Approval for four detached Multiple Dwellings on an 880m<sup>2</sup> allotment at 16 Tramican Street, Point Lookout.

The Preliminary Approval required the applicant to address five (5) requirements before a Development Permit could be issued. These requirements were:

- existing mature vegetation;
- arborist report;
- potential noise nuisance from hot tubs in external areas;
- privacy screening; and
- written permission from affected landholders for works associated with sewerage reticulation.

On 30 May 2003, the applicant lodged representations to address the items stated in the Preliminary Approval. These representations were assessed and were considered to comply with the Point Lookout Development Control Plan 3.

On 18 November 2003, the application was approved by the Development Assessment Committee and a Decision Notice was issued on 24 November 2003.

On 26 November 2003, the applicant suspended their appeal period to make representations regarding two conditions, one concerning landscaping and the other about sewerage connection. A Negotiated Decision Notice was issued on 16 March 2004.

An application was lodged under section 3.5.22 of the Integrated Planning Act to extend the relevant period which was due to expire on 16 March 2008. Approval to extend the relevant period was granted for a further twelve (12) months by the Development Assessment Committee on 27 May 2008.

On 13 March 2009, the applicant lodged an application to extend the relevant period, which was due to expire on the 16 March 2009, for a further two (2) years.

The applicant has provided the following grounds as a reason for seeking an extension:

- "Following the previous extension of the relevant (currency) period the applicant engaged a project architect (Ms Jackie Maestracci) and engineering assistance associated with the preparation of an on-site sewerage management report.
- The on-site sewerage management report for the site has been completed by Precise Environmental Pty Ltd.
- The preparation of this report has however had implications for the architectural/building design and the siting of the units on the subject land.
- These issues have now been resolved and the preparation of architectural plans is now proceeding.
- The unforeseen delays in the preparation of engineering reports and architectural plans have had the unintended consequence of delaying the applicant's ability to substantially complete the project within the relevant period.
- The applicant's current financial situation also constrains their realistic ability to substantially complete the approved project within the twelve (12) month extension previously granted.
- The requested two year extension to the currency period is realistic timeframe within which the planning, engineering and construction of the project could realistically proceed having regard to the applicant's financial position.
- There is no adverse planning or other consequences likely to arise should Council grant the requested two year extension."

Section 3.5.23 of IPA states that an Assessment Manager must take into consideration the provisions of the new Planning Scheme when deciding whether to approve an extension of time for a development.

It is considered that the developer has had 5 years to engage a consultant to prepare an on-site sewerage report (not submitted with this application). The report has implications on the design and siting of the units which may result in a Change to an Existing Approval.

Consideration was given to the requirements of the Redlands Planning Scheme Version 1 during the assessment of the first application to extend the relevant period. It is considered that the applicant has had considerable time to commence the development and the applicant should be advised that a new Impact Assessable application should be lodged under the current Redlands Planning Scheme Version 2.

Accordingly, it is recommended that the request for an extension to the relevant period be refused.

#### OFFICER'S RECOMMENDATION

That Committee, under delegated authority, resolve as follows:

That the application for an extension to the Relevant Period of the Material Change of Use for a Multiple Dwelling x 4 on land described as Lot 52 on PL 85432 situated at 16 Tramian Street, Point Lookout, be refused on the following grounds:

COMMITTEE DISCUSSION

Cr Reimers left the meeting at 11.33am

The motion LAPSED for want of a seconder.

- a. Setbacks;
- b. Height;
- c. Separation distance between buildings;
- d. Driveway Crossover; and
- e. Landscaping and Vegetation.

Version 2 in relation to:

4. There are inconsistencies with the Redlands Planning Scheme – result in a Change to an Existing Approval; and has implications on the design and siting of the units which may on-site sewerage report (not submitted with this Request to Extend the Relevant Period application). This has now been completed but the developer has had 5 years to engage a consultant to prepare an on-site sewerage report to commence the development;
2. An extension of 12 months was issued in 2008 to allow the developer time to commence the development;
1. A Development Permit was issued by way of a negotiated decision on 16 March 2004 under the Superseded Town Planning Scheme for the Shire of Redlands 1988;

That the application for an extension to the Relevant Period of the Material Change of Use for a Multiple Dwelling x 4 on land described as Lot 52 on PL 85432 situated at 16 Tramican Street, Point Lookout, be refused on the following grounds:  
That Committee, under delegated authority, resolve as follows:

Moved by: Cr Williams

PROPOSED MOTION

- a. Setbacks;
- b. Height;
- c. Separation distance between buildings;
- d. Driveway Crossover; and
- e. Landscaping and Vegetation.

Version 2 in relation to:

4. There are inconsistencies with the Redlands Planning Scheme – result in a Change to an Existing Approval; and has implications on the design and siting of the units which may on-site sewerage report (not submitted with this Request to Extend the Relevant Period application). This has now been completed but the developer has had 5 years to engage a consultant to prepare an on-site sewerage report to commence the development;
2. An extension of 12 months was issued in 2008 to allow the developer time to commence the development;
1. A Development Permit was issued by way of a negotiated decision on 16 March 2004 under the Superseded Town Planning Scheme for the Shire of Redlands 1988;

In moving the motion below, Cr Townsend stated:

1. That the overall outcomes had been achieved even though there were some inconsistencies with the Planning Scheme; and
2. That the applicant was working towards the sewerage design being finalised.

#### COMMITTEE RESOLUTION

Moved by: Cr Townsend  
Seconded by: Cr Murray

1. That the Officer's Recommendation not be adopted and that the application for an extension to the Currency Period of the Material Change of Use for a Multiple Dwelling on land described as Lot 52 PL85432, situated at 16 Tramcan Street, Point Lookout, be granted a further period of twelve (12) months; and
- 2.
3. That the applicant be advised that further extensions are unlikely to be allowed.

#### CARRIED

A division was called for.

Cr Boglary, Henry, Townsend, Hobson, Murray and Elliott voted in the affirmative.

Cr Williams voted in the negative.

Cr Bowler, Ogilvie and Reimers were not present when this motion was put.

*Attachment B -- Copy obtained from Databases*

**From:** Rosalind Woolmer on behalf of Mayor Melva Hobson  
**Sent:** Tuesday, 21 April 2009 8:09:24 AM  
**To:** Karen Lusk  
**Subject:** FW: Application to Extend Relevant Period.

I have printed for the Mayor.

Regards,  
Ros

Rosalind Woolmer | Acting Executive Officer to Mayor | Redland City Council  
PO Box 21 Cleveland 4163 | Phone: (07) 3829 8624 | Fax: (07) 3829 8781

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**From:** Cr Toni Bowler  
**Sent:** Monday, 20 April 2009 6:35 PM  
**To:** 'Andrew Bullen'  
**Cc:** Cr Murray Elliott; Cr Debra Henry; Cr Barbara Townsend; Cr Wendy Boglary; Mayor Melva Hobson  
**Subject:** RE: Application to Extend Relevant Period.

Andrew what is most crazy is that in May last year they approved the same application which complied and now 12 months down the track the same application does not comply, written by the very same officer. There has been no changes to the planning scheme for Straddle. They have not highlighted the detail on where the application doesn't comply, just "height" and I know that complies and always has. Toni

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**From:** Andrew Bullen [mailto:andrew@precinctplan.com.au]  
**Sent:** Monday, 20 April 2009 9:58 AM  
**To:** Cr Toni Bowler  
**Subject:** Application to Extend Relevant Period.  
**Importance:** High

Toni  
I refer to our discussion this morning concerning the request we lodged on your behalf to extend the relevant (currency) period for your application at 16 Tramian Street, Point Lookout.  
I note the officers report on the agenda recommends that your request be refused. The key basis for the officers recommendation of refusal appears to be twofold:

1. That the relevant period for the application has been previously extended;
2. That you have had (in the officers opinion) sufficient time to action the approval.

In my view the key consideration of relevance in determining your request is the consideration of whether there is any disbenefit to the community in extending your approval, as if there is not there should be no real reason why Council should seek to oppose it. In the first instance I understand the development as previously proposed is compliant

with the development requirements of the current planning scheme. Further any infrastructure contributions payable under the terms of Council's Headworks policies applicable at the time the contributions are made. Accordingly if the development is fully compliant and the Council (and ultimately the community) does not seek to lose anything with respect to contributions payable, the affect of an extension on the community is neutral at worst.

There is clearly a very real cost to you as the applicant if you have to go back through the application process again, when there is no real need to. Council's key concern in such situations should be whether the extension of the approval will result in any adverse consequences for the community. If the development is fully compliant, one must ask what is to be gained by requiring the applicant to go through another application process when the most likely outcome is the approval of the application. This would involve unnecessary, time and cost and will be in neither the applicant's, Council's or the communities interest.

Regards

We are now live at [www.precinctplan.com.au](http://www.precinctplan.com.au)



**A. DEVELOPMENT APPLICATIONS**

1. **Proposed Multiple Dwelling ( x4) – 16 Tramican Street, Point Lookout**  
– E. & T. Bowler.  
(MC006098)

Cr Bowler declared a material personal interest and left the meeting while this item was discussed.

Background

Application Type	MCU (Impact Assessment)
Applicant	Diana Keeffe
Land Owner	Edwin P. & Toni Bowler
Date of Receipt	27 October, 2000
Decision Date	
Location	16 Tramican Street, Point Lookout
Property Description	Lot 52 on PL 85432 Parish of Stradbroke
Land Area	880 m <sup>2</sup>
Strategic Plan Designation	Urban Residential
DCP3 Designation	Existing Island Residential
Interim Scheme Zoning	Special Development
Submissions	four (4)

Purpose

This application is referred to the Technical Assessment Group for further reference to the Development Assessment Committee.

Consultation

The Development Assessment Team has consulted with the various assessment teams.

Executive Summary

Council has received an application for four (4) Multiple Dwellings at 16 Tramican Street, Point Lookout. The application has been assessed against the relevant planning provisions (including the Point Lookout DCP3) and whilst the proposal is generally consistent with the DCP in regard to the proposed built form, there are aspects of the proposal that remain unresolved. Specifically the proposal fails to take into consideration existing vegetation on the site.

In light of this failure to comply with the development principles of the DCP it is recommended that the proposal receive a preliminary approval only and will be required to redesign the proposal before receiving a Development Permit.

Discussion and Conclusion

**The Proposal**

The proposal is for the erection of four (4) two to three storey detached dwellings on the subject property. The subject land is presently vacant.

Access to the property is from Tramican Street.

### The Site and Surrounding Area

The subject site is vacant and has been extensively cleared of existing vegetation, however 5 mature canopy trees still remain on the site.

The existing tree species include:

Lophostemon confertus  
Corymbia intermedia (x3)  
Eucalyptus racemosa

The site slopes away from Tramcan Street towards bushland to the rear of the site.

The surrounding allotments are all residential in nature, with dwellings and ancillary buildings on all allotments. It is therefore expected that this area will be redeveloped in the future for multiple dwelling units.

### Compliance with Council's Planning Provisions

#### Strategic Plan

Urban Residential – This designation allows for a range of residential forms, provided they are designed to integrate with the existing streetscape, building form and bulk. The proposed dwellings shall generally be larger than the surrounding dwellings at present however they are compatible with the general building form and scale found within the Point Lookout township. It is considered that the proposal complies with the intent of this designation with respect to built form.

#### Transitional Planning Scheme

Special Development – Refer to comments under Development Control Plan 3

#### Development Control Plan 3 - Point Lookout

Vegetation Retention  
The site has been extensively cleared. However as mentioned 5 canopy trees remain on site. DCP3 seeks to retain a minimum of 30% of existing indigenous vegetation. The proposed development will entail the removal of all existing vegetation.

This is contrary to the development standard 4.4.1 *Vegetation Retention* for the Island Residential Precinct. The removal of the existing vegetation would also be contrary to the Planning and Development Principles of DCP3 and in particular section 1.2(v.) which seeks to ensure that the natural environment and visual character of Point Lookout are not compromised by the built environment.  
It is Council's opinion the site can be developed for multiple dwelling units (maximum of 3 units) whilst maintaining the majority of the existing vegetation.

#### Site Works

Site works for the proposed dwellings comply with DCP3. All retaining walls are less than 1.2 metres in height.

#### Height Limit

The buildings do not exceed 8.5 metres above natural ground level at any point. The maximum heights of floor levels also comply with DCP3 requirements.

#### Site Coverage

The overall site cover is 25.4%, which complies with the maximum 30% permitted.

#### Boundary Clearances

All front, side and rear boundary clearances are generally in compliance with the DCP. Concession is made in this instance for window awnings which improves the aesthetic qualities of the proposal.

**Building Materials**  
Building materials comply with DCP3 requirements, being lightweight FC cladding and colorbond roofing

**Colours**  
The roof sheeting colour shall be conditioned to be in accordance with the DCP3 Preferred Colour Range.

**Car Parking Requirements**  
Car parking will be dependent on the final outcome of the proposal.

**Engineering Assessment**

**Road Access and Required Road Frontage Works**  
The site has frontage to Tramican Street. Access to the site is gained from Tramican Street.

**Tramican Street:**  
Currently kerb and channel is present along the entire frontage of the site. Other than direct access works no additional road works are required as a result of this development.

**Internal Driveway and Car Parking**  
Internal driveway and car parking spaces generally comply with AS2890.1, subject to detailed design.

**Stormwater**  
Stormwater from roofed and paved areas shall be discharged to both the kerb and channel in Tramican Street and also on the subject site via a rubble pit arrangement.

With adequate engineering design, to be provided during a subsequent associated development works application, it is believed that no stormwater problems will result for upstream or downstream properties, nor for the site itself.

**Sewerage**  
A sewerage connection is currently not available to the site. As there is not sufficient area on the development site to support a septic and sullage type arrangement, the subject site shall require to be connected to the existing sewer system. In this regard the applicant shall construct the sewer main from the subject allotment to the existing main located at the intersection of East Coast Road and the eastern access road to Ader Rock Caravan Park. The design and construction of this new main shall be in accordance with Council's standards and specifications. The alignment of this proposed sewer main shall be determined in conjunction with Council.

The requirement to construct this sewer main shall be a condition of development.

**Water Supply**  
A water supply is currently available to the site. No additional water supply infrastructure is required as a result of this development.

**Electricity Services**  
The subject land can be provided with appropriate electricity services without undue concern.

**Telecommunication Services**  
The subject land can be provided with appropriate telecommunication services without undue concern.

### State Government Agency Requirements

The application did not trigger referral to state government agencies.

### Integrated Planning Act

The application has been made in accordance with the provisions of Section 3 of the Act and constitutes an application for a Material Change of Use (Impact Assessment) under Council's Transitional Planning Scheme. The application was considered to be properly made on 27 October, 2000.

### Public Submissions

At the end of the public notification period on 19 January, 2001, Council had received four (4) written submissions. The grounds for the submissions are discussed below.

#### Ground One

**The proposed built form is not low rise in nature.**

Officer's Comment

The height of the proposal is in accordance with the requirements of the DCP.

#### Ground Two

**There is insufficient landscaping on the site.**

Officer's Comment

The proposal envisages a re-landscaping of the site in accordance with the DCP. In addition Council is seeking a redesign of the site to maintain some of the existing vegetation.

#### Ground Three

**The proposed boundary clearances are contrary to the DCP.**

Officer's Comment

The proposed building setbacks are generally in accordance with the requirements of the DCP. Where there is non-compliance there is sufficient justification to warrant relaxation of the development standards.

#### Ground Four

**The proposal will create a noise nuisance in the area.**

Officer's Comment

The proposal is of a residential nature consistent with adjoining uses. There are no grounds to suggest that the proposal will create a noise problem.

#### Ground Five

**Tramcan Street is not wide enough to accommodate this type of use.**

Officer's Comment

Tramcan Street has a sufficient carriage width to accommodate multiple dwelling units without the need for dedications and widenings.

#### Ground Six

**The proposal is an overdevelopment of the site with respect to density and height.**

Officer's Comment

The development at the scale proposed (except for vegetation issues) is fully contemplated by the DCP.

#### Ground Seven

**Insufficient visitor parking is available on site.**

Officer's Comment

On site visitor parking has been provided in accordance with the DCP.

Ground Eight

Privacy.

Officer's Comment

The proposed development contains no privacy screening and will result in loss of privacy to adjoining dwellings.

Ground Nine

Hot Tubs located on the balconies will create a noise problem.

Officer's Comment

Council will request these be deleted as part of the Preliminary Approval.

Ground Ten

The proposal will result in the removal of all vegetation on the site.

Officer's Comment

Council will request a redesign of the proposal to retain vegetation as part of the Preliminary Approval.

Conclusion

The proposal has been assessed against the relevant planning provisions, and the principal area of non-compliance is in relation to retention of existing vegetation. It is therefore recommended that the application be granted a Preliminary Approval and that the proposal be redesigned to address the areas of non-compliance prior to being granted a Development Permit.

Council Implications

(a) Corporate/Program Plan Implications

No Corporate/Program Plan implications have been identified.

(b) Financial Implications

No financial implications have been identified.

(c) Policy Implications

No policy implications have been identified.

Officer's Recommendation

A. PRELIMINARY APPROVAL

That the application for a Material Change of Use for Multiple Dwelling Units at 16 Tramcan Street, Point Lookout, described as Lot 52 on PL85432 Parish of Stradbroke, be granted a Preliminary Approval. Subject to the additional requirements listed hereunder being satisfactorily met within the Negotiated Decision Notice timeframe, the Manager, Development Co-ordination is authorised to undertake further code assessment and issue a Development Permit to the applicant containing the Conditions for the Development Permit.

B. ADDITIONAL REQUIREMENTS TO BE MET PRIOR TO ISSUE OF DEVELOPMENT PERMIT

1. Redesign of the current layout to delete a unit from the proposal. The reduction in the intensity of the development by one unit will allow for the reorientation of buildings on the site to facilitate the retention of the majority of existing mature canopy vegetation.

**C. CONDITIONS FOR DEVELOPMENT PERMIT**

2. Preparation of an arborists report demonstrating that any vegetation proposed to be retained as part of the redesigned proposal can be done so safely and without impact to the existing vegetation.
3. Deletion of hot tubs etc from external areas where they have the potential to create a noise nuisance.
4. Installation of privacy screening to upper floor levels to maintain privacy between existing and proposed development.

**1. Design**

The development shall be carried out generally in accordance with the details set out in the application and the approved drawings issued for any subsequent Development Permit for a Material Change of Use, or unless otherwise required by a condition of this approval or agreed to in writing by the Council or a delegated officer.

**2. Period of Approval**

This Development Permit for a Material Change of Use shall remain current for a period of four (4) years starting the day the approval takes effect as per sections 3.5.21(2) and 3.5.19 of the Integrated Planning Act 1997 unless:

- (i) The change of use occurs within four (4) years starting the day the approval takes effect; or
- (ii) A time for the approval to lapse is otherwise stated or implied by a condition of this approval.

**3. General**

All relevant Council Local Laws, Planning Scheme Provisions and Policies together with all conditions of approval shall be complied with in full and to the complete satisfaction of the Council.

The Council or other appropriate authority shall be paid the cost of any alterations necessary to public utility mains, services or installations involved in the construction of any works required pursuant to any condition of approval or works carried out in connection with the proposed development. Such costs shall be paid prior to an application for Building Works being determined in respect of the proposed development.

All reasonable precautions shall be taken to ensure that the proposed use does not interfere with the amenity of the neighbourhood by reason of any adverse impact caused by such environmental factors as noise, dust, or waste water.

**4. Site Works**

All site works are to be in accordance with Point Lookout Development Control Plan 3, with maximum cut and fill not exceeding 1200mm above or below natural ground level.

All payments to be made to the Council pursuant to any condition of approval or money to be deposited or bond to be lodged shall be made prior to an application for Building Works being determined in respect of the proposed development. Other conditions shall, where applicable, be complied with before the use is commenced, unless otherwise required or agreed in writing by the Council.

**5. Roofing Materials**

Roofing is to be of a factory treated material which is not reflective, glare producing or visually obtrusive. The roof colour shall be in accordance with the Point Lookout Development Control Plan 3 Preferred Colour Range.

**6. Fencing**

Any fencing to be constructed on site shall be in accordance with the Point Lookout Development Control Plan 3.

**7. Open Space Contribution**

A contribution per unit at the rate applicable at the time of payment and prior to the issue of a Development Permit for Building Works shall be made for the upgrading of additional public open space and/or the acquisition of additional public open space, provided that this requirement shall be waived in respect of one (1) unit. Further, it is advised that the rate of contribution under policy is reviewed annually on 01 July.

(Current 2000/2001 rate is \$100.00 per unit)

**8. Landscape Works**

The site, including adjacent footpath(s) shall be landscaped in accordance with details indicated on a Landscape Planning Scheme to the satisfaction of the Manager Development Co-ordination.

In this regard, an application for an approval for Associated Development Works or in the approved form, as determined by Council for Landscaping and Site Treatment Works shall be lodged and approved prior to the issue of a Development Permit for Building Works.

The documentation shall take the form of sealed plans and drawings and supporting information prepared by a qualified landscape architect and contain the following information:

- (a) Location, species botanical name, numbers and stock sizes of all proposed plant material. Plant material shall be in accordance with the species schedule list in Development Control Plan 3 - Point Lookout;
- (b) Tree plot of existing mature trees indicating canopy size and species. Identify vegetation proposed for retention or removal;
- (c) Contours and proposed levels especially in critical areas (eg driveways and buildings, and the top and bottom of retaining walls);
- (d) Details on proposed cut and fill levels;
- (e) Design details and integration of external lighting to garages and driveways and other areas of pedestrian and vehicular conflict;
- (f) Height, materials and construction details of all fencing;
- (g) Height, materials and construction details of all retaining structures;
- (h) Details of all hard and soft surfacing (e.g paving, turf);
- (i) Irrigation and sub surface drainage;
- (j) Methods and details of screening to areas for garbage collection and adjoining site uses;
- (k) Landscape buffering and screening from adjoining buildings/car parking/service areas/back-of-house areas;

Further to the above requirements the following information is to be indicated within the landscape details provided.

- Provision of street trees in accordance with Development Control Plan 3 - Point Lookout preferred species schedule, Point Lookout Headland Master Plan Report dated January 2001 and Council's Street Tree Planting Guidelines.

- Details are to be provided regarding the treatment of the rear deck on Unit 2 proposed to be built around the existing *Banksia integrifolia*. The deck and roof location and construction may need to be modified as necessary to retain the tree.
- Driveway materials are to be permeable in areas of the driveway which are of a gradient less than 1 in 10.
- A minimum of 30% of the indigenous vegetation within the total site area is to be retained or revegetation of the site using to the same is to be achieved. There should be a concentration of revegetation within the 6m setback area of the site, along the property boundaries and between residences of the site for screening purposes.

### 9. General waste management condition

All solid waste and recycling storage, removal and disposal are to be in accordance with the Environmental Protection (Interim Waste) Regulations 1996, the Environmental Protection (Waste Management) Policy and Regulations 2000, Council's Policies, and to the satisfaction of the Manager Development Co-ordination. All solid waste shall be removed to an approved waste disposal facility by a licensed waste transporter.

### 10. Waste Generation

The number and size of waste/recycling containers to be provided for the proposed land use must be consistent with the volume of waste and recyclables that are generated by the proposed land use.

### 11. Bin storage

A hardstand impervious area must be provided within the curtilage of each individual dwelling for the purpose of storing all waste and recycle bins provided for that dwelling.

### 12. Cleansing facilities

Where no on-site waste/recycling bin cleansing facilities are provided, a written agreement is to be made (to the satisfaction of the Manager Development Co-ordination) with a private cleansing contractor for the purpose of cleansing the containers.

Where on site waste cleansing facilities will be provided, Council must approve the location and construction details of the washdown bay, with details to be submitted with a plumbing and drainage application for the development. Generally a washdown bay must be a hardstand area, suitably drained to a trade waste outlet and have a hose and cock available within the vicinity of the bay. A trade waste outlet will require a trade waste permit from Council through Trade Waste Control.

### 13. Re Configuration

The development shall be designed so as to facilitate a community titles scheme being applied to the development in accordance with the provisions of this approval, the Integrated Planning Act, the Body Corporate & Community Management Act and its regulations, and the Redland Shire Town Planning Scheme.

Each submission of survey plans shall be accompanied by a Community Management Statement.

Council shall not be required to sign and seal a plan of survey or endorse a community management statement for a community titles scheme until the buildings are substantially complete (at least to lock-up stage) and all services are provided to the individual lots on the plan of survey.



**14. Signage Prior to Construction**

Where a building format plan is proposed for the development, the applicant shall supply to Council certification from the building certifier for the development that construction has been substantially completed in accordance with the plans and specifications approved by Council. This shall be provided to Council prior to Council being required to sign and seal plans of survey for the development.

Prior to the commencement of any construction works associated with the development, a sign of approved size detailing the project team shall be placed in a prominent position, at the road frontage, at each entrance to the development. The sign shall detail the relevant project coordinator for the works being undertaken on the site, and the following parties:

Developer  
Project Coordinator  
Architect / Building Designer  
Builder  
Civil Engineer  
Civil Contractor  
Landscape Architect

**15. Required Council Inspections, and Acceptance of Works by Council****(a) Engineering Works – Council Inspections**

Council inspections shall be called for, and carried out, at the following stages:-

- (i) Pre start – This meeting shall be carried out prior to any works commencing, within an existing road reserve or on any infrastructure that will eventually be transferred to Council.
- (ii) Installation of erosion and sediment management measures.
- (iii) 'Box' inspection of crossover with reinforcing in place. Reinforcing mesh shall be supported on bar chairs.
- (iv) Sewer pipelines and manholes bedded and partially backfilled.
- (v) 'On Maintenance' inspection of completed works.
- (vi) 'Off Maintenance' inspection of works 6 months after acceptance of works on maintenance.

**(b) Engineering Works – Acceptance of Works by Council**

Council's Design Standards for Developments details all requirements to be complied with prior to works being accepted On and Off Maintenance by Council.

**16. Frontage works**

The developer shall construct the following works, to Council standards, to the frontage of the site to Tramcan Street:

- (a) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;
- (b) Driveway invert and associated crossing slab as per Redland Shire Council standard drawings;
- (c) Adjustments and relocations necessary to public utility services resulting from these works;

These works shall be completed prior to the use commencing. In this regard, the applicant is required to apply for and receive an associated development works approval from Council.

**17. Stormwater from Roofed and Paved Areas**

Stormwater drainage from roofed and paved areas shall be discharged to an approved drainage system within adjoining road reserve(s), or on the subject site, or as otherwise required or agreed in writing by the Manager – Assessment Services.

Construction of drainage shall be to Council standards.

Temporary drainage shall be provided during the building construction phase of such that discharge from all constructed roofs and paved areas is disposed of to an approved street drainage system and not onto the construction site. This temporary system shall be maintained for the duration of building works.

Prior to a development permit for building works being issued for any works within the site, the applicant shall apply for and receive an approval for associated development works for engineering plans and specifications for the construction of proposed drainage.

#### 18. Stormwater Nuisance and Legal Right of Stormwater Discharge

Overland flow paths and underground drainage shall be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property. Stormwater from external catchments shall be accepted at ground level and discharged through the subject site to a legal point of discharge.

#### 19. Reticulated Water Supply Connection

Where the existing reticulated water supply does not currently service the site or is not an adequate capacity, the developer shall pay Council its estimated cost to construct the required connection/s to the site.

Requests for connections and estimates shall be made to Council in writing, with details of work required specified. The payment for such works shall be made prior to a development permit for building works being issued for the site.

#### 20. Sewerage Connection

The applicant shall connect the subject alignment to the existing sewerage system. In this regard the applicant shall construct the sewer main from the subject allotment to the existing main located at the intersection of East Coast Road and the eastern access road to Adder Rock Caravan Park. The design and construction of this new main shall be in accordance with Council's standards and specifications. The alignment of this proposed sewer main shall be determined in conjunction with Council.

Consent is to be obtained from all associated property owners approving of the entering of their property to undertake the required construction works. These approvals are to be submitted with any application submitted to Council for approval for the prescribed sewer main construction works.

All works of the live sewer mains are to be undertaken by Council at the developer's cost. Requests for connections and estimates shall be made to Council in writing, with details of the works required specified. The payment for such works shall be made prior to a development permit for building works being issued for the site.

Council is prepared to contribute towards the cost of constructing the sewer main in accordance with Council Policy.

Building foundations shall be designed such that no additional loads, associated with the building, are imposed on the sewer trench.

#### 21. Earthworks

If the development of the subject property requires soil to be imported or exported, the applicant shall identify the allotments that would be used for borrowing or filling and shall advise Council of such works. Any significant borrowing or filling may require the approval of Council. If clarification is required on the significant relevant approvals to be undertaken, contact should be made with Council to determine relevant approvals required.

## 22. Sediment and Erosion Management

- (a) During the construction and maintenance phases of this development the applicant shall be responsible for the installation and maintenance of erosion and sediment management facilities. These facilities shall accord with the policy objectives of the Redland Shire Council Local Planning Policy - Erosion and Sediment Control until the development has been accepted as completed by Council.
- (b) At all times adhere to the "Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites" published by Brisbane City and Gold Coast City Councils, 1998. A copy of the document is attached with this Decision Notice.

## 23. Car Parking Areas and Internal Driveways

- Prior to a development permit for building works being issued, or works commencing, the applicant shall apply for and receive an approval from Council for Associated Development Works for engineering plans and specifications for the construction of proposed car parking areas and internal driveways. The following issues shall be addressed:
- (a) Compliance with Australian Standard AS 2890.1 : Off Street Parking – Car Parking Facilities.
- (b) Ramps within the road reserve shall accord with Council standards, unless determined otherwise by the Manager, Assessment Services.
- (c) Provision shall be made for vehicles to turn within the subject site so as to enter and exit the property in a forward gear, without encroachment into formal visitor parking spaces.
- (d) Parking areas should not be used for general storage or any purpose other than the parking of motor vehicles.
- (e) Construction shall comply with the following:
- (i) Pavements shall be flexible or non flexible,
  - (ii) Properly constructed, drained and maintained to good engineering standards.

## 24. Water Headworks

A contribution for water supply augmentation shall be made to Council, at the rate applicable at the time of payment, prior to a Development Permit for building works being granted.

The amount payable for this development shall comply with Council's Policy titled, "Water Supply and Sewerage Contributions to the Cost of Works". In this regard the following comments are made:

- The current rate for 2000/2001 per equivalent tenement is \$ 3236
- The conversion factor for water supply headworks payable vary amongst the different uses. Refer to the policy in this regard.
- A deduction from water supply headworks payable shall be made for each allotment over which the application is made.
- The rate of contribution is reviewed annually on 01 July.

**25. Sewerage Headworks**

A contribution for sewerage augmentation shall be made to Council, at the rate applicable at the time of payment, prior to a Development Permit for building works being granted.

The amount payable for this development shall comply with Council's policy titled, "Water Supply and Sewerage Contributions to the Cost of Works". In this regard the following comments are made:

- The current rate for 2000/2001 per equivalent tenement is \$ 2429
- The conversion factor for sewerage headworks payable vary amongst the different uses. Refer to the policy in this regard.
- A deduction from sewerage headworks payable shall be made for each allotment over which the application is made.
- Headworks payable = [Number of units \* conversion factor] - Number of lots over which the application is made] \* rate per equivalent tenement.
- The rate of contribution is reviewed annually on 01 July.

**26. Performance Bonding Agreement**

The lodgement of security in accordance with the following table shall be undertaken by Council to guarantee the execution of works to be done in association with this approval.

All of the following payments to be made to the Council pursuant to any condition of this approval or money to be deposited or bond to be lodged shall be made prior to the issue of any development permit for building works in respect of the proposed development, or prior to Council being required to issue any approval for associated development works, or prior to any construction works or the use commencing, whichever is the sooner.

Item	Amount	Drawn down	Returned
Engineering infrastructure external to the site (including sewer main works)	\$40,000	to the greater of \$1,000 and 5% of the value of works, when accepted on Maintenance by Council	When works are accepted Off Maintenance by Council (Note - There is a minimum maintenance period of 6 months).
Landscaping	\$5,250		When works are accepted Off Maintenance by Council (Note - There is a minimum maintenance period of 6 months).
General performance	\$2,000	not applicable	When all conditions associated with this approval have been complied with, and accepted by Council.
<b>TOTAL</b>	<b>\$47,250</b>		

In the case of failure to comply with the provisions covered by this condition, the Council may cause the necessary work to be carried out and may deduct the cost thereof from the money deposited or bond held in accordance with this condition and if such costs exceed the security held, the applicant(s) or their successor shall on demand pay to the Council the amount of such works.

Note The approval of this development remains with the property, and equally, the responsibility for compliance with the conditions of approval remains with the owner of the property, unless this obligation has been passed to a third party.

**C. ADDITIONAL APPLICATIONS / PERMITS REQUIRED**

Associated development works approvals (from Council) are required for:

- External roadworks and drainage works;
- Sewer main works;
- Landscaping; and
- Internal car parking and stormwater drainage works.

A road opening permit shall be obtained from Council where any works are proposed within an existing road reserve. This application shall be obtained prior to a pre start meeting being arranged for any works or prior to the works commencing.

**Committee Recommendation**

That the Officer's Recommendation be adopted with the following AMENDMENTS:

1. That Condition B 1. be reworded to read as follows:  
"Redesign of the current layout to facilitate the retention of the majority of existing mature canopy vegetation."
2. That a new Condition B 5. be included which reads:  
"Prior to Council being required to assess an application for a Development Permit, the applicant shall provide documentary evidence from the owners of all properties affected by the sewerage reticulation system granting their approval for the construction of such works."
3. That Condition 20 be amended by the deletion of paragraph 2 (this duplicates proposed new Condition B 5).
4. That a new Condition D. Advice Statement be added, which reads:

"The following advice is provided to the applicant for initial information purposes only. Council has prepared a rudimentary estimate of costs for the sewerage reticulation system required to service this development. This estimate requires review following detailed design of any sewerage reticulation works. Based on current information, the cost of connecting this site to the identified outlet point as described in Condition 20 is a total of \$159,000. In accordance with Council Policy POL-0050-01, Council will provide \$25,000 as a contribution towards these works. Opportunities may exist for sharing the capital costs with other approved developments. However, mutual arrangements in this regard are the responsibility of the applicant.

The effect of such arrangements on offset contributions by Council may further assist in funding these works. Details of this can be sought from Manager Development Co-ordination."

Cr Bowler returned to the meeting.

**Timothy Donovan**

**From:** Timothy Donovan  
**Sent:** Monday, 21 September 2009 11:37 AM  
**To:** Kylie Fernon; Toni Averay  
**Subject:** Mr R Jackson - 16 Tramicon St Point Lookout, MC007544. Complaint concernng Cr Bowler.

Kylie, Toni,

I refer to the complaint from Mr Jackson (DW's4199917,4199918) on ethical standards applied to Cr Bowler and the development approval at 16 Tramicon St. I note that at the end of the complaint Mr Jackson also makes a formal complaint about the ethical standards applied by the Councillors in the recent approval of the extension of MC007544.

I have examined the complaint and also looked at Dataworks and our records. Mr Jackson refers in his first Point No 1 to dates in 1999 and 2001. I can find no reference in our records to any 1999 application. The chronology of applications and decisions is as follows:

- 26/10/2000 MC006098 Development Application for Multiple Dwellings x 4 lodged .
- 15/05/2001 Development Assessment Committee, Item 1 MC006098 Multiple dwellings x 4 - Preliminary Approval issued.
- 02/06/2003 MC007544 Development Application for Multiple Dwellings x 4 lodged.
- 18/11/2003 Development Assessment Committee, Item 1.4 MC007544 Multiple dwellings x 4 - Development Permit issued.
- 09/03/2004 Development Assessment Committee, Item 1.5 MC007544 Negotiated Decision Notice approved.
- 27/05/2008 Development Assessment Committee, Item 1.4 MC007544 Request to Extend Currency Period - 1 Year extension granted.
- 21/04/2009 Development Assessment Committee, Item 1.2 MC007544 Request to Extend Currency Period - 1 Year extension granted

I have ordered the two files and will forward them as soon as they are obtained.

The application lodged in 2000 was only given a Preliminary Approval when approved by the Committee in 2001. The Applicant did not seek to upgrade this through the Negotiation process as they did not lodge a Request to Negotiate and suspend the appeal period after the issue of the Decision Notice. Accordingly the IPA required a new application for a Development Permit to be lodged and assessed if the applicant wished to proceed and build the multiple dwellings. Hence the second application MC007544. This application was given a Development Permit and its currency period has been kept active through the extensions of time.

The complaint is concerned firstly with the "ethical standards" applied to Cr Bowler in designing and lodging the application and secondly with the Councillors who voted to approve and then extend the application. I note that with the exception of the final extension of time at the DAC on 21/4/09 the Officers recommendations contained in the Committee reports were all for approval. The nature of IPA (i.e. nothing is prohibited) and our Planning Schemes are such that Council may, while an application may not meet certain standards, still assess the performance of an application. If satisfied that the overall outcomes meet the intent of the Planning Scheme then Council may approve an application despite some non compliance with specific standards. This is a reasonable approach as it is not possible to design specific requirements to cover every possible circumstance on a lot - some flexibility is required to achieve reasonable outcomes.

Mr Jackson makes reference to a number of applications between 1999 and 2004 which he alleges "approved many non-complying applications for Point Lookout", involving about 35 multiple dwellings on allotments less than 800 sq.m. He also refers to a judgement in the Planning and Environment Court and a response by the then CEO (see Mr Jackson's letter dated 12/2/04 DW1170624 and CEO response dated 14/4/04 DW1993190). The case mentioned was at 16 Cutter Street Point Lookout MC006392, which was assessed and approved by Council under the Point Lookout DCP. The P&E Court subsequently refused the application. The main principle referred to by Mr Jackson was the assessment and approval by Council of Multiple Dwellings on lots under 800 sq.m. in Point Lookout. Council did issue a number of approvals of this type. However the Redlands Planning Scheme at the time contained , in Part IV-Performance Standards Division 3-Special Requirements in Relation to Particular Development, Section 8(i)(c), a requirement that "a multiple dwelling shall not be erected on a site...less than 800 sq.m....except as permitted by a DCP...". The Point Lookout DCP did not contain any other permission.

The Court ruled in the Cutter St case that Council did not undertake the correct procedure in assessing and determining these applications. Due to the wording of the Redlands Planning Scheme's Special Requirements the Council was required to specifically refer to (the then) Section 3.5.12 of the IPA and determine if there were sufficient planning grounds to justify a decision to approve the application in light of the conflict with the Strategic Plan/Planning

Scheme (in this regard the conflict was with Clause 1.5 of the Point Lookout DCP given the provisions of the Strategic Plan on density and the Planning Scheme Schedule on lot size). In making its decision the Council did not refer to Section 3.5.12 of IPA in the correct manner. After the Cutter St decision the Council did properly consider S.3.5.12 of IPA and was able to determine and approve applications for multiple dwellings on lots under 800 sq.m. and the issue fell away completely with the introduction of the 2006 Redland Planning Scheme.

I note that Mr Jackson also made a complaint to the OMB in July 2004. The responses by the Council to the OMB provide good background on the Cutter St issue.

I hope this has been helpful and should you require any further information please let me know.

regards

Tim Donovan

**Manager Assessment Services**

P 07 3829 8708

F 07 3829 8809

M 0438 748987

E [timothy.donovan@redland.qld.gov.au](mailto:timothy.donovan@redland.qld.gov.au)



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**Transcript extract from recording of DAC meeting on 21 April 2009.**

(Question by Cr Barbara Townsend and response by Tim Donovan, Manager Assessment Services.)

Cr Townsend: I've just got some questions and I'm referring to the report from last year when we extended this application. We approved the extension of 12 months which we are just coming to the end of. I just wanted to ask about the compliance with the Planning Scheme because in the report last year, those issues were addressed. The proposal was considered to meet the overall outcomes because of the tree retentions – the trees are actually the reason why the setbacks aren't compliant – and that was not considered to, as it says, detrimentally affect the intent of the zone. I understood that was taken care of last year. There were additional conditions imposed last year to cover the non-compliance issues with the current Planning Scheme. If someone could just answer: "What's changed or is there additional to what we considered last year?"

Tim Donovan: The report last year did talk about overall compliance. It also mentioned some minor inconsistencies, and that's where I place these – they're minor inconsistencies. So, I guess, qualifying those for you today in the report, I think you'll find in that last report they talk about some minor ones. I guess the concern we have with all of these is the time they're going on. We normally allow extensions of time for applications. Normally that's one or two. Once you get beyond eight years though, we generally have a rule for everybody: "that that's probably enough". The new Scheme is in place – there are some differences and, I guess, we take the opportunity to say "either use it or lose it". So that's no different here. So all we're saying here is that it was originally approved in 2001 – preliminary approval, upgraded through negotiations in '03 and '04 and now it's 09/10. What we're saying is probably "time's enough". They got an extension last time. Like any other applicant, we'd be saying "Now's the time to renew it through a new application process and look at the new Scheme.



### 14.3.2 SUBMISSION ON LOCAL GOVERNMENT (OPERATIONS) REGULATION 2009

<b>Dataworks Filename:</b>	<b>GOV Regulations</b>
<b>Attachments:</b>	<a href="#"><u>Submission to Department of Infrastructure and Planning</u></a> <a href="#"><u>Review of outcomes from Council's original submission on Local Government Bill 2008</u></a>
<b>Responsible Officer Name:</b>	<b>Nick Clarke</b> <b>General Manager Governance</b>
<b>Author Name:</b>	<b>Luke Wallace</b> <b>Manager Corporate Planning Performance and Risk</b>

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#### EXECUTIVE SUMMARY

The *Local Government (Operations) Regulation 2009* is the last of three Regulations supporting the *Local Government Act 2009*. The State Government has invited Council to make a submission on the draft Regulation and the proposed submission is included with this report as Attachment A.

Council's submission on this Regulation concludes a consultation process that has been underway for in excess of 12 months and has also seen Council make extensive submissions on the original *Local Government Bill 2008* and the *Local Government (Finance, Plans and Reporting) Regulation 2009*. A full acquittal of the status of all issues covered in Council's original submission on the *Local Government Bill 2008* is also included with this report as Attachment B.

#### PURPOSE

The purpose of this report is to seek Council's endorsement of a submission on *the Local Government (Operations) Regulation 2009*. The report also provides a summary on the status of all issues that Council originally raised in its submission on *the Local Government Bill 2008*.

#### BACKGROUND

The *Local Government Bill 2008* was released towards the end of 2008 for consultation. On 12 June 2009, the Bill received royal assent and became the *Local Government Act of Queensland 2009*. The State Government has advised that the Act is expected to become effective from 1 July 2010, as opposed to the originally anticipated date of 10 December 2009.

To support the overarching legislation, a set of Regulations was developed and released over three stages in 2009 as follows:

- Beneficial Enterprises and Business Activities;

- Finance, Plans and Reporting;
- Operations.

To date, Council has lodged a submission on the *Local Government Bill 2008* and the *Local Government (Finance, Plans and Reporting) Regulation 2009*. Council did not make a submission on the Beneficial Enterprises and Business Activities Regulation. Submissions on the Operations Regulation are due to be lodged with the Department of Infrastructure and Planning by 26 February 2010 and Council's submission on this Regulation will conclude the consultation process on the *Local Government Act 2009*.

## ISSUES

The *Local Government (Operations) Regulation 2009* contains chapters that provide local government with direction on important matters including:

- the criteria for changing a local government area, name or representation;
- local law making requirements;
- management of roads and other infrastructure;
- Councillor remuneration, reimbursement of expenses and provision of facilities;
- registers of interests;
- local government meetings including committees;
- employee matters;
- delegations and authorisations;
- equal employment opportunity.

There are changes, or new provisions, in some of these areas. The changes include a requirement for Councils to publish more supporting information with their local law registers, stronger provisions around equal employment opportunity and clarification of the triggers for changing a local government area, name or representation.

Generally speaking these are changes Council was aware of and can adapt to fairly easily. There are however some areas of the Operations Regulation dealing with Councillor remuneration and meeting procedure that Council has sought changed provisions on in the attached submission. The outcome of Council's submission will be known later in the year when the final Regulations are published.

As well as the issues directly dealt with in the submission, there are some other issues that Council was anticipating might be covered in the Operations Regulation that are not mentioned. These issues include some of the specific responsibilities of Councillors, various provisions relating to State Government intervention in local government and Councillors' duty to report any conflicts of interest or material personal interests of other Councillors.

Where these issues are not dealt with, either through additional detail in the Act itself or via clarification in the Operations Regulation, Council has asked in the attached submission that the Regulation be amended to provide clarification, consistent with the original submission Council made on the *Local Government Bill 2008*.

As this is the last formal consultation opportunity relating to the *Local Government Act 2009* and supporting Regulations, it is timely that Council is able to review a complete list of all issues raised regarding the original *Local Government Bill 2008*. A second attachment is therefore included with this report that itemises the current status of all issues Council originally raised in relation to these important matters. It is noted that Council was successful in having change effected in a number of areas as covered in the attachment.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

### **FINANCIAL IMPLICATIONS**

There are no financial implications attached to this submission process.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

### **CONSULTATION**

Consultation on this issue was undertaken with Councillors, the CEO, General Managers, Senior Managers and other specific officers with responsibility for matters covered in the Regulation.

### **OPTIONS**

#### **PREFERRED**

That Council resolve to endorse the attached submission on the *Local Government (Operations) Regulation 2009*.

#### **ALTERNATIVE**

That Council elects to make changes to the submission on the *Local Government (Operations) Regulation 2009*.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve to endorse the attached submission on the *Local Government (Operations) Regulation 2009*.**

**CARRIED**

# **Redland City Council**

**Submission on the Draft Local Government (Operations) Regulation 2009**

**to**

**Department of Infrastructure and Planning**

**February 2010**

2009 version	1993 version	Comment
<b>Chapter 5 Administration</b> <b>Part 1 Councillors</b>		
<b>44 Remuneration Schedule</b> (5) A local government must, by resolution, adopt the remuneration schedule within 90 days of the schedule being gazetted	Same provisions (Sections 236 and 250 of LG Act 1993)	<p>The current practice still requires Councillors to make a determination on their own salary within the ranges that are provided for each category of Council. This places Councillors in an invidious position and invariably creates opportunities for negative media attention.</p> <p>Council recommends that no discretion be provided in future for individual local governments and requests that the salary bands within each category of local government be discontinued.</p> <p>A better system would be for the State to set a hard and fast amount for each category of local government with no discretion for movement within bands. Flexibility could still be provided to pay a loading to Committee Chairs under this system as follows;</p> <ul style="list-style-type: none"> <li>• Mayor (set % of State MLA salary)</li> <li>• Deputy Mayor (set % of State MLA salary)</li> <li>• Councillor (set % of State MLA salary)</li> <li>• Committee Chairs to receive 5% loading</li> </ul>
<b>Part 2 Local government meetings</b>		
<b>56 Procedure at Meetings</b> (3) At a meeting – (a) voting must be open	Same provision (Section 447 (2) (a))	The requirement that all decisions of a local government be made in open session is overly constraining and in some ways disabling as it prevents proper debate and decision making where Council has a statutory or commercial obligation of confidentiality to another party.

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2009 version	1993 version	Comment
		Council recommends that more flexibility be created for decision making of this nature to provide for proper debate and more effective decision making.
<p><b>70 Closed Meetings</b>            (3) A local government or committee must not make a resolution (other than a procedural resolution) in a closed meeting</p>	Same provision (Section 463 (3))	<p>The requirement that all decisions of a local government be made in open session is overly constraining and in some ways disabling as it prevents proper debate and decision making where Council has a statutory or commercial obligation of confidentiality to another party.</p> <p>Council recommends that more flexibility be created for decision making of this nature to provide for proper debate and more effective decision making.</p>

**Issues Not Covered in The Operations Regulation that Council Feels Should be Addressed**

LG Act 2009 Reference	Operations Regulation	Council Submission	Comment
<p><b>Section 8 Local government's responsibility for local government areas</b>            (3) A local government area may be divided into areas called divisions</p>	<p><b>5 Description of local government areas</b>            (1) The boundaries of each local government's area, and any divisions of the area, are shown in its area map mentioned in schedule 1, column 3</p>	<p>Council believes that it should be a requirement that local government areas be divided into divisions</p>	<p>Consider this proposition in the next review of the Local Government Act 2009</p>
<p><b>Section 16 Review of divisions of local government areas</b>            (1) The local must review whether each of its divisions has a reasonable proportion of electors, no later than 2 years before the year of the quadrennial elections for local governments</p>	<p>No reference</p>	<p>Council believes that given the large population increases occurring in Queensland (SE QLD particularly) the review of internal divisional boundaries should occur one year prior to each quadrennial election, not two years.</p> <p>Council also believes that this provision should stipulate that the review be undertaken by the <u>Council</u>, not the "local government" to ensure the proposal has the imprimatur of the Council and not just the bureaucratic arm.</p>	<p>Consider this proposition in the next review of the Local Government Act 2009</p>
<p><b>Division 2 – The process for change (Sections 18 – 21)</b>            (21) A decision of the change commission under this division is not subject to appeal</p>	<p>No reference</p>	<p>Council believes that an appeals process should be available as the denial of a fair and transparent appeals process is a denial of natural justice</p>	<p>Consider this proposition in the next review of the Local Government Act 2009</p>
<p><b>Section 29 Local law making process</b>            (3) The local government must</p>	<p>No reference</p>	<p>Council believes that the Department of Local Government should continue to play a coordination role in state</p>	<p>Consider adding a regulation to compel "relevant government entities" to respond to local</p>



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consult with relevant government entities about the overall State interest in a proposed local law before it makes the local law, unless the local law is – (a – c)		interest checks for local laws to assist local governments in the timely making of laws	government requests within a specific timeframe
<b>Section 36 Election Advertising (1 – 5)</b>	No reference	Council believes that it is 'heavy handed' for the legislation to prevent Council's from making local laws about election signage given that the existing state interest checking process acts as a safeguard for the State	Consider this proposition in the next review of the Local Government Act 2009
<b>Section 110 Councillor's liable for improper disbursements</b> (1)(b)(i) this section applies if the disbursement is not provided for in the local government's budget for the financial year	No reference	Council believes that the relevance of this section should be reviewed given the high-level nature of the budget, the fact that it does not identify individual disbursements and the fact that hardly any transactions are subject to councillor direction	Consider this proposition in the next review of the Local Government Act 2009
<b>Chapter 5 Monitoring and enforcing the Local Government Acts</b> <b>Section 113 What this part is about (1 – 3)</b>	No reference	Council believes that a set of broad criteria should be outlined to identify reasons for state intervention in a particular local government.  Council also believes the phrase "not performing its responsibilities properly" is too broad.	Consider adding a regulation outlining the broad criteria for intervention in a local government and defining the phrase "not performing its responsibilities properly"
<b>Sections 114 Decisions under this part are not subject to appeal</b> A decision of the Minister under this part is not subject to appeal	No reference	Council believes that an appeals process should be available as the denial of a fair and transparent appeals process is a denial of natural justice	Consider this proposition in the next review of the Local Government Act 2009

<b>Sections 115 Gathering information (Sections 1 – 6)</b>	No reference	Council believes that a set of broad criteria should be outlined to identify reasons for state gathering of information from a particular local government.	Consider adding a regulation outlining the broad criteria for intervention in a local government
<b>Section 116 Acting on the information gathered</b> (1) This section applies if the information gathered by the department's chief executive shows that the local government – (a) is not performing its responsibilities properly	No reference	Council believes the phrase “not performing its responsibilities properly” is too broad.	Consider adding a regulation defining the phrase “not performing its responsibilities properly”
<b>Section 117 Advisors</b> (1) This section applies if the information gathered by the department's chief executive shows that the local government – (a) is not performing its responsibilities properly	No reference	Council believes the phrase “not performing its responsibilities properly” is too broad.	Consider adding a regulation defining the phrase “not performing its responsibilities properly”
<b>Section 118 Financial controllers</b> (1) This section applies if the information gathered by the department's chief executive shows that the local government – (a) is not performing its responsibilities properly	No reference	Council believes the phrase “not performing its responsibilities properly” is too broad.	Consider adding a regulation defining the phrase “not performing its responsibilities properly”
<b>Section 121 Removing unsound decisions</b> (Sections 1 – 7)	No reference	Council makes the following points: • The term “unsound” is too subjective and not grounded	Consider adding a regulation that defines the word “unsound” and outlines a consultation process for

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		<p>elsewhere in the legislation so it should be changed to “unlawful” or better explained</p> <ul style="list-style-type: none"> <li>• There should be a requirement in the legislation for the State to consult with a local government on decisions it intends to remove</li> <li>• The legislation should not contain a clause absolving the State of liability for any loss as it may transpire that the State’s decision is later found to be wrong</li> </ul>	<p>removing decisions.</p> <p>Consider removing the clause absolving the State from any liability in the next review of the Local Government Act 2009</p>
<p><b>Section 122 Removing a councillor</b> (Sections 1 – 3)</p>	No reference	<p>Council makes the following points:</p> <ul style="list-style-type: none"> <li>• The phrase “not performing its responsibilities properly” is too broad</li> <li>• Suspended or dismissed councillors should be afforded the right of appeal</li> </ul>	<ul style="list-style-type: none"> <li>• Consider adding a regulation defining the phrase “not performing its responsibilities properly”</li> <li>• Consider providing suspended or dismissed councillors a right of appeal in the next review of the legislation</li> </ul>
<p><b>Section 123 Dissolving a local government</b> (1) This section applies if – (c) the Minister reasonably believes that a local government is incapable of performing its responsibilities</p>	No reference	<p>Council believes the phrase “not performing its responsibilities properly” is too broad.</p>	<p>Consider adding a regulation defining the phrase “not performing its responsibilities properly”</p>
<p><b>Section 155 Disqualification because of other high office</b> (3) A person automatically stops being a councillor when the person becomes - (b) a candidate for election as a member of the legislative</p>	No reference	<p>Council believes that a clear definition should be provided for when a person has “become a candidate” for the legislative assembly</p>	<p>Consider adding a regulation to define when a person has “become a candidate” for the legislative assembly</p>

assembly			
<b>Section 162 When a councillor's office becomes vacant</b> (1) A councillor's office becomes vacant if the councillor – (e) is absent, without the local government's leave, from 2 or more consecutive ordinary meetings of the local government over at least 2 months	No reference	Council believes that clear definitions should be provided about the process for approving leave, the circumstances that should give rise to leave being approved etc	Consider adding a regulation that defines the process for approving leave, the circumstances that should give rise to leave being approved etc
<b>Section 170 Giving directions to local government staff</b> (Sections 1 – 4)	No reference	Council believes that the Mayor should only be able to direct the CEO in a fashion consistent with the policy of Council consistent with Section 12 of the LG Act 2009.	Consider adding a regulation that requires directions from the Mayor to the CEO to be consistent with policy
<b>Section 174 Duty to report another councillor's material personal interest, conflict of interest or misconduct</b>	No reference	Council believes that clarification should be provided to encourage any councillor's disclosure obligation to be undertaken with due regard for natural justice and the potential to impact the reputation of the other councillor	Consider adding a regulation that encourages any councillor's disclosure obligation to be undertaken with due regard for natural justice and the potential to impact the reputation of the other councillor
<b>Part 3 Allocating Commonwealth funding to local governments</b> <b>Division 1 Allocating Commonwealth funding</b> <b>Section 229 Decisions under this division are not subject to appeal</b> A decision of the grants	No reference	Council believes that an appeals process should be available as the denial of a fair and transparent appeals process is a denial of natural justice	Consider this proposition in the next review of the Local Government Act 2009

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commissioner or the Minister under this division is not subject to appeal			
<b>Section 244 Decisions not subject to appeal</b> (Sections 1 – 3)	No reference	Council believes that an appeals process should be available as the denial of a fair and transparent appeals process is a denial of natural justice	Consider this proposition in the next review of the Local Government Act 2009
No reference	No reference	Council believes that the CEO should be required to report to Council periodically on the performance of the management line directly below the CEO	Consider this proposition in the next review of the Local Government Act 2009

**Review of Outcomes from Council’s Original Submission on LG Bill 2008**

<b>LG Act 2009 Reference</b>	<b>Regulation Reference</b>	<b>Council Submission</b>	<b>State Government Response</b>
<b>Section 8 Local government’s responsibility for local government areas</b> (3) A local government area may be divided into areas called divisions	<b>5 (Operations Regulation)</b> (1) The boundaries of each local government’s area, and any divisions of the area, are shown in its area map mentioned in schedule 1, column 3	Council proposed that Section 8 (3) be changed to <u>require</u> that local government areas be divided into divisions	This proposal was not supported.
<b>Section 12 Responsibilities of councillors (1 - 6)</b>	No reference	Council proposed that this Section of the Act should recognise the advocacy and representation role of Councillors	The 2009 Act now contains the following provision that was not part of the draft Bill: 12(1) A councillor must represent the current and future interests of the residents of the local government area
<b>Section 12 Responsibilities of councillors (1 – 6)</b>	No reference	Council proposed that where the responsibilities of the Mayor mention “leading, directing and managing” the CEO, a distinction should be made to ensure that such direction is provided in accordance with Council policy	The 2009 Act now contains the following provision concerning the Mayor’s extra responsibilities that was not part of the draft Bill: 12(4)(e) directing the chief executive officer, in accordance with the local government’s policies
<b>Section 12 Responsibilities of councillors (1 - 6)</b>	No reference	Council proposed that the Mayor’s role in “presenting” the budget be clarified given the high level nature of the document	The 2009 Act has clarified the Mayor’s role in budget presentation as follows: 12(4)(b) proposing the adoption of the local government’s budget

<p><b>Section 12 Responsibilities of councillors (Sections 1 - 6)</b></p>	<p>No reference</p>	<p>Council proposed that the responsibility of the Mayor to conduct the CEO's performance appraisal be broadened to incorporate other Councillors and ratification of Council</p>	<p>The 2009 Act has clarified the Mayor's responsibilities in this area as follows: 12(4)(f) conducting a performance appraisal of the chief executive officer, at least annually, in the way that is decided by the local government (including as a member of a committee, for example)</p>
<p><b>Section 12 Responsibilities of councillors (Sections 1 - 6)</b></p>	<p>No reference</p>	<p>Council proposed that the requirement for the Mayor to be a member of each committee was onerous and should be removed</p>	<p>The 2009 Act has slightly amended the Mayor's responsibilities in this area as follows: 12(4)(h) being a member of each <b>standing</b> committee of the local government</p>
<p><b>Section 16 Review of divisions of local government areas</b> (1) The local must review whether each of its divisions has a reasonable proportion of electors, no later than 2 years before the year of the quadrennial elections for local governments</p>	<p>No reference</p>	<p>Council proposed that the review of internal divisional boundaries should occur one year prior to each quadrennial election, not two years.</p> <p>Council also proposed that the provision should stipulate that the review be undertaken by the <u>Council</u>, not the local government</p>	<p>These proposals were not supported.</p> <p>Note that Department of Local Government have verbally advised that this requirement will not be implemented until the 2016 quadrennial elections.</p>
<p><b>Division 2 – The process for change (Sections 18 – 21)</b></p>	<p>No reference</p>	<p>Council proposed that an appeals process should be available as the denial of a fair and</p>	<p>This proposal was not supported</p>

(21) A decision of the change commission under this division is not subject to appeal		transparent appeals process is a denial of natural justice	
<b>Section 29 Local law making process</b> (3) The local government must consult with relevant government entities about the overall State interest in a proposed local law before it makes the local law, unless the local law is – (a – c)	No reference	Council proposed that the Department of Local Government continue to play a coordination role in state interest checks for local laws to assist local governments in the timely making of laws	This proposal was not supported
<b>Section 36 Election Advertising (1 – 5)</b>	No reference	Council proposed that it was ‘heavy handed’ for the legislation to prevent Council’s from making local laws about election signage given the existing state interest checking process acts as a safeguard for the State	This proposal was not supported
<b>Section 96 Regulations for rates and charges</b> (c) the process for recovering overdue rates and charges, including by the sale of the land to which the rates and charges relate	<b>Part 12 Overdue rates (Finance, plans and reporting regulation), Division 3 – Selling or acquiring land for overdue rates</b> (Sections 54 – 65)	Council proposed that flexibility should be provided, under strict conditions, to allow local governments to purchase land for arrears of rates if appropriate operational or environmental reasons exist	This proposal was not supported.  Note that Council has raised this proposition again in its response to the Finance, Plans and Reporting Regulation and we are awaiting the outcome of that review process.



<p><b>Section 104 Financial management, planning and accountability documents</b></p>	<p><b>Part 3 Planning and accountability documents (Finance, plans and reporting regulation) Divisions 1, 2, 3 and 4 (Long-term planning documents, Five year corporate plan, Annual operational plan, Annual report)</b> (Sections 83 – 110)</p>	<p>Council made a detailed proposal regarding the delineation between each of the planning and accountability documents, ensuring appropriate alignment between the documents and requirements for reporting in the annual report</p>	<p>The Finance, plans and reporting regulation provided further detail on the role of each of the planning and accountability documents and how they are integrated.</p> <p>Council made a number of proposals regarding these documents in its response to the Finance, plans and reporting regulation as follows;</p> <ul style="list-style-type: none"> <li>• The long-term community plan should be a more visionary document with further detail provided in the corporate and operational plans</li> <li>• There should be clear definition of the term “groups responsible” for implementing specific actions in the Community Plan</li> <li>• Investment policies should be prepared in accordance with the requirements of the Statutory Bodies Financial Arrangements Act</li> <li>• Clarification was sought on whether the revenue policy needs to be adopted by resolution</li> <li>• Flexibility on timeframes was sought with respect to</li> </ul>
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			<p>transitioning to the new asset management requirements</p> <ul style="list-style-type: none"> <li>• Clarification was sought on the timing of the adoption of the corporate plan in relation to the adoption of the annual budget</li> <li>• Clarification was sought on the reporting requirements relating to the corporate plan, the operational plan and the annual report</li> <li>• A firmer statement was recommended to ensure the alignment of the community plan and the corporate plan</li> <li>• Flexibility on timeframes was sought with respect to transitioning to the new financial sustainability reporting requirements</li> <li>• Clarification was sought on the reporting requirements in the annual report relating to councillor expenses and reimbursements</li> </ul> <p>Council awaits the outcome of the review process with respect to these submissions</p>
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<p><b>Section 110 Councillor's liable for improper disbursements</b>  (1)(b)(i) this section applies if the disbursement is not provided for in the local government's budget for the financial year</p>	<p>No reference</p>	<p>Council proposed that the relevance of this section be reviewed given the high-level nature of the budget, the fact that it does not identify individual disbursement's and the fact that hardly any transactions are subject to councillor direction</p>	<p>This proposal was not supported</p>
<p><b>Chapter 5 Monitoring and enforcing the Local Government Acts</b>  <b>Section 113 What this part is about (1 – 3)</b></p>	<p>No reference</p>	<p>Council proposed that a set of broad criteria should be outlined to identify reasons for state intervention in a particular local government.</p> <p>Council also proposed removal of the phrase “not performing its responsibilities properly” from the legislation as it is too broad.</p>	<p>These proposals were not supported</p>
<p><b>Sections 114 Decisions under this part are not subject to appeal</b>  A decision of the Minister under this part is not subject to appeal</p>	<p>No reference</p>	<p>Council proposed that an appeals process should be available as the denial of a fair and transparent appeals process is a denial of natural justice</p>	<p>This proposal was not supported</p>
<p><b>Sections 115 Gathering information (Sections 1 – 6)</b></p>	<p>No reference</p>	<p>Council proposed that a set of broad criteria should be outlined to identify reasons for state gathering of information from a particular local government.</p>	<p>This proposal was not supported</p>

<p><b>Section 116 Acting on the information gathered</b>  (1) This section applies if the information gathered by the department’s chief executive shows that the local government –  (a) is not performing its responsibilities properly</p>	<p>No reference</p>	<p>Council proposed the removal of the phrase “not performing its responsibilities properly” from the legislation as it is too broad.</p>	<p>This proposal was not supported</p>
<p><b>Section 117 Advisors</b>  (1) This section applies if the information gathered by the department’s chief executive shows that the local government –  (a) is not performing its responsibilities properly</p>	<p>No reference</p>	<p>Council proposed the removal of the phrase “not performing its responsibilities properly” from the legislation as it is too broad.</p>	<p>This proposal was not supported</p>
<p><b>Section 118 Financial controllers</b>  (1) This section applies if the information gathered by the department’s chief executive shows that the local government –  (a) is not performing its responsibilities properly</p>	<p>No reference</p>	<p>Council proposed the removal of the phrase “not performing its responsibilities properly” from the legislation as it is too broad.</p>	<p>This proposal was not supported</p>
<p><b>Section 121 Removing unsound decisions</b>  (Sections 1 – 7)</p>	<p>No reference</p>	<p>Council made three specific propositions relating to this Section of the Act as follows:</p>	<p>These proposals were not supported</p>

		<ul style="list-style-type: none"> <li>• The term “unsound” is too subjective and not grounded elsewhere in the legislation so it should be changed to “unlawful” or better explained</li> <li>• There should be a requirement in the legislation for the State to consult with a local government on decisions it intends to remove</li> <li>• The legislation should not contain a clause absolving the State of liability for any loss as it may transpire that the State’s decision is later found to be wrong</li> </ul>	
<b>Section 122 Removing a councillor</b> (Sections 1 – 3)	No reference	Council made two specific propositions relating to this Section of the Act as follows: <ul style="list-style-type: none"> <li>• Removal of the phrase “not performing its responsibilities properly” from the legislation as it is too broad</li> <li>• Addition of a right of appeal for suspended or dismissed Councillors</li> </ul>	These proposals were not supported.  It is noted that the 2009 Act now contains the following provision that was not part of the draft Bill:  (1) This section applies if – (b) The Minister reasonably believes that a Councillor has seriously or continuously breached the local government principles

<p><b>Section 123 Dissolving a local government</b>  (1) This section applies if –  (c) the Minister reasonably believes that a local government is incapable of performing its responsibilities</p>	<p>No reference</p>	<p>Council proposed the removal of the phrase “not performing its responsibilities properly” from the legislation as it is too broad.</p>	<p>This proposal was not supported</p>
<p><b>Section 155 Disqualification because of other high office</b>  (3) A person automatically stops being a councillor when the person becomes -  -  (b) a candidate for election as a member of the legislative assembly</p>	<p>No reference</p>	<p>Council proposed that a clear definition be provided for when a person has “become a candidate” for the legislative assembly</p>	<p>No further clarification was provided</p>
<p><b>Section 162 When a councillor’s office becomes vacant</b>  (1) A councillor’s office becomes vacant if the councillor –  (e) is absent, without the local government’s leave, from 2 or more consecutive ordinary meetings of the local</p>	<p>No reference</p>	<p>Council proposed that clear definitions be provided about the process for approving leave, the circumstances that should give rise to leave being approved etc</p>	<p>No further clarification was provided</p>

government over at least 2 months			
<b>Section 170 Giving directions to local government staff</b> (Sections 1 – 4)	No reference	<p>Council made two specific propositions relating to this Section of the Act as follows:</p> <ul style="list-style-type: none"> <li>• The original heading for this Section was “Mayor only to give direction to local government staff”. Council queried the use of the term local government staff” when the provisions specifically referred to the fact that no councillor, including the Mayor, may give a direction to a local government employee other than the CEO</li> <li>• It was recommended that the Mayor only be able to direct the CEO in a fashion consistent with the policy of Council</li> </ul>	<p>The heading for this Section of the 2009 Act was changed to remove the drafting error highlighted by Council.</p> <p>Council’s proposal to amend the legislation to ensure directions from the Mayor to the CEO are consistent with policy was not supported.</p>
<b>Section 174 Duty to report another councillor’s material personal interest, conflict of interest or misconduct</b>	No reference	Council proposed that clarification be provided to encourage any councillor’s disclosure obligation to be undertaken with due regard for natural justice and the potential to impact the reputation of the other councillor	This proposal was not supported

<p><b>Section 177 Assessing complaints</b>  (12) The chief executive officer must ensure that the public may inspect the record –  (a) at the local government’s public office;  or  (b) on the local government’s website</p>	<p>No reference</p>	<p>Council proposed that the requirement for a CEO to make public a record of a complaint, where the complaint was deemed by the CEO to be frivolous or vexatious, was unfair to Councillors</p>	<p>The 2009 Act has clarified the CEO’s responsibilities in this area by adding the following provision that was not part of the draft Bill:</p> <p>(13) However, subsection (12) does not apply to the record of a written complaint that –  (a) the chief executive officer has assessed as being about a frivolous matter or as having been made vexatiously; or  (b) is a public interest disclosure within the meaning of the <i>Whistleblowers Protection Act 1994</i></p>
<p><b>Section 189 Appointing members of regional conduct review panels</b></p>	<p>No reference</p>	<p>Council noted a drafting error in Section 189 (1) where clarification was required between the department’s chief executive officer and the CEO of a local government This proposal was not supported</p>	<p>The drafting error was corrected.</p>
<p><b>Section 196 Appointing other local government employees</b>  (1) A local government must, by resolution, adopt a staff structure that is appropriate to the</p>	<p>No reference</p>	<p>Council proposed that the use of the term “staff structure” be defined better as a high level illustration of the organisation rather than a description of every position</p>	<p>The 2009 Act has clarified this issue by making the following change to the provision in the original Bill:</p> <p>(1) A local government must, by resolution, adopt an organisational structure that is appropriate to the</p>



performance of the local government's responsibilities			performance of the local government's responsibilities
<b>Section 196 Appointing other local government employees</b> (3) The chief executive officer must appoint the local government employees	No reference	Council proposed that whilst this provision is sound, a CEO should observe good practice by consulting with Councillors on the appointment of senior executives	The 2009 Act has clarified this issue by making the following changes to the provision in the original Bill:  (3) The chief executive officer must appoint the local government employees (4) However, the chief executive officer must consult with the councillors before appointing a senior contract employee (5) A senior contract employee is a local government employee who is employed – (a) on a contractual basis; and (b) in a position that reports directly to the chief executive officer
<b>Section 201 Annual report must detail remuneration</b> (Sections 1 – 2)	No reference	Council sought clarification in this area and proposed that rather than require details of remuneration for all contracted employees, the annual report should just summary of the distribution of remuneration in bands	The 2009 Act has clarified this issue by making the following additions to the provision in the original Bill:  (1) The annual report of a local government must state – (a) the total remuneration packages that are payable (in the year to which the annual report relates) to

			<p>senior contract employees; and  (b) the number of senior contract employees who are being paid each of the total remuneration packages  (2) A senior contract employee is –  (a) the chief executive officer; or  (b) any other local government employee who is employed -  (i) on a contractual basis; and  (ii) in a position that reports directly to the chief executive officer</p> <p><i>Examples of the detail for the annual report –</i></p> <ul style="list-style-type: none"> <li>• 1 senior contract employee with a total remuneration package in the range of \$100,000 - \$119,999</li> <li>• 2 senior contract employees with a total remuneration package in the range \$120,000 - \$149,999</li> <li>• 1 senior contract employee with a total remuneration package in the range of \$150,000 - \$175,000</li> </ul>
<b>Part 3 Allocating Commonwealth funding to local governments  Division 1 Allocating Commonwealth funding  Section 229 Decisions</b>	No reference	Council proposed that an appeals process should be available as the denial of a fair and transparent appeals process is a denial of natural justice	This proposal was not supported

<p><b>under this division are not subject to appeal</b> A decision of the grants commissioner or the Minister under this division is not subject to appeal</p>			
<p><b>Section 244 Decisions not subject to appeal</b> (Sections 1 – 3)</p>	No reference	Council proposed that an appeals process should be available as the denial of a fair and transparent appeals process is a denial of natural justice	This proposal was not supported
No reference	No reference	Council proposed that the CEO should be required to report to Council periodically on the performance of the management line directly below the CEO	This proposal was not supported
No reference	No reference	Council proposed that the system of local government should be entrenched in the Constitution of Queensland Act to ensure the State Government are not able to end the system of local government	QLD constitution issue not dealt with under the Local Government Acts
<p><b>Chapter 4 Finances and accountability</b> <b>Part 1 Rates and Charges</b> (Sections 91 – 94)</p>	<p><b>Chapter 2 Rates and charges (Finance, plans and reporting regulation)</b> <b>Division 2 Interpretation</b> <b>Section 6 References to the value of land</b></p>	Council proposed that the continued use of unimproved value of land is outdated and that more flexibility should be provided so that options such as Capital Improved Value, Net	Whilst this is a matter for Valuation of Land Act, it is noted that the Finance, plans and reporting regulation still refers to the use of unimproved value under that Act.

	A reference to the value of land, unless otherwise stated, is a reference to the unimproved value of the land under the Valuation of Land Act, Section 3	Annual Value or Site Value etc can be considered	Council has raised this issue again in its submission on the Finance, plans and reporting regulation and we are awaiting the outcome.
<b>No reference</b>	<b>No reference</b>	Council proposed that the requirement for the QLD Electoral Commission to conduct all elections is less effective, more costly option for local government and suggested that Chief Executive Officers be retained as returning officers for local government elections with an option to outsource if necessary	The Local Government Electoral Act is currently being developed and this matter will be dealt with as part of that process
	<p><b>Sections 56 and 70 (Operations Regulation)</b></p> <p><b>56 Procedure at meetings</b></p> <p>(3) At a meeting –</p> <p>(a) voting must be open</p> <p><b>70 Closed meetings</b></p> <p>(3) A local government or committee must not make a resolution (other than a procedural resolution) in a closed meeting</p>	<p>Council contended that the requirement that all decisions be made in open session is overly constraining as it prevents proper debate and decision making where Council has a statutory or commercial obligation of confidentiality to another party.</p> <p>Council proposed that more flexibility be provided for local government in this area.</p>	<p>This proposal was not supported.</p> <p>Note that Council has raised this issue again in its response to the Operations regulation.</p>

**14.3.3 CORPORATE BALANCED SCORECARD REPORT - JANUARY 2010**

**Datworks Filename:** GOV Corporate BSC Monthly Reporting to Committee

**Attachments:** [January 2010 Corporate Balanced Scorecard](#)

**Responsible Officer Name:** Luke Wallace  
Manager Corporate Planning Performance & Risk

**Author Name:** Benjamin Steel  
Project Coordinator Corporate Planning & Performance

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**EXECUTIVE SUMMARY**

The monthly Corporate Balanced Scorecard report, as attached, provides a high level overview of Council's performance in key areas of our business using the four Balanced Scorecard Perspectives – Financial, Customer, Internal/Business Processes and People & Learning.

This report is an important component of the performance management framework. The other main report provided to Council and the community is the quarterly Operational Plan Report that focuses on performance against each of the programs in the Corporate Plan.

The overall rating for January 2010 is Satisfactory, with a weighted score of 2.83

**PURPOSE**

To provide Council with the Corporate Balanced Scorecard Report for January 2010.

**BACKGROUND**

The report shows results against each KPI for the current month and the previous 12 months. Longer term trends and comparisons incorporating the same month last year are included to provide a better understanding of current performance levels.

A summary of this month's results is provided on page two of the report and shows the overall score for Redland City Council, including the rating (the small coloured indicator at the right hand side). An outstanding result is shown as green, above standard and satisfactory shown as yellow and an unsatisfactory result is shown as red. The overall rating for Council and for each perspective is determined by the relative weightings of the performance measures.

It should be noted that this month's report also incorporates the December 2009 Balanced Scorecard outcomes. December results are incorporated in the attached graphs and there were no major inconsistencies with January results that would require further explanation.

The subsequent pages of the report provide details of the performance measures in each perspective. The actual performance results each month are displayed as a graph, with the red and green lines showing the normal expected range for the measure. The red line represents the minimum satisfactory level and the green line represents the outstanding level. The rating for each measure is also shown as a green tick (outstanding), a yellow line (satisfactory and above standard) or a red cross (unsatisfactory).

Explanation of results is provided by the responsible manager in the commentary each month. Where a significant issue arises from the data that requires further explanation it will be provided in this covering report.

## **ISSUES**

Most measures are performing well within the target range. Comments for each measure are provided by managers and are outlined in the attached report. Those measures performing outside the target range are:

### People and Learning Perspective (page 5)

Progress against completing items identified in the Workplace Health and Safety Management Plan are well underway. Due to the current workload of the Workplace Health and Safety Unit, particularly with respect to the upcoming audit, some planned items that did not reach completion this month are in the process of being addressed and it is envisaged that completion against the plan will steer back on track within the coming months.

It is noted that overall worker's compensation hours lost continues to be slightly above target but starting to trend back towards a satisfactory result. All injured employees are actively assisted by Redland Workcover rehabilitation staff to return to work.

With regard to lost time injuries Council continues to be outside desired performance targets. The trend since April 2009 is positive in this area and it is noted that there was only one lost-time injury in January.

Detailed commentary surrounding these measures has been provided by the relevant managers in the attached report.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation in this report primarily supports Council's strategic priority to provide a clear organisational direction supported by effective leadership and a framework of policies, plans and strategies that are responsive to the community's needs and which promote accountable and ethical standards of practice.

**FINANCIAL IMPLICATIONS**

No direct financial implications arise from this report. The report does contain several indicators that either reflects financial performance to date, or which will have had a direct or indirect impact on financial performance

**PLANNING SCHEME IMPLICATIONS**

There are no implications for the Planning Scheme arising from this report.

**CONSULTATION**

The data and components in this report were provided by relevant managers and have been compiled by the Corporate Planning, Performance and Risk Group.

**OPTIONS****PREFERRED**

That Council resolve to note the Corporate Balanced Scorecard for the month of January, 2010, as attached.

**ALTERNATIVE**

That Council resolve to note the Corporate Balanced Scorecard for January 2010 and request additional information.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve to note the Corporate Balanced Scorecard for the month of January 2010, as attached.**

**CARRIED**



**Redland City Council  
Balanced Scorecard**

**January 2010**



## Corporate Balanced Scorecard

Page		Target	Actual	
<b>Redland City Council Scorecard</b>			<b>2.83</b>	<b>■</b>
<b>Financial Perspective</b>			<b>3.50</b>	<b>■</b>
3	Earnings before interest tax & depreciation savings to budget	2.00%	21.50%	✓
3	Cash levels within targets	5.00	6.40	■
3	Capital works program financial performance	4.00%	2.98%	■
<b>Customer Perspective</b>			<b>3.67</b>	<b>■</b>
4	Capital works program practical completion	97.00%	97.13%	✓
4	Compliance of water quality with Australian Drinking Water Guidelines	100.00%	100.00%	✓
4	Compliance with EPA licence limits wastewater	99.00%	100.00%	✓
4	Development application assessment performance index timeframes	300.00	225.00	■
<b>Internal Processes Perspective</b>			<b>3.00</b>	<b>■</b>
5	Asset management plans actions implemented	95.00%	86.00%	■
5	Internal audit actions implemented within agreed timeframes	99.75%	100.00%	✓
<b>People &amp; Learning Perspective</b>			<b>-1.00</b>	<b>✗</b>
6	Workplace Health & Safety Management Plan actions completed	55.00%	33.87%	✗
6	Lost time injury frequency rate	13.00	28.77	✗
6	Workers' Compensation Hours Lost	1,694	2,045	✗

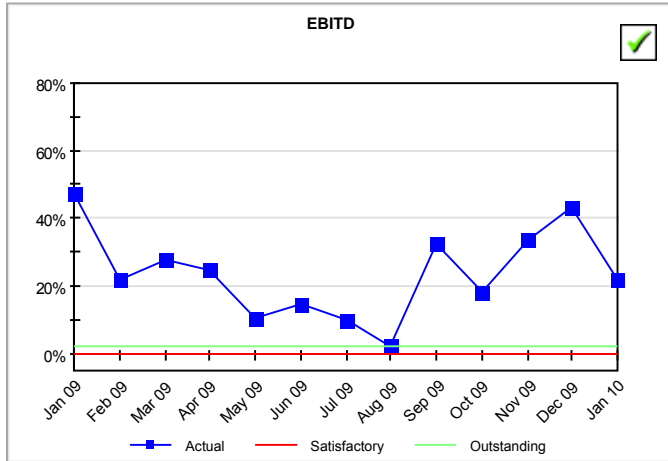
Outstanding ✓

Satisfactory/Above Standard ■

Unsatisfactory ✗

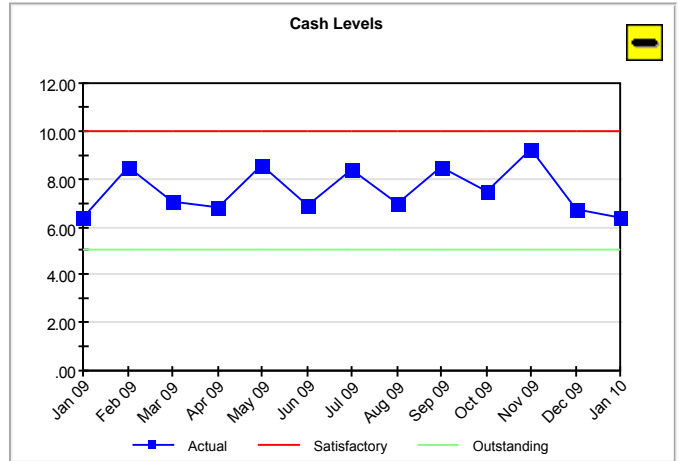
## Financial Perspective

### Earnings before interest tax & depreciation savings to budget



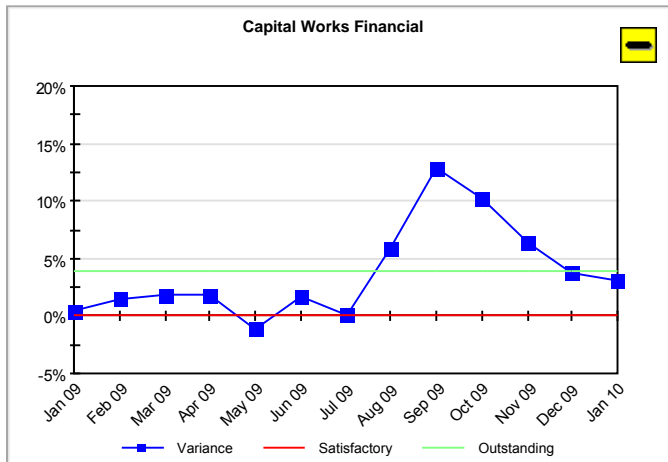
Actual \$29.8M budget \$24.6M goods and services under approximately \$4M. Some of this will be adjusted as part of the Q2 budget review.

### Cash levels within targets



Closer to targets anticipated position year to date. January result is \$6.46M.

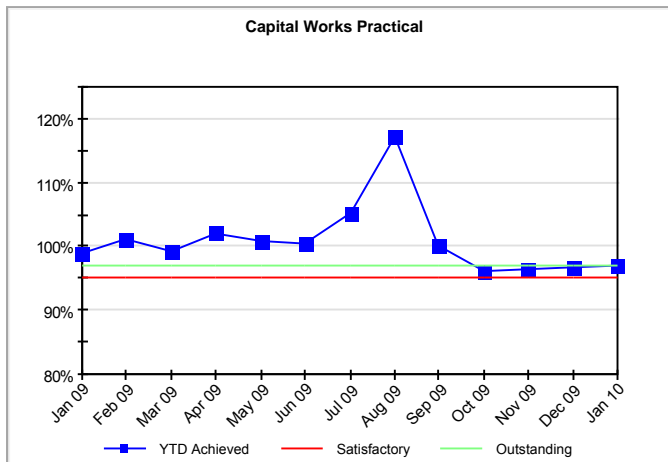
### Capital works program financial performance



Planning & Policy and Corporate Services Departments had no planned financial completion against capital works for January. Redland Water and Customer Services Departments are both on budget for planned financial completion against capital works.

## Customer Perspective

### Capital works program practical completion



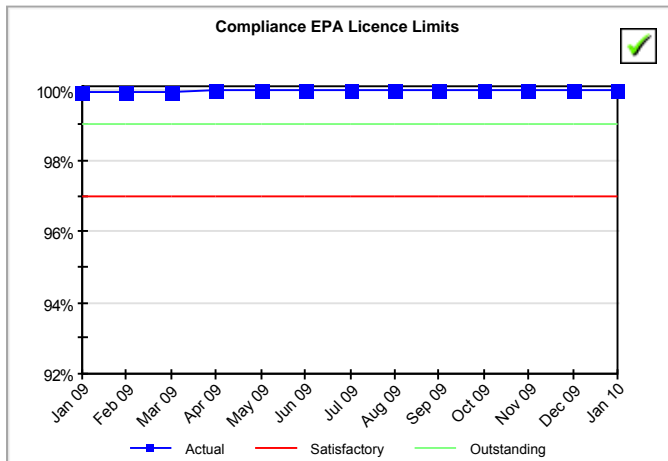
All groups are progressing well and on schedule in delivering planned milestones against the capital works program for January.

### Compliance of water quality with Australian Drinking Water Guidelines



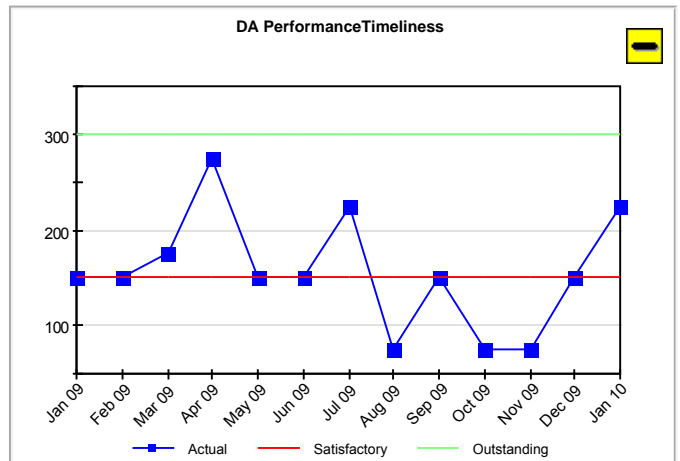
No non-compliances in reticulation however, Linkwater reporting non-compliances at Alexandra Hills Reservoirs.

### Compliance with EPA licence limits wastewater



No non-compliances

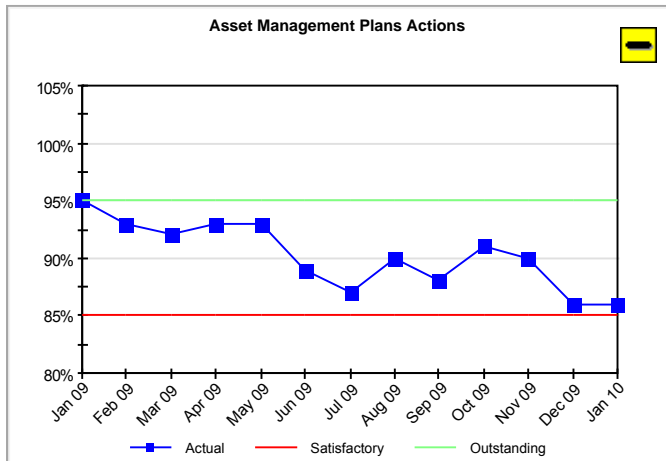
### Development application assessment performance index timeframes



Index Result for January = 225. The Teams received 46 new applications for January. In total 51 decisions issued, the number of decisions issued for all application types. The index figure only reflects the Teams performance for MC and Reconfiguration of Lots applications, hence the greater overall numbers. The month of January was impacted on due to normal New Year office close down resulting in less working days for the month combined with traditional close down of external applicants. There is also an ongoing impact on the Teams with the implementation of the Sustainable Planning Act from a system and process perspective.

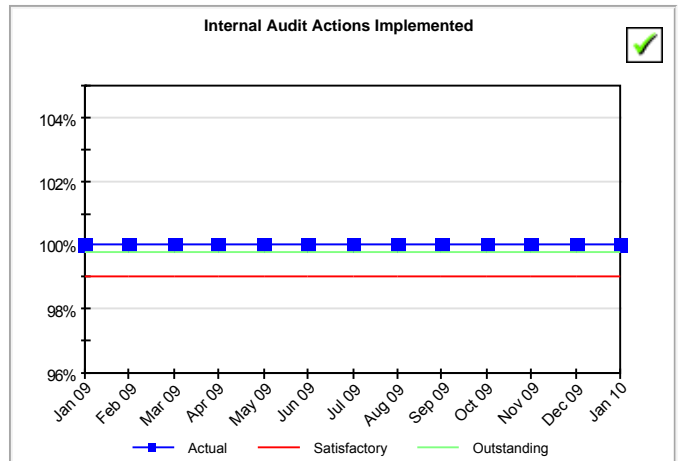
## Internal Processes Perspective

### Asset Management Plans Actions implemented



263 of possible 305 action items have now been completed resulting in a final percentage complete of 86%.

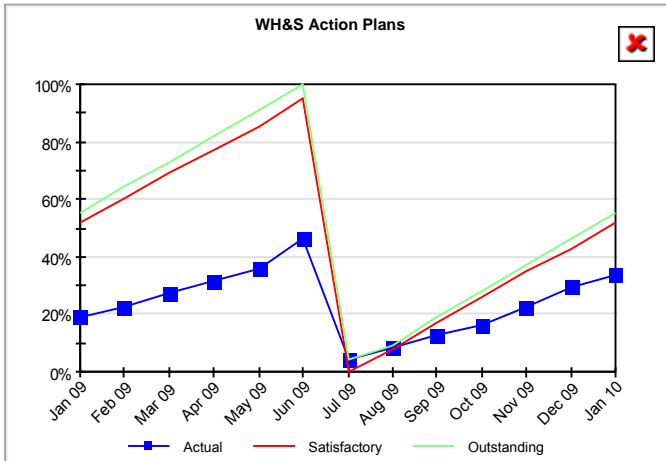
### Internal audit actions implemented within agreed timeframes



All audit recommendations due for implementation have been actioned by management.

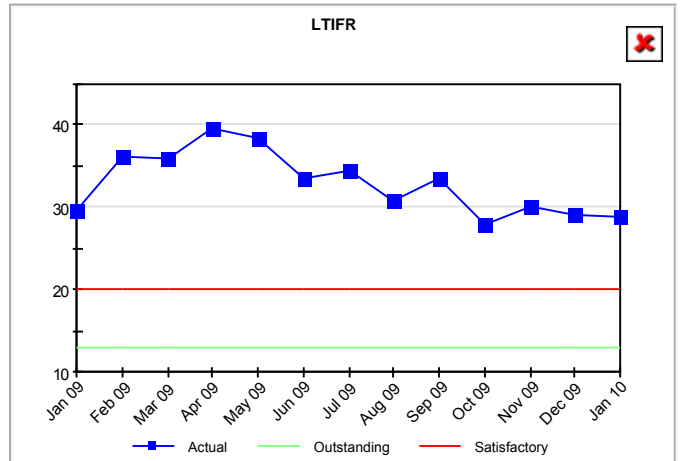
## People & Learning Perspective

**Funded Workplace Health & Safety Management Plan actions completed**



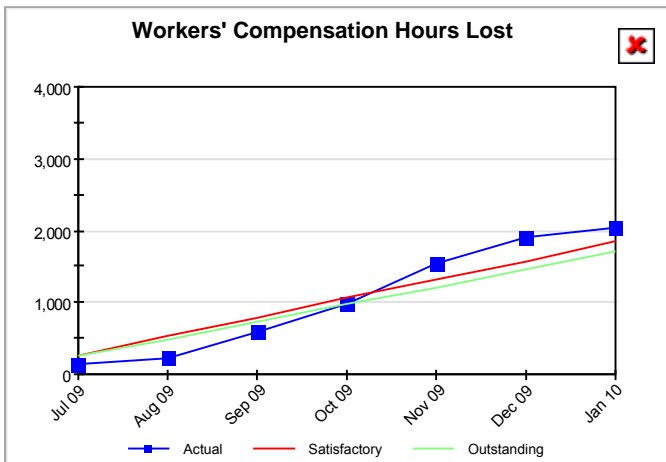
21 of the 32 planned milestones have been actioned against the Safety Management System Plan. This work is being completed whilst the Workplace Health & Safety Team prepare for the Safety Management System Audit.

**Lost time injury frequency rate**



1 injury this month in the Library Service. Injury was investigated as a matter of course.

**Workers' Compensation Hours Lost**



A total of 157.70 hours lost this month (2044.65 hours financial YTD). All injured employees are actively assisted by Redland Workcover rehabilitation staff to return to work.

**14.3.4 QUARTERLY OPERATIONAL PLAN REPORT FOR DECEMBER 2009**

**Dataworks Filename:** GOV - Corporate Performance Reporting - Quarterly

**Attachments:** [December 2009 - Quarterly Operational Plan](#)

**Responsible Officer Name:** Luke Wallace  
Manager Corporate Planning, Performance and Risk

**Author Name:** Benjamin Steel  
Project Coordinator Corporate Planning and Performance

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**EXECUTIVE SUMMARY**

The 2009-10 Operational Plan sets out the most significant projects and initiatives that Council decided to pursue this financial year towards achieving the long-term objectives in the Corporate Plan 2006-2010. Council approved this Operational Plan at its meeting of 24 June 2009, prior to the approval of the 2009-10 Budget.

Regularly monitoring progress against this Operational Plan is an important element of Council's Governance process, and it is also a requirement of the *Local Government Act 1993*.

The attached report therefore shows the status of all projects in both practical and financial terms, and shows progress against performance targets for other measures.

**PURPOSE**

To ensure good corporate governance of the organisation by monitoring performance against Council's approved Operational Plan for 2009-10.

**BACKGROUND**

The attached report provides information to Council on the progress in the second quarter of all projects, initiatives and performance indicators in the Operational Plan 2009-10.

For projects/initiatives, the report includes both financial information (where operational or capital funds have been specifically allocated) and practical information to give a more comprehensive picture of progress. Where no budget is shown, this indicates that the work involved is being done solely in-house by Council officers and/or the project is part of a larger program of work and therefore does not have discrete funds allocated to it. Practical progress of projects is rated against a status indicator, being one of the following: *Completed, On Track, Delayed, Not Commenced, Revised* or *Cancelled*.

For performance indicators (KPI's), actual performance is shown as a blue dot on a graph where the red line (minimum satisfactory performance level) and the green line (outstanding performance level) show the planned or expected performance range.

In both cases, performance commentary is provided by the responsible officers to explain the progress achieved to date.

## ISSUES

The Operational Plan 2009/10 consists of 90 projects and ten (10) indicators. The attached report for quarter two indicates that progress against the delivery of some projects has not yet commenced with commencement planned within the next quarter but the majority of initiatives and indicators are on track and achieving planned outcomes.

### Projects

Progress Indicator	No. of Projects
On Track	47
Not Commenced	6
Revised	7
Delayed	21
On Hold	2
Cancelled	3
Completed	4
<b>TOTAL</b>	<b>90</b>

Of the ten indicators, five are either above standard or outstanding and five below standard. Comments have been provided in the attached report by the relevant officers as to the progress achieved against these indicators.

In summary, twenty-one (21) initiatives are delayed, three (3) cancelled, two (2) on hold and seven (7) revised in the attached report and comments have been provided by the appropriate officers which explain what has happened and what action is being taken to bring the project or measure back on track.

## RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership and a framework of policies, plans and strategies that are responsive to the community's needs and which promote accountable and ethical standards of practice.

## FINANCIAL IMPLICATIONS

No direct financial implications arise from this report. The report does contain several initiatives and indicators that either reflects financial performance to date, or which will have had a direct or indirect impact on financial performance.

**PLANNING SCHEME IMPLICATIONS**

There are no implications from the recommendations in this report that would require any amendments to the Redlands Planning Scheme.

**CONSULTATION**

The date and comments in the report were provided by the managers and officers who are responsible for the projects and initiatives concerned and were compiled by the Corporate Planning, Performance and Risk Group.

**OPTIONS****PREFERRED**

That Council resolve to note the Operational Plan Report for the 2009-10 December quarter, as attached.

**ALTERNATIVE**

That Council resolve to note the Operational Plan Report for the 2009-10 December quarter and request additional information.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve to note the Operational Plan Report for the 2009-10 December quarter, as attached.**

**CARRIED**





**Redland City Council  
Quarterly Operational Plan Report**

**December 2009**

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## 1. NATURAL ENVIRONMENT

### 1.1 Coastal and Waterways

#### 1.1.1 Completion Integrated Water Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	EMG	01 Oct 2009	31 Dec 2009	N/A	N/A	0	0	Cancelled

This project has been removed from the Operational Plan 2009/2010 as the project will be reported by the Infrastructure Planning Group - refer to initiative 3.4.1: Completion of Waterways and Drainage Management Plans.

#### 1.1.2 Development of Functional Waterways Extension Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
71025	EMG	01 Oct 2009	30 Jun 2012	\$50,600.00	\$0.00	1	2	Delayed

Current Waterway Extension Officer finishing up on 6/2/2010. Advertising for replacement is currently underway - position closes on 5/2/2010 with new officer expected to be starting within 1 month.

## 1.2 Biodiversity

#### 1.2.1 Determine the annual koala population estimates for Cleveland, Ormiston and Thorneside

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70987	EMG	01 Jul 2009	31 Dec 2009	\$87,360.00	\$22,524.00	2	2	On Track

Koala survey completed.

#### 1.2.2 Environmental Inventory Mapping Version 5

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70844	EMG	01 Jul 2009	30 Jun 2010	\$200,000.00	\$69,000.00	0	8	Delayed

Project delayed currently awaiting advice from GIS section of Council to ensure appropriate specifications are made for the GIS and data analysis section of the Tender documents. Once received the tender can be sent out and project can commence.

#### 1.2.3 Acquisition of environmentally significant land

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
80522	EMG	01 Jul 2009	30 Jun 2010	\$3,713,920.00	\$419,903.19	0	0	Revised

Project milestones revised for completion in Quarter 4.

### 1.3 Environmental Performance

#### 1.3.1 Complete remediation of Judy Holt Park (western cricket field)

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70803	EMG	01 Jul 2009	30 Oct 2009	\$0.00	\$0.00	1	1	Completed

Construction Project completed and reopened to the public in November 2009.

#### 1.3.2 Preparation of the Climate Change Adaptation Plan and Implementation Schedule

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	EMG	01 Jul 2009	30 Jun 2010	N/A	N/A	3	3	On Track

Final report on Local Adaptation Pathways Program prepared for the Executive Leadership Group and Council.

#### 1.3.3 Reduce environmental greenhouse emissions from Council's vehicle fleet

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CAFF	01 Jul 2009	30 Jun 2010	N/A	N/A	2	2	On Track

Meetings held, feasibility study and cost analysis undertaken. Recommend to proceed to next step. Briefing note provided to Group Manager advising outcomes.

## 2. LAND USE

### 2.1 Integrated Planning

#### 2.1.1 Redlands Planning Scheme (RPS) Amendments

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jul 2009	30 Sep 2010	N/A	N/A	1	3	Delayed

Adoption of 2A amendments delayed due to failure to resolve Bushland Habitat Overlay to Council's satisfaction. Additional Workshops have had to be programmed in Dec 09 and Jan/Feb 10 to bring issues back to Council for further discussion.

#### 2.1.2 Sustainable Redlands and future scenario planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jul 2009	31 Dec 2010	N/A	N/A	1	2	Delayed

Review of feedback and finalised plan not finalised this quarter.

## 2.2 Local Area Planning

#### 2.2.1 Completion of South-East Thornlands (SET) Structure Plan and Planning Scheme Amendment

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jul 2009	30 Nov 2009	N/A	N/A	2	3	Delayed

Ministerial conditions received in December 2009. Workshop and Council Committee to be held in Q3 to determine the appropriate response to the conditions.

#### 2.2.2 Completion of Kinross Road Structure Plan and Planning Scheme Amendment

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Oct 2009	01 Mar 2011	N/A	N/A	0	2	Delayed

Project delayed pending additional traffic analysis and further consideration of implications of the Regional Plan in relation to the removal of the planned Thornlands Employment Area.

#### 2.2.3 Commence of Thornlands Integrated Enterprise Area Planning Study and Structure Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jul 2009	01 Jun 2011	N/A	N/A			Cancelled

Area removed from the urban footprint and included in the Regional Landscape and Rural Areas of the South East Queensland Regional Plan. As a result of this change the area is considered unsuitable for integrated enterprise purposes therefore project has been cancelled. This has established further actions as set out in Issues Paper - August, 2009.

### 2.2.4 Completion of a Master Plan for the Cleveland principal activity centre

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Oct 2009	30 Jun 2010	N/A	N/A	1	2	Delayed

Workshop held with Council 10 December 2009. Further review of issues requested by Council. Review of traffic, parking and social matters conducted Jan/Feb 2010 by consultants and Council staff. Plan programmed to be reported to Council for adoption at P+P Committee on 24th March 2010.

### 2.2.5 Completion of a Master Plan for the Capalaba principal activity centre

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Oct 2009	01 Jun 2010	N/A	N/A	1	2	Delayed

Report to Council to adopt Structure Plan for public display delayed until Q3.

### 2.2.6 Commence Local Area/Master Plans for Dunwich and Amity Point Townships

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jan 2010	01 Jun 2011	N/A	N/A	0	0	Not Commenced

No milestones due for completion this quarter however the process of selecting consultant has begun and project will next quarter.

## 2.3 Rural Landscape and Green Space

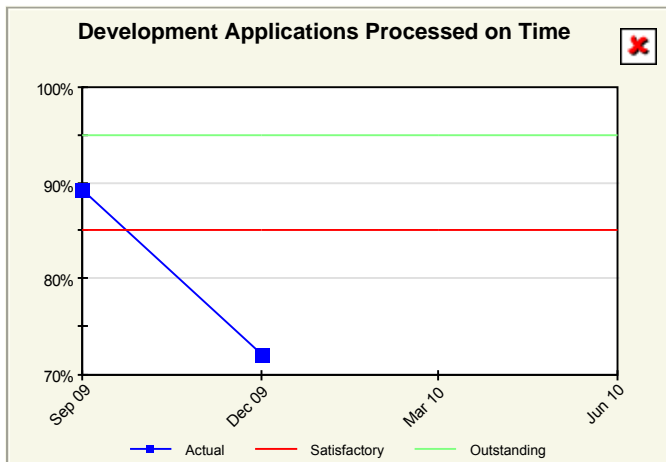
### 2.3.1 Completion of Rural Futures Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Oct 2009	30 Nov 2010	N/A	N/A	0	2	Delayed

Project delayed due to delays in other projects impacting on the work program for this project.

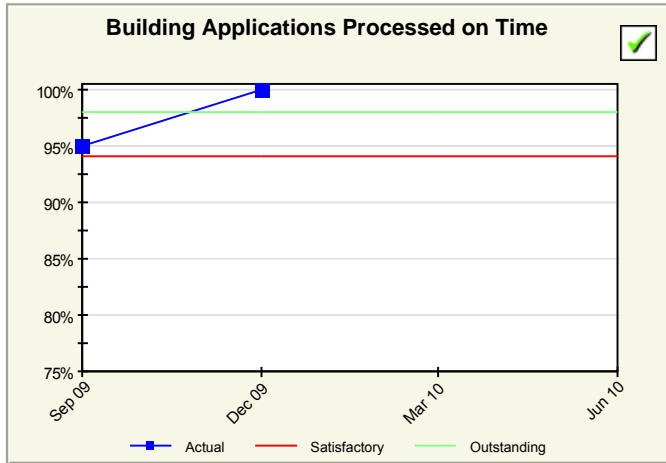
## 2.4 Development Assessment

### 2.4.1 Development applications processed on time



70 from 97 applications were processed within the required timeframe for the quarter.

### 2.4.2 Building applications processed on time



For the second quarter, 100% of the applications met imeframes.

### 2.4.3 Housing Affordability Fund (HAF)

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	Development and Community Standards	01 Jul 2009	30 Jun 2010	N/A	N/A	0	3	Delayed

The Housing Affordability Funding (HAF) electronic Development Assessment Projects are proceeding in conjunction with the Department of Infrastructure's SmarteDA (SeDA) projects. These are all regional projects involving state and federal governments and this has led to some unusual demands, therefore affecting timeframes. A technical working group has been formed with representatives from HAF, SeDA , Brisbane City Council, Toowoomba Regional Council, Redland City Council and Mackay Regional Council to resolve identified issues and progress to finalisation of the design solutions for each of these Councils. All projects are still on track to be completed by the end of June 2010.

### 2.4.4 Pro-active compliance achievements

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
NA	Development and Community Standards	01 Dec 2009	30 Jun 2010	N/A	N/A	0	0	On Hold

The outcome from the CEO's Working Group and Action Plan have not been finalised. Accordingly it is not possible to to start recording performance against this measure at this time.

### 3 ESSENTIAL SERVICES

#### 3.1 Water Supply

##### 3.1.1 Annual Water Meter Replacement Program completed

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
62107	Redland Water	01 Jul 2009	30 Jun 2010	\$521,000.00	\$481,329.27	1	1	On Track

2,027 meters replaced in Quarter 2.

#### 3.2 Waste Management

##### 3.2.1 Progression of Sustainable Resource Waste Facility Project

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
65014	PDG	01 Jul 2009	30 Jun 2010	\$2,091,808.28	\$400,222.63	1	1	On Track

Design, Construct & Operate tender has closed and evaluation process has started.

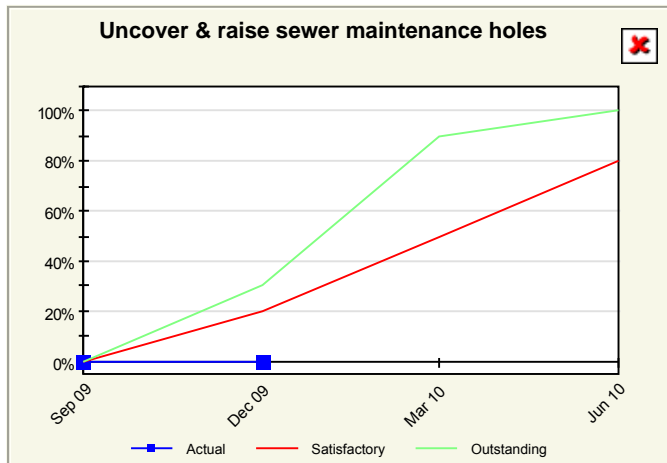
##### 3.2.2 Review Redland City Council Waste Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
55011	IPG	01 Oct 2009	30 Jun 2010	\$216,094.95	\$129,918.70	2	2	On Track

Draft strategy presented to Council. Further workshop planned for new year

#### 3.3 Wastewater

##### 3.3.1 Uncover and raise sewer maintenance holes



Contractors appointed to conduct works and not scheduled to commence until late February 2010.



### 3.3.2 Develop Site Based Environmental Management Plans for wastewater pump stations

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	TO	01 Sep 2009	30 Jun 2010	N/A	N/A	6	4	On Track

All standard type stations have had site based management plans completed. Site audits to be conducted at smaller sites and plans prepared.

### 3.3.3 Complete feasibility requirements at Capalaba wastewater treatment plant

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
63001	TO	01 Oct 2009	30 Jun 2010	\$50,000.00	\$10,600.00	6	8	Delayed

Current upgrade of centrifuge is determining the future works for the sludge storage system which is part of the focus of this project. Expect to have scope of work determined by the end of March 2010.

## 3.4 Roads and Drainage

### 3.4.1 Completion of Waterways and Drainage Management Plans

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
71028	IPG	01 Jul 2009	30 Jun 2010	\$216,828.00	\$20,661.73	5	5	On Track

Coolwypin Ck IWP delayed pending response from consultant regarding flooding data discrepancy. Revised target to Q3. Native Dog & Torquay Ck IWP complete. Erapah Ck IWP on track.

### 3.4.2 Completion of North Stradbroke Island (NSI) and Coochiemudlo Island road signage audit

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
30473	IPG	01 Jul 2009	30 Jun 2010	\$149,010.00	\$123,496.19	1	1	On Track

Project on track. No milestones due for this project in Quarter 2.

### 3.4.3 Priority Infrastructure Planning (PIP) for roads and drainage

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Oct 2009	30 Jun 2010	N/A	N/A	0	1	Revised

Delayed stormwater precinct planning. Report to Council in March. Review Q3

### 3.4.4 Trunk roads forward planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Oct 2009	30 Jun 2010	N/A	N/A	1	1	On Track

Project on track with the completion of conceptual plans.

### 3.4.5 Trunk Infrastructure forward planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Oct 2009	30 Jun 2010	N/A	N/A	0	1	Delayed

Delayed due to consultant. Revised to Q3

### 3.4.6 Energy infrastructure planning of overhead service reticulation

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Jul 2009	30 Jun 2010	N/A	N/A	0	0	Cancelled

Council has agreed to cancel this project.

## 3.5 Transport

### 3.5.1 Southern Moreton Bay Island (SMBI) transport planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Oct 2009	30 Jun 2010	N/A	N/A	1	1	On Track

GHD engaged. Discussion papers being prepared. Work in progress

### 3.5.2 Trunk cycleway forward planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70605	IPG	01 Oct 2009	30 Jun 2010	\$54,300.00	\$0.00	0	1	Revised

Milestone revised to Q3 to work in with Redlands Transport Strategy

### 3.5.3 Transport planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Jan 2010	30 Jun 2010	N/A	N/A	0	0	Not Commenced

Project not planned to commence until Quarter 3.

## 3.6 Marine Facilities

### 3.6.1 Long term strategic planning for canals

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70833	IPG	01 Oct 2009	30 Jun 2010	-\$1,412,529.00	-\$780,615.24	0	1	Revised

Delayed as initial quotes necessitated tender process. Revised target to Q3

### 3.6.2 Shoreline management

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
30493	IPG	01 Oct 2009	30 Jun 2010	\$77,000.00	\$33,182.00	0	1	Revised

Delay in getting Hydro Survey. Revise target to Q3

### 3.6.3 Toondah Harbour Master Planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10923	IPG	01 Jul 2009	30 Jun 2010	\$50,000.00	\$0.00	1	2	Revised

Issued to consultant who advised still in progress at 31/12. Revised to Q3

## 4 COMMUNITY HEALTH AND WELLBEING

### 4.1 Sport and Recreation

#### 4.1.1 Complete the review of the Open Space Plan (including sporting fields)

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
71022	EMG	01 Jul 2009	30 Jul 2010	\$30,000.00	\$0.00	2	4	Delayed

Demographic and land research - delayed. Review of influencing documents underway. Values workshop delayed now scheduled for March.

#### 4.1.2 Development of the Physical Activity Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70859	C&SP	01 Sep 2009	31 Mar 2010	\$43,025.00	\$34,141.28	3	3	On Track

Project on track with the completion of the benefits paper.

#### 4.1.3 Enhance community access to school facilities

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&SP	01 Oct 2009	30 Jun 2010	N/A	N/A	1	1	On Track

Arrangements with Dunwich, Macleay and Cleveland schools progressed. Ongoing research with State Government.

#### 4.1.4 Complete Judy Holt Sport and Recreation Facility Master Plan Review

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	EMG	01 Jul 2009	30 Jun 2010	N/A	N/A	1	1	On Track

No planned milestones for Quarter 2.

### 4.2 Arts and Culture

#### 4.2.1 Implementation and delivery of the Cultural Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10854	C&CS	01 Jul 2009	30 Jun 2010	\$125,594.00	\$29,025.42	2	2	On Track

Round 1 completed. 7 applications received & assessed, 5 approved, funding of \$27,374. Round 2 opens 15/2/10 and close 26/3/10. Promotions underway. Transition from Cultural Services to Community Grants Team completed. Continued to strengthen working relationships with key community arts and cultural groups.

#### 4.2.2 Develop partnerships established through the Redlands 2030 Community Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&SP	01 Jul 2009	31 Mar 2010	N/A	N/A	2	2	On Track

Project delivery on schedule with the scope review of future creative program developments.

#### 4.2.3 Completion of Feasibility Study for Minjerribah Knowledge Centre

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70887	C&SP	01 Jul 2009	30 Jun 2010	\$30,000.00	\$58,175.00	1	1	On Track

M.I. Murren Trust was commissioned in November 2009.

#### 4.2.4 Redlands Performing Arts Centre attendance

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11247	C&CS	01 Jul 2009	30 Jun 2010	-\$782,804.01	-\$31,571.04	0	0	On Track

Attendance during the second quarter has continued to be strong with a further 10,058 people attending or involved in events at the Centre, with a total for the first 2 quarters totaling 25,345. The second quarter results indicate that we are on track to achieve the end of year target with current end of year estimates indicating full year attendance is likely to exceed 30,000.

#### 4.2.5 Implementation of the 10 Year Library Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&CS	01 Jul 2009	30 Jun 2010	N/A	N/A	2	2	On Track

32 Authors in Action adult and children's programs have been held in libraries from July to December

#### 4.2.6 Integration of the indigenous cultural protocols and priorities across Council

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70790	C&SP	01 Oct 2009	31 Mar 2010	\$5,839.37	\$5,838.00	0	1	Delayed

Manager's meeting deferred by Acting General Manager.

### 4.3 Community Health and Safety

#### 4.3.1 Develop a new Community Health and Safety Policy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CSP	01 Oct 2009	30 Jun 2010	N/A	N/A	1	1	On Hold

Environmental Policy and program scan undertaken. Policy on hold pending Environmental Health Review.

**4.3.2 Delivery of two community safety forums**

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70706	C&CS	01 Jul 2009	30 Jun 2010	\$81,231.51	\$37,727.91	1	1	On Track

Two Community Safety Forums (Managing Challenging Behaviours in Public Spaces) were held on Monday the 26th October 2009. One for Council staff and one for key community stakeholders.

**4.3.3 Delivery of the Eat Well and Be Active Community Education Program**

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11422	C&CS	01 Jul 2009	30 Jun 2010	\$30,000.00	\$25,008.13	2	2	On Track

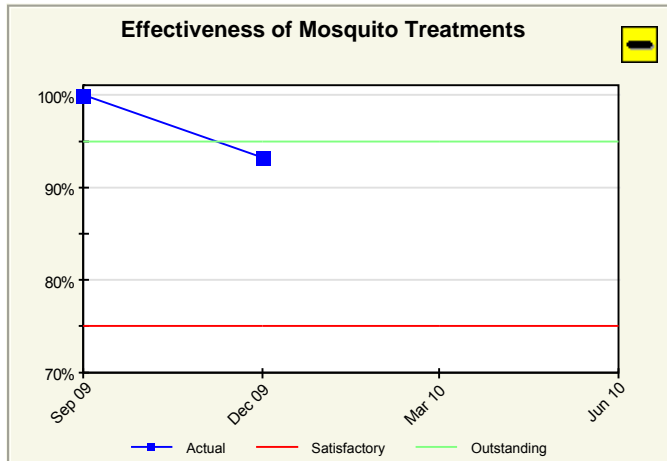
Phase one delivered. Delivered 20 different activities types with 783 free sessions. 300 participants. Program reviewed based on feedback received. Planning underway for Phase 2 deliver to be rolled out February 2010.

**4.3.4 Redlands Youth Plaza Activation Program**

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11423	C&CS	01 Jul 2009	30 Jun 2010	\$15,000.00	\$7,103.23	2	2	On Track

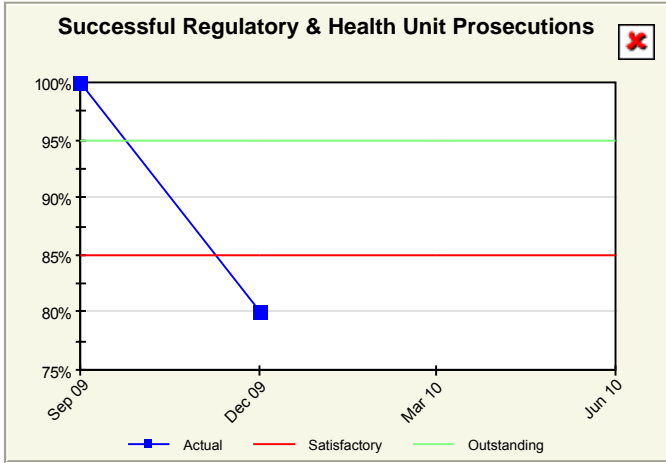
Successful Youth Event delivered 24th October 2009. Over 600 young people in attendance. Australia Day event planning and marketing on track.

**4.3.5 Effectiveness of mosquito treatments**



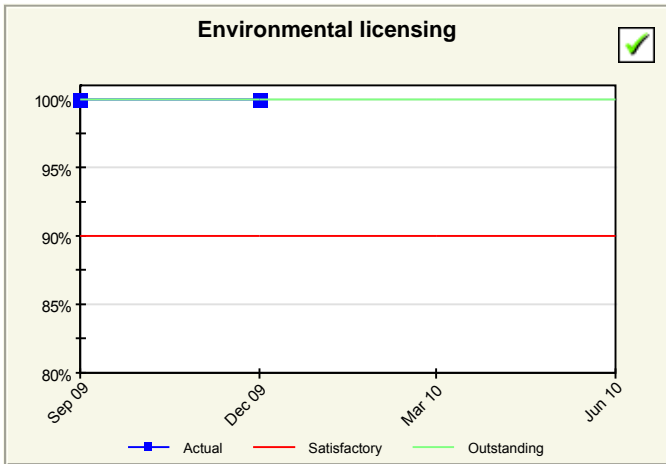
Three aerial treatments were conducted over the 2nd quarter. A total of 1065.18 HA was treated with average mortality rates at 93.25%.

**4.3.6 Successful Regulatory and Health Unit prosecutions**



5 matters were heard at the Magistrates Court, 4 of these were won and we lost 1.

### 4.3.7 Environmental licensing



71 Environmental Licence inspections were conducted over Q2. This represents a completion rate of 100% for the quarter.

## 4.4 Strong Communities

### 4.4.1 Identity priority community strategies in response to the Redlands 2030 Community Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70805	C&SP	01 Jul 2009	30 Jun 2010	\$152,050.00	\$100,456.45	2	2	On Track

Community engagement completed. Summit held in November 2009. Community Plan redrafted.

### 4.4.2 Social Infrastructure Plan (SIP) prioritisation and implementation planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70856	C&SP	01 Jul 2009	30 Jun 2010	\$3,804.46	\$0.00	3	3	On Track

Briefing to Officers and Stakeholders held in October 2009. Policy and Plan finalised.

### 4.4.3 Community Gardens Policy and Guidelines

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&SP	01 Dec 2009	31 May 2010	N/A	N/A	1	1	On Track

Discussion Paper prepared, preliminary input sortManager and Councillor workshop date to be moved to March.

### 4.4.4 Respond to the Quandamooka Aboriginal Community Plan 2007 with other partners

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11186	C&SP	01 Jul 2009	31 Dec 2010	\$18,577.00	\$500.00	2	2	On Track

Forum support ongoing. Action Plan not yet undertaken.

#### 4.4.5 Review of Community Halls lifecycle and usage

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
71012	C&SP	01 Jul 2009	30 Jun 2010	\$100,000.00	\$89,505.00	2	2	On Track

Completed. Stakeholder engagement underway.

#### 4.4.6 Deliver new Grants Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&CS	01 Jul 2009	30 Jun 2010	N/A	N/A	2	2	On Track

Mayor's Small Grants - 43 applications received/assessed, 27 approved, funding of \$10,426. Round 1 completed. Organisational - 21 applications received/assessed, 12 approved, funding of \$34,373. Project - 32 applications received/assessed, 15 approved, funding of \$114,735. Capital - 16 applicant received/assessed, 6 approved, funding of \$196,746. Report went to Finance Committee on 18 November and to General on 25 November. Round 2 opens 15/2/10 and closes 26/3/10. Promotions for Round 2 are up to date.

### 4.5 Disaster Management

#### 4.5.1 Development of Emergency Coordination Centre

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CSD	01 Oct 2009	30 Jun 2010	N/A	N/A	3	1	Completed

Development of a Redland City Emergency coordination Centre has been completed.

#### 4.5.2 Completion of Disaster Management Evaluation Exercise

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CSD	01 Apr 2010	30 Jun 2010	N/A	N/A	0	0	Not Commenced

Due to commence April 2010

#### 4.5.3 Development of Disaster Awareness Program for Seniors

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&CS	01 Oct 2009	30 Jun 2010	N/A	N/A	2	2	Completed

Seniors Emergency Household Preparedness Day held 4 December 2009. 114 people attended, 10 Emergency Stakeholders partnered for event.



## 5 ECONOMIC PROSPERITY

### 5.1 Business Retention and Expansion

#### 5.1.1 Delivery of Business Sustainability Workshops

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11292	EDG	01 Jul 2009	30 Jun 2010	\$8,100.00	\$1,170.45	2	2	On Track

Five additional workshops have been booked for Q3 and Q4.

#### 5.1.2 Support the delivery of industry ventures

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10604	EDG	01 Jul 2009	30 Jun 2010	\$38,000.00	\$11,625.46	4	4	On Track

Business Achievement Awards held in November and Women in Business events supported in October and November.

#### 5.1.3 Delivery of Business Grow

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10600	EDG	01 Jun 2009	30 Jun 2010	\$129,500.00	\$129,499.86	6	6	On Track

Monthly and quarterly reports received. Program still being well utilised with 93 businesses supported during Q2 alone.

## 5.2 Business Attraction

#### 5.2.1 Implement Economic Development and Tourism Marketing Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	EDG	01 Oct 2009	30 Jun 2010	N/A	N/A	0	3	Delayed

Project has been delayed whilst Council considered a new model for the delivery of Tourism in the Redlands. Proposed model was not supported by Council at the December General Meeting.

#### 5.2.2 Continuous development and provision of trade investment opportunities within the Redlands

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70825	EDG	01 Jul 2009	30 Jun 2010	\$65,000.00	\$42,848.94	6	6	On Track

The annual report for the operations of the Trade and Investment Office will be presented to Council at the February 2010 Planning & Policy Committee meeting. All monthly reports have been received to end of 2nd quarter.

### 5.2.3 Delivery of EcoMan Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70674	EDG	01 Jan 2010	30 Jun 2010	\$6,000.00	\$0.00	0	0	Not Commenced

No milestones planned for this quarter

## 5.3 Tourism Development

### 5.3.1 Delivery tourism marketing initiatives

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11281	EDG	01 Oct 2009	30 Jun 2010	\$116,200.00	\$24,045.14	0	2	Delayed

Brisbane Moreton Bay and Islands (BMB&I) prospectus not received due to rebranding of Moreton Bay & Islands product via Brisbane Marketing. Briefings to take place during Q3 with stakeholders before any campaign is launched.

### 5.3.2 Develop the Tourism Strategic Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10608	EDG	01 Jul 2009	30 Jun 2009	\$196,799.50	\$110,198.30	2	5	Delayed

Project delayed pending Councils decision on the proposed new structure for tourism in the Redlands.

### 5.3.3 Delivery a Tourism Based Business Development Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11288	EDG	01 Jul 2009	30 Jun 2010	\$41,500.00	\$579.99	1	4	Delayed

Cluster group meetings to be co-ordinated after new staff commence.

## 6 GOVERNANCE

### 6.1 Governance

#### 6.1.1 Enterprise Risk Management Framework

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CPPR	01 Jul 2009	30 Jun 2010	N/A	N/A	1	1	On Track

Report sent to ELG and approval granted for the review to be conducted by end of financial year.

#### 6.1.2 Corporate Governance Framework

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CPPR	01 Oct 2009	30 Jun 2010	N/A	N/A	1	1	On Track

Background research has been carried out and a detailed project plan is being developed.

#### 6.1.3 Performance Management Framework

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CPPR	01 Oct 2009	30 Jun 2010	N/A	N/A	1	2	Delayed

The background research has been completed for this project. Internal consultation meetings scheduled for March 2010, which is slightly later than originally planned.

## 6.2 Strategic Planning

#### 6.2.1 Finalise and launch the Redlands Community Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70805	C&SP	01 Jan 2010	28 Feb 2009	\$152,050.00	\$100,456.45	0	0	Not Commenced

Completed analysis of community feedback on consultation draft for the Community Plan.

#### 6.2.2 Corporate Plan 2010-2015

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CPPR	01 Jul 2009	30 Jun 2010	N/A	N/A	2	2	On Track

Consultation with Councillors, officers and Community Reference Group completed. Councillor workshop held December 2009 to discuss initial draft Corporate Plan.

### 6.3 Financial Planning and Disclosure

#### 6.3.1 Completion of new Financial Model

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	FS	01 Jul 2009	30 Jun 2010	N/A	N/A	1	1	On Track

Several workshops have been conducted with ELG and Councillors it is expected that the Financial Strategy will be taken to Council for adoption during the next quarter.

#### 6.3.2 Completion of Finance One C1 upgrade

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	FS	01 Oct 2009	31 Dec 2009	N/A	N/A	0	0	Completed

Upgrade impact finalised. Resourcing issues preclude supply accounts review

#### 6.3.3 Revenue Collection Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	FS	01 Jul 2009	30 Sep 2009	N/A	N/A	3	5	Revised

Some delays in relation to management reporting due to difficulties with data capture. Long standing outstanding still to be addressed

## 7 CORPORATE SERVICES

### 7.1 Asset Management

#### 7.1.1 Asset enterprise management framework development

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	FS	01 Jul 2009	30 Jun 2010	N/A	N/A	2	2	On Hold

Parks and Bins Waste Transfer Stations and Landfill were approved in October. Due to the new requirements for all local governments to have Core Asset Management Plans in place by December 2010 all current plan reviews are on hold whilst the new framework and template is being developed.

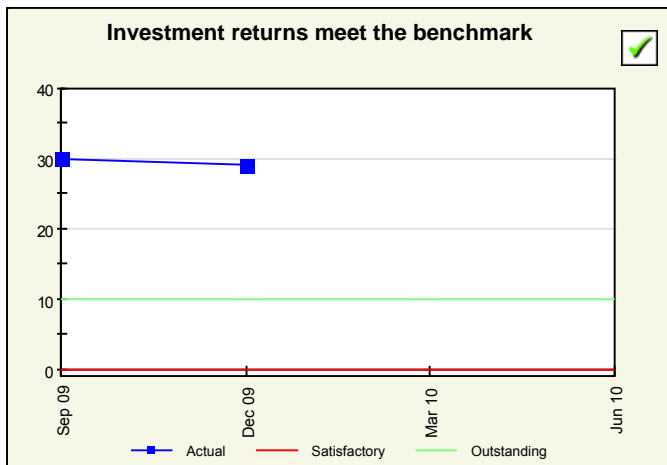
#### 7.1.2 Energy reduction across Council facilities

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11457	CAFF	01 Oct 2009	30 Jun 2010	\$415,000.00	\$1,838.50	2	1	On Track

Project award due in January completed in December ahead of schedule, no installations as yet.

## 7.2 Treasury

### 7.2.1 Investment returns meet the benchmark



This indicator reflects the investment returns from all corporate cash holdings. The benchmark is the UBS Warburg & Associates Bank Bill Index and our performance measured against this benchmark. The average for quarter 2 is 3.87% against the industry benchmark of 3.58% - 29 basis points up.

## 7.3 Marketing and Communications

### 7.3.1 Consolidation of the Community Feedback Network

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	M&C	01 Jul 2009	31 May 2010	N/A	N/A	2	2	On Track

An action plan has been developed to promote the community feedback network within council. A plan has also been developed to increase community knowledge of this group and recruit new members. This plan comprises a range of online; face to face and other communication activities.

### 7.3.2 Redevelopment of the corporate website

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11424	M&C	01 Jul 2009	30 Jun 2010	\$50,000.00	\$16,878.20	2	2	On Track

Web design suppliers have provided the new designs and architecture.

### 7.3.3 Implementation of Corporate Sponsorship Policy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	M&C	01 Jul 2009	30 Jan 2010	N/A	N/A	3	3	On Track

Council approved policy in October and policy launched in December.

## 7.4 Information Management

### 7.4.1 Support the transfer of Redland City Council water business to the new South East Queensland Authorities

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IM	01 Jul 2009	30 Jun 2010	N/A	N/A	1	1	On Track

Service Level Agreement Impact Assessment completed. Requirements for Billing Notice in progress. Procurement analysis in progress.

### 7.4.2 Review Enterprise Information Architecture (EIA)

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IM	01 Aug 2009	31 Mar 2010	N/A	N/A	2	2	On Track

Green initiatives investigated, several options in trial or implementation phase.

### 7.4.3 Implementation of digital signature software

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
20605	IM	01 Sep 2009	30 Jun 2010	\$60,000.00	\$60,355.20	2	2	On Track

Business analysis complete and a recommendation has been made to purchase CoSign. Procurement complete and implementation currently taking place

### 7.4.4 Support the ongoing implementation of the electronic Development Assessment (eDA) activities

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11322	IM	01 Jul 2009	30 Jun 2010	\$20,000.00	\$1,870.00	0	0	Not Commenced

Project not due to commence until quarter 3. Waiting for InfoMaster to release latest products.

## 7.5 Learning

### 7.5.1 Implementation of the Leadership Development Strategy Phase 1

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10616	HR	01 Sep 2009	30 Jun 2010	\$121,000.00	\$1,842.28	0	1	Delayed

Delayed at request of CEO. Workshop estimated to be completed by mid March subject to ELG approval.

### 7.5.2 Delivery of the Fleet Driver Education and Risk Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11241	CAFF	01 Jul 2009	30 Jun 2010	\$20,000.00	\$20,000.00	1	1	On Track

No courses were conducted this quarter due to running two additional courses in Q1. Q2 includes the holiday period and RACQ are not available to conduct courses during this period. YTD total of participants 48.

## 7.6 Organisational Improvement

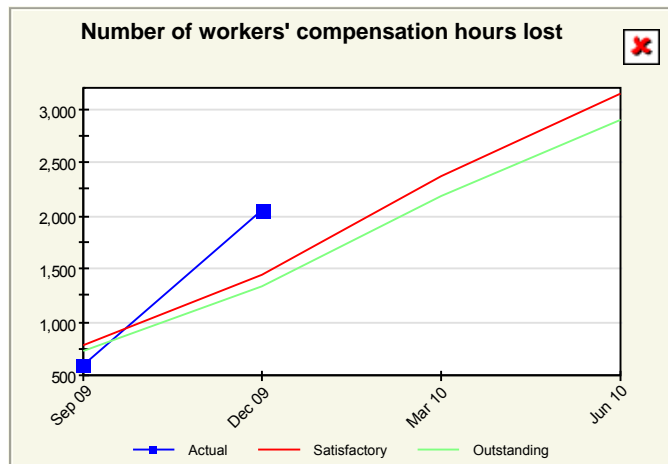
### 7.6.1 Completion of Staff Attitude/Culture Survey

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10776	HR	01 Sep 2009	30 Jun 2010	\$40,000.00	\$1,749.82	1	2	Delayed

Currently conducting Pulse Survey Focus Groups. Once this survey is finalised we can begin work on the full Culture Survey.

## 7.7 Human Resource Management

### 7.7.1 Number of workers' compensation hours lost



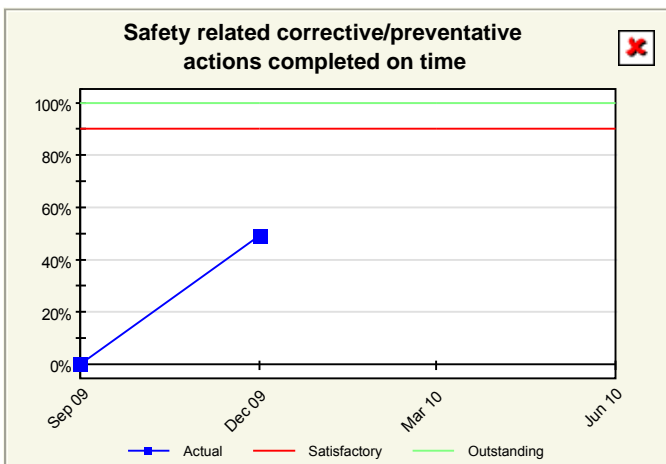
A total of 2044.65 hours have been lost this financial YTD. All injured employees are actively assisted by Redland Workcover rehabilitation staff to return to work.

### 7.7.2 Management safety inspections



RCC WHS Unit has identified 148 Locations currently on its Workplaces Matrix. In Q1 a total of 38 of 148 had documented inspections carried out on them. In Q2 our count is 55 locations. Ongoing monitoring of this process continues. A number of managers have accompanied WHS Reps on these inspections but we are still determining correct figures on the percentage of managers completing 2 inspections per year.

### 7.7.3 Safety related corrective/preventative actions completed on time



RCC WHS Unit now has a tracking system for CAR's. We currently have 49 open CARs. Responsible Officers are aware of their requirements to close these out.

### 7.7.4 Performance management improvement

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10777	HR	01 Jul 2009	30 Jun 2010	\$5,000.00	\$0.00	2	2	On Track

Pilot being rolled out in February as scheduled.

### 7.7.5 Implementaiton of Attraction and Retention Factor Monitoring Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	HR	01 Sep 2009	30 Jun 2010	N/A	N/A	0	1	Delayed

Project scoping still being defined by the project team.



**PERFORMANCE REPORTING GLOSSARY**

Abbreviation	Description
<b>DEPARTMENT AND GROUPS</b>	
CEO	Chief Executive Officer
CAFF	Corporate Acquisitions Fleet & Facilities Group
CPPR	Corporate Planning Performance & Risk Group
CSD	Customer Services Department Group
CS&BP	Customer Service & Business Performance Group (Redland Water)
C&CS	Customer & Community Services Group
C&SP	Community & Social Planning Group
EDG	Economic Prosperity Group
ENM	Environmental Management Group
FS	Financial Services Group
HR	Human Resources Group
IA	Internal Audit Group
IM	Information Management Group
IPG	Infrastructure Planning Group
LUPG	Land Use Planning Group
RCC	Redland City Council
TO	Treatment Operations Group
M&C	Marketing & Communications Group
<b>OTHER</b>	
BW	Building Works
CI	Connected Intelligence
IAMP	Individual Asset Management Plan
ICT	Integrated Commercial Team
IPA	Integrated Planning Act
IT	Information Technology
LGMS	Local Growth Management Study
LTIFR	Lost Time Injury Frequency Rate
SET	South-East Thornlands
UBSWA	Union Bank of Switzerland Weighted Average

### 14.3.5 CORPORATE PLAN 2010-2015 - APPROVAL OF DRAFT PLAN FOR CONSULTATION

**Dataworks Filename:** GOV Corporate Plan 2010-2015  
**Attachments:** [Draft Corporate Plan 2010-2015](#)  
**Responsible Officer Name:** Luke Wallace  
Manager, Corporate Planning, Performance & Risk  
**Author Name:** Jo Jones  
Service Manager, Corporate Planning & Performance

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#### EXECUTIVE SUMMARY

Council's current Corporate Plan finishes at the end of 2009/10 and a new five year plan must be adopted before the start of the 2010/11 financial year.

On 27 January 2010, Council endorsed the new Redlands 2030 Community Plan in principle. The new Corporate Plan needs to set out how Council will respond to the issues in the Community Plan. Wide ranging consultation with Councillors, officers and the Community Reference Group (CRG) have enabled the development of the attached draft document. The next stage in the process will be to carry out a public consultation on this document to seek feedback from the community. The consultation would run until 2 April 2010. Analysis of responses and a final draft of the community plan will be brought back to Councillors in April/May for consideration.

#### PURPOSE

To seek Council approval of a draft Corporate Plan for the purpose of public consultation.

#### BACKGROUND

The current Corporate Plan was adopted in 2006 and expires in June 2010. The *Local Government Act 2009*, which comes into force on 1 July 2010, requires Council to adopt a Corporate Plan which sets the direction for Council for the next five years. The new legislation also requires the Corporate Plan to be closely aligned to the Community Plan.

#### ISSUES

The process for the development of the Redlands 2030 Community Plan has involved extensive consultation with the community. It sets out the community's vision for the next twenty years, and incorporates a series of priorities and goals. Council's Corporate Plan must respond to the Community Plan, setting out how Council will contribute to the delivery of the Community Plan.

Corporate Planning, Performance and Risk have been working closely with colleagues across the organisation to identify the issues facing Council over the next five years and also how different groups will be contributing to Redlands 2030.

A workshop with Councillors, senior managers and officers was held in October 2009, where participants contributed ideas. Following further discussions with officers, and another workshop with Councillors in December 2009, a draft Corporate Plan has been developed. Council is required to formally consult on this document for a minimum of 30 days.

Following the consultation period, officers will carefully consider the responses and present a revised Corporate Plan, together with an analysis of the consultation results to Council in April or May this year, depending on the volume and nature of the feedback.

### **RELATIONSHIP TO CORPORATE PLAN**

The recommendation in this report relates to Council's process to develop a new Corporate Plan and supports Council's strategic priority to provide a clear organisational direction supported by effective leadership and a framework of policies, plans and strategies that are responsive to the community's needs and which promote accountable and ethical standards of practice.

### **FINANCIAL IMPLICATIONS**

The Corporate Plan sets the strategic direction for Council over the next five years. The annual budgets and operational plans will be developed from the direction set by the Corporate Plan.

### **PLANNING SCHEME IMPLICATIONS**

There are no implications for the Planning Scheme arising from this report.

### **CONSULTATION**

Broad consultation took place in order to develop this draft document, including:

- detailed review of Community Plan and associated consultation;
- internal meetings with staff in all of Council's departments;
- Councillor and officer workshop in October 2009;
- Community Reference Group meeting in November 2009;
- Councillor workshop in December 2009.

If approved, the draft itself will be subject to public consultation until 2 April 2010. The consultation will be advertised in local newspapers, via Council's website and copies of the draft plan will be available in Council reception areas.

**OPTIONS****PREFERRED**

That Council receive the attached draft Corporate Plan 2010-2015, for the purpose of public consultation.

**ALTERNATIVE**

That Council receive the attached draft Corporate Plan 2010-2015, subject to amendments agreed at the meeting.

If the Plan is not received for consultation, this would cause a delay to the process and may result in the plan not being finalised by the end of the financial year.

**OFFICER'S RECOMMENDATION**

That Council receive the attached draft Corporate Plan 2010-2015, for the purpose of public consultation.

**COMMITTEE DISCUSSION**

Manager Corporate Planning, Performance & Risk advised of a minor typographical omission of the word "to" on Page 1 of the draft corporate plan detailing the suggested performance measures to track how well Council is doing, where the 2<sup>nd</sup> dot point should read as follows: "*Have we chosen the right things **to** measure*".

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Bowler

**That Council receive the attached draft Corporate Plan 2010-2015, as amended and attached, for the purpose of public consultation.**

**CARRIED**



## Draft Corporate Plan 2010-2015

### Corporate Plan Consultation

The Corporate Plan is Council's main planning document and it affects what services we provide, what projects we will deliver and how money will be spent over the next five years. The corporate plan for Redlands is currently being developed and it sets out how Council will respond to the issues which are included in the community plan. We are seeking feedback from the community about how the draft Corporate Plan can be improved.

Many people will be aware of the Redlands 2030 project which has involved a great deal of community involvement in shaping a vision for the future of Redlands. The new community plan is a very important document for everyone connected to Redlands. Importantly, the community plan is a vital document for Council because it tells us what the community wants to see happening.

Although many people have been involved in Redlands 2030 and told us what they want to see happen, the Corporate Plan 2010-2015 is Council's response to those issues. We have written a draft document and would like to hear from you.

- Are we responding appropriately to the issues in Redlands 2030?
- Are we delivering the right services and projects to achieve the 2030 vision?
- Which issues are most important to you?
- What is the one specific thing you would like Council to do in the next five years?

The plan also includes some suggested performance measures to track how well Council is doing.

- Do you think these measures will show whether we are delivering?
- Have we chosen the right things to measure?
- Will they highlight problems or issues?

If you would like to take part in this consultation, visit Redland City Council's website at [www.redland.qld.gov.au](http://www.redland.qld.gov.au). You can respond in writing by sending your comments by post or by email to [corporateplan@redland.qld.gov.au](mailto:corporateplan@redland.qld.gov.au). Let us know what you think of the document and how we can improve it. We will carefully consider every response we receive. **The deadline for comments is Friday 2 April.** The consultation analysis and final draft will be presented to Council in May and the Corporate Plan 2010-2015 will come into effect on 1 July 2010.

## 1. HEALTHY NATURAL ENVIRONMENT

**Outcome** A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

- Community priorities**
- Maintaining unique biodiversity
  - Protecting, restoring and enhancing the environment
  - People supporting the environment

### Strategies

### Performance indicators

We will:

- 1.1 increase biodiversity by taking action to protect, enhance and manage our local ecosystems and by improving the health of our waterways
- 1.2 stop the decline of our local koala population through advocacy, protecting vital habitat and increasing community engagement and action
- 1.3 protect our natural environment by restoring contaminated land and managing harm and nuisance from litter, noise, dust, water pollution, fire and pests
- 1.4 deliver programs that improve residents' understanding, respect and enjoyment of the local natural environment resulting in effective local partnerships to tackle environmental protection
- 1.5 acquire and effectively manage our conservation estate on both private and public land and use incentives to restore, maintain and plant new habitat.

We will monitor:

- water quality rating
- waterway health rating (biodiversity measure)
- koala numbers
- number and location of wildlife linkages and crossings
- number of trees planted/protected
- enforcement action regarding trees
- number of bush care groups
- community participation rate in schemes and incentives (e.g. backyard habitat program)

## 2. GREEN LIVING

**Outcome** Our green living choices will improve our quality of life and our children’s lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.

- Community priorities**
- Making green choices the norm
  - Managing our resources sustainably

Strategies	Performance indicators
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We will:

- 2.1 take a strong leadership position on sustainability by planning and managing our services and assets in line with best practice standards
- 2.2 develop incentives and programs that result in citizens and businesses increasing their commitment to green living
- 2.3 promote local strengths to create, within Council and the community, a ‘go local’ attitude towards working, socialising, shopping and playing and supporting local production of food
- 2.4 provide and maintain safe and attractive routes for people to walk and cycle throughout the city
- 2.5 achieve greater use of public transport by advocating for improved access to innovative and high quality services
- 2.6 conserve energy and water, improve efficiency and reduce greenhouse gas emissions resulting from Council’s energy consumption
- 2.7 provide education and incentives to encourage energy efficiency within the community leading to reductions in greenhouse gas emissions in the Redlands
- 2.8 keep Redlands clean and green through programs that increase community participation in practical and positive local action that builds a sense of ownership and an increasing pride in our city
- 2.9 achieve a reduction in the amount of waste sent to landfill, by reducing waste production, reusing waste, recycling, recovery and where possible, using waste as a resource to meet targets in Council’s Sustainable Resource Future (Waste Strategy).

We will monitor:

- energy consumption for Council buildings
- Council fleet statistics
- Council water consumption
- km of cycle ways
- Council’s carbon footprint
- community carbon footprint
- waste sent to landfill
- percentage of waste recycled

### 3. EMBRACING THE BAY

**Outcome** The benefits of the unique ecosystems, visual beauty, spiritual nourishment and coastal lifestyle provided by the islands, beaches, foreshores and water catchments of Moreton Bay will be valued, protected and celebrated

- Community priorities**
- Protecting the bay
  - Making the bay accessible
  - Living sustainably on the islands

**Strategies**

**Performance indicators**

We will:

- 3.1 address the social, cultural and economic needs of island communities by delivering infrastructure, facilities and services and enlisting support from other tiers of government
- 3.2 protect the foreshore through coordinated planning and ensure the ongoing health of the bay by managing stormwater, protecting coastal vegetation, natural wetlands and lands and minimising the impact of flooding and storm tide surge
- 3.3 promote enjoyment of the bay by improving access for environmentally sensitive recreation activities, education, economic opportunities and ecotourism
- 3.4 build partnerships with marine research, education institutions and the private sector and, through these alliances, develop research projects and educational programs that improve the health of the bay
- 3.5 advocate for a new national park covering a substantial area of North Stradbroke Island.

We will monitor:

- tourism numbers
- water quality
- increased number of new 'sensitively' designed bay access points/infrastructure, for low impact recreational activities
- total value of Council assets on islands
- public control of foreshore and riverbank areas of the city.



## 4. QUANDAMOOKA COUNTRY

**Outcome** The rich Aboriginal heritage of the Redlands (Quandamooka) and the Traditional Owners' ongoing custodianship of Quandamooka land and waters will be widely understood and respected, and we will work together for the future of Quandamooka country

- Community priorities**
- Supporting Aboriginal custodians
  - Strengthening reconciliation through partnership
  - Sharing and educating

### Strategies

### Performance indicators

We will:

- 4.1 improve community understanding and promote respect for the Quandamooka peoples' relationship with the land and waters of Redlands
- 4.2 strengthen productive partnerships in natural and cultural resource management with local Aboriginal organisations
- 4.3 advocate for the inclusion of Indigenous landscape values in regional planning and work with the local Aboriginal community to protect sites and landscapes of significance to their heritage and wellbeing
- 4.4 work with local Traditional Owners and Elders and apply creative and educational techniques to improve employees', residents' and visitors' understanding of the heritage, achievements and aspirations of local Aboriginal people
- 4.5 build on Council's partnership with local Aboriginal organisations to strengthen shared planning, service delivery, advocacy and decision-making and use the Quandamooka Aboriginal Community Plan to guide our management of assets and services
- 4.6 support the Quandamooka Forum in its negotiations with state and federal government
- 4.7 acknowledge the living culture of local Aboriginal people by formally recognising Traditional Owners in Council ceremonies by observing cultural protocols, promoting traditional knowledge and increasing the profile of Aboriginal heritage through signage, cultural, tourism and community events

We will monitor:

- percentage of indigenous Council employees compared to the general population
- percentage of the population aware of local Aboriginal history and culture
- number of staff attending Indigenous Cultural Awareness training
- degree of satisfaction expressed by Quandamooka Forum on Council's progress in implementing Quandamooka Community Plan
- number of productive Council and community partnership initiatives.

## 5. WISE PLANNING AND DESIGN

**Outcome** We will carefully manage population pressures and use land sustainably, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- Community priorities**
- Strengthening physical character and heritage
  - Planning for a liveable city
  - Prioritising public infrastructure
  - Maximising green spaces

### Strategies

### Performance Indicators

We will:

- 5.1 manage population growth in a compact settlement pattern within the defined sustainable capacity of the city
- 5.2 advocate to the state government about the impacts of an increased population on the city and the region's liveability and natural systems
- 5.3 review Council's and the communities climate change preparedness, ensuring all risks are understood and plans are activated to deal with expected outcomes
- 5.4 plan and develop a network of accessible centres that provide a wide range of retail, commercial and community services along with local employment opportunities
- 5.5 manage the built environment in a way that maintains our local character and identity, ensuring all new developments use high quality design that reflects our sub-tropical climate, promotes health and wellbeing and enhances local neighbourhoods
- 5.6 develop and implement a rural strategy that recognises the city's heritage, environmental and scenic values and promotes sustainable rural industries and activities
- 5.7 connect the city's communities with efficient and environmentally responsible private and public transport, including a road, ferry, cycling and walking network that provides safe and efficient movement within the city and the region
- 5.8 implement an island transport plan that provides significantly improved connectivity for residents within the island environment and with the mainland and wider region

We will monitor:

- percentage of land used as farmland
- percentage of buildings achieving top star energy ratings for new buildings
- population growth numbers against predictions
- housing diversity – new dwelling types approved
- city liveability rating as part of market research (rating to be determined on factors such as mobility, open space, safety; refer Mercer's Quality of Living Survey)
- total volume (hectares) of open space within the city per 1,000 population
- reduction in trip times for important defined routes including between the mainland and islands.

## 5. WISE PLANNING AND DESIGN

- 5.9 deliver housing diversity, choice and affordability to address the city's future needs, incorporating medium density housing within and around the city's centres and transport nodes
- 5.10 maintain the quality of residential areas and protect natural resources from inappropriate forms of development
- 5.11 provide for 'place making' throughout the city through creative and inclusive master planning, local area planning and precinct character planning processes to manage development at a local level
- 5.12 plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved
- 5.13 plan and manage high quality parks and open spaces to enhance the city's liveability and enable people to enjoy outdoor activities, social gatherings and community events.

## 6. SUPPORTIVE AND VIBRANT ECONOMY

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

- Community priorities**
- Promoting a self sufficient economy
  - Growing local jobs
  - Developing skills
  - Strengthening the tourism industry

### Strategies

### Performance indicators

We will:

- 6.1 bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing incentives and opportunities for creativity, diversity and entrepreneurial activity
- 6.2 market the distinctive image of Redlands as an ideal base within south east Queensland for low impact businesses and make it possible for energy efficient, knowledge-based, creative and outdoor lifestyle industries to establish here
- 6.3 undertake significant redevelopment of Cleveland and Capalaba as principal regional activity centres delivering mixed-use centres that provide opportunities for economic investment and local employment
- 6.4 bring new business to the Redlands by promoting the city as a sustainable business locale, providing start-up incentives and advocating for the relocation of a major state government department
- 6.5 develop partnerships with TAFE and other education providers to deliver more tertiary education courses in the Redlands and training that supports local business needs
- 6.6 promote Redlands as a high quality tourism destination and encourage the development of sustainable nature-based, heritage and eco-tourism.

We will monitor:

- number of tertiary courses
- employment levels
- tourism numbers
- new business start ups
- business vacancy rates in major business centres

## 7. STRONG AND CONNECTED COMMUNITIES

**Outcome** Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

- Community priorities**
- Building community spirit and belonging
  - Safeguarding community wellbeing
  - Building on local strengths

### Strategies

We will:

- 7.1 provide opportunities for people to come together, developing connections and networks to improve community spirit and enhance 'sense of place'
- 7.2 provide access to quality services, facilities and information that meet the needs of all age groups and communities
- 7.3 develop and implement programs, partnerships and services that increase community safety and improve the health and wellbeing of the community through planning, regulation, and delivery of community education programs
- 7.4 increase the participation of people from all age groups and backgrounds in local heritage, the arts and cultural expression
- 7.5 increase the physical activity participation of residents and deliver programs and incentives that strengthen the sport and recreation sector
- 7.6 provide practical programs, support and guidance to the community sector in its delivery of highly valued support services and community projects
- 7.7 increase children and young people's active participation in community life and support their social, cultural and physical development
- 7.8 support Ageing Well in the Redlands, so older people have access to a rich and full community life
- 7.9 actively participate in multi-agency forums to support the health and well-being of indigenous residents of Redlands and work with Aboriginal and Torres Strait Island communities in the Redlands to develop initiatives that respond to their aspirations
- 7.10 minimise the impact of disasters by improving community preparedness and our capacity to respond effectively to support the community when disasters occur

### Performance indicators

We will monitor:

- volunteering numbers/hours
- community health indicators
- community feeling on safety, fear of crime and crime (via survey)
- number/diversity of community organisations and clubs.
- social inequality measures
- number of established community gardens (or participation)
- youth participation rates
- physical activity participation rates
- Social isolation
- Access to support services

## 7. STRONG AND CONNECTED COMMUNITIES

## 8. INCLUSIVE AND ETHICAL GOVERNANCE

**Outcome** 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

**Community priorities**

- Engaging communities
- Developing leadership
- Demonstrating accountability

### Strategies

We will:

- 8.1 Embed the visions and goals of the Redlands 2030 community plan into our planning, operations and culture and develop effective reporting and monitoring arrangements to show how we are progressing on implementation of the community plan and this corporate plan
- 8.2 provide accessible information in different ways to let residents know about local issues, get involved in programs and make a positive contribution to their community
- 8.3 deliver effective partnerships with local, regional and national organisations and governments, adopting a coordinated approach to advocacy for the visions and goals of the community and representing their views
- 8.4 deliver broad, rich and deep engagement that reaches citizens of all ages, backgrounds and locations and enables them to contribute their views about plans and decisions affecting them
- 8.5 make sure that community members can be well informed about important local issues and are actively engaged in responding to these
- 8.6 be transparent and consistent in the way we manage the organisation and put controls in place that manage risks and ensure we are delivering against our priorities
- 8.7 manage our resources for the long-term sustainability of the organisation, ensuring resource allocation supports delivery of Council and community priorities
- 8.8 encourage innovative service delivery that makes best use of government, business and community resources

### Performance indicators

We will monitor:

- how the community feels about its capacity to have a say on key decisions affecting the Redlands (via survey)
- overall number of engagements
- satisfaction with Council's community leadership (via survey)

## 8. INCLUSIVE AND ETHICAL GOVERNANCE

8.9 continuously improve our customer services, demonstrating excellence in the way we respond to requests for information and services.

## 9. AN EFFICIENT AND EFFECTIVE ORGANISATION

### Strategies

### Performance indicators

#### Our people

We will:

- 9.1 deliver excellent leadership throughout the organisation for the benefit of the community
- 9.2 recruit and retain high quality staff and promote the organisation as a great place to work
- 9.3 actively promote diversity in the workforce and ensure flexibility is incorporated into work practices to support staff in achieving a healthy work-life balance
- 9.4 provide a safe place for staff to work in and support the health and wellbeing of our people.

We will monitor:

- percentage of promotions to management positions and above from within the organisation
- staff turnover rate
- actual procurement spend
- quality of internal support (via staff surveys)
- number of part-time employees
- level of local buying

#### Our finances

We will:

- 9.5 provide clear information to citizens about how rates, fees and charges are decided and engage with the community about how we will pay for the delivery of the community plan and the corporate plan
- 9.6 ensure robust long-term financial planning is in place to protect the financial sustainability of Council
- 9.7 implement long term asset management planning that supports innovation and sustainability of service delivery, taking into account the community's aspirations and capacity to pay for desired service levels
- 9.8 develop our procurement practices to increase value for money within an effective governance framework.

#### Our services

We will:

- 9.9 work 'smarter' across departments, in multi-disciplinary teams to achieve continuous improvement and effective co-ordination
- 9.10 manage security of and access to Council information

- 9.11 use information management, mapping and communication technology to meet Council and community expectations
- 9.12 develop and improve systems to support modern and flexible delivery of services

DRAFT



### 14.3.6 SELF INSURANCE LICENCE RENEWAL

**Dataworks Filename:** RM General Insurance  
**Responsible Officer Name:** Luke Wallace  
Manager Corporate Planning, Performance and Risk  
**Author Name:** Ian Waters  
Risk and Liability Services Manager

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#### EXECUTIVE SUMMARY

At Council's meeting on 11 October 2000, it was resolved that Council continue with its Workers' Compensation self-insurance licence (licence) and approval was granted for the current renewal plus the ensuing three renewals. The last of these renewals expires on 30 September 2010 and it is necessary to seek the authorisation of Council to continue as a self-insurer.

The financial savings of being a self-insurer have been proven with such savings placed in a reserve which, as at 30 June 2009, stood at \$5,639,555.44.

Successive audits by the Workers' Compensation Regulatory Authority of Queensland (Q-COMP) and qualified workers' compensation officers of Townsville City Council, under a Q-COMP approved self-assessment audit plan, has shown a consistently high level of performance and compliance in all material respects to the conditions of the licence and the relevant Acts.

It is necessary that Council prepares and submits its licence renewal application by 30 June 2010. As this initiative has proven successful in all respects, particularly financially, on-going authorisation by Council to continue as a self-insurer is requested.

#### PURPOSE

The purpose of this report is to seek the on-going authorisation of Council to continue as a Workers' Compensation self-insurer.

#### BACKGROUND

With the introduction of the *WorkCover Queensland Act* in 1996, the provision that employers may become a licensed Workers' Compensation self-insurer became a reality in Queensland for the first time. The first of these licences was issued in June 1998.

The proposition that Council became a self-insurer was explored at that time and, on the basis of the actuarial reports received, the decision to proceed was taken and Council has been a licenced self-insured since 1 November 1998.

Substantial savings have been realised and credited to a specific Reserve since that date. As at 30 June 2009 the figure in this Reserve stood at \$5,639,555.44. The actuarially assessed estimated claims liability as at 30 June 2009 stood at \$765,000.

These figures demonstrate the financial viability of the self-insurance reserves and strongly validate Council's original decision to become a self-insurer.

Annual internal charges, funded by the various Department and Groups, are based on the formula used by WorkCover Queensland. These internal charges and the interest earnings on the reserve are credited to the reserve and claims expenses are deducted according to the claims experience for the year in question.

The initial proposition was that this approach continues until such times as the reserve is substantial enough that the interest earnings will meet the outgoings and the practice of internal charges for Workers' Compensation would no longer be necessary, with the possible exception of a periodic "top up" charge necessary based on a particular year's claims experience.

Successive audits by Q-COMP and qualified officers of Townsville City Council, under a Q-COMP approved self-assessment audit plan, has shown a consistently high level of performance and compliance in all material respects to the conditions of the licence and the relevant Acts.

Q-COMP have a rating system against which they judge the performance of self-insurers. Redland City has consistently scored a "low risk" status and has been deemed to be a "model" self-insurer by Q-COMP. This was demonstrated recently when Q-COMP included a congratulatory reference to Council and its performance in their 2008/09 Annual Report to Parliament.

Another clear indication of the confidence placed in Council and its ability to perform well was the granting of a four year licence in 2006. In 2006 Q-COMP were authorised to grant licences up to a maximum of four years for high performing self-insurers instead of the standard two year licences previously granted, so it is to Council's credit that we were deemed worthy of a four year licence.

Council was also honoured at being named as one of the five finalists in the Workplace Rehabilitation Return to Work Awards. This is a credit to the commitment of Council and its staff, especially when considering that the other finalists were all very large, well-known organisations (Arnott's, Saraji Mine, University of Queensland and Xstrata).

In 2000, the Act was amended in respect to the eligibility to be a self-insurer. The change that has a bearing on Council relates to the employer's equivalent number of full time staff which was changed from 500 to 2,000, however, provided Council's licence is not cancelled or voluntarily surrendered we are able to retain our self-insured status.

Other councils who are self-insurers in their own right are Brisbane, Gold Coast and Townsville cities. The balance is insured through the Local Government Workcare scheme which is a group self-insurance licence run by the LGAQ.

## **ISSUES**

- Council is currently preparing for a Workplace Health & Safety audit, which is to take place the week commencing 22 February 2010.
- Apart from Council's desire to ensure the provision of a safe and healthy working environment for all its employees, the primary purpose of the audit is to satisfy the eligibility of Council to hold a self-insurer's licence as required under the *Workers' Compensation & Rehabilitation Act 2003*.
- A great deal of time, effort and expense has been spent in preparing for this audit.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation supports the principle of robust long-term financial planning to protect the financial sustainability of Council.

## **FINANCIAL IMPLICATIONS**

Substantial savings have been realised since Council was first licensed as a self-insurer in 1998 and it is expected that the on-going holding of a licence will provide ongoing savings.

Being a self-insurer carries with it unlimited liability for claims, however, under the Act, Council is required to take out a policy of reinsurance. This policy has been placed with QBE Insurance and it covers all claims arising out of any one event with a deductible of \$500,000 or more.

The likelihood of a claim arising that is not covered under this reinsurance policy is very remote as the contingencies excluded are rare, including events such as war and terrorism.

It is believed that the Workcover Reserve has more than sufficient funds to meet any under excess and/or uninsured liabilities.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

## **CONSULTATION**

Consultation on this issue was undertaken with relevant governance and finance officers.

**OPTIONS****PREFERRED**

That Council resolve as follows:

1. To continue as a Workers' Compensation self-insurer and authorise the current licence renewal; and
2. To delegate authority to the Chief Executive Officer to approve future licence renewals, subject to appropriate ongoing disclosure of performance.

**ALTERNATIVE**

That Council resolve to surrender its' Workers' Compensation Self-insurance Licence and either return to WorkCover Queensland or participate in the Local Government Workcare Group Licence.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve as follows:**

- 1. To continue as a Workers' Compensation self-insurer and authorise the current licence renewal; and**
- 2. To delegate authority to the Chief Executive Officer to approve future licence renewals, subject to appropriate ongoing disclosure of performance.**

**CARRIED**

#### 14.4 COMMITTEE GENERAL BUSINESS

Permission was granted for the following item of general business to be brought forward.

##### 14.4.1 LOCAL GOVERNMENT ACT – PERCEIVED DEFICIENCIES

##### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Boglary  
Seconded by: Cr Elliott

**That a briefing note be prepared on what actions this Council has taken, and are able to take, to avoid deficiencies, perceived or otherwise, in the *Local Government Act* which results in a waste of ratepayers' monies.**

##### CARRIED

A division was called for.

Crs Reimers, Elliott, Bowler, Townsend, Boglary and Hobson voted in the affirmative.

Crs Burns, Murray, Williams and Ogilvie voted in the negative.

Cr Henry was absent from the meeting.

The motion was declared by the Mayor as **CARRIED**.

**15 MAYORAL MINUTES**

Nil.

## 16 DIRECT TO COUNCIL REPORTS

### 16.1 OFFICE OF CEO

#### 16.1.1 DECLARATION OF VACANCY FOR DEPUTY MAYOR

**Datworks Filename:** GOV Statutory Council Resolutions  
**Attachments:** [Memorandum to Councillors](#)  
**Responsible Officer Name:** Nick Clarke  
General Manager Governance  
**Author Name:** Trevor Green  
Senior Advisor Environmental Health

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#### EXECUTIVE SUMMARY

At Council's Post-Election Meeting on 1 April 2008 (Item 5), Council resolved in accordance with section 232 of the *Local Government Act 1993*, to appoint Cr Toni Bowler as Deputy Mayor of Redland City Council, to be reviewed after two years in office.

To conduct the review and appoint a Deputy Mayor from 1 April 2010 until the local government elections in 2012, the position of Deputy Mayor must first be declared vacant.

#### PURPOSE

To declare by resolution, the position of Deputy Mayor of Redland City Council as vacant, in order to conduct the two year review of the Deputy Mayor's position.

#### BACKGROUND

The deputy mayor of a local government acts in the office, and performs the role of the mayor during (a) a vacancy in the office of mayor; or (b) the absence or temporary incapacity of the mayor (section 234 *Local Government Act 1993*).

A local government must appoint a deputy mayor from its councillors, by resolution, at (a) its first meeting after the conclusion of each of the quadrennial elections; and (b) its first meeting after the conclusion of a fresh election of all of its councillors; and (c) its first meeting after the deputy mayor's office as councillor otherwise becomes vacant (section 232 *Local Government Act 1993*).

A local government may, by resolution, declare that the office of deputy mayor is vacant. The resolution may be passed only if written notice of the resolution has been given to the councillors at least 14 days before the meeting. If a local government declares that the office is vacant, it must immediately appoint a deputy mayor from its councillors (section 233 *Local Government Act 1993*).

At Council's Post-Election Meeting on 1 April 2008 (Item 5), Council resolved in accordance with section 232 of the *Local Government Act 1993*, to appoint Cr Toni Bowler as Deputy Mayor of Redland City Council, to be reviewed after two years in office.

## **ISSUES**

The process to conduct the review involves:

1. Declaring the position of Deputy Mayor to be vacant; and
2. Appointing a Deputy Mayor from the councillors.

As the resolution may only be passed if written notice of the resolution is given to the councillors at least 14 days before the General Meeting (24 February 2010), the attached memorandum and this report were given to the Councillors on 9 February 2010.

A separate subsequent report is provided to appoint the Deputy Mayor from 1 April 2010 until the local government elections in 2012.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **PLANNING SCHEME IMPLICATIONS**

There are no planning schemes implications associated with this report.

## **CONSULTATION**

In preparing this report, consultation has occurred with the Mayor, Deputy Mayor, Councillors, Chief Executive Officer and the Manager Legal Services.

## **OPTIONS**

That Council resolve as follows:

That in accordance with Council's Post-Election Meeting 1 April 2008 resolution (Item 5), that the position of the Deputy Mayor be reviewed after two years in office and with the requirements of section 233 of the *Local Government Act 1993*; to declare the position of Deputy Mayor of Redland City Council to be vacant, effective 31 March 2010.



**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Boglary

**That Council resolve as follows:**

**That in accordance with Council's Post-Election Meeting 1 April 2008 resolution (Item 5), that the position of the Deputy Mayor be reviewed after two years in office and with the requirements of section 233 of the *Local Government Act 1993*; to declare the position of Deputy Mayor of Redland City Council to be vacant, effective 31 March 2010.**

**CARRIED**

Cr Williams left the meeting at 5.50pm.

# memorandum



*To* Mayor, Deputy Mayor and Councillors

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*From* Nick Clarke, General Manager Governance

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*Date* Tuesday, 9 February 2010

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*File* GOV Statutory Council Resolutions

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*Subject* NOTICE OF PROPOSED RESOLUTION TO DECLARE THE POSITION OF DEPUTY MAYOR VACANT

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The attached report is to recommend to Council that it declares by resolution the position of Deputy Mayor to be vacant from 31 March 2010, at the General Meeting 24 February 2010. The resolution may be passed only if written notice of the resolution has been given to Councillors, at least 14 days before the meeting. This memorandum fulfils that requirement and is sent out at the Mayor's request.

The purpose, background and issues relating to the recommended resolution are detailed in the attached report.

Nick Clarke  
General Manager Governance

**16.1.2 APPOINTMENT OF DEPUTY MAYOR**

**Datworks Filename:** GOV Statutory Council Resolutions  
**Responsible Officer Name:** Nick Clarke  
General Manager Governance  
**Author Name:** Trevor Green  
Senior Advisor Environmental Health

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**EXECUTIVE SUMMARY**

At Council's Post-Election Meeting on 1 April 2008 (Item 5), Council resolved in accordance with section 232 of the *Local Government Act 1993*, to appoint Cr Toni Bowler as Deputy Mayor of Redland City Council, to be reviewed after two years in office.

To conduct the review and appoint a Deputy Mayor from 1 April 2010 until the local government elections in 2012, the position of Deputy Mayor was declared vacant from 31 March 2010, earlier in this meeting.

As a result of the review, this report recommends Councillor Murray Elliott be appointed as Deputy Mayor of Redland City Council from 1 April 2010 until the local government elections in 2012.

**PURPOSE**

To appoint the position of Deputy Mayor of Redland City Council from 1 April 2010 until the local government elections in 2012.

**BACKGROUND**

The deputy mayor of a local government acts in the office, and performs the role of the mayor during (a) a vacancy in the office of mayor; or (b) the absence or temporary incapacity of the mayor (section 234 *Local Government Act 1993*).

A local government must appoint a deputy mayor from its councillors, by resolution, at (a) its first meeting after the conclusion of each of the quadrennial elections; and (b) its first meeting after the conclusion of a fresh election of all of its councillors; and (c) its first meeting after the deputy mayor's office as councillor otherwise becomes vacant (section 232 *Local Government Act 1993*).

A local government may, by resolution, declare that the office of deputy mayor is vacant. The resolution may be passed only if written notice of the resolution has been given to the councillors at least 14 days before the meeting. If a local government declares that the office is vacant, it must immediately appoint a deputy mayor from its councillors (section 233 *Local Government Act 1993*).

At Council's Post-Election Meeting on 1 April 2008 (Item 5), Council resolved in accordance with section 232 of the *Local Government Act 1993*, to appoint Cr Toni

Bowler as Deputy Mayor of Redland City Council, to be reviewed after two years in office.

## **ISSUES**

The process to conduct the review involves:

1. Declaring the position of Deputy Mayor to be vacant; and
2. Appointing a Deputy Mayor from the councillors.

In accordance with the *Local Government Act 1993*, written notice of the resolution to declare the position of Deputy Mayor of Redland City Council was given to the Councillors on 9 February 2010 (minimum of 14 days before the meeting).

The Mayor subsequently called for nominations for Deputy Mayor from 1 April 2010 until the local government elections in 2012. It is recommended that Councillor Murray Elliott be appointed as Deputy Mayor of Redland City Council.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **PLANNING SCHEME IMPLICATIONS**

There are no Planning Scheme implications associated with this report.

## **CONSULTATION**

In preparing this report, consultation has occurred with the Mayor, Deputy Mayor, Councillors, Chief Executive Officer and the Manager Legal Services.

## **OPTIONS**

### **PREFERRED**

That Council resolve:

In accordance with section 232 of the *Local Government Act 1993*, to appoint Councillor Murray Elliott as Deputy Mayor of Redland City Council from 1 April 2010 until the local government elections in 2012.

**COUNCIL RESOLUTION**

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve as follows:**

**In accordance with section 232 of the Local Government Act 1993, to appoint Councillor Murray Elliott as Deputy Mayor of Redland City Council from 1 April 2010 until the local government elections in 2012.**

**CARRIED**

Cr Williams returned to the meeting at 5.54pm.

### 16.1.3 COUNCIL MEETINGS REVIEW

<b>Datworks Filename:</b>	<b>L&amp;E Local Law No.5 Meetings GOV Council Meeting Dates &amp; Information</b>
<b>Attachment:</b>	<a href="#"><u>Schedule of Meeting Dates, April – Dec 2010 Summary - Schedule of Meeting Dates, April – Dec 2010</u></a>
<b>Responsible Officer Name:</b>	<b>Nick Clarke General Manager Governance</b>
<b>Author Name:</b>	<b>Trevor Green Senior Advisor Environmental Health</b>

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### EXECUTIVE SUMMARY

This report makes recommendations as part of Council's meeting review; mid electoral-term review of Standing Committee Chairpersons and membership; and to adopt a schedule of meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010.

### PURPOSE

The purpose of this report is to:

1. Appoint Councillors as Standing Committee Chairpersons, from 1 April 2010 until the local government elections in 2012.
2. Appoint all Councillors as members on each of the Standing Committees, from 1 April 2010 until the local government elections in 2012.
3. Fix the quorum of Council's Standing Committees.
4. Adopt the schedule of meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010.
5. Provide delegation to the Development and Community Standards Committee (as per the current delegation to the Development Assessment Committee).
6. Exempt Standing Committees, with the exception of the Development and Community Standards Committee, from the requirement to keep minutes.

### BACKGROUND

As part of Redland City Council's Organisational Development Plan, the Governance Department is conducting a review of Council's committee structure and Council and committee operation. The review coincides with the mid electoral-term review of Standing Committee Chairpersons and membership; and the adoption of a schedule

of meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010.

At the General Meeting of 16 December 2009 (Item 12.2.4) Council resolved:

1. That from April 2010, to appoint the following Standing Committee structure:
  - a) Corporate Services & Governance Committee;
  - b) Development and Community Standards Committee;
  - c) Planning and Policy Committee;
  - d) Customer Services Committee; and
  - e) Redland Water Committee (April to June 2010 only).
2. That the frequency of Council's General Meeting and Standing Committees be adopted in line with Option 3 in attachment 2 to this report.
3. That a further report be presented to Council in February 2010;
  - a) To appoint Councillors as Chairpersons, from 1 April 2010 until the local government elections in 2012.
  - b) To appoint all Councillors as members on each of the standing committees, from 1 April 2010 until the local government elections in 2012.
  - c) To adopt the schedule of meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010.
  - d) To provide delegation to the Development and Community Standards Committee (as per the current delegation to the Development Assessment Committee).

## ISSUES

### **Appointment of Councillors as Chairpersons, from 1 April 2010 until the local government elections in 2012**

As advised in item 12.2.4 of the General Meeting of 16 December 2009, from the feedback obtained as part of the meetings review, there is unanimous agreement for 2-year appointments for Standing Committee Chairpersons. With the completion of the first two years of the current term and the appointment of a new Standing Committee structure, it is proposed to appoint new Standing Committee Chairpersons from 1 April 2010 until the local government elections in 2012.

**Appointment of all Councillors as members on each of the Standing Committees, from 1 April 2010 until the local government elections in 2012**

As advised in item 12.2.4 of the General Meeting of 16 December 2009, from the feedback obtained as part of the meetings review, there is a very strong preference for all Councillors to remain on all committees. It is proposed to appoint all Councillors as members of each of the Standing Committees.

**Fix the quorum of Council's Standing Committees**

The *Local Government Act 1993* (the Act) sets the quorum for a local government General Meeting as the majority of its Councillors, or one half if the number of Councillors is an even number. Section 455 of the Act allows Council to set the quorum for its Standing Committees. Currently the quorum for the Development Assessment Committee is fixed at six members (including the Chairperson) and the quorum for all other Standing Committees is fixed at four members (including the Chairperson).

On review, the fixing of most Standing Committee quorums at four members may be under valuing the importance of these committees and where they stand in Council's decision making process. Firstly, the majority of discussion and debate on items occurs at the Standing Committees and it is here where officers are in attendance to answer questions. The Standing Committees then make recommendations to the General Meeting with most Standing Committees' recommendations being passed with no further discussion. Secondly, with all Councillors appointed as members of each of the Standing Committees, each committee has eleven members. A quorum of four is only 36% of members. Thirdly, the outcomes of Council's current meeting review should result in greater effectiveness and status for the Standing Committees. It is proposed to fix the quorum for all Standing Committees at six members (including the Chairperson), from 1 April 2010.

**Adoption of the schedule of meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010.**

At the General Meeting of 16 December 2009 (item 12.2.2), Council resolved to adopt a schedule of meeting dates and times, for the period January to March 2010 inclusive. Also at the General Meeting of 16 December 2009 (item 12.2.4), Council resolved to adopt the frequency of Council's General Meeting and Standing Committees in line with Option 3 in attachment 2 to the report. In line with Council's new committee structure and the adopted frequency of meetings, the attached meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010 are proposed for adoption.

**Provide delegation to the Development and Community Standards Committee (as per the current delegation to the Development Assessment Committee).**

Council currently delegates to the Development Assessment Committee the power to decide development applications under the *Integrated Planning Act 1997* and provide instructions to legal Counsel for appeal matters actioned under Chapter 4 of the

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*Integrated Planning Act 1997*. Such delegation provides efficiencies and effectiveness in the development approval process, in particular in meeting statutory application timeframes. With full Councillor membership of this committee, all Councillors have involvement in committee decisions. It is proposed to continue this delegation to the Development and Community Standards Committee (Note – the *Integrated Planning Act 1997* has recently been replaced by the *Sustainable Planning Act 2009*. As such, delegation will be for both acts to cover existing applications or appeals under the old act).

**Exemption of Council's Standing Committees (with the exclusion of development applications under the *Sustainable Planning Act 2009* and the *Integrated Planning Act 1997* at the Development and Community Standards Committee) from the requirements to keep minutes of their proceedings**

Section 459 (3) of the Act allows a local government to resolve to exempt a committee from the requirement to keep minutes of its proceedings if the committee's function is only to advise or recommend to the local government. If a committee is exempted under subsection (3), it must give to the local government a written report of its deliberations and its advice or recommendations.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

**PLANNING SCHEME IMPLICATIONS**

There are no Land Use Planning implications associated with this report.

**CONSULTATION**

In preparing this report, consultation has occurred with the Mayor, Deputy Mayor, Councillors, Council's Executive Leadership Group and the Land Use Planning Group.

**OPTIONS**

**PREFERRED**

1. To appoint the following Councillors as Chairpersons of the Standing Committees, from 1 April 2010 until the local government elections in 2012.
  - a. Cr Barbara Townsend, Chairperson, Development and Community Standards Committee;
  - b. Cr Toni Bowler, Chairperson, Planning and Policy Committee;

- c. Cr Craig Ogilvie, Chairperson Corporate Services and Governance Committee;
  - d. Cr Wendy Boglary, Chairperson, Customer Services Committee; and
  - e. Cr Debra Henry, Chairperson, Redland Water Committee (April to June 2010 only).
2. To appoint all Councillors as members of each of the Standing Committees, from 1 April 2010 until the local government elections in 2012.
  3. To fix the quorum of Council's Standing Committees as six (6) members, including the Chairperson, from 1 April 2010.
  4. To adopt the attached schedule of meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010.
  5. To delegate to the Development and Community Standards Committee the powers to:
    - a. Decide development applications under the *Sustainable Planning Act 2009* and the *Integrated Planning Act 1997*; and
    - b. Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the *Sustainable Planning Act 2009* and Chapter 4 of the *Integrated Planning Act 1997*, subject to the condition that where the Committee Chairperson is required to use his/her casting vote, the Mayor (and Deputy Mayor in his/her absence), preside over the meeting and be permitted to use his/her casting vote as Chairperson to determine the matter.
  6. To exempt Council's Standing Committees (with the exclusion of development applications under the *Sustainable Planning Act 2009* and the *Integrated Planning Act 1997* at the Development and Community Standards Committee) from the requirement to keep minutes of their proceedings (section 459 of the *Local Government Act 1993*) and instead give written reports of their deliberations and their advice or recommendations to ensuing General Meetings of Council.

#### **OFFICER'S RECOMMENDATION**

That Council resolve as follows:

1. To appoint the following Councillors as Chairpersons of the Standing Committees, from 1 April 2010 until the local government elections in 2012.
  - a. Cr Barbara Townsend, Chairperson, Development and Community Standards Committee;
  - b. Cr Toni Bowler, Chairperson, Planning and Policy Committee;

- c. Cr Craig Ogilvie, Chairperson Corporate Services and Governance Committee;
  - d. Cr Wendy Boglary, Chairperson, Customer Services Committee; and
  - e. Cr Debra Henry, Chairperson, Redland Water Committee (April to June 2010 only).
2. To appoint all Councillors as members of each of the Standing Committees, from 1 April 2010 until the local government elections in 2012.
  3. To fix the quorum of Council's Standing Committees as six (6) members, including the Chairperson, from 1 April 2010.
  4. To adopt the attached schedule of meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010.
  5. To delegate to the Development and Community Standards Committee the power to:
    - a. Decide development applications under the *Sustainable Planning Act 2009* and the *Integrated Planning Act 1997*; and
    - b. Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the *Sustainable Planning Act 2009* and Chapter 4 of the *Integrated Planning Act 1997*, subject to the condition that where the Committee Chairperson is required to use his/her casting vote, the Mayor (and Deputy Mayor in his/her absence), preside over the meeting and be permitted to use his/her casting vote as Chairperson to determine the matter.
  6. To exempt Council's Standing Committees (with the exclusion of development applications under the *Sustainable Planning Act 2009* and the *Integrated Planning Act 1997* at the Development and Community Standards Committee) from the requirement to keep minutes of their proceedings (section 459 of the *Local Government Act 1993*) and instead give written reports of their deliberations and their advice or recommendations to ensuing General Meetings of Council.

### **COUNCIL RESOLUTION**

Moved by: Cr Elliott  
Seconded by: Cr Murray

**That Council resolve that the Officer's Recommendation be adopted with the following amendments:**

1. **That the quorum for Committee meetings be fixed at five (5) with the exception of Development & Community Standards Committee which will be six (6) members;**

2. That the Development & Community Standards Committee meeting scheduled for 21 December 2010 be deleted; and
3. That the following sentence be added to Point 6:

*“Those written reports will contain the names of the councillors who moved and seconded motions as well as the way in which all councillors voted when a division was called.”*

Therefore Council resolved as follows:

1. To appoint the following Councillors as Chairpersons of the Standing Committees, from 1 April 2010 until the local government elections in 2012.
  - a. Cr Barbara Townsend, Chairperson, Development and Community Standards Committee;
  - b. Cr Toni Bowler, Chairperson, Planning and Policy Committee;
  - c. Cr Craig Ogilvie, Chairperson Corporate Services and Governance Committee;
  - d. Cr Wendy Boglary, Chairperson, Customer Services Committee; and
  - e. Cr Debra Henry, Chairperson, Redland Water Committee (April to June 2010 only).
2. To appoint all Councillors as members of each of the Standing Committees, from 1 April 2010 until the local government elections in 2012.
3. To fix the quorum of Council’s Standing Committees as five (5) members, including the Chairperson, from 1 April 2010 except for the Development & Community Standards Committee which will be six (6) members.
4. To adopt the amended and attached schedule of meeting dates and times for General Meetings and Standing Committees, from April 2010 to December 2010.
5. To delegate to the Development and Community Standards Committee the power to:
  - a. Decide development applications under the *Sustainable Planning Act 2009* and the *Integrated Planning Act 1997*; and
  - b. Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the Sustainable Planning Act 2009 and Chapter 4 of the Integrated Planning Act 1997, subject to the condition that where the Committee Chairperson is required to use his/her casting vote, the Mayor (and Deputy Mayor in his/her absence), preside over the meeting and be permitted to use his/her casting vote as Chairperson to determine the matter.

- 6. To exempt Council's Standing Committees (with the exclusion of development applications under the Sustainable Planning Act 2009 and the Integrated Planning Act 1997 at the Development and Community Standards Committee) from the requirement to keep minutes of their proceedings (section 459 of the Local Government Act 1993) and instead give written reports of their deliberations and their advice or recommendations to ensuing General Meetings of Council. Those written reports will contain the names of the councillors who moved and seconded motions as well as the way in which all councillors voted when a division was called.

**CARRIED**

### **17 MEETING CLOSURE**

There being no further business, the Mayor declared the meeting closed at 5.59 pm.

Signature of Chairperson: \_\_\_\_\_

Confirmation date: \_\_\_\_\_

**Redland City Council**  
**SCHEDULE OF MEETING DATES**  
 April to December 2010

<b>COMMITTEE</b>	<b>MEETING DAY</b>	<b>MEETING DATE</b>	<b>MEETING TIME</b>
<b>APRIL</b>			
Development & Community Standards Committee	Tuesday	13 April	10.00am
Planning and Policy Committee	Wednesday	14 April	9.00am
Development & Community Standards Committee	Tuesday	20 April	10.00am
Redland Water Committee	Tuesday	20 April	2.00pm
Customer Services Committee	Wednesday	21 April	9.00am
Corporate Services & Governance Committee	Wednesday	21 April	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>28 April</b>	<b>4.00pm</b>
<b>MAY</b>			
Development & Community Standards Committee	Tuesday	4 May	10.00am
Planning & Policy Committee	Wednesday	5 May	9.00am
Development & Community Standards Committee	Tuesday	18 May	10.00am
Redland Water Committee	Tuesday	18 May	2.00pm
Customer Services Committee	Wednesday	19 May	9.00am
Corporate Services & Governance Committee	Wednesday	19 May	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>26 May</b>	<b>4.00pm</b>
<b>JUNE</b>			
Development & Community Standards Committee	Tuesday	1 June	10.00am
Planning & Policy Committee	Wednesday	2 June	9.00am
Development & Community Standards Committee	Tuesday	22 June	10.00am
Redland Water Committee	Tuesday	22 June	2.00pm
Customer Services Committee	Wednesday	23 June	9.00am
Corporate Services & Governance Committee	Wednesday	23 June	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>30 June</b>	<b>4.00pm</b>

D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## APRIL 2010

Monday	Tuesday	Wednesday	Thursday	Friday
			1	2 <b>Good Friday</b>
5 <b>Easter Monday</b> <b>WEEK 1</b>	6 <i>Agenda for Development &amp; Community Standards Committee A distributed</i>	7 <i>Agenda for Planning &amp; Policy Committee distributed</i>	8	9
12 <b>WEEK 2</b>	13 <b>Development &amp; Community Standards Committee A 10am-12pm</b> <i>Agendas for Development &amp; Community Standards B and Redland Water Committees distributed</i>	14 <b>Planning &amp; Policy Committee 9am-11am</b> <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>	15	16
19 <b>WEEK 3</b>	20 <b>Development &amp; Community Standards Committee B 10am-12pm</b> <b>Redland Water Committee 2pm-4pm</b>	21 <b>Customer Services Committee 9am-11am</b> <b>Corporate Services &amp; Governance Committee 2pm-4pm</b>	22	23
26 <b>Anzac Day</b> <b>WEEK 4</b>	27 <i>Agenda for Development &amp; Community Standards Committee A distributed</i>	28 <b>General Meeting 4pm-6pm</b> <i>Agenda for Planning &amp; Policy Committee distributed</i>	29	30

D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## MAY 2010

Monday	Tuesday	Wednesday	Thursday	Friday
3 <b>Labour Day</b> <b>WEEK 1</b>	4 <b>Development &amp; Community Standards Committee A 10am-12pm</b>	5 <b>Planning &amp; Policy Committee 9am-11am</b>	6	7
10 <b>WEEK 2</b>	11 <i>Agendas for Development &amp; Community Standards B and Redland Water Committees distributed</i>	12 <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>  <b>SMBICAC 5.45pm</b>	13	14
17 <b>WEEK 3</b>	18 <b>Development &amp; Community Standards Committee B 10am-12pm</b>  <b>Redland Water Committee 2pm-4pm</b>	19 <b>Customer Services Committee 9am-11am</b>  <b>Corporate Services &amp; Governance Committee 2pm-4pm</b>	20	21
24 <b>WEEK 4</b>	25 <i>Agenda for Development &amp; Community Standards Committee A distributed</i>	26 <b>General Meeting 4pm-6pm</b> <i>Agenda for Planning &amp; Policy Committee distributed</i>	27	28



D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## JUNE 2010

Monday	Tuesday	Wednesday	Thursday	Friday
31 May  <b>WEEK 1</b>	1 <b>Development &amp; Community Standards Committee A 10am-12pm</b>	2 <b>Planning &amp; Policy Committee 9am-11pm</b>	3	4
7  <b>WEEK 2</b>	8	9	10	11
14 <b>Queen's Birthday</b>  <b>WEEK 3</b>	15 <i>Agendas for Development &amp; Community Standards B and Redland Water Committees distributed</i>	16 <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>	17	18 <i>Agenda for Special meeting (Budget) distributed</i>
21  <b>WEEK 4</b>	22 <b>Development &amp; Community Standards Committee B 10am-12pm</b>  <b>Redland Water Committee 2pm-4pm</b>	23 <b>Customer Services Committee 9am-11am</b>  <b>Corporate Services &amp; Governance Committee 2pm-4pm</b>	24	25 <b>Special Meeting (Budget) 2pm-5pm</b>
28  <b>WEEK 1</b>	29 <i>Agenda for Development &amp; Community Standards Committee A distributed</i>	30 <b>General Meeting 4pm-6pm</b>  <i>Agenda for Planning &amp; Policy Committee distributed</i>		

D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## JULY 2010

Monday	Tuesday	Wednesday	Thursday	Friday
			1	2
5 <b>WEEK 2</b>	6 <b>Development &amp; Community Standards Committee A 10am-12pm</b>	7 <b>Planning &amp; Policy Committee 9am-11am</b>	8	9
12 <b>WEEK 3</b>	13 <i>Agenda for Development &amp; Community Standards Committee B distributed</i>  <b>SMBICAC 6pm</b>	14 <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>	15	16
19 <b>WEEK 4</b>	20 <b>Development &amp; Community Standards Committee B 10am-12pm</b>	21 <b>Customer Services Committee 9am-11am</b>  <b>Corporate Services &amp; Governance Committee 2pm-4pm</b>	22	23
26 <b>WEEK 1</b>	27 <i>Agenda for Development &amp; Community Standards Committee A distributed</i>	28 <b>General Meeting 4pm-6pm</b>  <i>Agenda for Planning &amp; Policy Committee distributed</i>	29	30

D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## AUGUST 2010

Monday	Tuesday	Wednesday	Thursday	Friday
2  <b>WEEK 2</b>	3  <b>Development &amp; Community Standards Committee A 10am-12pm</b>	4  <b>Planning &amp; Policy Committee 9am-11am</b>	5	6
9  <b>Show Day</b>  <b>WEEK 3</b>	10  <i>Agenda for Development &amp; Community Standards Committee B distributed</i>	11  <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>	12	13
16  <b>WEEK 4</b>	17  <b>Development &amp; Community Standards Committee B 10am-12pm</b>	18  <b>Customer Services Committee 9-11am</b>  <b>Corporate Services &amp; Governance Committee 2pm-4pm</b>	19	20
23  <b>WEEK 1</b>	24  <i>Agenda for Development &amp; Community Standards Committee A distributed</i>	25  <b>General Meeting 4pm-6pm</b>  <i>Agenda for Planning &amp; Policy Committee distributed</i>	26	27
30  <b>WEEK 2</b>	31  <b>Development &amp; Community Standards Committee A 10am-12pm</b>			

D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## SEPTEMBER 2010

Monday	Tuesday	Wednesday	Thursday	Friday
		1 <b>Planning &amp; Policy Committee 9am-11am</b>	2	3
6 <b>WEEK 3</b>	7 <i>Agenda for Development &amp; Community Standards Committee B distributed</i>	8 <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>	9	10
13 <b>WEEK 4</b>	14 <b>Development &amp; Community Standards Committee B 10am-12pm</b>	15 <b>Customer Services Committee 9am-11am</b>	16	17
	<b>SMBICAC 6pm *</b>	<b>Corporate Services &amp; Governance Committee 2pm-4pm</b>		
20 <b>WEEK 1</b>	21 <i>Agenda for Development &amp; Community Standards Committee A distributed</i>	22 <b>General Meeting 4pm-6pm</b>	23	24
		<i>Agenda for Planning &amp; Policy Committee distributed</i>		
27 <b>WEEK 2</b>	28 <b>Development &amp; Community Standards Committee A 10am-12pm</b>	29 <b>Planning &amp; Policy Committee 9am-11am</b>	30	

\* Subject to final SMBICAC resolution 17 March 2010

D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## OCTOBER 2010

Monday	Tuesday	Wednesday	Thursday	Friday
				1
4 <b>WEEK 3</b>	5 <i>Agenda for Development &amp; Community Standards Committee B distributed</i>	6 <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>	7	8
11 <b>WEEK 4</b>	12 <b>Development &amp; Community Standards Committee B 10am-12pm</b>	13 <b>Customer Services Committee 9am-11am</b> <b>Corporate Services &amp; Governance Committee 2pm-4pm</b>	14	15
18 <b>WEEK 1</b>	19 <i>Agenda for Development &amp; Community Standards Committee A distributed</i>	20 <b>General Meeting 4pm-6pm</b> <i>Agenda for Planning &amp; Policy Committee distributed</i>	21	22
25 <b>WEEK 2</b>	26 <b>Development &amp; Community Standards Committee A 10am-12pm</b>	27 <b>Planning &amp; Policy Committee 9am-11am</b>	28	29

D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## NOVEMBER 2010

Monday	Tuesday	Wednesday	Thursday	Friday
1 <b>WEEK 3</b>	2 <i>Agenda for Development &amp; Community Standards Committee B distributed</i>	3 <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>	4	5
8 <b>WEEK 4</b>	9 <b>Development &amp; Community Standards Committee B 10am-12pm</b>	10 <b>Customer Services Committee 9am-11am</b> <b>Corporate Services &amp; Governance Committee 2pm-4pm</b>	11	12
15 <b>WEEK 1</b>	16 <i>Agenda for Development &amp; Community Standards Committee A distributed</i>  <b>SMBICAC 6pm*</b>	17 <b>General Meeting 4pm-6pm</b>  <i>Agenda for Planning &amp; Policy Committee distributed</i>	18	19
22 <b>WEEK 2</b>	23 <b>Development &amp; Community Standards Committee A 10am-12pm</b>	24 <b>Planning &amp; Policy Committee 9am-11am</b>	25	26
29 <b>WEEK 3</b>	30 <i>Agenda for Development &amp; Community Standards Committee B distributed</i>			

\* Subject to final SMBICAC resolution 17 March 2010

D&CS Committee	CS&G Committee	P&P Committee	Cust. Serv. Committee	General Meeting	School Holidays	Public Holidays
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## DECEMBER 2010

Monday	Tuesday	Wednesday	Thursday	Friday
		1 <i>Agendas for Customer Services and Corporate Services &amp; Governance Committees distributed</i>	2	3
6  <b>WEEK 4</b>	7  <b>Development &amp; Community Standards Committee B 10am-12pm</b>	8 <b>Customer Services Committee 9am-11am</b> <b>Corporate Services &amp; Governance Committee 2pm-4pm</b>	9	10
13	14	15 <b>General Meeting 4pm-6pm</b>	16	17
20	21	22	23	24
27 <b>Boxing Day</b>	28 <b>Xmas Day</b>	29	30	31

<b>COMMITTEE</b>	<b>MEETING DAY</b>	<b>MEETING DATE</b>	<b>MEETING TIME</b>
<b>JULY</b>			
Development & Community Standards Committee	Tuesday	6 July	10.00am
Planning & Policy Committee	Wednesday	7 July	9.00am
Development & Community Standards Committee	Tuesday	20 July	10.00am
Customer Services Committee	Wednesday	21 July	9.00am
Corporate Services & Governance Committee	Wednesday	21 July	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>28 July</b>	<b>4.00pm</b>
<b>AUGUST</b>			
Development & Community Standards Committee	Tuesday	3 August	10.00am
Planning & Policy Committee	Wednesday	4 August	9.00am
Development & Community Standards Committee	Tuesday	17 August	10.00am
Customer Services Committee	Wednesday	18 August	9.00am
Corporate Services & Governance Committee	Wednesday	18 August	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>25 August</b>	<b>4.00pm</b>
Development & Community Standards Committee	Tuesday	31 August	10.00am
<b>SEPTEMBER</b>			
Planning & Policy Committee	Wednesday	1 September	9.00am
Development & Community Standards Committee	Tuesday	14 September	10.00am
Customer Services Committee	Wednesday	15 September	9.00am
Corporate Services & Governance Committee	Wednesday	15 September	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>22 September</b>	<b>4.00pm</b>
Development & Community Standards Committee	Tuesday	28 September	10.00am
Planning & Policy Committee	Wednesday	29 September	9.00am



<b>COMMITTEE</b>	<b>MEETING DAY</b>	<b>MEETING DATE</b>	<b>MEETING TIME</b>
<b>OCTOBER</b>			
Development & Community Standards Committee	Tuesday	12 October	10.00am
Customer Services Committee	Wednesday	13 October	9.00am
Corporate Services & Governance Committee	Wednesday	13 October	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>20 October</b>	<b>4.00pm</b>
Development & Community Standards Committee	Tuesday	26 October	10.00am
Planning & Policy Committee	Wednesday	27 October	9.00am
<b>NOVEMBER</b>			
Development & Community Standards Committee	Tuesday	9 November	10.00am
Customer Services Committee	Wednesday	10 November	9.00am
Corporate Services & Governance Committee	Wednesday	10 November	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>17 November</b>	<b>4.00pm</b>
Development & Community Standards Committee	Tuesday	23 November	10.00am
Planning & Policy Committee	Wednesday	24 November	9.00am
<b>DECEMBER</b>			
Development & Community Standards Committee	Tuesday	7 December	10.00am
Customer Services Committee	Wednesday	8 December	9.00am
Corporate Services & Governance Committee	Wednesday	8 December	2.00pm
<b>General Meeting</b>	<b>Wednesday</b>	<b>15 December</b>	<b>4.00pm</b>