

Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday 20 October 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.

2 DEVOTIONAL SEGMENT

Rev/Dr Bruce Alder, Member of the Ministers' Fellowship, led Council in a brief devotional segment.

3 RECOGNITION OF ACHIEVEMENT

3.1 ELECTION OF PRESIDENT OF LOCAL GOVERNMENT MANAGERS AUSTRALIA (QUEENSLAND)

The Mayor congratulated Mr Nick Clarke, General Manager Governance, on his election as President of the Local Government Managers Australia (Queensland) for a term of one year commencing October 2010.

3.2 FAREWELL TO GENERAL MANAGER CUSTOMER SERVICES

On behalf of Council, the Mayor thanked Mr Mike Hyde, General Manager Customer Services, for the contribution he had made to Council over the last 12 months, especially his professionalism and humanity. The Mayor wished him well in his new role.

4 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

Cr M Hobson PSM	Mayor
Cr M Elliott	Deputy Mayor and Councillor Division 7
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr D Henry	Councillor Division 3
Cr J Burns	Councillor Division 4
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 N Clarke	General Manager Governance
Mr M Hyde	General Manager Customer Services
Mr M Drydale	General Manager Corporate Services
Mrs T Averay	General Manager Development & Community Standards

MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers Team Leader
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LEAVE OF ABSENCE

Moved by:	Cr Elliott
Seconded by:	Cr Boglary

That leave of absence be granted for Cr B Townsend, Councillor Division 5 who is attending the Local Government Community Development Conference 2010 in Townsville.

CARRIED

APOLOGY

Cr T Bowler, Councillor Division 6

5 RECEIPT AND CONFIRMATION OF MINUTES**5.1 GENERAL MEETING MINUTES 22 SEPTEMBER 2010**

Moved by:	Cr Reimers
Seconded by:	Cr Elliott

That the minutes of the General Meeting held on 22 September 2010 be confirmed.

CARRIED

5.2 SPECIAL MEETING MINUTES 6 OCTOBER 2010

Moved by:	Cr Reimers
Seconded by:	Cr Murray

That the minutes of the Special Meeting held on 6 October 2010 be confirmed.

CARRIED

6 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES

6.1 REPORT FROM CHIEF EXECUTIVE OFFICER

The Chief Executive Officer to present the following items for noting:

6.1.1 TRAFFIC HANDLING – MOUNT COTTON ROAD, CAPALABA

At the General Meeting on 31 March 2010, Council resolved that a report be presented to a future Planning and Policy Committee meeting to address Council's longer term plan for handling traffic on Mount Cotton Road, Capalaba.

A report addressing this matter will be presented to the 24 November 2010 Planning and Policy Committee meeting.

6.1.2 TRAFFIC AND PEDESTRIAN HAZARDS WELLINGTON POINT

At the General Meeting on 30 June 2010, Council resolved that a report be presented to the Planning and Policy Committee regarding the current status and outlook for implementation of options to address traffic and pedestrian hazards in the Wellington Point business Centre, Main and Birkdale Roads.

The traffic and pedestrian issues have been incorporated into the *Wellington Point Village Centre Community Strategy for Linkages, Open Space and Revitalisation* report which will be presented by Environmental Management Group to the Planning & Policy Committee on 27 October 2010.

6.1.3 PETITION (DIVISION 9) MANAGEMENT OF SAFETY ISSUES – CROTONA ROAD EAST, ALEXANDRA HILLS AND CROTONA ROAD, CAPALABA

At the General Meeting on 25 August 2010 Council resolved that the petition requesting that Council undertake precinct traffic planning to assist with the management of safety issues at running and dangerous intersections along and around Crotona Road East, Alexandra Hills and Crotona Road, Capalaba be received and referred to the Planning & Policy department for investigation and a report back to Council.

A report addressing this matter will be presented to the 24 November 2010 Planning & Policy Committee meeting.

6.1.4 REQUEST FOR LAND EXCHANGE

At the General Meeting on 25 August 2010 Council resolved that a report be brought back to Council to allow review of the delegation to the Chief Executive Officer as adopted at the General Meeting of 27 September 2006 pertaining to entering into land exchanges on the Southern Moreton Bay Islands.

A report addressing this matter will be presented to the 24 November 2010 Planning and Policy Committee Meeting.

6.1.5 PETITION (DIVISION 3) REQUEST FOR A SKATE PARK AT THORNLANDS

At the General Meeting on 22 September 2010 Council resolved that the petition requesting that Council build a small skate park for scooters, skateboards and BMX riders that could be located on the corner of Lorikeet Drive and Swallow Street next to the existing park, be received and referred to the Planning & Policy department for investigation and a report back to Council.

A report addressing this matter will be presented to the 24 November 2010 Planning & Policy Committee meeting.

7 PUBLIC PARTICIPATION

MOTION TO ADJOURN MEETING

Moved by: Cr Henry
Seconded by: Cr Williams

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

CARRIED

- Mr I Sajko of Mount Cotton, addressed Council on various issues, including roadside mowing, tree maintenance, recycling bin and dog registration refund.
- Mr B Smith of Mount Cotton, addressed Council on the cancellation of the Truck Show at Cleveland Showgrounds and other major events held in the Redlands.
- Mr G Pryor of Birkdale, addressed Council in relation to a vegetation protection order.

MOTION TO RESUME MEETING

Moved by: Cr Elliott
Seconded by: Cr Henry

That the meeting proceedings resume.

CARRIED

8 PETITIONS/PRESENTATIONS

8.1 PETITION (DIVISION 3) DEVELOPMENT APPLICATIONS ON KINROSS ROAD AND TRAFFIC ISSUES CARLINGFORD DRIVE, THORNLANDS

Moved by: Cr Henry
Seconded by: Cr Elliott

That the petition, which reads as follows, be received and referred to the Development & Community Standards Department and Legal Services for consideration in the future development application process and appeal proceedings:

"We the undersigned, request that Council continues to vigorously defend its refusal of the development applications relating to parcels of land in Kinross Road, which would have their access via Carlingford Drive. We believe that Carlingford Drive was never intended to carry traffic generated by these additional 260 housing lots and we are concerned about the affect that such traffic would have on the safety and tranquillity of our community."

CARRIED

8.2 PETITION (DIVISION 4) STEPS AT 36 ORANA ESPLANADE

Moved by: Cr Burns
Seconded by: Cr Reimers

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:

"We the undersigned, request that the steps budgeted for in this years budget, be put in place in front of No. 36 Orana Esplanade. That the old steps in front of No. 38 Orana Esplanade be made into a ramp. This will allow people who launch dinghies and other small craft from the beach, easy access to the water. We all make use of this area and the Council has been remiss in looking after the interests of the community in this facility."

CARRIED

8.3 PETITION (DIVISION 1) SAFETY CONCERNS ON BAINBRIDGE STREET, ORMISTON

Moved by: Cr Boglary
Seconded by: Cr Elliott

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:

"We the undersigned, request that Council 1. repair the road on Bainbridge Street at Ormiston: 2. provide/install traffic islands on Bainbridge Street to

slow down the continuous speeders up and down our street: 3. provide better street lighting for security and safety issues of residences but also driving visibility. Please improve the conditions and safety issues of our street. We need it not only for our neighbours but the many children as well.”

CARRIED

9 MOTION TO ALTER THE ORDER OF BUSINESS

Moved by: Cr Williams

Seconded by: Cr Reimers

That the confidential report – *Review of Council Controlled State lands on North Stradbroke Island* be discussed as the last item of business.

CARRIED

10 MATERIAL PERSONAL INTEREST AND CONFLICT OF INTEREST

10.1 CONFLICT OF INTEREST

- Crs Reimers, Williams, Henry, Ogilvie, Boglary and Hobson declared a conflict of interest, or a perceived conflict of interest, in item 12.2.1 – *Land Management Plan – Norm Price Park – Redlands Showgrounds* – see item for details.

11 DEVELOPMENT & COMMUNITY STANDARDS

11.1 DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE 28/9/2010

The Development & Community Standards resolutions of 28 September 2010 are presented to Council for noting.

[Development & Community Standards Committee Minutes 28/9/2010](#)

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Henry

That the Development & Community Standards Committee Minutes of 28 September 2010, on items resolved under delegated authority, be received and resolutions noted.

CARRIED

11.1.1 PROPOSED COMPLIANCE SYSTEMATIC INSPECTION PROGRAM 2010 / 2011

Datworks Filename: L&E Declared Plants & Overgrown Vegetation – Systematic Inspection Program

Attachments: [Systematic Inspection Programs and Public Notices for Systematic Inspection Programs](#)

Responsible Officer Name: Gary Kirby
Group Manager, Community Standards

Author Name: Allan Tan
Acting Services Manager, Health and Environment Unit

EXECUTIVE SUMMARY

Chapter 5, Part 2, Division 1, Subdivision 3, Section 134 of the *Local Government Act 2009*, requires Council to approve Systematic Inspection Programs.

A Local Government may, by resolution, approve the following types of inspection programs —

- (a) a systematic inspection program;
- (b) a selective inspection program.

Council conducts Systematic Inspection Programs (surveys) to enforce the provisions of *Local Law 18 (Control of Nuisances)*, *Local Law 13 (Control of Pests)*, *Land Protection (Pest & Stock Route Management) Act 2002* and all subordinate legislation.

During the surveys, properties within the City will be inspected for possible breaches of Local Laws and State Legislation. In order to conduct the inspections, in a proactive and effective manner, Council approval of the Systematic Inspection Programs is required to enable Council Officers to enter properties and carry out the inspections. Approval will enable Council Officers to fulfil legislative requirements to carry out the inspections under the *Local Government Act 2009*.

PURPOSE

In accordance with Section 134 of the *Local Government Act 2009*, the purpose of this report is to recommend that Council conduct three (3) Systematic Inspection Programs for overgrown land, fire hazards, and declared plants.

The Systematic Inspection Programs will commence on 1 November 2010 and will continue until 30 June 2011. Each program will operate for no more than 3 months. The systematic inspection programs will be advertised in local papers at least 14 days, but no more than 28 days, prior to the commencement of the approved inspection program.

BACKGROUND

Landowners are required to keep their properties free of overgrown vegetation, fire hazards and declared plants in accordance with:

- *Local Law 18 (Control of Nuisances)* and the subordinate local law (*Local Law Policy No 18*);
- *Local Law 13 (Control of Pests)* and the subordinate local law (*Local Law Policy No 13*);
- *Land Protection (Pest & Stock Route Management) Act 2002*; and
- *Land Protection (Pest & Stock Route Management) Regulation 2003*.

To ensure properties are being maintained in accordance with legislative requirements, Council (through its Health and Environment Unit) proposes to carry out three (3) Systematic Inspection Programs (Surveys) to allow Council officers to inspect properties within the City.

As specified within Section 134 of the *Local Government Act 2009*, the carrying out of a Systematic Inspection Program must be approved by Council resolution.

ISSUES

In accordance Section 134 of the *Local Government Act 2009* - Approved Systematic Inspection Programs, an authorised officer may enter a property (other than a home on the property) for the purpose of inspection at any reasonable time of the day or night. Officers will only perform inspections between 7:00am and 5:00pm Monday to Friday.

Inspections under these systematic inspection programs will include vacant land and occupied properties (other than a home on the property) throughout the City.

Copies of each program will be available to the public at Customer Service Centres. Members of the public can obtain a copy of the program free of charge.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's Corporate Plan 2010 – 2015, by aiming to achieve a healthy natural environment. It specifically aims to achieve Strategy 1.3 to "Protect our natural environment by restoring degraded landscapes, contaminated land and managing fire, pests and other hazards."

FINANCIAL IMPLICATIONS

Authorised officers employed in this program are permanent employees of the Redland City Council. The survey has not been identified within the 2010/2011 budget.

ORGANISATIONAL DEVELOPMENT PLAN 4 KEY OBJECTIVES

In accordance with the Organisational Development Plan, the Health and Environment Unit will achieve the below objectives.

1. That the organisation, its assets, and its activities will be sustainable.
2. That the organisation's efforts and outputs will be effective.
3. That the organisation and its people are clever.
4. That the organisation and its people are caring.

CONSULTATION

The proposal to perform the Systematic Inspection Programs has involved consultation with:-

- Principal Advisor Natural Environment; and
- Advisor Reserve Management.

OPTIONS

PREFERRED

That Council resolve pursuant to section 134 of the *Local Government Act 2009* to approve the following Systematic Inspection Programs for 2010/2011 to enforce the provisions of *Local Law 18 (Control of Nuisances)*, *Local Law 13 (Control of Pests)*, *Land Protection (Pest & Stock Route Management) Act 2002* and all subordinate legislation as follows:-

1. Program 1: 1 November 2010 to 17 December 2010 inclusive;
2. Program 2: 4 January 2011 to 31 March 2011 inclusive; and
3. Program 3: 1 April 2011 to 30 June 2011 inclusive.

ALTERNATIVE

That Council resolve to act only on complaints received.

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

Moved by: Cr Elliott
Seconded by: Cr Williams

That Council resolve pursuant to section 134 of the *Local Government Act 2009* to approve the following Systematic Inspection Programs for 2010/2011 to enforce the provisions of *Local Law 18 (Control of Nuisances)*, *Local Law 13 (Control of Pests)*, *Land Protection (Pest & Stock Route Management) Act 2002* and all subordinate legislation as follows:

- 1. Program 1: 1 November 2010 to 17 December 2010 inclusive;**
- 2. Program 2: 4 January 2011 to 31 March 2011 inclusive; and**
- 3. Program 3: 1 April 2011 to 30 June 2011 inclusive.**

CARRIED

11.1.2 PROACTIVE COMPLIANCE PROGRAM

Dataworks Filename: GOV Committee Reports – Development & Community Standards

Responsible Officer Name: Gary Kirby
Community Standards Group Manager

Author Name: Graham Simpson
Service Manager Development Control Unit

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with the background, current status and the future direction of Council's Proactive Compliance Program (PCP). The PCP forms an integral part of achieving item ODP30 in Council's Organisational Development Plan (ODP).

This report also finalises an outstanding Council Resolution from the General Meeting of 29 July 2009. At Item 12.4.2 of that meeting, Council resolved as follows:

That the Chief Executive Officer conduct an audit within 3 months of all development permits issued for reconfigurations and large rural non-urban lots in the last 12 months to determine the level of compliance on conditions of approval, determine non-compliances and produce a report by 22 December 2009 with recommendations which included adherence with Council's policies.

The proposed Proactive Compliance program as outlined in this report will extend the existing Major Development Audits program to review compliance across a broader sample of completed developments. As noted later in this report, specific performance indicators have been identified to measure the results of the audit program, and these will be reported to Council.

The PCP has been established to systematically review and audit development sites for compliance with relevant development approvals and conditions to assist in ensuring the expectations of Council and the community are fulfilled. The Program has two main components being:

- Existing Major Development Audits (EMDA)
- General Development Approval Audits (GDAA)

In addition to the current officer working on the EMDA program, another officer from within the Development Control Unit has been allocated to the GDAA program with the focus being on those development sites that have been more recently approved and are currently under construction or have only recently been constructed.

To enhance the effectiveness of this program there will also be an increase in development approval monitoring by the relevant assessment teams within the Sustainable Assessment Group and Building and Plumbing Group.

PURPOSE

That Council notes the objectives, benefits and challenges for the Proactive Compliance Program to effectively deliver a development review and audit program that will achieve improvements in development outcomes in the City.

BACKGROUND

Existing Major Development Audits (EMDA)

In late 2008, the Regulatory and Health Services, Development Control Team was given the task of undertaking a systematic audit of existing major developments within the City.

In 2009/2010 a development audit schedule was finalised for the following 12 months. The schedule identified 19 sites that relevant Council officers believed met the criteria as existing major development sites. The sites selected included all quarries within the City, some major shopping centres, marinas, hotels and other selected sites. These sites were selected on the basis of factors including:

- Size, scale and intensity of operation.
- Location in relation to sensitive environments.
- Historical interest and profile of the development.
- Risk assessment of impacts of non-compliance.

As the initial 12 month schedule is drawing to a close it can be reported that the review and audit process has made substantial progress with the majority of identified sites having been audited or the auditing process has at least commenced. Based on audit results to date there have been mixed levels of compliance with some sites having only very minor non-compliance with development conditions whilst others have had more substantial issues that required remedying.

As anticipated, the audit process has been time consuming and as a result a number of major development sites have yet to be reviewed and audited. It has been determined that the existing major development audit schedule will carry forward into 2010/2011 with all identified sites to be audited by approximately early 2011.

Once the existing major development audits are completed Council will have clear records of the status of each development site and the ongoing conditions that apply to the development. The audit program has also resulted in the owners and operators of these sites becoming more aware of their development obligations. Developer relationships with Council have also improved with more self-monitoring of development conditions evident. This is expected to have substantial benefits for Council and the community in the future.

General Development Approval Audits (GDAA)

With the exception of the major development sites already identified, Council does not presently have a program which specifically targets how development approvals

are complying with their conditions. This deficiency was identified in Organisational Development Plan Issue 30 and was examined in further detail by the CEO's Working Group 3 in 2009. In summary, Working Group 3 highlighted the need for enhancement of proactive compliance activities to ensure better reflection of development conditions in development outcomes.

Council is currently reliant upon a number of triggers to either ensure compliance with development conditions is achieved and/or to activate a compliance investigation. These triggers include:

- A complaint being received alleging that a development is not complying with conditions of approval.
- Council's engineering and other technical officers identifying non-compliance with conditions as a result of inspections of development sites related to development works, engineering works and landscaping works.
- Council and Private Building Certifiers noting non-compliance of building works with higher order development permits such as Material Change of Use approvals.

These triggers are generally reactive and highly dependent on the community, Private Certifiers or Council officers identifying issues of non-compliance with the development.

ISSUES

Existing Major Development Audits (EMDA)

In general it is expected that Council will have by early 2011 all existing major development audits completed and a complete set of development records in which to undertake ongoing monitoring in the future. Currently the following matters will be relevant to the ongoing major development audit:

- Complete full audits of all 19 sites currently on the audit schedule.
- Review the sites on the audit schedule to add or remove sites as necessary in terms of priority, risk assessment and relevance.
- Move to a risk-based audit approach based on previous compliance history and potential impacts (red-amber-green audit categories) to determine frequency and depth of audits.
- Encourage a self-monitoring reporting process by major development owners/occupiers.
- Continue building relationships with major development owner/occupiers to assist in better managing potential risks and impacts from the developments on the community and the environment.
- Finalising quarterly reporting including key performance indicators.

In relation to measuring performance, a number of performance indicators are in place or being developed including:

- Achieving audit schedule timeframes – measures efficiency of program.

- Number of conditions found to be non-complying on initial and future audits as a percentage – measures effectiveness of program.
- Changes in green-amber-red designations to major development sites – measures total level of improvement as a result of program.

General Development Approval Audits (GDAA)

As previously detailed, there is a gap in how general development approvals are monitored for compliance. As identified in the ODP this service delivery gap requires attention to better deliver sustainable development outcomes. As a result the GDAA program has been established.

Development Control Unit

A second officer from within existing resources of the Development Control Unit will be allocated to the GDAA Program with the focus of this officer being on those development sites that have been more recently approved and are currently under construction or have only recently been constructed. General administrative support will be provided from existing resources where possible.

The potential scope of this program is significant given the number of development approvals issued by Council each year. For example, in the past 12 months Council has received 660 development applications (excluding building and plumbing applications) that could all be subject to a proactive compliance review. This is not feasible and therefore it is important to identify development audit priorities and to ensure that resources are allocated accordingly.

It is proposed that to identify development approvals that should be included in the GDAA review schedule, a number of filters and triggers be applied. Therefore initially one or more of the following attributes will be applicable for a development approval to be considered for inclusion in the GDAA review list:

- Designated at assessment stage as a Category 3 or 4 application.
- Was an impact assessment application that received submissions.
- Has high financial or substantial land contribution requirements.
- Is located in a highly sensitive ecological or urban environment.
- Is subject to a Court Order.
- There are other risk elements that would warrant proactive review.

It is expected that the audit list will be fluid based on continual risk assessment and prioritisation of development approvals. This assessment of the most immediate priorities will be undertaken by the Group Manager Community Standards and the Service Manager Development Control Unit on a regular basis.

It is difficult to determine the number of development approval audits that will be possible over the course of a 12 month period. This will be dependent on the number of approvals and conditions that apply, the extent of non-compliance experienced and the variable timing associated with developers taking up development approvals.

It is anticipated that this program will not be able to take on large numbers of routine compliance audits as it will be primarily dedicated to large-scale complex developments with the expected high workloads that are normally associated with auditing these major sites.

However, to ensure the available resources achieve optimum effectiveness there will be a number of additional practices implemented including:

- Random audits of a percentage of development approvals regardless of whether they meet the criteria identified earlier to filter priority sites. This random audit function is designed to ensure developers become aware there will be potential scrutiny of their development sites.
- A compliance awareness process which will include the preparation of correspondence or information sheets for developers highlighting Council's compliance expectations and the potential compliance audits that may occur.

Linkages with other Groups

It is envisaged that with the first 12 months of the GDAA program, that there will be increased linkages and greater awareness within the Sustainable Planning Group and Building and Plumbing Group for assessment officers to more effectively monitor the on-site outcomes of development approvals. This process will seek to improve proactive compliance outcomes but also assist in the professional development of planning, engineering, building and plumbing officers in relation to conditions and practical construction outcomes.

A number of areas have already been identified by the assessment Groups as having some priority for compliance monitoring. The general principle is that officers within the Sustainable Planning Group and Building and Plumbing Group will implement a compliance process, including limited formal action to an agreed and documented level. These processes will be periodically reviewed by the GDAA program officer and once compliance action escalates it will be referred to the GDAA program for action. The priority areas are currently:

- On-site septic approvals and performance, particularly on the SMBI.
- Removal dwellings on the SMBI.
- Financial contributions related to MCU approvals.
- Medium to larger scale MCU conditions as resources allow.

As previously indicated, the workload that may be generated from this enhanced monitoring is unknown and this will have to be managed and prioritised. It should not be expected that these enhanced linkages in managing development approval compliance will ensure full compliance, however significant improvement is expected.

The level of success for an enhanced partnership between the Sustainable Planning Group, Building and Plumbing Group and the GDAA program will be dependent on the workload capacity available for planners, engineers, certifiers and plumbers to be involved in site checks and compliance management. There are also additional

compliance and administrative resource implications associated with greater scrutiny of development sites.

The aim of the above proposed actions related to the GDAA program is for developers to improve their own compliance performance in the knowledge that Council may audit their sites. It is important that there are consistent processes in place for dealing with non-compliance.

The following performance indicators have been developed to measure the performance of the GDAA program:

- Total number of DA's audited as a number of DA's issued – *measures efficiency of program.*
- Number of conditions found to be non-complying on initial audits (as a percentage) – *measures effectiveness of program.*
- Total amount of outstanding financial contributions recovered as a result of audits – *measures financial benefits of program.*

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority of a healthy natural environment in a way that creates accessible and user friendly spaces and maintains our local character and identity, ensuring all new developments use high quality design that reflects our sub-tropical climate, promotes health, community harmony and wellbeing. It will also contribute to maintaining the quality and liveability of residential areas and protect natural resources.

FINANCIAL IMPLICATIONS

The PCP is currently being fully resourced using existing officers and capacity within the Development Control Unit, however subject to further review, additional resources may be required.

It is difficult to accurately determine how effective the resources currently allocated to this program will be, given the factors mentioned in this report. Should Council require the timeframes for this audit process to be accelerated or require different outcomes to that specified in the current program, then additional resources will be required.

At this stage it is planned to review the performance of the GDAA program over the next 6 months to determine how effective it is in producing better compliance outcomes. Should it appear that the resources available to the program are not realising any significant achievement, it is probable that a business case will be presented to consider providing additional resources to the program.

ORGANISATIONAL DEVELOPMENT PLAN 4 KEY OBJECTIVES

In accordance with the Organisational Development Plan, the Development Control Unit will achieve the below objectives.

1. That the organisation, its assets, and its activities will be sustainable.
2. That the organisation's efforts and outputs will be effective.
3. That the organisation and its people are clever.
4. That the organisation and its people are caring.

PLANNING SCHEME IMPLICATIONS

The Proactive Compliance Program will not impact on the Redlands Planning Scheme.

CONSULTATION

Consultation has been undertaken with all Groups within the Development and Community Standards Department.

OPTIONS

PREFERRED

That Council note this report.

ALTERNATIVE

None proposed.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Williams

That Council note this report.

CARRIED

11.2 DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE 12/10/2010

The Development & Community Standards resolutions of 12 October 2010 are presented to Council for noting.

[Development & Community Standards Committee Minutes 12/10/2010](#)

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Henry

That the Development & Community Standards Committee Minutes of 12 October 2010, on items resolved under delegated authority, be received and resolutions noted.

CARRIED**11.2.1 POLICY - FEE WAIVERS AND DISCOUNTS RELATING TO DEVELOPMENT & COMMUNITY STANDARDS APPLICATIONS**

Dataworks Filename: Fees and Charges
Attachment: [POL-3094 Fee Waivers and Discounts Relating to Development and Community Standards Applications](#)
Responsible Officer Name: Toni Averay
General Manager, Development and Community Standards
Author Name: Tricia Bell
Group Manager, Business and Performance

EXECUTIVE SUMMARY

Council adopted the 2010/2011 Fees and Charges Schedule at its special meeting of 25 June 2010. Amendments to that schedule were adopted by Council at its General Meeting of 25 August 2010.

Item 7 on page 26 of the 2010/2011 Fees and Charges Schedule provides for a number of discounts as follows:

- 7.0 Discretionary Discounts
- 7.1 Bonafide Charities and Not For Profit Organisations;
- 7.2 Accelerated DA Applications; and
- 7.3 Smart eDA.

Audit Plan No. 200932 Item 7.1.1 recommended that:

“A clearly defined policy relating to relaxations, waivers and discounts of fees associated with development applications should be established to articulate Council’s overall policy position and provide clear direction and consistency across the organisation.”

To comply with this audit recommendation, POL-3094 (Attachment 1) has been developed and is submitted for approval.

PURPOSE

The purpose of this report is to seek Council approval of POL-3094 as detailed in Attachment 1.

It is further requested that Council delegate to the Chief Executive Officer the authority to approve requests for a reduction or waiver of the relevant fees in accordance with POL-3094 and its supporting guidelines and procedures. Council delegated this authority to the General Manager Development and Community Standards at its General Meeting of 16 December 2009.

BACKGROUND

As outlined in the Executive Summary above, the 2010/2011 Fees and Charges Schedule was adopted by Council at its special meeting of 25 June 2010. Included in this schedule, is provision for discretionary discounts. Under **7.0 Discretionary Discounts**, the General Manager Development and Community Standards is authorised to approve requests to reduce the development application fee when a strict application of the scheduled fee is considered unreasonable or inappropriate considering the work required to carry out the assessment of the application, or where an appropriate fee has not been set. There are strict guidelines and criteria set around the approval of such requests.

In addition, a number of other discounts have been approved by Council as follows:

- **7.1 Bonafide Charities and Not For Profit Organisations:** A discount/rebate of 25% will be applied for bonafide charities and not for profit organisation which meet the criteria outlined in the 2010/2011 Fees and Charges Schedule. Supporting documentation confirming the status as an eligible charity or not for profit organisation must be supplied with the application to receive the discount at lodgement.
- **7.2 Accelerated DA Applications:** A rebate of 25% (to a maximum of \$5,000) will be applied for Accelerated DA Applications complying with the criteria detailed in the Accelerated DA fact sheets.
- **7.3 Smart eDA:** A discount of 10% (to a maximum of \$5,000) will be applied for applications lodged using Council’s Smart eDA system. This discount can be applied at lodgement.

Following a recommendation from the Audit Committee, as detailed above, a policy document has been prepared to ensure consistency of accountability of the fee waiver and discounts process as it relates to Development and Community Standards Department applications.

ISSUES

There are no issues related to the adoption of this policy. Council has already approved the content via the 2010/2011 Fees and Charges Schedule.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Inclusive and Ethical Governance' Outcome 8 - 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.

Strategy 8.8 - Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan

FINANCIAL IMPLICATIONS

There are no financial implications attached to this policy document.

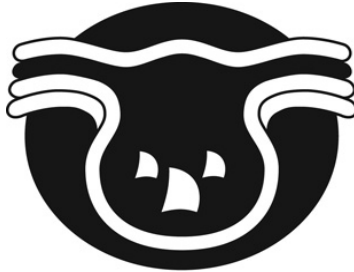
OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Boglary

That Council resolve as follows:

- 1. To adopt Policy No. POL-3094 Fee Waivers and Discounts Relating to Development and Community Standards Applications; and**
- 2. That the Chief Executive Officer be delegated authority, under s.257(1)(b) of the *Local Government Act 2009*, to approve requests to reduce and/or waive fees and charges as per the terms of POL-3094 according to the Fees and Charges Schedule.**

CARRIED



Redland
CITY COUNCIL

MINUTES

DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE MEETING

Tuesday 28 September 2010

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

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Council, at its meeting on 24 February 2010, resolved as follows:

1. 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
2. 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 Chair to determine the matter.

DECLARATION OF OPENING

Cr Townsend declared the meeting open at 10.08am.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Committee Membership:

Cr B Townsend	Chair and Councillor Division 5
Cr M Hobson PSM	Mayor – entered at 10.14am
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr D Henry	Councillor Division 3
Cr J Burns	Councillor Division 4
Cr T Bowler	Councillor Division 6
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10

Committee Manager:

Mrs T Averay General Manager Development & Community Standards

Officers

Mr B Macnee	Group Manager Sustainable Assessment
Mr W Dawson	Manager Land Use Planning
Mr G Kirby	Group Manager Community Standards
Mr G Simpson	Service Manager Development Control Unit
Mrs J Saunders	Senior Planner Project Manager Development & Community Standards
Mr P Maslen	Team Leader Environment Assessment

Minutes:

Corporate Meetings & Registers Team

APOLOGY

An apology was noted for Cr M Elliott, Councillor Division 7.

RECEIPT AND CONFIRMATION OF MINUTES

Moved by: Cr Reimers
Seconded by: Cr Ogilvie

That the minutes of the Development & Community Standards Committee meeting of 14 September 2010 be confirmed.

CARRIED

PUBLIC PARTICIPATION AT MEETING

Nil

MATERIAL PERSONAL INTEREST AND CONFLICT OF INTEREST

Nil

MOTION TO ALTER THE ORDER OF BUSINESS

Nil

COUNCILLOR ABSENCES DURING THE MEETING

Cr Boglary left the meeting at 10.31am (during item 1.3) and returned at 10.35am (during item 1.3);

Cr Ogilvie left the meeting at 10.53am (during item 1.3) and returned at 10.54am (during item 1.3);

Cr Burns left the meeting at 11.10am (during item 1.6).

1 DEVELOPMENT & COMMUNITY STANDARDS

1.1 PROPOSED COMPLIANCE SYSTEMATIC INSPECTION PROGRAM 2010 / 2011

Datworks Filename:	L&E Declared Plants & Overgrown Vegetation – Systematic Inspection Program
Attachments:	<u>Systematic Inspection Programs and Public Notices for Systematic Inspection Programs</u>
Responsible Officer Name:	Gary Kirby Group Manager, Community Standards
Author Name:	Allan Tan Acting Services Manager, Health and Environment Unit

EXECUTIVE SUMMARY

Chapter 5, Part 2, Division 1, Subdivision 3, Section 134 of the *Local Government Act 2009*, requires Council to approve Systematic Inspection Programs.

A Local Government may, by resolution, approve the following types of inspection programs —

- (a) a systematic inspection program;
- (b) a selective inspection program.

Council conducts Systematic Inspection Programs (surveys) to enforce the provisions of *Local Law 18 (Control of Nuisances)*, *Local Law 13 (Control of Pests)*, *Land Protection (Pest & Stock Route Management) Act 2002* and all subordinate legislation.

During the surveys, properties within the City will be inspected for possible breaches of Local Laws and State Legislation. In order to conduct the inspections, in a proactive and effective manner, Council approval of the Systematic Inspection Programs is required to enable Council Officers to enter properties and carry out the inspections. Approval will enable Council Officers to fulfil legislative requirements to carry out the inspections under the *Local Government Act 2009*.

PURPOSE

In accordance with Section 134 of the *Local Government Act 2009*, the purpose of this report is to recommend that Council conduct three (3) Systematic Inspection Programs for overgrown land, fire hazards, and declared plants.

The Systematic Inspection Programs will commence on 1 November 2010 and will continue until 30 June 2011. Each program will operate for no more than 3 months. The systematic inspection programs will be advertised in local papers at least 14 days, but no more than 28 days, prior to the commencement of the approved inspection program.

BACKGROUND

Landowners are required to keep their properties free of overgrown vegetation, fire hazards and declared plants in accordance with:

- *Local Law 18 (Control of Nuisances)* and the subordinate local law (*Local Law Policy No 18*);
-

- *Local Law 13 (Control of Pests)* and the subordinate local law (*Local Law Policy No 13*);
- *Land Protection (Pest & Stock Route Management) Act 2002*; and
- *Land Protection (Pest & Stock Route Management) Regulation 2003*.

To ensure properties are being maintained in accordance with legislative requirements, Council (through its Health and Environment Unit) proposes to carry out three (3) Systematic Inspection Programs (Surveys) to allow Council officers to inspect properties within the City.

As specified within Section 134 of the *Local Government Act 2009*, the carrying out of a Systematic Inspection Program must be approved by Council resolution.

ISSUES

In accordance Section 134 of the *Local Government Act 2009* - Approved Systematic Inspection Programs, an authorised officer may enter a property (other than a home on the property) for the purpose of inspection at any reasonable time of the day or night. Officers will only perform inspections between 7:00am and 5:00pm Monday to Friday.

Inspections under these systematic inspection programs will include vacant land and occupied properties (other than a home on the property) throughout the City.

Copies of each program will be available to the public at Customer Service Centres. Members of the public can obtain a copy of the program free of charge.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's Corporate Plan 2010 – 2015, by aiming to achieve a healthy natural environment. It specifically aims to achieve Strategy 1.3 to "Protect our natural environment by restoring degraded landscapes, contaminated land and managing fire, pests and other hazards."

FINANCIAL IMPLICATIONS

Authorised officers employed in this program are permanent employees of the Redland City Council. The survey has not been identified within the 2010/2011 budget.

ORGANISATIONAL DEVELOPMENT PLAN 4 KEY OBJECTIVES

In accordance with the Organisational Development Plan, the Health and Environment Unit will achieve the below objectives.

1. That the organisation, its assets, and its activities will be sustainable.
2. That the organisation's efforts and outputs will be effective.
3. That the organisation and its people are clever.
4. That the organisation and its people are caring.

CONSULTATION

The proposal to perform the Systematic Inspection Programs has involved consultation with:-

- Principal Advisor Natural Environment; and
- Advisor Reserve Management.

OPTIONS

PREFERRED

That Council resolve pursuant to section 134 of the *Local Government Act 2009* to approve the following Systematic Inspection Programs for 2010/2011 to enforce the provisions of *Local Law 18 (Control of Nuisances)*, *Local Law 13 (Control of Pests)*, *Land Protection (Pest & Stock Route Management) Act 2002* and all subordinate legislation as follows:-

1. Program 1: 1 November 2010 to 17 December 2010 inclusive;
2. Program 2: 4 January 2011 to 31 March 2011 inclusive; and
3. Program 3: 1 April 2011 to 30 June 2011 inclusive.

ALTERNATIVE

That Council resolve to act only on complaints received.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr Williams

Seconded by: Cr Henry

That Council resolve pursuant to section 134 of the *Local Government Act 2009* to approve the following Systematic Inspection Programs for 2010/2011 to enforce the provisions of *Local Law 18 (Control of Nuisances)*, *Local Law 13 (Control of Pests)*, *Land Protection (Pest & Stock Route Management) Act 2002* and all subordinate legislation as follows:

1. Program 1: 1 November 2010 to 17 December 2010 inclusive;
2. Program 2: 4 January 2011 to 31 March 2011 inclusive; and
3. Program 3: 1 April 2011 to 30 June 2011 inclusive.

CARRIED

1.2 PROACTIVE COMPLIANCE PROGRAM

Dataworks Filename: GOV Committee Reports – Development & Community Standards

Responsible Officer Name: Gary Kirby
Community Standards Group Manager

Author Name: Graham Simpson
Service Manager Development Control Unit

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with the background, current status and the future direction of Council's Proactive Compliance Program (PCP). The PCP forms an integral part of achieving item ODP30 in Council's Organisational Development Plan (ODP).

This report also finalises an outstanding Council Resolution from the General Meeting of 29 July 2009. At Item 12.4.2 of that meeting, Council resolved as follows:

That the Chief Executive Officer conduct an audit within 3 months of all development permits issued for reconfigurations and large rural non-urban lots in the last 12 months to determine the level of compliance on conditions of approval, determine non-compliances and produce a report by 22 December 2009 with recommendations which included adherence with Council's policies.

The proposed Proactive Compliance program as outlined in this report will extend the existing Major Development Audits program to review compliance across a broader sample of completed developments. As noted later in this report, specific performance indicators have been identified to measure the results of the audit program, and these will be reported to Council.

The PCP has been established to systematically review and audit development sites for compliance with relevant development approvals and conditions to assist in ensuring the expectations of Council and the community are fulfilled. The Program has two main components being:

- Existing Major Development Audits (EMDA)
- General Development Approval Audits (GDAA)

In addition to the current officer working on the EMDA program, another officer from within the Development Control Unit has been allocated to the GDAA program with the focus being on those development sites that have been more recently approved and are currently under construction or have only recently been constructed.

To enhance the effectiveness of this program there will also be an increase in development approval monitoring by the relevant assessment teams within the Sustainable Assessment Group and Building and Plumbing Group.

PURPOSE

That Council notes the objectives, benefits and challenges for the Proactive Compliance Program to effectively deliver a development review and audit program that will achieve improvements in development outcomes in the City.

BACKGROUND

Existing Major Development Audits (EMDA)

In late 2008, the Regulatory and Health Services, Development Control Team was given the task of undertaking a systematic audit of existing major developments within the City.

In 2009/2010 a development audit schedule was finalised for the following 12 months. The schedule identified 19 sites that relevant Council officers believed met the criteria as existing major development sites. The sites selected included all quarries within the City, some major shopping centres, marinas, hotels and other selected sites. These sites were selected on the basis of factors including:

- Size, scale and intensity of operation.
- Location in relation to sensitive environments.
- Historical interest and profile of the development.
- Risk assessment of impacts of non-compliance.

As the initial 12 month schedule is drawing to a close it can be reported that the review and audit process has made substantial progress with the majority of identified sites having been audited or the auditing process has at least commenced. Based on audit results to date there have been mixed levels of compliance with some sites having only very minor non-compliance with development conditions whilst others have had more substantial issues that required remedying.

As anticipated, the audit process has been time consuming and as a result a number of major development sites have yet to be reviewed and audited. It has been determined that the existing major development audit schedule will carry forward into 2010/2011 with all identified sites to be audited by approximately early 2011.

Once the existing major development audits are completed Council will have clear records of the status of each development site and the ongoing conditions that apply to the development. The audit program has also resulted in the owners and operators of these sites becoming more aware of their development obligations. Developer relationships with Council have also improved with more self-monitoring of development conditions evident. This is expected to have substantial benefits for Council and the community in the future.

General Development Approval Audits (GDAA)

With the exception of the major development sites already identified, Council does not presently have a program which specifically targets how development approvals are complying with their conditions. This deficiency was identified in Organisational Development Plan Issue 30 and was examined in further detail by the CEO's Working Group 3 in 2009. In summary, Working Group 3 highlighted the need for enhancement of proactive compliance activities to ensure better reflection of development conditions in development outcomes.

Council is currently reliant upon a number of triggers to either ensure compliance with development conditions is achieved and/or to activate a compliance investigation. These triggers include:

- A complaint being received alleging that a development is not complying with conditions of approval.

- Council's engineering and other technical officers identifying non-compliance with conditions as a result of inspections of development sites related to development works, engineering works and landscaping works.
- Council and Private Building Certifiers noting non-compliance of building works with higher order development permits such as Material Change of Use approvals.

These triggers are generally reactive and highly dependent on the community, Private Certifiers or Council officers identifying issues of non-compliance with the development.

ISSUES

Existing Major Development Audits (EMDA)

In general it is expected that Council will have by early 2011 all existing major development audits completed and a complete set of development records in which to undertake ongoing monitoring in the future. Currently the following matters will be relevant to the ongoing major development audit:

- Complete full audits of all 19 sites currently on the audit schedule.
- Review the sites on the audit schedule to add or remove sites as necessary in terms of priority, risk assessment and relevance.
- Move to a risk-based audit approach based on previous compliance history and potential impacts (red-amber-green audit categories) to determine frequency and depth of audits.
- Encourage a self-monitoring reporting process by major development owners/occupiers.
- Continue building relationships with major development owner/occupiers to assist in better managing potential risks and impacts from the developments on the community and the environment.
- Finalising quarterly reporting including key performance indicators.

In relation to measuring performance, a number of performance indicators are in place or being developed including:

- Achieving audit schedule timeframes – measures efficiency of program.
- Number of conditions found to be non-complying on initial and future audits as a percentage – measures effectiveness of program.
- Changes in green-amber-red designations to major development sites – measures total level of improvement as a result of program.

General Development Approval Audits (GDAA)

As previously detailed, there is a gap in how general development approvals are monitored for compliance. As identified in the ODP this service delivery gap requires attention to better deliver sustainable development outcomes. As a result the GDAA program has been established.

Development Control Unit

A second officer from within existing resources of the Development Control Unit will be allocated to the GDAA Program with the focus of this officer being on those development sites that have been more recently approved and are currently under construction or have only recently been constructed. General administrative support will be provided from existing resources where possible.

The potential scope of this program is significant given the number of development approvals issued by Council each year. For example, in the past 12 months Council has received 660 development applications (excluding building and plumbing applications) that could all be subject to a proactive compliance review. This is not feasible and therefore it is important to identify development audit priorities and to ensure that resources are allocated accordingly.

It is proposed that to identify development approvals that should be included in the GDAA review schedule, a number of filters and triggers be applied. Therefore initially one or more of the following attributes will be applicable for a development approval to be considered for inclusion in the GDAA review list:

- Designated at assessment stage as a Category 3 or 4 application.
- Was an impact assessment application that received submissions.
- Has high financial or substantial land contribution requirements.
- Is located in a highly sensitive ecological or urban environment.
- Is subject to a Court Order.
- There are other risk elements that would warrant proactive review.

It is expected that the audit list will be fluid based on continual risk assessment and prioritisation of development approvals. This assessment of the most immediate priorities will be undertaken by the Group Manager Community Standards and the Service Manager Development Control Unit on a regular basis.

It is difficult to determine the number of development approval audits that will be possible over the course of a 12 month period. This will be dependent on the number of approvals and conditions that apply, the extent of non-compliance experienced and the variable timing associated with developers taking up development approvals.

It is anticipated that this program will not be able to take on large numbers of routine compliance audits as it will be primarily dedicated to large-scale complex developments with the expected high workloads that are normally associated with auditing these major sites.

However, to ensure the available resources achieve optimum effectiveness there will be a number of additional practices implemented including:

- Random audits of a percentage of development approvals regardless of whether they meet the criteria identified earlier to filter priority sites. This random audit function is designed to ensure developers become aware there will be potential scrutiny of their development sites.
- A compliance awareness process which will include the preparation of correspondence or information sheets for developers highlighting Council's compliance expectations and the potential compliance audits that may occur.

Linkages with other Groups

It is envisaged that with the first 12 months of the GDAA program, that there will be increased linkages and greater awareness within the Sustainable Planning Group and Building and Plumbing Group for assessment officers to more effectively monitor the on-site outcomes of development approvals. This process will seek to improve proactive compliance outcomes but also assist in the professional development of planning, engineering, building and plumbing officers in relation to conditions and practical construction outcomes.

A number of areas have already been identified by the assessment Groups as having some priority for compliance monitoring. The general principle is that officers within the Sustainable Planning Group and Building and Plumbing Group will implement a compliance process, including limited formal action to an agreed and documented level. These processes will be periodically reviewed by the GDAA program officer and once compliance action escalates it will be referred to the GDAA program for action. The priority areas are currently:

- On-site septic approvals and performance, particularly on the SMBI.
- Removal dwellings on the SMBI.
- Financial contributions related to MCU approvals.
- Medium to larger scale MCU conditions as resources allow.

As previously indicated, the workload that may be generated from this enhanced monitoring is unknown and this will have to be managed and prioritised. It should not be expected that these enhanced linkages in managing development approval compliance will ensure full compliance, however significant improvement is expected.

The level of success for an enhanced partnership between the Sustainable Planning Group, Building and Plumbing Group and the GDAA program will be dependent on the workload capacity available for planners, engineers, certifiers and plumbers to be involved in site checks and compliance management. There are also additional compliance and administrative resource implications associated with greater scrutiny of development sites.

The aim of the above proposed actions related to the GDAA program is for developers to improve their own compliance performance in the knowledge that Council may audit their sites. It is important that there are consistent processes in place for dealing with non-compliance.

The following performance indicators have been developed to measure the performance of the GDAA program:

- Total number of DA's audited as a number of DA's issued – *measures efficiency of program.*
- Number of conditions found to be non-complying on initial audits (as a percentage) – *measures effectiveness of program.*
- Total amount of outstanding financial contributions recovered as a result of audits – *measures financial benefits of program.*

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority of a healthy natural environment in a way that creates accessible and user friendly spaces and maintains our local character and identity, ensuring all new developments use high quality design that reflects our sub-tropical climate, promotes health, community harmony and wellbeing. It will also contribute to maintaining the quality and liveability of residential areas and protect natural resources.

FINANCIAL IMPLICATIONS

The PCP is currently being fully resourced using existing officers and capacity within the Development Control Unit, however subject to further review, additional resources may be required.

It is difficult to accurately determine how effective the resources currently allocated to this program will be, given the factors mentioned in this report. Should Council require the timeframes for this audit process to be accelerated or require different outcomes to that specified in the current program, then additional resources will be required.

At this stage it is planned to review the performance of the GDAA program over the next 6 months to determine how effective it is in producing better compliance outcomes. Should it appear that the resources available to the program are not realising any significant achievement, it is probable that a business case will be presented to consider providing additional resources to the program.

ORGANISATIONAL DEVELOPMENT PLAN 4 KEY OBJECTIVES

In accordance with the Organisational Development Plan, the Development Control Unit will achieve the below objectives.

1. That the organisation, its assets, and its activities will be sustainable.
2. That the organisation's efforts and outputs will be effective.
3. That the organisation and its people are clever.
4. That the organisation and its people are caring.

PLANNING SCHEME IMPLICATIONS

The Proactive Compliance Program will not impact on the Redlands Planning Scheme.

CONSULTATION

Consultation has been undertaken with all Groups within the Development and Community Standards Department.

OPTIONS

PREFERRED

That Council note this report.

ALTERNATIVE

None proposed.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr Bowler

Seconded by: Cr Henry

That Council note this report.

CARRIED

1.3 RECONFIGURATION OF LOTS (2 INTO 36) - STAGE 8, VALENCIA SPRINGS 50-62 UNWIN ROAD, REDLAND BAY

Datworks Filename: SB004782.8A/8B/8C
Attachment: [Locality Map and Plans](#)
Responsible Officer Name: Bruce Macnee
Group Manager, Sustainable Assessment
Author Name: Andrew Veres
Senior Planner, Planning Assessment

EXECUTIVE SUMMARY

Application Type	Reconfiguration of Lots by Subdivision for Valencia Springs Estate Stages 8A, 8B & 8C
Proposed Use	Residential
Property Description	Lot 500 SP 202337 Lot 800 SP 202337
Location	50-62 Unwin Road and 68-84 Unwin Road, Redland Bay QLD 4165
Land Area	7.884 ha
Zoning	OS - Open Space UR - Urban Residential
Overlays	<ul style="list-style-type: none"> • Acid Sulfate Soils Overlay • Bushfire Hazard Overlay • Bushland Habitat Overlay • Road and Rail Noise Impact Overlay • Waterways Wetlands and Moreton Bay Overlay
No. of Public Submissions	N/A
Applicant	DTS Group Pty Ltd
Land Owner	AMEX Subdivisions Pty Ltd
Date of Receipt	25/10/2007
Start Decision Stage	03/05/2008
Statutory Decision Date	29/08/2008
Application Coordinator	Andrew Veres/Kim Sweeper
Manager	Julie Saunders – Manager, Planning Assessment

2002 DELEGATIONS

This Category 4 application is referred to the Development Assessment Committee for determination.

EXECUTIVE SUMMARY

The Reconfiguration of a Lot application has been received and has been assessed against the requirements of the Planning Scheme. The proposal provides for the creation of 36 residential allotments plus park in Stage 8, being the final stage of Valencia Springs, a 226 lot residential estate.

The two main issues with regard to the assessment of this application were retention of a number of large old growth scribbly gums and stormwater quality. The existing scribbly gums, which will be removed, exist in the road reserve and proposed lots. While these

have high environmental value they are considered dangerous in areas where dwellings and public access can occur and hence are incompatible with the proposed development. Significant negotiations have occurred with the applicant's engineers and arborists, over an extended period, to redesign road and service layouts to reduce the impact on trees in the road reserve.

Negotiations have also occurred to ensure stormwater quality designs.

It is recommended that the proposal can now be given a Development Permit.

COMPLIANCE OR NON COMPLIANCE WITH LEGISLATION AND RELEVANT PLANNING INSTRUMENTS

The following Legislation and Planning Instruments were considered in the assessment of this application:

- The *Integrated Planning Act 1997*;
- The Sustainable Planning Act 2009; and
- The Redlands Planning Scheme.

The application generally complies with the relevant Legislation and Planning Instruments. The site is zoned Urban Residential and Open Space within the Redlands Planning Scheme. The proposal is considered to be generally consistent with the zoning of the site.

CONSULTATION

The Planning Assessment Team has consulted with the various other assessment teams and has provided a copy of the application to the Divisional Councillor (Cr Bowler). The Divisional Councillor has requested the application be referred to the Development Assessment Committee for consideration, in particular regarding engineering conditions and the retention of trees in road reserves.

RECONFIGURATION OF LOT PROPOSAL

The proposal provides for the creation of 36 residential allotments plus park and new road in three (3) stages as follows:

- Stage 8A – Provides for the creation of 20 lots, being proposed Lots 204-226 (inclusive) ranging in size from 700m² to 865m², 1.8885ha of Park and approximately 410m new road.
- Stage 8B – Provides for the creation of 11 lots, being proposed Lots 193-203 (inclusive) ranging in size from 700m² to 795m² and approximately 159m of new road.
- Stage 8C – Provides for the creation of 5 lots, being proposed Lots 188-192 (inclusive) ranging in size from 700m² to 790m² and approximately 31m of new road.

The Applicant's proposal represents the final stages of the Valencia Springs Estate development.

RECONFIGURATION CODE – TABLE 1 LOT SIZES

The proposal is considered to be generally consistent with the zoning of the site and with the requirements of Council's Planning Scheme. The resulting allotments are suitable for a residential use at a density not greater than 1 dwelling unit per 400m².

OVERLAYS

The following overlays affect the subject site within Council's planning scheme:

- **Acid Sulfate Soils Overlay** – Acid sulfate soils in this area are located between 5 and 20 metres AHD. The proposal does not involve cutting or filling greater than 100m³ below 5m AHD and hence there is no requirement to address this overlay.
- **Bushfire Hazard Overlay** – Bushfire will have limited impact on the developed subdivision. The creation of an esplanade road along the interface with the remnant bushland will enable appropriate management of a potential bushfire.
- **Bushland Habitat Overlay** – The subdivision will impact on part of the existing bushland as approved by the original Material Change of Use approval. The Bushland Habitat area which coincides with the open Space zoning will be respected.
- **Road and Rail Noise Impact Overlay** – Appropriate conditions have been included in the Recommendation(s) below to address the Road and Rail Noise Impacts Overlay.
- **Waterways Wetlands and Moreton Bay Overlay** – The area of the subject site included in this overlay is within the Open Space zone and future park and hence are respected.

Environmental Comments

This is the last stage of the Valencia Springs estate containing the main park area for conservation purposes, with the only remaining bushland of the estate. The layout was determined in the original rezoning approval and the opportunity to reduce impacts on natural features of the site has been limited by the previous approval.

Significant negotiations with the applicant's engineers and arborists have occurred over an extended period to redesign road and services layouts to reduce the impact on trees in the road reserve. A number of large old growth scribbly gums which will be removed, exist in the road reserve and proposed lots. While these have high environmental value they are potentially dangerous in areas where dwellings and public access can occur and hence are incompatible with the proposed development.

Negotiations have also occurred to ensure stormwater quality designs will be improved over that which were considered adequate when Stage 3 was approved and the stormwater quality control facilities built for Stages 3, 4 and 8. Augmentation of the existing system will be required by conditions of this approval.

Conditions have been included to ensure the agreed outcomes of these negotiations will be implemented in the construction of Stage 8.

CONCLUSION

The proposed development represents the final stage in an estate which was originally approved in 1997. The proposal is considered to be generally in accordance with the Reconfiguration Code and relevant Overlay Codes. The concerns regarding revegetation / retention of existing vegetation have been addressed by design of the road layout. The stormwater quality produced by the proposal will be improved by appropriate permit conditions. Having due regard to the Applicant's proposal and the information noted above it is recommended a Development Permit be issued subject to conditions.

OFFICER'S RECOMMENDATION

That Committee, under delegated authority, resolve as follows:

That a Development Permit be issued for the Reconfiguration of Lots (Code Assessment) application for a two (2) into 36 lot Subdivision (plus park) representing Stages 8A, 8B and 8C of the Valencia Springs Estate, on land described as Lot 500 on SP202337 and Lot 800 on SP202337 and situated at 50-62 and 68-84 Unwin Road, Redland Bay, subject to the following conditions:

Valencia Spring Stage 8A (proposed Lots 204 to 225 plus Park)

Prior to Council being requested to sign a Plan of Survey for the subject development the Developer must undertake the following:

1.0 DESIGN OF LAYOUT

- 1.1 Carry out the development generally in accordance with the approved plan for Stages 8A, 8B and 8C depicted on Proposed Subdivision Plan drawing number A1 897/19J, prepared by DTS Group Qld Pty Ltd and dated 5th July 2010.
- 1.2 Dedicate the area of land (minimum size 1.9359 hectares) depicted on the above plan as "Park" (this dedication fully satisfies the requirement for open space dedication for this development).

2.0 GENERAL

- 2.1 Comply with all relevant Council Local Laws, Regulations and Policies together with all conditions of approval fully and to the complete satisfaction of the Council.
- 2.2 Relocate in accordance with Council standards any services (Water, Sewer, Energex, Telstra and roofwater) that are not wholly located within the lots that are being serviced.
- 2.3 Remove any existing dwellings and ancillary structures together with any non Class 1 structures (ie any existing sheds) located within the proposed lots.
- 2.4 Alter all existing fences, and/or incidental works that straddle the new boundaries to align with the new property boundaries and/or wholly contain within one of the respective properties.
- 2.5 Pay all costs (including Council's legal expenses) to prepare any necessary easement documentation and register the easement with the Department of Natural Resources and Water. Where Council is a party to a proposed easement and/or if the proposed easement is in favour of Council, then all necessary easement

documentation regarding that easement/s must be prepared by Council's solicitors, using Council's standard form of easement.

- 2.6 Provide corner truncations to lots in accordance with the Redland Planning Scheme.

3.0 ENGINEERING REQUIREMENTS

Roadworks and Drainage

- 3.1 Construct a $\frac{3}{4}$ wide road construction along the Unwin Road frontage(s) of the development including Type M1 concrete kerb and channel on an alignment which suits a 7.0 metre wide pavement (measured lip to lip), AC road pavement with appropriate pavement tapers, all associated services, road drainage and verge works, all in accordance with Council standards. The road must be located within the road reserve on an alignment and level which maximises the retention of native vegetation and conforms to a design speed of 40 kph as per Council's Planning Scheme.
- 3.2 Construct a 1.5 metre wide concrete footpath along the eastern side of Unwin Road adjacent to the frontage of the development on an alignment which maximises the retention of the native vegetation and as determined on site with Redland City Council officers.
- 3.3 Provide for a minimum 15 metre wide road reserve and a minimum 6.0 metre wide (lip to lip) sealed pavement with Type M1 concrete kerb and channel, all associated services, road drainage and verge works in accordance with Council standards for Access Place's and Access Streets. The road must conform to a design speed of 30 kph as per Council's Planning Scheme. Alignment to be constructed generally in accordance with Brown Consulting Drawings B07019-SK13 to B07019-SK15.
- 3.4 Provide traffic calming consistent with the provisions of AMCORD, QLD Streets and Redland Planning Scheme. The road reserves may require widening to ensure that minimum footpath widths are maintained.
- 3.5 Design roads generally in accordance with the provisions of Queensland Street principles except as provided for herein.
- 3.6 Construct a "Tee Head" manoeuvring area at the end of proposed Road 15 generally in accordance with Council standards. The works must adequately enable service vehicle turning movements within the cul-de-sac. (The applicant should consider contacting owner of the proposed development of Lot 1 on SP153871 to negotiate an arrangement for the proposed works).
- 3.7 Construct a 2.5 metre wide concrete shared use path between Serpentine Creek Road and Unwin Road on an approved alignment having respect to topography and retained vegetation, and as determined on site with Redland City Council officers, all in accordance with Council Standards. The pathway must be integrated with existing pathways.
- 3.8 Submit plans and preliminary designs of proposed roads, traffic calming devices and services indicating all trees to be retained within the road reserve. Such trees must be flagged for inspection by Redland City Council Officers prior to clearing of the site.

- 3.9 Construct driveway crossovers to the property boundaries of Lots 193, 195, 196, 216, 218 and 220 at the locations detailed in Brown Consulting Drawings B07019-SK13 to B07019-SK15. Concrete crossovers must be a minimum of 2.5m wide and constructed in accordance with RCC standards.
- 3.10 Include all details of benching, filling and retaining walls in the Operational Works application.
- 3.11 Construct allotment drainage conforming to the requirements as specified in Queensland Urban Drainage Manual and the Redlands Planning Scheme. Where roof water drainage is directed to kerb and channel, a kerb adaptor must be cast in situ into the kerb.
- 3.12 Where stormwater is to be discharged and dispersed onto land not in the ownership of the Applicant, the Applicant must undertake procedures as detailed in Section 3 of QUDM to ensure a legal point of discharge is obtained. Documentary evidence of stormwater discharge approvals and any other relevant agreements in relation to this matter must accompany the Operational Works application to be lodged with Council.
- 3.13 Construct all roads and drainage works in association with the development to Council's standards, including provision for an ARI 100 year overland flowpath through roads, parks and drainage reserves. An assessment of the effect of 50% blockage of the inlets must be included in the drainage calculations.
- 3.14 Design of stormwater discharge must ensure the continued use of the adjacent land without detrimental impacts to that use. The design and construction of the stormwater system must incorporate facilities which meet the requirements of the Stormwater Management Code with specific regard to the quality of stormwater being discharged to the environment.

Sewerage

- 3.15 Provision must be made for sewerage reticulation to fully service each allotment in accordance with Council Standards. Where works are required within properties that are not in the control of the Applicant, the Applicant must obtain written approval from the respective property owners for the works proposed within the respective properties. These approvals must be provided to Council in conjunction with the Operational Works application.
- 3.16 Extend sewerage reticulation via the site and make adequate provision for servicing and controlling any and all upstream allotments by means of future sewerage extension, using sewer mains of appropriate diameter and located to the satisfaction of Allconnex.
- 3.17 Submit evidence to Council, at the time of requesting approval of the Plan of Survey, which demonstrates that the development is able to access Council's sewer reticulation.

Water Supply

- 3.18 Provide water connections and water meters to each allotment in accordance with Council's approved Standard Drawings.

- 3.19 Where any connections are to be made from existing live mains the Applicant must request Allconnex to make such connections at the Applicant's expense.

General

- 3.20 Provide underground electricity reticulation to each lot and street lighting to Australian Standard A.S.1158.1 and the requirements of ENERGEX and Council, including provision of lighting for pathways and parkland (if required) and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council.
- 3.21 Provision must be made for underground telecommunication conduits to service each lot in accordance with requirements of Australian Standards to accommodate carriers and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council.
- 3.22 Submit, as part of the detailed engineering design, calculations for overland drainage flow in order to verify that the overland flow path is adequate at all locations throughout the subdivision.
- 3.23 Provide Permanent Survey Marks at positions as determined by the Manager Infrastructure Development.
- 3.24 Submit survey information to Council in association with engineering designs and as constructed drawings as per Planning Scheme Policy 9 – Infrastructure Works - Chapter 2, Part 9.2.7 of Redlands Planning Scheme. Survey control information to establish AHD, co-ordinate systems and location of permanent survey marks can be provided by Council.
- 3.25 Provide Digital Cadastral Survey Information as per Planning Scheme Policy 9 – Infrastructure Works - Chapter 2, Part 9.2.7 of the Redlands Planning Scheme.
- 3.26 Design and construct all retaining structures in accordance with AS 4678 – 2002 Earth-Retaining Structures, in particular the minimum 60 year design life requirements.
- 3.27 All allotments must have adequate flood immunity, in accordance with the Redlands Planning Scheme and relevant codes.

4.0 ENVIRONMENTAL REQUIREMENTS

4.1 General Environmental Management Requirements

Submit plans to Council for the Operational Works and on-maintenance phases which demonstrate that all environmental management issues have been addressed and designs completed to incorporate the conditions of this approval.

4.2 Environmental Management Plan

Submit, as part of the application for Operational Works, an Environmental Management Plan which must contain the following elements:

1. General Introduction
 - 1.1. Structure and Process
 - 1.1.1. Management structure and responsibility
 - 1.1.2. Construction phase
 - 1.1.3. Operational phase
 - 1.1.4. Non-conformance procedure
 - 1.1.5. External complaint management
 - 1.1.6. Personnel training
 - 1.2. Monitoring and Reporting (construction, on-maintenance, operational phase)
 - 1.3. Review and Upgrade (construction, on-maintenance, operational phase)
 - 1.4. Site description and operation
2. Vegetation Management Plan (construction, post-construction phase)
3. Fauna Management Plan (prior to commencement of works, construction phase)
4. Water Quality Management Plan
 - 4.1. Stormwater Quality Management Plan (post-construction phase)
 - 4.2. Erosion and Sediment Control Plan (construction phase)
5. Air Quality Management Plan (construction phase)
6. Noise Management Plan (construction phase)
7. Waste Management Plan (construction phase)
8. Storage and Containment of Hazardous Materials (construction phase)
9. Contaminated Land Management (construction phase)
10. Acid sulfate soil management (construction phase)

Section 1 must form the core of the Environmental Management Plan, with emphasis on specifying roles and responsibilities, and compliance, monitoring and reporting procedures. The remaining sections may be addressed by new or existing stand-alone documents, brief descriptions of intended actions, and by operational works drawings, provided these are referenced in the basic Environmental Management Plan. The Environmental Management Plan is not intended to be a complex document. The Environmental Management Plan should make clear which entities have ultimate responsibility for specific tasks, and who is responsible for remedying errors, accidents and unforeseen problems.

4.3 Vegetation Management

Submit a detailed Vegetation Management Plan including both graphical and textual information to be prepared in consultation with Council's Environmental Assessment Team. The Vegetation Management Plan and all detailed landscape designs should reflect the conservation, passive and active recreational proposed uses and vegetation in the road reserves and the stormwater treatment facilities. Specific attention must be given to On Maintenance and long term maintenance of the road reserves and the stormwater treatment facility.

The Vegetation Management Plan in conjunction with civil designs must address the retention of vegetation in building allotments and road reserves. The retention of vegetation must be maximised in all areas and offsets incorporated in adjacent existing parkland and parkland included in this application for the loss of koala food trees. Particular attention must be given to native vegetation in the existing and future road reserves of this site. Where existing mature native trees exist on lots these must be indicated on the operational works drawings with the aim of securing their retention where the species and location permits.

The retention of native vegetation with specific reference to mature trees within the existing and proposed road reserves must be undertaken by appropriate design of the road and pathways. The vegetation protection requirements of the Vegetation Management Plan to achieve retention and enhancement of this vegetation must be reflected in the operational works civil designs.

Species used in revegetation works must reflect the vegetation association detailed in the Redlands Planning Scheme Schedule 10 Part 4 Grey Gum Spotted Gum – Open Forest – Mainland Vegetation Association and complemented in the Council's Vegetation Enhancement Strategy (November 2007), locally endemic wetland species and observations on site.

The following details must be submitted within the Vegetation Management Plan:

- a) A statement of objectives, a description of management strategies, potential impacts, actions/controls, maintenance, monitoring, performance indicators, corrective actions and reporting.
- b) A survey accurate plot of all trees within a distance of one and a half tree height from any proposed construction work.
- c) Plant densities must reflect the requirement of the application to ensure site stability and maximum regeneration rates. A density of 5 plants per square metre for water courses and constructed stormwater treatment facilities being a minimum guide.
- d) Rehabilitation works within the (external) road reserves frontages immediately abutting the subject stage, specifically Serpentine Creek and Unwin Road must be addressed as part of the Landscape Plan.
- e) Planting schedules and timing, including any staging program.
- f) Details of fertiliser and chemical use.
- g) Weed management must be addressed in terms of declared plants and environmental weeds as defined in the Part 9 - Schedules, Schedule 12 - Weed Species List and the Vegetation Enhancement Strategy (November 2007). The Vegetation Management Plan must outline the extent, location and methods of eradication and rehabilitation of any areas denude due to the weed reduction.
- h) The Vegetation Management Plan must be authorised by the Applicant's hydraulic consultant to ensure stormwater overland flow paths and areas required for the treatment of stormwater are not affected in an inappropriate manner.
- i) The Vegetation Management Plan must specifically address the minimisation of impacts of the proposed stormwater treatment facilities on existing vegetation. Impacts caused by design and construction of these facilities on existing natural vegetation must be addressed and rehabilitation of the areas detailed.
- j) A maintenance program for the on-maintenance period.

4.4 Vegetation Retention and Protection

Submit detailed road design of the esplanade road which addresses retention of trees along Unwin Road, Serpentine Creek Road and the proposed esplanade road. Detailed design must be supplied as part of the Operational Works application to ensure the retention of trees over 200mm diameter at 1.2 metres above natural grade. Offset planting for any trees removed must occur in accordance with the Council's Vegetation Enhancement Strategy November 2007 in existing Council controlled park or in proposed parkland of this application.

The alignment of the boundary of proposed Lot 226 must ensure a setback of at least 5m from the drip zone of existing mature gum trees in the proposed park on Serpentine Creek Road.

Design of the proposed esplanade road, Road 15, and the interface with the proposed park must not include any batters into the proposed park that will negatively impact on mature trees.

Any significant trees within proposed road reserves must be retained and designs of works within the road reserve carried out to ensure the long term survival and health of such trees.

4.5 Fauna Management

Appoint an accredited wildlife spotter to examine the site for wildlife habitat, and to supervise clearing operations at the operational works stage, and at least 14 days before commencement of any vegetation removal, dewatering or earthworks (wildlife habitat includes trees whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces and aquatic feature such as dams and water courses).

Prior to the pre-start meeting, the spotter must provide Council with a plan indicating the broad range of fauna expected on the site, the proposed method of operation, and any expected constraints.

During clearing operations, the clearing contractor must:

- a) liaise with the on-site spotter; and
- b) ensure that each tree or other feature identified by the spotter as being a risk to wildlife if felled, disturbed or dewatered, is not damaged or disturbed until the spotter advises that it is appropriate to do so.

Before commencement of and during clearing operations, it is the responsibility of the spotter to:

- a) be present at the site of clearing, dewatering, and other operations;
- b) identify any tree or feature with wildlife present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree;
- c) advise the contractor of the precise location of each such tree or other feature.

An accredited spotter is a person or company holding a current Rehabilitation Permit issued by the Environmental Protection Agency under Section 275(d) of the *Nature Conservation Regulation 1994*.

Before seeking a pre-start meeting at the Operational Works stage, the Applicant must provide a complete copy of the accredited spotter's Rehabilitation Permit. Operational works will not be permitted to commence until Council has sighted this permit. The spotter should attend the pre-start meeting if available.

If the Applicant cannot locate persons or companies holding Rehabilitation Permits, advice should be sought from Queensland Parks and Wildlife Service at Daisy Hill (ph: 3299 1032).

4.6 Stormwater Quality Management Plan

Submit a Stormwater Quality Management Plan with the Operational Works application, to augment or replace the facility constructed for Stages 3 and 4 so that stormwater discharge complies with Stormwater Management Code and Schedule 11 of the Redlands planning Scheme.

Maintenance access for the facility must be included in the design with impacts on existing vegetation being acceptable to Council.

Discharge of the underdrain system across the existing park to the south must incorporate a subsurface under drain system to ensure the park can be maintained in a usable condition.

The maintenance period for the stormwater quality control facilities will be two years.

4.7 Temporary Fence

Construct a temporary star picket and three strand wire fence to be erected to Council's satisfaction along the line separating the areas of open space 'Park' of this and previous stages from all other future development activities. A similar fence will protect any vegetation specified for protection as a result of these conditions.

The fence must be installed prior to the commencement of any bulk earth works or other construction works and must remain until the development has been put "on-maintenance" or an alternative approved barrier replaces it. The temporary fence must include nominated access points to allow for approved landscape treatments, weed removal and revegetation of the park and conservation/stormwater treatment areas.

No unapproved construction activity must occur beyond this fence, including vehicle access, material stockpiling, storage of chemicals and/or maintenance fluids, site compound, the tapering of construction batters, site spoil or rubbish etc.

Protect all trees identified for preservation outside the proposed park area prior to the start of bulk earth works or other construction works. This protection must be by fencing the tree beyond the drip zone or 7.5m from the trunk whichever is the greater. Any proposed work inside this restriction zone must only be undertaken under the guidance of a qualified arborist. The arborist must supervise works to ensure that no damage to the trunk occurs and any roots, which may be disturbed, are treated to ensure the protection and preservation of the tree.

5.0 OPEN SPACE and LANDSCAPING REQUIREMENTS

5.1 Submit a landscape plan prepared by a Landscape Architect, who is a member of Australian Institute of Landscape Architects, or suitably qualified person to the satisfaction of Council and carry out the works in accordance with details indicated on the approved landscape plan and associated conditions. The landscape plan must reflect the requirements of the Vegetation Management Plan as specified in Clause 4.3 and must be authorised by the Applicants' hydraulic consultant to ensure stormwater overland flow paths are not affected. There will be no amendments to the approval without the written consent of Council. The landscape plan must be submitted to Council as part of the Operational Works application and will also include the following information:

- a) Details of proposed road treatment works in the form of cross sections for the road construction works adjacent to the park areas and details of treatment to ensure the long term health of mature trees within the park;
- b) Details of proposed landscape planting/revegetation works for the park area using locally native species as identified in Council's Vegetation Enhancement Strategy;
- c) Details of all areas to be graded, levelled and grass seeded or turfed. If area is turfed then this must come from a fireweed (*Senecio madagascariensis*) free area;
- d) Full details of all monitoring and maintenance works to be carried out for the twelve month maintenance period for parkland and street scape and two years for stormwater treatment facilities including, but not limited to: weed management, pest management, mowing, rubbish removal, mulch replenishment as required, re-staking and retying as required, pruning works and replacement planting of all dead plant material;
- e) Details of log bollard fencing to be installed to that part of the park where abutting road reserves. Removable/lockable bollards or lockable slip rails must also be provided at all suitable access points for park and stormwater treatment facility maintenance. All bollard installation will be in accordance with Council's standard installation details;
- f) Provision of kerb crossover adjacent to the location of lockable bollards and slip rails;
- g) Details of pedestrian and park user connectivity to be provided between the adjoining park areas and Serpentine Creek Road and Unwin Road;
- h) Details of all proposed treatments (including planting) to the buffer/drainage corridor;
- i) Details of location and construction details of all proposed retaining walls, fences, entry statement walls and all other hard landscape features;
- j) Details and provision of an extruded concrete hard edge to all planted/revegetated areas which adjoin turfed/grass seeded areas;

- k) Turf grasses to be used within road reserves and parkland areas must be cut from a weed free environment and have no viable weed seed within the turf grass;
- l) Provision of a 3m wide fire break to all residential properties abutting land dedicated for 'parkland'. The firebreak must be comprised of low growing native grasses and groundcover plants;
- m) Details of the location of any known bores on the site that will be within the future park area;
- n) Details of tree protection measures for all trees to be retained adjacent to construction works. An arborist report will be required to demonstrate and support the effectiveness of the tree protection measures proposed.

5.2 General Park Treatment

The following treatment must be undertaken in that land to be used for Town Planning (Park) and drainage purposes:

- a) Graded, levelled and grass seeded in areas as directed on site;
- b) Log bollard fencing, including lockable bollards and/or slip rails, to be installed to that part of the park boundary where abutting road reserves;
- c) All unapproved existing structures and associated fixtures (eg fences, pumps and sheds) are to be removed from the area and its boundaries to be dedicated. All known wells must be filled to the satisfaction of Council officers;
- d) No filling must be placed in parks except for: the re-profiling of the existing dam/s, filling of minor depressions or as a batter to approved roadworks without approval of Council;
- e) The Applicant must design all underground drainage components to reflect the concerns for the environment at the outlet to public open space/conservation area;
- f) Installation of an extruded concrete hard edge to all planted/revegetated areas which adjoin turfed/grass seeded areas;
- g) The Applicant will erect a temporary fence as per condition 4.3 and along the full frontage of that part of the site to be used for Urban Residential purposes, where that part of the site adjoins land to be used as parkland and/or environmentally significant area. The fence will be provided in accordance with Council standards, to the satisfaction of the Council officer and must be erected prior to the commencement of development works on site. The fence will be upgraded at the completion of site construction works to a permanent timber bollard fence as shown on the approved landscape plan.
- h) All declared, noxious and environmental weeds as defined in Council's Vegetation Enhancement Strategy must be removed from the site.

5.3 Street Tree Planting

Incorporate street tree planting into the landscape plan for the area to be dedicated as road reserve. Landscaping in the road reserves must utilise koala food tree species in accordance with the Council Implementation Note Street Tree Planting dated 6th May 2009.

Where the Developer contributes to Street Tree planting

- a) Prepare a landscape/street tree planting plan in accordance with the Street Tree Masterplan, Council's street tree planting guidelines and the Vegetation Enhancement Strategy for Council to approve at the operational works stage of development; and
- b) Contribute towards street tree planting in accordance with Council's Street Tree Planting Policy at the rate applicable at the time of payment for each tree approved for planting. Contributions will be made prior to Council being required to sign a plan of survey. (Current rate 2010/2011: \$130 per tree up to 25lt, and \$360 per tree 45lt to 100lt container size);

Where the Developer undertakes to plant Street Trees

- a) Provide a landscape/street tree planting plan prepared in accordance with the Street Tree Masterplan, Council's street tree planting guidelines and Vegetation Enhancement Strategy. This plan must be submitted with the engineering operational works application;
- b) Council may specify the stock size for certain species to maximise establishment rates eg 200mm for *Eucalyptus* species;
- c) Street tree planting must be completed prior to acceptance of subdivision works 'on maintenance' in accordance with the approved street tree planting plan;
- d) Prior to Council being required to sign a plan of survey the Developer must pay a security bond based on 20% of the cost to source, plant and maintain the whole approved street tree planting, for the maintenance period of 12 months in accordance with section 4.1 of Council's Security Bonding Policy. This bond is refundable at the end of the maintenance period if the trees meet Council specifications set out in the Street Tree Masterplan. The cost to source, plant and maintain different size street trees will be at the council rate at the time of payment (current rate 2010/2011: \$130 per tree up to 25lt and \$360 per tree for 45 lt to 100lt container size);

N.B. Semi advanced and advanced tree stock must be well structured with single and strong central trunks and a dominant apical growth. Tree stock that is root bound or has poor root structure will not be used in any street tree plantings.

5.4 Tree Maintenance and Protection

Remove all ALL dead wood and potentially dangerous tree(s)/tree limbs where existing trees are to be retained. Trees must be protected to a minimum standard as detailed in AS4970—2009 'Protection of trees on development sites'. Where construction works impact on the health of a tree to initiate deterioration and/or death to the whole or part of the tree during the period of construction, the Applicant must attend to the removal of that tree or part thereof under the direction of the Council representing officer.

The Vegetation Treatment Proposal Plan prepared by Gregory Hicks Landscape Architects dated 15th July 2010 is not approved. Details of the trees in the park adjacent to Serpentine Creek Road must be included in amended drawings especially adjacent to proposed lots.

All tree works and the treatment of any damaged limbs of trees identified for retention, must be performed by an experienced and qualified arborist who is a member of the Australian Arborist Association or equivalent professional organisation and in accordance with AS 4373-1996 'Pruning of Amenity Trees'.

This work must be carried out prior to site construction works being accepted On maintenance, in consultation with the Council representing officer.

5.5 Arborist report

Submit an arborist report with the Operational Works application to confirm tree protection methods during the construction phase with respect to all trees and significant vegetation to be retained in the road reserves and park areas where potential impacts may occur. Tree protection methods must be noted on both landscape and civil plans. The report must be structured as follows:

Provide an arborist report (*where significant trees are to be retained within the vicinity of any construction works*) in accordance with - Part 11 - Planning Scheme Policy 9 - Infrastructure Works - Chapter 11 RPS which states that:

- a. The content must contain conclusions and recommendations which can be incorporated into the design and construction of proposals and are included with the conditions of any approval.
- b. The recommendations are to be of sufficient detail to enable post construction certification and compliance sign off by the Council.
- c. Where existing vegetation including significant trees are retained, the arborist may be required to determine parameters to minimise the risk to, and long term viability of the tree root zones and/or canopy.
- d. The terms of reference for the report should include but not be limited to:
 - i) Qualifications in arboricultural practice including particular membership of a relevant association such as Queensland Arborist Association or Arboriculture Australia and relevant local experience;
 - ii) Assessment of tree characteristics, current health and defects of significant tree/s and any other trees and shrubs which overhang from neighbouring properties. A proforma format is acceptable provided it is

accompanied by relevant discussion and illustrated photos and includes the scientific reasoning to support statements;

- iii) Provision of a contextual analysis which describes, in text and with photos, the tree as an element of an ecological unit, cultural landscape, or historic listing such as a vegetation protection ordinance;
- iv) Photographs of any disease, damage or defect with descriptions and annotated photos showing recommendations and actions for remediation and an estimate of the remaining lifespan of tree or major branch affected, and relative risk to human safety or property;
- v) Photographs, tree plot to scale showing canopy height and root zone spread in relation to any existing or proposed building/driveway, calliper of trunk at chest height, botanical name, and common name;
- vi) Indication of spot height of trunk and extent of any earthworks in the vicinity;
- vii) Protection measures for trees during construction phase which should include protective barriers to minimise risk to property and people and protective barriers for tree trunks and root zones;
- viii) Methods for trimming of tree roots and canopy;
- ix) Disturbance to tree root zone for hard landscape works such as cultivation for new plant material;
- x) Materials for hard landscape works, such as permeable paving and retaining edges;
- xi) Irrigation regime or connection to rainwater harvesting system; and
- xii) Inspections and monitoring of any modification to the tree form during maintenance period.

5.6 Services Installation

Commission an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association to provide impact reports and on site supervision where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention,

5.7 Significant Tree Protection Bond

Submit a significant vegetation protection bond in accordance with Clause 3.6.4.3 Significant Vegetation Protection Bonds in Part 11 – Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 6 (a security bond will be applied by Council upon trees or vegetation identified as significant. In addition, Council may decide to hold this bond beyond Off Maintenance for a minimum period of 2 years).

6.0 ENVIRONMENTAL HEALTH REQUIREMENTS

6.1 Road Noise

Design and construct dwellings so as to minimise noise impacts from the adjacent roadway. Council's *Road and Rail Noise Impact Overlay Map* identifies that the proposed Lot 225 may be impacted by road noise and therefore must meet the requirements of the *Division 10 – Road and Rail Noise Impacts Overlay Code*.

6.2 Erosion and Sediment Control - Contaminated Land

Submit a sediment and erosion control plan, prior to Operational Works approval, that demonstrates the environmental safeguards to be implemented at the site both during and following construction, as the report entitled *Donald Road Redland Bay Site Contamination Assessment*, Australian Environmental Geosciences Pty Ltd, 30 July 2003 identifies heavy metals and pesticides at elevated concentrations. This sediment and erosion plan must address the containment of the soil to the site so to minimise harm to the natural environment.

The concentrations of the heavy metals are likely to cause harm to the natural environment if released into a waterway. You must take all necessary measures to contain sediment within the development site. Actions beyond those identified in the sediment and erosion control plans may be necessary to ensure that sediment does not leave the development site. In the event that sediment is released from the development site into a waterway or the bay, enforcement action under the *Environmental Protection Act 1994* may be undertaken.

7.0 CONTRIBUTIONS

7.1 Transport Infrastructure Charges

A contribution for local transport infrastructure must be made to Council, at the rate applicable at the time of payment, and paid prior to Council being required to sign a Plan of Survey.

The amount payable for this development must comply with Council's Policy titled, "Framework for Infrastructure Charges Contributions". In this regard the following comments are made:

- The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the policy. This is based on multiplying the maximum number of equivalent residential allotments permitted on the site by the rate per equivalent residential allotment and by the conversion factor for the particular development proposed;
- The current rate for 2010/2011 per additional equivalent residential allotment is (standard lot $\geq 500\text{m}^2$ - \$13104.16 and small lot $\leq 499\text{m}^2$ - 0.62 x rate of a standard lot);
- The rate of contribution is reviewed annually on 01 July.

Any contributions previously paid may be claimed as contributing towards the amount due to Council.

7.2 Cycleway Infrastructure Charges

A contribution for local cycleway infrastructure must be made to Council, at the rate applicable at the time of payment, and paid prior to Council being required to sign a Plan of Survey.

The amount payable for this development must comply with Council's Policy titled, "Framework for Infrastructure Charges Contributions". In this regard the following comments are made:

- The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the policy. This is based on multiplying the maximum number of equivalent residential allotment permitted on the site by the rate per equivalent residential allotment by the conversion factor for the particular development proposed;
- The current rate for 2010/2011 per additional equivalent residential allotment is \$1,443.58;
- The rate of contribution is reviewed annually on 01 July.

Any contributions previously paid may be claimed as contributing towards the amount due to Council.

7.3 Split Valuation Fees

The Applicant must contribute \$27.25 per allotment to Council for the purpose of paying the State Government Split Valuation Fees. (This amount is reviewed annually in July.) Such amount must be paid prior to signing and sealing of the Plan of Survey and be for each allotment contained on the Plan of Survey, including balance lots.

8.0 OTHER REQUIREMENTS

- 8.1 Submit an Application for operational works associated with this development will be required. Those operational works, in the first instance in the form of engineering designs, open space treatment and landscaping designs, will be reviewed in accordance with relevant codes including Council's Design Standards for Developments.

9.0 ADVISORY

9.1 Water and Sewerage Headworks Contributions (Infrastructure Charges)

Conditions requesting payment of Water and Sewerage Headworks contributions are no longer included in the Decision Notice. Water and Sewerage Headworks Contributions, under Policy 3 of the Redland Planning Scheme are now levied by way of an Infrastructure Charges Notice issued by Allconnex Water.

9.2 Fire Ants

Areas within Redland Shire have been identified as having an infestation of the Red Imported Fire Ant (RIFA). The movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the Shire from a property inside a restricted area, is to be with the advice of the Department of Primary Industries RIFA Movement Controls. Further information can be obtained from the DPI Call Centre 13 2523 or on their web site www.dpi.qld.gov.au/fireants.

9.3 Roadworks and Drainage

In relation to Condition 3.1 (stage 8(a)):-

- a) The Applicant should consider contacting the developer of the adjacent Unwin Road Development to negotiate an arrangement where costs of construction of the required works in Unwin Road are shared and/or constructed at the same time as that approved development.
- b) The final design long section and cross sections of the works are to have respect for the retention of the existing significant vegetation along the frontage of the development.

Valencia Spring Stage 8B (proposed Lots 193 to 203)

Prior to Council being requested to sign a Plan of Survey for the subject development the Developer must undertake the following:

1.0 DESIGN OF LAYOUT

- 1.1 Carry out the development generally in accordance with the approved layout for Stages 8A, 8B and 8C as depicted on Proposed Subdivision Plan drawing number A1 897/19J, prepared by DTS Group Qld Pty Ltd and dated 5th July 2010.

2.0 GENERAL

- 2.1 Comply with all relevant Council Local Laws, Regulations and Policies together with all conditions of approval fully and to the complete satisfaction of the Council.
- 2.2 Relocate in accordance with Council standards, any services (Water, Sewer, Energex, Telstra and roofwater) that are not wholly located within the lots that are being serviced.
- 2.3 Remove any existing dwellings and ancillary structures together with any non Class 1 structures (ie any existing sheds) located within the proposed Lots.
- 2.4 Alter all existing fences, and/or incidental works that straddle the new boundaries to align with the new property boundaries and/or wholly contain within one of the respective properties.
- 2.5 Prepare all necessary easement documentation regarding any new easement/s. Documentation must be prepared by Council's solicitors, using Council's standard form of easement. Where Council is a party to a proposed easement and/or if the proposed easement is in favour of Council, then the Developer must pay all costs

(including Council's legal expenses) to prepare the Easement and register the same in the Department of Natural Resources and Water.

- 2.6 Provide corner truncations to lots in accordance with the Redland Planning Scheme.
- 2.7 Abide with the conditions as set out in the Court Order relating to the Planning and Environment Court Appeal No. 340 of 2002.

3.0 ENGINEERING REQUIREMENTS

Roadworks and Drainage

- 3.1 Construct a signalised intersection at the Torquay Road/Collins Street/Donald Road/Serpentine Creek Road intersection as shown generally on Redland City Council sketch plans.

It should be noted that Council has acquired the additional necessary land from affected other property owners to allow the works to proceed. The cost of this construction may be offset against contributions towards road works infrastructure.

Council previously approved interim intersection works and as such the balance of works must be undertaken prior to the endorsement of any of the Plan of Surveys for proposed Stages 8A, 8B and 8C.

- 3.2 Construct a $\frac{3}{4}$ wide road construction along the Unwin Road frontage(s) of the development including Type M1 concrete kerb and channel on an alignment which suits a 7.0 metre wide pavement (measured lip to lip), AC road pavement with appropriate pavement tapers, all associated services, road drainage and verge works, all in accordance with Council standards. The road must be located within the road reserve on an alignment and level which maximises the retention of native vegetation and conforms to a design speed of 40 kph as per Council's Planning Scheme.
- 3.3 Construct a 1.5 metre wide concrete footpath along the eastern side of Unwin Road adjacent to the frontage of the development on an alignment which maximises the retention of native vegetation and as determined on site with Redland City Council Officers.
- 3.4 Roads designated as Access Place and Access Street must provide for a minimum 15 metre wide road reserve and a minimum 6.0 metre wide (lip to lip) sealed pavement with Type M1 concrete kerb and channel, all associated services, road drainage and verge works in accordance with Council standards. The road must generally be located centrally within the road reserve and conform to a design speed of 30 kph as per Council's Planning Scheme.
- 3.5 Provide for a minimum 18 metre wide road reserve (for roads designated as Esplanade Road) and a minimum 7.0 metre wide (lip to lip) sealed pavement with Type M1 concrete kerb and channel, all associated services, road drainage and verge works in accordance with Council standards. The road must generally be located centrally within the road reserve and conform to a design speed of 40 kph. Earthworks and batters required for the construction of this road must generally be confined to the road reserve and not included with the land to be dedicated as parkland. The final alignment must be determined to maximise retention of native vegetation.

- 3.6 Provide splitter islands and traffic calming consistent with the provisions of AMCORD, QLD Streets and the Redlands Planning Scheme. The road reserves may require widening to ensure that minimum footpath widths are maintained.
- 3.7 Design roads generally in accordance with the provisions of Queensland Street principles except as provided for herein.
- 3.8 Construct a full sized cul-de-sac head at the end of proposed Road 14 in accordance with Council standards.
- 3.9 Construct a 2.0 metre wide concrete shared use path between Serpentine Creek Road and Unwin Road on an approved alignment having respect to topography and retained vegetation, and as determined on site with Redland City Council Officers, all in accordance with Council Standards.
- 3.10 Submit plans and preliminary designs of proposed roads, traffic calming devices and services indicating all trees to be retained within the road reserve. Such trees must be flagged for inspection by Council Officers prior to clearing of the site.
- 3.11 Include all details of benching, filling and retaining walls in the Operational Works application.
- 3.12 Construct allotment drainage conforming to the requirements as specified in Queensland Urban Drainage Manual and the Redland Planning Scheme. Where roof water drainage is directed to kerb and channel, a kerb adaptor must be cast in situ into the kerb.
- 3.13 Undertake procedures as detailed in Section 3 of QUDM to ensure a legal point of discharge is obtained, where stormwater must be discharged and dispersed onto land not in the ownership of the Applicant. Documentary evidence of stormwater discharge approvals and any other relevant agreements in relation to this matter must accompany the Operational Works application to be lodged with Council.
- 3.14 Construct all roads and drainage works in association with the development to Council's standards including provision for an ARI 100 year overland flowpath through roads, parks and drainage reserves. An assessment of the effect of 50% blockage of the inlets must be included in the drainage calculations.
- 3.15 Design and construction of the stormwater system must incorporate facilities which would ensure compliance with the Stormwater Management Code with regard to the quality of stormwater being discharged to the environment.

Sewerage

- 3.16 Provision must be made for sewerage reticulation to fully service each allotment in accordance with Council Standards. Where works are required within properties that are not in the control of the Applicant, the Applicant must obtain written approval from the respective property owners for the works proposed within their respective properties. These approvals must be provided to Council in conjunction with the Operational Works application.
- 3.17 Extend sewerage reticulation via the site and make adequate provision for servicing and controlling any and all upstream allotments by means of future sewerage extension, using sewer mains of appropriate diameter and located to the satisfaction of Allconnex.

- 3.18 Submit evidence to Council, at the time of requesting approval of the Plan of Survey, which demonstrates that the development is able to access Council's sewer reticulation.

Water Supply

- 3.19 Provide water connections and water meters to each allotment in accordance with Council's approved Standard Drawings.
- 3.20 Where any connections are to be made from existing live mains the Applicant must request Allconnex to make such connections at the Applicant's expense.

General

- 3.21 Provide underground electricity reticulation to each lot and street lighting to Australian Standard A.S.1158.1 and the requirements of ENERGEX and Council, including provision of lighting for pathways and parkland (if required) and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council.
- 3.22 Provision must be made for underground telecommunication conduits to service each lot in accordance with requirements of Australian Standards to accommodate carriers and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council.
- 3.23 Submit calculations, as part of the detailed engineering design, for overland drainage flow in order to verify that the overland flow path is adequate at all locations throughout the subdivision.
- 3.24 Provide Permanent Survey Marks at positions as determined by the Manager Infrastructure Development.
- 3.25 Submit survey information to Council in association with engineering designs and as constructed drawings as per Planning Scheme Policy 9 – Infrastructure Works - Chapter 2, Part 9.2.7 of Redlands Planning Scheme. Survey control information to establish AHD, co-ordinate systems and location of permanent survey marks can be provided by Council.
- 3.26 Provide to Council Digital Cadastral Survey Information as per Planning Scheme Policy 9 – Infrastructure Works - Chapter 2, Part 9.2.7 of Redlands Planning Scheme.
- 3.27 Design and construct all retaining structures in accordance with AS 4678 – 2002 Earth-Retaining Structures in particular the minimum 60 year design life requirements.
- 3.28 All allotments must be required to have adequate flood immunity, in accordance with Redland Shire Council's Town Planning Scheme and relevant codes.

4.0 ENVIRONMENTAL REQUIREMENTS

4.1 General Environmental Management Requirements

Submit to Council for the Operational Works and on-maintenance phases which demonstrate that all environmental management issues have been addressed and designs completed to incorporate the conditions of this approval.

4.2 Environmental Management Plan

Submit, as part of the application for Operational Works, an Environmental Management Plan, which must contain the following elements:

1. General Introduction
 - 1.1. Structure and Process
 - 1.1.1. Management structure and responsibility
 - 1.1.2. Construction phase
 - 1.1.3. Operational phase
 - 1.1.4. Non-conformance procedure
 - 1.1.5. External complaint management
 - 1.1.6. Personnel training
 - 1.2. Monitoring and Reporting (construction, on-maintenance, operational phase)
 - 1.3. Review and Upgrade (construction, on-maintenance, operational phase)
 - 1.4. Site description and operation
2. Vegetation Management Plan (construction, post-construction phase)
3. Fauna Management Plan (prior to commencement of works, construction phase)
4. Water Quality Management Plan
 - 4.1. Stormwater Quality Management Plan (post-construction phase)
 - 4.2. Erosion and Sediment Control Plan (construction phase)
5. Air Quality Management Plan (construction phase)
6. Noise Management Plan (construction phase)
7. Waste Management Plan (construction phase)
8. Storage and Containment of Hazardous Materials (construction phase)
9. Contaminated Land Management (construction phase)
10. Acid sulfate soil management (construction phase)

Section 1 must form the core of the Environmental Management Plan, with emphasis on specifying roles and responsibilities, and compliance, monitoring and reporting procedures. The remaining sections may be addressed by new or existing stand-alone documents, brief descriptions of intended actions, and by operational works drawings, provided these are referenced in the basic Environmental Management Plan. The Environmental Management Plan is not intended to be a complex document. The Environmental Management Plan should make clear which entities have ultimate responsibility for specific tasks, and who is responsible for remedying errors, accidents and unforeseen problems.

4.3 Vegetation Management

Submit a detailed Vegetation Management Plan including both graphical and textual information to be prepared in consultation with Council's Environmental Assessment Team. The Vegetation Management Plan and all detailed landscape designs should reflect the conservation, passive and active recreational proposed uses and vegetation in the road reserves and the stormwater treatment facilities.

Specific attention must be given to On Maintenance and the maintenance of the road reserves.

The Vegetation Management Plan in conjunction with civil designs must address the retention of vegetation in building allotments and road reserves. The retention of vegetation must be maximised in all areas and offsets incorporated in adjacent parkland and parkland included in this application for the loss of koala food trees. Particular attention must be given to native vegetation in the existing and future road reserves of this site. Where existing mature native trees exist on lots these must be indicated on the operational works drawings with the aim of securing their retention where the species and location permits.

The retention of native vegetation with specific reference to mature trees within the existing and proposed road reserves must be undertaken by appropriate design of the road ways. The vegetation protection requirements of the Vegetation Management Plan to achieve retention and enhancement of this vegetation must be reflected in the operational works civil designs.

Species used in revegetation works must reflect the vegetation association detailed in the Redlands Planning Scheme Schedule 10 Part 4 Grey Gum Spotted Gum – Open Forest – Mainland Vegetation Association and complemented in the Council's Vegetation Enhancement Strategy (November 2007), locally endemic wetland species and observations on site.

The following details must be submitted within the Vegetation Management Plan:

- a) A statement of objectives, a description of management strategies, potential impacts, actions/controls, maintenance, monitoring, performance indicators, corrective actions and reporting.
- b) A survey accurate plot of all trees within a distance of one and a half tree height from any proposed construction work.
- c) Plant densities must reflect the requirement of the application to ensure site stability and maximum regeneration rates. A density of 5 plants per square metre for water courses and constructed stormwater treatment facilities being a minimum guide. One plant per square metre for all other areas is a minimum standard.
- d) Rehabilitation works within the (external) road reserves frontages immediately abutting the subject stage, specifically Serpentine Creek and Unwin Road must be addressed as part of the Landscape Plan.
- e) Planting schedules and timing, including any staging program.
- f) Details of fertiliser and chemical use.
- g) Weed management must be addressed in terms of declared plants and environmental weeds as defined in the Part 9 - Schedules, Schedule 12 - Weed Species List and the Vegetation Enhancement Strategy (November 2007). The Vegetation Management Plan must outline the extent, location and methods of eradication
- h) The Vegetation Management Plan must be authorised by the Applicant's hydraulic consultant to ensure stormwater overland flow paths and areas

required for the treatment of stormwater are not affected in an inappropriate manner.

- i) The Vegetation Management Plan must specifically address the minimisation of impacts of the proposed stormwater treatment facilities. Impacts caused by design and construction of these facilities on existing natural vegetation must be addressed and rehabilitation of the areas detailed.
- j) A maintenance program for the on-maintenance period.

4.4 Vegetation Retention and Protection

Submit detailed road designs to maximise retention of trees and other native vegetation along Unwin Road and the new esplanade road (Road 15). Tree retention must also be addressed by appropriate road design and construction of driveways to proposed Lots 193 to 197. Detailed design must be supplied as part of the Operational Works application to ensure the retention of trees over 200mm diameter at 1.2 metres above natural grade. Offset planting for any trees removed must occur in accordance with the Council's Vegetation Enhancement Strategy November 2007 in existing Council controlled park.

Design of the proposed esplanade road, Road 15, and the interface with the proposed park must not include any batters into the proposed park that will negatively impact on mature trees.

Any significant trees within proposed road reserves must be retained and designs of works within the road reserve carried out to ensure the long term survival and health of such trees.

4.5 Fauna Management

Appoint an accredited wildlife spotter to examine the site for wildlife habitat, and to supervise clearing operations at the operational works stage, at least 14 days before commencement of any vegetation removal, dewatering or earthworks (wildlife habitat includes trees whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces and aquatic feature such as dams and water courses).

Prior to the pre-start meeting, the spotter must provide Council with a plan indicating the broad range of fauna expected on the site, the proposed method of operation, and any expected constraints.

During clearing operations, the clearing contractor must:

- a) liaise with the on-site spotter; and
- b) ensure that each tree or other feature identified by the spotter as being a risk to wildlife if felled, disturbed or dewatered, is not damaged or disturbed until the spotter advises that it is appropriate to do so.

Before commencement of and during clearing operations, it is the responsibility of the spotter to:

- a) be present at the site of clearing, dewatering, and other operations;

- b) identify any tree or feature with wildlife present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree;
- c) advise the contractor of the precise location of each such tree or other feature.

An accredited spotter is a person or company holding a current Rehabilitation Permit issued by the Environmental Protection Agency under Section 275(d) of the *Nature Conservation Regulation 1994*.

Before seeking a pre-start meeting at the Operational Works stage, the Applicant must provide a complete copy of the accredited spotter's Rehabilitation Permit. Operational works will not be permitted to commence until Council has sighted this permit. The spotter should attend the pre-start meeting if available.

If the Applicant cannot locate persons or companies holding Rehabilitation Permits, advice should be sought from Queensland Parks and Wildlife Service at Daisy Hill (ph: 3299 1032).

4.6 Stormwater Quality Management Plan

Submit a Stormwater Quality Management Plan with the Operational Works application to augment or replace the facility constructed for Stages 3 and 4 so that stormwater discharge complies with Stormwater Management Code and Schedule 11 of the Redlands Planning Scheme.

Maintenance access for the facility must be included in the design with impacts on existing vegetation being acceptable to Council.

The maintenance period for the stormwater quality control facilities will be two years.

4.7 Temporary Fence

Erect a temporary star picket and three strand wire fence to Council's satisfaction along the line separating the areas of open space 'Park' of this and previous stages from all other future development activities. A similar fence must protect any vegetation specified for protection as a result of these conditions.

The fence must be installed prior to the commencement of any bulk earth works or other construction works and must remain until the development has been put "on-maintenance" or an alternative approved barrier replaces it. The temporary fence must include nominated access points to allow for approved landscape treatments, weed removal and revegetation of the park and conservation/stormwater treatment areas.

No unapproved construction activity must occur beyond this fence, including vehicle access, material stockpiling, storage of chemicals and/or maintenance fluids, site compound, the tapering of construction batters, site spoil or rubbish etc.

Protect all trees identified for preservation outside the proposed park area prior to the start of bulk earth works or other construction works. This protection must be by fencing the tree beyond the drip zone or 7.5m from the trunk which ever is the greater. Any proposed work inside this restriction zone must only be undertaken under the guidance of a qualified arborist. The arborist must supervise works to

ensure that no damage to the trunk occurs and any roots, which may be disturbed, are treated to ensure the protection and preservation of the tree.

5.0 OPEN SPACE and LANDSCAPING REQUIREMENTS

5.1 Submit a landscape plan prepared by a Landscape Architect, who is a member of Australian Institute of Landscape Architects, or suitably qualified person to the satisfaction of Council and carry out the works in accordance with details indicated on the approved landscape plan and associated conditions. The landscape plan must reflect the requirements of the VMP as specified in Clause 4.3 and must be authorised by the Applicants' hydraulic consultant to ensure stormwater overland flow paths are not affected. There will be no amendments to the approval without the written consent of Council. The landscape plan must be submitted to Council as part of the Operational Works application and will also include the following information:

- a) Details of proposed road treatment works in the form of cross sections for the road construction works adjacent to the park areas;
- b) Details of proposed landscape planting/revegetation works for the park area using locally native species as identified in Council's Vegetation Enhancement Strategy;
- c) Details of all areas to be graded, levelled and grass seeded or turfed. If area is turfed then this must come from a fireweed (*Senecio madagascariensis*) free area;
- d) Full details of all monitoring and maintenance works to be carried out for the twelve month maintenance period for parkland and street scape and two years for stormwater treatment facilities including, but not limited to: weed management, pest management, mowing, rubbish removal, mulch replenishment as required, re-staking and retying as required, pruning works and replacement planting of all dead plant material;
- e) Details of log bollard fencing to be installed to that part of the park where abutting road reserves. Removable/lockable bollards must also be provided at all suitable access points. All bollard installation will be in accordance with Council's standard installation details;
- f) Provision of kerb crossover adjacent to the location of lockable bollards;
- g) Details of all proposed treatments (including planting) to the buffer/drainage corridor;
- h) Details of location and construction details of all proposed retaining walls, fences, entry statement walls and all other hard landscape features;
- i) Details and provision of an extruded concrete hard edge to all planted/revegetated areas which adjoin turfed/grass seeded areas;
- j) Details of tree protection measures for all trees to be retained adjacent to construction works. An arborist report will be required to demonstrate and support the effectiveness of the tree protection measures proposed.

5.2 Street Tree Planting

Incorporate street tree planting into the landscape plan for the area to be dedicated as road reserve. Landscaping in the road reserves must utilise koala food tree species in accordance with the Council Implementation Note Street Tree Planting dated 6th May 2009.

Where the Developer contributes to Street Tree planting

- a) Prepare a landscape/street tree planting plan in accordance with the Street Tree Masterplan, Council's street tree planting guidelines and the Vegetation Enhancement Strategy for Council to approve at the operational works stage of development; and
- b) Contribute towards street tree planting in accordance with Council's Street Tree Planting Policy at the rate applicable at the time of payment for each tree approved for planting. Contributions will be made prior to Council being required to sign a plan of survey. (Current rate 2010/2011: \$130 per tree up to 25lt, and \$360 per tree 45lt to 100lt container size);
- c) Contributions will be used to implement the Street Tree Planting Program within the development unless constrained by the site in which case planting will occur in the nearest suitable location.

Where the Developer undertakes to plant Street Trees

- a) Prepare a landscape/street tree planting plan in accordance with the Street Tree Masterplan, Council's street tree planting guidelines and Vegetation Enhancement Strategy. This plan must be submitted with the engineering operational works application;
- b) Council may specify the stock size for certain species to maximise establishment rates eg 200mm for Eucalyptus species;
- c) Street tree planting must be completed prior to acceptance of subdivision works 'on maintenance' in accordance with the approved street tree planting plan;
- d) Prior to Council being required to sign a plan of survey the Developer must pay a security bond for the street tree maintenance period of 12 months in accordance with section 4.1 of Council's Security Bonding Policy. This bond is refundable at the end of the maintenance period if the trees meet Council specifications set out in the Street Tree Masterplan;
- e) The bond is 20% of the cost to source, plant and maintain the whole approved street tree planting. The cost to source, plant and maintain different size street trees will be at the council rate at the time of payment (current rate 2008/2009: \$130 per tree up to 25lt and \$360 per tree for 45 lt to 100lt container size);

N.B. Semi advanced and advanced tree stock must be well structured with single and strong central trunks and a dominant apical growth. Tree stock that is root bound or has poor root structure will not be used in any street tree plantings.

5.3 Tree Maintenance and Protection

Remove ALL dead wood and potentially dangerous tree(s)/tree limbs where existing trees are to be retained within proposed land used for town planning (park) purposes and/or road reserve(s). Trees must be protected to a minimum standard as detailed in AS4970—2009 'Protection of trees on development sites'. Where construction works impact on the health of a tree to initiate deterioration and/or death to the whole or part of the tree during the period of construction, the Applicant must attend to the removal of that tree or part thereof under the direction of the Council representing officer.

The Vegetation Treatment Proposal Plan prepared by Gregory Hicks Landscape Architects dated 15th July 2010 is not approved. Trees for retention and removal in the road 14 cul-de-sac must be amended such that the trees in the road reserve are retained and large scribbly gums within lots are removed. Details of the trees in the park adjacent to Serpentine Creek Road must be included in amended drawings especially adjacent to proposed lots.

All tree works and the treatment of any damaged limbs of trees identified for retention, must be performed by an experienced and qualified arborist who is a member of the Australian Arborist Association or equivalent professional organisation and in accordance with AS 4373-1996 'Pruning of Amenity Trees'.

This work must be carried out prior to site construction works being accepted On maintenance, in consultation with the Council representing officer.

5.4 Arborist Report

Submit an Arborist report as part of Operational Works assessment to confirm tree protection methods during the construction phase with respect to all trees and significant vegetation to be retained in the road reserves and park areas where potential impacts may occur. Tree protection methods must be noted on both landscape and civil plans. The report must be structured as follows:

Provide an arborist report (*where significant trees are to be retained within the vicinity of any construction works*) in accordance with - Part 11 - Planning Scheme Policy 9 - Infrastructure Works - Chapter 11 RPS which states that:

- a. The content must contain conclusions and recommendations which can be incorporated into the design and construction of proposals and are included with the conditions of any approval.
- b. The recommendations are to be of sufficient detail to enable post construction certification and compliance sign off by the Council.
- c. Where existing vegetation including significant trees are retained, the arborist may be required to determine parameters to minimise the risk to, and long term viability of the tree root zones and/or canopy.
- d. The terms of reference for the report should include but not be limited to:
 - i) Qualifications in arboricultural practice including particular membership of a relevant association such as Queensland Arborist Association or Arboriculture Australia and relevant local experience;

- ii) Assessment of tree characteristics, current health and defects of significant tree/s and any other trees and shrubs which overhang from neighbouring properties. A proforma format is acceptable provided it is accompanied by relevant discussion and illustrated photos and includes the scientific reasoning to support statements;
- iii) Provision of a contextual analysis which describes, in text and with photos, the tree as an element of an ecological unit, cultural landscape, or historic listing such as a vegetation protection ordinance;
- iv) Photographs of any disease, damage or defect with descriptions and annotated photos showing recommendations and actions for remediation and an estimate of the remaining lifespan of tree or major branch affected, and relative risk to human safety or property;
- v) Photographs, tree plot to scale showing canopy height and root zone spread in relation to any existing or proposed building/driveway, calliper of trunk at chest height, botanical name, and common name;
- vi) Indication of spot height of trunk and extent of any earthworks in the vicinity;
- vii) Protection measures for trees during construction phase which should include protective barriers to minimise risk to property and people and protective barriers for tree trunks and root zones;
- viii) Methods for trimming of tree roots and canopy;
- ix) Disturbance to tree root zone for hard landscape works such as cultivation for new plant material;
- x) Materials for hard landscape works, such as permeable paving and retaining edges;
- xi) Irrigation regime or connection to rainwater harvesting system; and
- xii) Inspections and monitoring of any modification to the tree form during maintenance period.

5.5 Services Installation

Commission an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association to provide impact reports and on site supervision where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention,

5.6 Significant Tree Protection Bond

Submit a significant vegetation protection bond in accordance with Clause 3.6.4.3 Significant Vegetation Protection Bonds in Part 11 – Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 6 (a security bond for trees or vegetation identified as significant. In addition, Council may decide to hold this bond beyond Off Maintenance for a minimum period of 2 years).

6.0 ENVIRONMENTAL HEALTH REQUIREMENTS

6.1 Erosion and Sediment Control - Contaminated Land

Submit, prior to Operational Works approval, a sediment and erosion control plan that demonstrates the environmental safeguards to be implemented at the site both during and following construction, as the report entitled *Donald Road Redland Bay Site Contamination Assessment*, Australian Environmental Geosciences Pty Ltd, 30 July 2003 identifies heavy metals and pesticides at elevated concentrations. This sediment and erosion plan must address the containment of the soil to the site so to minimise harm to the natural environment.

The concentrations of the heavy metals are likely to cause harm to the natural environment if released into a waterway. You must take all necessary measures to contain sediment within the development site. Actions beyond those identified in the sediment and erosion control plans may be necessary to ensure that sediment does not leave the development site. In the event that sediment is released from the development site into a waterway or the bay, enforcement action under the *Environmental Protection Act 1994* may be undertaken.

7.0 CONTRIBUTIONS

7.1 Transport Infrastructure Charges

A contribution for local transport infrastructure must be made to Council, at the rate applicable at the time of payment, and paid prior to Council being required to sign a Plan of Survey.

The amount payable for this development must comply with Council's Policy titled, "Framework for Infrastructure Charges Contributions". In this regard the following comments are made:

- The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the policy. This is based on multiplying the maximum number of equivalent residential allotments permitted on the site by the rate per equivalent residential allotment and by the conversion factor for the particular development proposed;
- The current rate for 2010/2011 per additional equivalent residential allotment is (standard lot $\geq 500\text{m}^2$ - \$13104.16 and small lot $\leq 499\text{m}^2$ - 0.62 x rate of a standard lot);
- The rate of contribution is reviewed annually on 01 July.

Any contributions previously paid may be claimed as contributing towards the amount due to Council.

7.2 Cycleway Infrastructure Charges

A contribution for local cycleway infrastructure must be made to Council, at the rate applicable at the time of payment, and paid prior to Council being required to sign a Plan of Survey.

The amount payable for this development must comply with Council's Policy titled, "Framework for Infrastructure Charges Contributions". In this regard the following comments are made:

- The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the policy. This is based on multiplying the maximum number of equivalent residential allotment permitted on the site by the rate per equivalent residential allotment by the conversion factor for the particular development proposed;
- The current rate for 2010/2011 per additional equivalent residential allotment is (standard lot $\geq 500\text{m}^2$ - \$1,443.58 and small lot $\leq 499\text{m}^2$ - 0.62 x rate of a standard lot);
- The rate of contribution is reviewed annually on 01 July.

Any contributions previously paid may be claimed as contributing towards the amount due to Council.

7.3 Split Valuation Fees

The Applicant must contribute \$27.25 per allotment to Council for the purpose of paying the State Government Split Valuation Fees. (This amount is reviewed annually in July.) Such amount must be paid prior to signing and sealing of the Plan of Survey and be for each allotment contained on the Plan of Survey, including balance lots.

8.0 OTHER REQUIREMENTS

- 8.1 Submit an application for Operational Works associated with this development. Those operational works, in the first instance in the form of engineering designs, open space treatment and landscaping designs, will be reviewed in accordance with relevant codes including Council's Design Standards for Developments.

9.0 ADVISORY

9.1 Water and Sewerage Headworks Contributions (Infrastructure Charges)

Conditions requesting payment of Water and Sewerage Headworks contributions are no longer included in the Decision Notice. Water and Sewerage Headworks Contributions, under Policy 3 of the Redland Planning Scheme are now levied by way of an Infrastructure Charges Notice issued by Allconnex Water.

9.2 Fire Ants

Areas within Redland Shire have been identified as having an infestation of the Red Imported Fire Ant (RIFA). The movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the Shire from a property inside a restricted area, is to be with the advice of the Department of Primary Industries RIFA Movement Controls. Further information can be obtained from the DPI Call Centre 13 2523 or on their web site www.dpi.qld.gov.au/fireants.

9.3 Roadworks and Drainage

In relation to Condition 3.0 (stage 8(b)):-

- a) Unwin Road is not a road that is included in the Redland Bay Infrastructure Reserve and therefore credits for works on external roads associated with the development are not applicable;
- b) The Applicant should consider contacting the developer of the adjacent Unwin Road Development to negotiate an arrangement where costs of construction of the required works in Unwin Road are shared and/or constructed at the same time as that approved development; and
- c) The final design long section and cross sections of the works are to have respect for the retention of the existing significant vegetation along the frontage of the development.

Valencia Spring Stage 8C (proposed Lots 188 to 192)

Prior to Council being requested to sign a Plan of Survey for the subject development the Developer must undertake the following:

1.0 DESIGN OF LAYOUT

- 1.1 Carry out the development generally in accordance with the approved layout for Stages 8A, 8B and 8C as indicated on Proposed Subdivision Plan drawing number A1 897/19J, prepared by DTS Group Qld Pty Ltd and dated 5th July 2010.

2.0 GENERAL

- 2.1 Comply with all relevant Council Local Laws, Regulations and Policies together with all conditions of approval fully and to the complete satisfaction of the Council.
- 2.2 Relocate in accordance with Council standards, any services (Water, Sewer, Energex, Telstra and roofwater) that are not wholly located within the lots that are being serviced.
- 2.3 Remove any existing dwellings and ancillary structures together with any non Class 1 structures (ie any existing sheds) located within the proposed lots.
- 2.4 Alter all existing fences, and/or incidental works that straddle the new boundaries to align with the new property boundaries and/or wholly contain within one of the respective properties.
- 2.5 Where Council is a party to a proposed easement and/or if the proposed easement is in favour of Council, then all necessary easement documentation regarding that easement/s must be prepared by Council's solicitors, using Council's standard form of easement. The Developer must pay all costs (including Council's legal expenses) to prepare the Easement and register same in the Department of Natural Resources and Water.
- 2.6 The Applicant must abide with the conditions as set out in the Court Order relating to the Planning and Environment Court Appeal No. 340 of 2002.

- 2.7 Provide corner truncations to lots in accordance with the Redland Planning Scheme.

3.0 ENGINEERING REQUIREMENTS

Roadworks and Drainage

- 3.1 Construct a signalised intersection at the Torquay Road/Collins Street/Donald Road/Serpentine Creek Road intersection as shown generally on Redland City Council sketch plans.

It should be noted that Council has acquired the additional necessary land from affected other property owners to allow the works to proceed. The cost of this construction may be offset against contributions towards road works infrastructure.

Council previously approved interim intersection works and as such the balance of works must be undertaken prior to the endorsement of any of the Plan of Surveys for proposed Stages 8A, 8B and 8C.

- 3.2 Construct a $\frac{3}{4}$ wide road construction along the Unwin Road frontage(s) of the development including Type M1 concrete kerb and channel on an alignment which suits a 7.0 metre wide pavement (measured lip to lip), AC road pavement with appropriate pavement tapers, all associated services, road drainage and verge works, all in accordance with Council standards. The road must be located within the road reserve on an alignment and level which maximises the retention of native vegetation and conforms to a design speed of 40 kph as per Council's Planning Scheme.
- 3.3 Construct a 1.5 metre wide concrete footpath along the eastern side of Unwin Road adjacent to the frontage of the development on an alignment which maximises the retention of the native vegetation and as determined on site with Redland City Council officers.
- 3.4 Provide for a minimum 15 metre wide road reserve (for roads designated as Access Place and Access Street) and a minimum 6.0 metre wide (lip to lip) sealed pavement with Type M1 concrete kerb and channel, all associated services, road drainage and verge works in accordance with Council standards. The road must generally be located centrally within the road reserve and conform to a design speed of 30 kph as per Council's Planning Scheme.
- 3.5 Provide splitter islands and traffic calming consistent with the provisions of AMCORD, QLD Streets and Redland Planning Scheme. The road reserves may require widening to ensure that minimum footpath widths are maintained.
- 3.6 Design roads generally in accordance with the provisions of Queensland Street principles except as provided for herein.
- 3.7 Submit plans and preliminary designs of proposed roads, traffic calming devices and services indicating all trees to be retained within the road reserve. Such trees must be flagged for inspection by Council Officers prior to clearing of the site.
- 3.8 Include all details of benching, filling and retaining walls in the Operational Works application.

- 3.9 Construct allotment drainage conforming to the requirements as specified in Queensland Urban Drainage Manual and the Redland Planning Scheme. Where roof water drainage is directed to kerb and channel, a kerb adaptor must be cast in situ into the kerb.
- 3.10 Undertake procedures as detailed in Section 3 of QUDM to ensure a legal point of discharge is obtained where stormwater must be discharged and dispersed onto land not in the ownership of the Applicant. Documentary evidence of stormwater discharge approvals and any other relevant agreements in relation to this matter must accompany the Operational Works application to be lodged with Council.
- 3.11 Construct all roads and drainage works in association with the development to Council's standards including provision for an ARI 100 year overland flowpath through roads, parks and drainage reserves. An assessment of the effect of 50% blockage of the inlets must be included in the drainage calculations.
- 3.12 Design and construction of the stormwater system must incorporate facilities which would ensure Best Management Practice with regard to the quality of stormwater being discharged to the environment.

Sewerage

- 3.13 Provision must be made for sewerage reticulation to fully service each allotment in accordance with Council Standards. Where works are required within properties that are not in the control of the Applicant, obtain written approval from the respective property owners for the works proposed within their respective properties. These approvals must be provided to Council in conjunction with the Operational Works application.
- 3.14 Extend sewerage reticulation via the site and make adequate provision for servicing and controlling any and all upstream allotments by means of future sewerage extension, using sewer mains of appropriate diameter and located to the satisfaction of Allconnex.
- 3.15 Submit evidence to Council at the time of requesting approval of the Plan of Survey, which demonstrates that the development is able to access Council's sewer reticulation.

Water Supply

- 3.16 Provide water connections and water meters to each allotment in accordance with Council's approved Standard Drawings.
- 3.17 Where any connections are to be made from existing live mains the Applicant must request Allconnex to make such connections at the Applicant's expense.

General

- 3.18 Provide underground electricity reticulation to each lot and street lighting to Australian Standard A.S.1158.1 and the requirements of ENERGEX and Council, including provision of lighting for pathways and parkland (if required) and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council.

- 3.19 Provision must be made for underground telecommunication conduits to service each lot in accordance with requirements of Australian Standards to accommodate carriers and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council.
- 3.20 Submit as part of the detailed engineering design, calculations for overland drainage flow in order to verify that the overland flow path is adequate at all locations throughout the subdivision.
- 3.21 Provide Permanent Survey Marks at positions as determined by the Manager Infrastructure Development.
- 3.22 Submit survey information to Council in association with engineering designs and as constructed drawings as per Planning Scheme Policy 9 – Infrastructure Works - Chapter 2, Part 9.2.7 of Redlands Planning Scheme. Survey control information to establish AHD, co-ordinate systems and location of permanent survey marks can be provided by Council upon request.
- 3.23 Provide to Council Digital Cadastral Survey Information as per Planning Scheme Policy 9 – Infrastructure Works - Chapter 2, Part 9.2.7 of Redlands Planning Scheme.
- 3.24 Design and construct all retaining structures in accordance with AS 4678 – 2002 Earth-Retaining Structures in particular the minimum 60 year design life requirements.
- 3.25 All allotments must have adequate flood immunity, in accordance with Redland City Council's Town Planning Scheme and relevant codes.

4.0 ENVIRONMENTAL REQUIREMENTS

4.1 General Environmental Management Requirements

Submit plans to Council for the Operational Works and on-maintenance phases which demonstrate that all environmental management issues have been addressed and designs completed to incorporate the conditions of this approval.

4.2 Environmental Management Plan

Submit, as part of the application for Operational Works, an Environmental Management Plan, which must contain the following elements:

1. General Introduction
 - 1.1. Structure and Process
 - 1.1.1. Management structure and responsibility
 - 1.1.2. Construction phase
 - 1.1.3. Operational phase
 - 1.1.4. Non-conformance procedure
 - 1.1.5. External complaint management
 - 1.1.6. Personnel training
 - 1.2. Monitoring and Reporting (construction, on-maintenance, operational phase)
 - 1.3. Review and Upgrade (construction, on-maintenance, operational phase)
 - 1.4. Site description and operation

2. Vegetation Management Plan (construction, post-construction phase)
3. Fauna Management Plan (prior to commencement of works, construction phase)
4. Water Quality Management Plan
 - 4.1. Stormwater Quality Management Plan (post-construction phase)
 - 4.2. Erosion and Sediment Control Plan (construction phase)
5. Air Quality Management Plan (construction phase)
6. Noise Management Plan (construction phase)
7. Waste Management Plan (construction phase)
8. Storage and Containment of Hazardous Materials (construction phase)
9. Contaminated Land Management (construction phase)
10. Acid sulfate soil management (construction phase)

Section 1 must form the core of the Environmental Management Plan, with emphasis on specifying roles and responsibilities, and compliance, monitoring and reporting procedures. The remaining sections may be addressed by new or existing stand-alone documents, brief descriptions of intended actions, and by operational works drawings, provided these are referenced in the basic Environmental Management Plan. The Environmental Management Plan is not intended to be a complex document. The Environmental Management Plan should make clear which entities have ultimate responsibility for specific tasks, and who is responsible for remedying errors, accidents and unforeseen problems.

4.3 Vegetation Management

Submit a detailed Vegetation Management Plan including both graphical and textual information to be prepared in consultation with Council's Environmental Assessment Team. The Vegetation Management Plan and all detailed landscape designs should reflect the conservation and enhancement of vegetation in the road reserve. Specific attention must be given to On Maintenance and long term maintenance of the road reserve.

The Vegetation Management Plan in conjunction with civil designs must address the retention of vegetation in building allotments and the road reserve. The retention of vegetation must be maximised in all areas and offsets incorporated in adjacent parkland and parkland included in this application for the loss of koala food trees. Particular attention must be given to native vegetation in the existing reserve of this site. Where existing mature native trees exist on lots these must be indicated on the operational works drawings with the aim of securing their retention where the species and location permits.

The retention of native vegetation with specific reference to mature trees within the existing reserve must be undertaken by appropriate design of the road way. The vegetation protection requirements of the Vegetation Management Plan to achieve retention and enhancement of this vegetation must be reflected in the operational works civil designs.

Species used in revegetation works must reflect the vegetation association detailed in the Redlands Planning Scheme Schedule 10 Part 4 Grey Gum Spotted Gum – Open Forest – Mainland Vegetation Association and complemented in the Council's Vegetation Enhancement Strategy (November 2007), locally endemic wetland species and observations on site.

The following details must be submitted within the Vegetation Management Plan:

- a) A statement of objectives, a description of management strategies, potential impacts, actions/controls, maintenance, monitoring, performance indicators, corrective actions and reporting.
- b) A survey accurate plot of all trees within a distance of one and a half tree height from any proposed construction work.
- c) Plant densities must reflect the requirement of the application to ensure site stability and maximum regeneration rates.
- d) Rehabilitation works within the (external) road reserve frontage immediately abutting the subject stage must be addressed as part of the Landscape Plan.
- e) Planting schedules and timing, including any staging program.
- f) Details of fertiliser and chemical use.
- g) Weed management must be addressed in terms of declared plants and environmental weeds as defined in the Part 9 - Schedules, Schedule 12 - Weed Species List and the Vegetation Enhancement Strategy (November 2007). The Vegetation Management Plan must outline the extent, location and methods of eradication
- h) The Vegetation Management Plan must be authorised by the Applicant's hydraulic consultant to ensure stormwater overland flow paths are not affected in an inappropriate manner.
- i) A maintenance program for the on-maintenance period.

4.4 Vegetation Retention and Protection

Submit detailed plans which address the retention of trees along Unwin Road with appropriate road design and construction of driveways to proposed Lots 188 to 192. Detailed design must be supplied as part of the operational works application to ensure the retention of trees over 200mm diameter at 1.2 metres above natural grade. Offset planting for any trees removed must occur in accordance with the Council's Vegetation Enhancement Strategy November 2007 in existing Council controlled park.

Any significant trees within proposed road reserves must be retained and designs of works within the road reserve carried out to ensure the long term survival and health of such trees.

4.5 Fauna Management

Appoint an accredited wildlife spotter to examine the site for wildlife habitat, and to supervise clearing operations at the operational works stage, and at least 14 days before commencement of any vegetation removal, dewatering or earthworks (wildlife habitat includes trees whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces and aquatic feature such as dams and water courses).

Prior to the pre-start meeting, the spotter must provide Council with a plan indicating the broad range of fauna expected on the site, the proposed method of operation, and any expected constraints.

During clearing operations, the clearing contractor must:

- a) liaise with the on-site spotter; and
- b) ensure that each tree or other feature identified by the spotter as being a risk to wildlife if felled, disturbed or dewatered, is not damaged or disturbed until the spotter advises that it is appropriate to do so.

Before commencement of and during clearing operations, it is the responsibility of the spotter to:

- a) be present at the site of clearing, dewatering, and other operations;
- b) identify any tree or feature with wildlife present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree;
- c) advise the contractor of the precise location of each such tree or other feature.

An accredited spotter is a person or company holding a current Rehabilitation Permit issued by the Environmental Protection Agency under Section 275(d) of the *Nature Conservation Regulation 1994*.

Before seeking a pre-start meeting at the Operational Works stage, the Applicant must provide a complete copy of the accredited spotter's Rehabilitation Permit. Operational works will not be permitted to commence until Council has sighted this permit. The spotter should attend the pre-start meeting if available.

If the Applicant cannot locate persons or companies holding Rehabilitation Permits, advice should be sought from Queensland Parks and Wildlife Service at Daisy Hill (ph: 3299 1032).

4.6 Temporary Fence

Erect a temporary star picket and three strand wire fence to Council's satisfaction along the line separating the construction area and the road reserve vegetation specified for protection as a result of these conditions.

The fence must be installed prior to the commencement of any bulk earth works or other construction works and must remain until the development has been put "on-maintenance" or an alternative approved barrier replaces it. The temporary fence must include nominated access points to allow for approved landscape treatments, weed removal and revegetation of the park and conservation/stormwater treatment areas.

No unapproved construction activity must occur beyond this fence, including vehicle access, material stockpiling, storage of chemicals and/or maintenance fluids, site compound, the tapering of construction batters, site spoil or rubbish etc.

Protect all trees identified for preservation outside the proposed park area prior to the start of bulk earth works or other construction works. This protection must be by fencing the tree beyond the drip zone or 7.5m from the trunk whichever is the greater. Any proposed work inside this restriction zone must only be undertaken under the guidance of a qualified arborist. The arborist must supervise works to ensure that no damage to the trunk occurs and any roots, which may be disturbed, are treated to ensure the protection and preservation of the tree.

5.0 OPEN SPACE and LANDSCAPING REQUIREMENTS

5.1 Submit a landscape plan prepared by a Landscape Architect, who is a member of Australian Institute of Landscape Architects, or suitably qualified person to the satisfaction of Council and carry out the works in accordance with details indicated on the approved landscape plan and associated conditions. The landscape plan must reflect the requirements of the VMP as specified in Clause 4.3 and must be authorised by the Applicants' hydraulic consultant to ensure stormwater overland flow paths are not affected. The landscape plan must be submitted to Council as part of the Operational Works application and will also include the following information:

- a) Details of proposed road treatment works in the form of cross sections for the road construction works adjacent to the park areas;
- b) Details of proposed landscape planting/revegetation works using locally native species as identified in Council's Vegetation Enhancement Strategy;
- c) Details of all areas to be graded, levelled and grass seeded or turfed. If area is turfed then this must come from a fireweed (*Senecio madagascariensis*) free area;
- d) Full details of all monitoring and maintenance works to be carried out for the twelve month maintenance period for parkland and street scope including, but not limited to: weed management, pest management, mowing, rubbish removal, mulch replenishment as required, re-staking and retying as required, pruning works and replacement planting of all dead plant material;
- e) Details of log bollard fencing to be installed to that part of the park where abutting road reserves. Removable/lockable bollards must also be provided at all suitable access points. All bollard installation will be in accordance with Council's standard installation details;
- f) Details of all proposed treatments (including planting) to the buffer/drainage corridor;
- g) Details of location and construction details of all proposed retaining walls, fences, entry statement walls and all other hard landscape features;
- h) Details and provision of an extruded concrete hard edge to all planted/revegetated areas which adjoin turfed/grass seeded areas;
- i) Details of the location of any known bores on the site that will be within the future park area;

- j) Details of tree protection measures for all trees to be retained adjacent to construction works. An arborist report will be required to demonstrate and support the effectiveness of the tree protection measures proposed.

5.2 Street Tree Planting

Incorporate street tree planting into the landscape plan for the area to be dedicated as road reserve. Landscaping in the road reserves must utilise koala food tree species in accordance with the Council Implementation Note Street Tree Planting dated 6th May 2009.

Where the Developer contributes to Street Tree planting

- a) Prepare a landscape/street tree planting plan in accordance with the Street Tree Masterplan, Council's street tree planting guidelines and the Vegetation Enhancement Strategy for Council to approve at the operational works stage of development;
- b) Contribute towards street tree planting in accordance with Council's Street Tree Planting Policy at the rate applicable at the time of payment for each tree approved for planting. Contributions will be made prior to Council being required to sign a plan of survey. (Current rate 2010/2011: \$130 per tree up to 25lt, and \$360 per tree 45lt to 100lt container size);
- c) Contributions will be used to implement the Street Tree Planting Program within the development unless constrained by the site in which case planting will occur in the nearest suitable location.

Where the Developer undertakes to plant Street Trees

- a) Prepare a landscape/street tree planting plan in accordance with the Street Tree Masterplan, Council's street tree planting guidelines and Vegetation Enhancement Strategy. This plan must be submitted with the engineering operational works application;
- b) Council may specify the stock size for certain species to maximise establishment rates eg 200mm for Eucalyptus species;
- c) Street tree planting must be completed prior to acceptance of subdivision works 'on maintenance' in accordance with the approved street tree planting plan;
- d) Prior to Council being required to sign a plan of survey the Developer must pay a security bond for the street tree maintenance period of 12 months in accordance with section 4.1 of Council's Security Bonding Policy. This bond is refundable at the end of the maintenance period if the trees meet Council specifications set out in the Street Tree Masterplan;
- e) The bond is 20% of the cost to source, plant and maintain the whole approved street tree planting. The cost to source, plant and maintain different size street trees will be at the council rate at the time of payment (current rate 2008/2009: \$130 per tree up to 25lt and \$360 per tree for 45 lt to 100lt container size);

N.B. Semi advanced and advanced tree stock must be well structured with single and strong central trunks and a dominant apical growth. Tree stock that is root bound or has poor root structure will not be used in any street tree plantings.

5.3 Tree Maintenance and Protection

Remove, where existing trees are to be retained within road reserve, ALL dead wood and potentially dangerous tree(s)/tree limbs. Trees must be protected to a minimum standard as detailed in AS4970—2009 'Protection of trees on development sites'. Where construction works impact on the health of a tree to initiate deterioration and/or death to the whole or part of the tree during the period of construction, the Applicant must attend to the removal of that tree or part thereof under the direction of the Council representing officer.

The Vegetation Treatment Proposal Plan prepared by Gregory Hicks Landscape Architects dated 15th July 2010 is not approved.

All tree works and the treatment of any damaged limbs of trees identified for retention, must be performed by an experienced and qualified arborist who is a member of the Australian Arborist Association or equivalent professional organisation and in accordance with AS 4373-1996 'Pruning of Amenity Trees'.

This work must be carried out prior to site construction works being accepted On maintenance, in consultation with the Council representing officer.

5.4 Arborist Report

Submit an Arborist report as part of the assessment for Operational Works to confirm tree protection methods during the construction phase with respect to all trees and significant vegetation to be retained in the road reserves and park areas where potential impacts may occur. Tree protection methods must be noted on both landscape and civil plans. The report must be structured as follows:

Provide of an arborist report (*where significant trees are to be retained within the vicinity of any construction works*) in accordance with - Part 11 - Planning Scheme Policy 9 - Infrastructure Works - Chapter 11 RPS which states that:

- a) The content must contain conclusions and recommendations which can be incorporated into the design and construction of proposals and are included with the conditions of any approval.
- b) The recommendations are to be of sufficient detail to enable post construction certification and compliance sign off by the Council.
- c) Where existing vegetation including significant trees are retained, the arborist may be required to determine parameters to minimise the risk to, and long term viability of the tree root zones and/or canopy.
- d) The terms of reference for the report should include but not be limited to:
 - i) Qualifications in arboricultural practice including particular membership of a relevant association such as Queensland Arborist Association or Arboriculture Australia and relevant local experience;

- ii) Assessment of tree characteristics, current health and defects of significant tree/s and any other trees and shrubs which overhang from neighbouring properties. A proforma format is acceptable provided it is accompanied by relevant discussion and illustrated photos and includes the scientific reasoning to support statements;
- iii) Provision of a contextual analysis which describes, in text and with photos, the tree as an element of an ecological unit, cultural landscape, or historic listing such as a vegetation protection ordinance;
- iv) Photographs of any disease, damage or defect with descriptions and annotated photos showing recommendations and actions for remediation and an estimate of the remaining lifespan of tree or major branch affected, and relative risk to human safety or property;
- v) Photographs, tree plot to scale showing canopy height and root zone spread in relation to any existing or proposed building/driveway, calliper of trunk at chest height, botanical name, and common name;
- vi) Indication of spot height of trunk and extent of any earthworks in the vicinity;
- vii) Protection measures for trees during construction phase which should include protective barriers to minimise risk to property and people and protective barriers for tree trunks and root zones;
- viii) Methods for trimming of tree roots and canopy;
- ix) Disturbance to tree root zone for hard landscape works such as cultivation for new plant material;
- x) Materials for hard landscape works, such as permeable paving and retaining edges;
- xi) Irrigation regime or connection to rainwater harvesting system; and
- xii) Inspections and monitoring of any modification to the tree form during maintenance period.

5.5 Services Installation

Commission an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association to provide impact reports and on site supervision where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention,

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6.1 Erosion and Sediment Control - Contaminated Land

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The concentrations of the heavy metals are likely to cause harm to the natural environment if released into a waterway. You must take all necessary measures to contain sediment within the development site. Actions beyond those identified in the sediment and erosion control plans may be necessary to ensure that sediment does not leave the development site. In the event that sediment is released from the development site into a waterway or the bay, enforcement action under the *Environmental Protection Act 1994* may be undertaken.

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7.1 Transport Infrastructure Charges

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7.3 Split Valuation Fees

The Applicant must contribute \$27.25 per allotment to Council for the purpose of paying the State Government Split Valuation Fees. (This amount is reviewed annually in July.) Such amount must be paid prior to signing and sealing of the Plan of Survey and be for each allotment contained on the Plan of Survey, including balance lots.

8.0 OTHER REQUIREMENTS

- 8.1 Submit an application for Operational Works associated with this development. Those operational works, in the first instance in the form of engineering designs, open space treatment and landscaping designs, will be reviewed in accordance with relevant codes including Council's Design Standards for Developments.

9.0 ADVISORY

9.1 Water and Sewerage Headworks Contributions (Infrastructure Charges)

Conditions requesting payment of Water and Sewerage Headworks contributions are no longer included in the Decision Notice. Water and Sewerage Headworks Contributions, under Policy 3 of the Redland Planning Scheme are now levied by way of an Infrastructure Charges Notice issued by Allconnex Water.

9.2 Fire Ants

Areas within Redland Shire have been identified as having an infestation of the Red Imported Fire Ant (RIFA). The movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the Shire from a property inside a restricted area, is to be with the advice of the Department of Primary Industries RIFA Movement Controls. Further information can be obtained from the DPI Call Centre 13 2523 or on their web site www.dpi.qld.gov.au/fireants.

9.3 Roadworks and Drainage

In relation to Condition 3.0 (stage 8(c)):-

- a) Unwin Road is not a road that is included in the Redland Bay Infrastructure Reserve and therefore credits for works on external roads associated with the development are not applicable; and
- b) The Applicant should consider contacting the developer of the adjacent Unwin Road Development to negotiate an arrangement where costs of construction of the required works in Unwin Road are shared and/or constructed at the same time as that approved development;
- c) The final design long section and cross sections of the works are to have respect for the retention of the existing significant vegetation along the frontage of the development.

COMMITTEE RESOLUTION

Moved by: Cr Reimers

Seconded by: Cr Hobson

That Committee, under delegated authority, resolve as follows:

That the Officer's Recommendation be adopted with the inclusion in Stage 8A, of an additional condition under Section 3.0 - Engineering Requirements – Roadworks and Drainage, to read as follows:

3.15 Dedicate land for road purposes a distance determined by Council's ultimate alignment for Serpentine Creek Road, prior to plan sealing of Stage 8A.

and the subsequent conditions renumbered accordingly.

CARRIED

A division was called for.

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

Cr Bowler voted in the negative.

Cr Elliott was absent from the meeting.

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

1.4 CATEGORY 1 - MINOR COMPLYING CODE ASSESSMENT AND HOUSEKEEPING

Dataworks Filename: GOV D&CS Delegated Items
Responsible Officer Name: Bruce Macnee
Group Manager, Sustainable Assessment
Author Name: Anne-Maree Sankey
Administration Assistant, Sustainable Assessment

EXECUTIVE SUMMARY

At the General Meeting of 15 May 2002, Council resolved that development assessments be classified into the following four Categories:

- Category 1 – Minor Complying Code Assessments & Housekeeping;
- Category 2 – Complying Code Assessments & Minor Impact Assessments;
- Category 3 – Moderately Complex Code & Impact Assessments;
- Category 4 – Major and Significant Assessments.

The applications detailed in this report have been assessed under Category 1 criteria - defined as complying, policy based Code Assessment, general housekeeping matters and other applications of a minor nature.

PURPOSE

The purpose of this report is for Council to note that the following decisions were made under delegated authority – Category 1 – Minor Complying Code Assessments and Housekeeping.

1. Development Permit issued for a material change of use for a development near underground infrastructure approval for a dwelling house at 1 Seaspray Street, Thornlands. Majestic Homes (Qld) Pty Ltd As Trustee. (MC012173)
2. Development Permit issued for building works approval assessed against the Redlands Planning Scheme for domestic additions at 6 Prosperity Street, Point Lookout. Thinktank Architects Pty Ltd. (BW000941)
3. Development Permit issued for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (detached garage) at 7 Arcadia Street, Capalaba. Sanadee Enterprise Pty Ltd. (BW001181)
4. Development Permit issued for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (shed) at 8 Venn Parade, Thornlands. Garage World Southside Pty Ltd (Springwood). (BW001120)
5. A Notice agreeing to a permissible change of an existing development approval was issued for a small lot house at 481 Old Cleveland Road East, Birkdale. Terry Wickens Surveys Pty Ltd. (MC012020)

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Reimers

That the report be noted.

CARRIED

1.5 CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MINOR IMPACT ASSESSMENTS

Datworks Filename: GOV-D&CS Delegated Items
Responsible Officer Name: Bruce Macnee
Group Manager, Sustainable Assessment
Author Name: Anne-Maree Sankey
Administration Assistant, Sustainable Assessment

EXECUTIVE SUMMARY

At the General Meeting of 15 May 2002, Council resolved that development assessments be classified into the following four Categories:

Category 1 – Minor Complying Code Assessments & Housekeeping;
Category 2 – Complying Code Assessments & Minor Impact Assessments;
Category 3 – Moderately Complex Code & Impact Assessments; and
Category 4 – Major and Significant Assessments.

The applications detailed in this report have been assessed under Category 2 criteria - defined as follows:

- Complying small scale types of Code Assessable applications without submission of public objection (i.e. not being adverse submissions); and
- Includes a number of process-related delegations, operational works applications and all other delegations not otherwise listed.

PURPOSE

The purpose of this report is for Council to note that the following decisions were made under delegated authority – Category 2 – Complying Code Assessments and Minor Impact Assessments. [\[Category 2 report\]](#)

1. Development Permit issued for a material change of use for a dwelling house at 127 Laurel Street, Russell Island. Bay Island Designs. (MC012212)
2. Development Permit issued for a material change of use for a dwelling house at 12 Maroondah Street, Russell Island. Chilverton Designs. (MC012247)
3. Development Permit issued for a small lot house at 35 Arthur Street, Wellington Point. Mr A J Caughlan. (MC012261)
4. Development Permit issued for a small lot house at 45 Butternut Circuit, Thornlands Road, Thornlands. HDL Pty Ltd As Trustee. (MC012206)
5. Development Permit issued for reconfiguration of lots (1 into 7) at 104-112 Thornlands. Mr C Mailli and Mrs S Mailli. (SB005499)
6. Negotiated Decision Notice issued to upgrade a preliminary approval agreeing to change an existing development approval for a dual occupancy at 25 George Nothling Drive, Point Lookout. Casey Jackson Homes Pty Ltd. (MC011684)
7. Development Permit issued for a material change of use for a dwelling house at 9 Jupiter Street, Russell Island. Chilverton Design. (MC012269)

8. Development Permit issued for a material change of use for a dwelling house at 6 Nina Street, Karragarra Island. Bay Island Designs. (MC012204)
9. A Notice agreeing to extend the relevant period of an existing development approval was issued for a material change of use for accommodation units (x 4) and shop at 130 Dickson Way, Point Lookout. Riddel Architecture. (MC009379)
10. Development Permit issued for a material change of use to operate a home business (children's workshop) at 8 Sapium Road, Redland Bay. Mrs J.F. Strufe and Mrs J.A. Jones. (MC012202)

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Murray

That the report be noted.

CARRIED

1.6 CURRENT APPEALS LIST AS AT 10 SEPTEMBER 2010

Datworks Filename: GOV-D&CS Appeals List
Responsible Officer Name: Bruce Macnee
 Group Manager, Sustainable Assessment
Author Name: Anne-Maree Sankey
 Administration Officer, Sustainable Assessment

EXECUTIVE SUMMARY

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
1. WD	SB351901 Appeal 2884 of 1998.	Sabdoen Pty Ltd Point O'Halloran Road, Victoria Point.	Claim against zoning amendment.	Matter adjourned to date to be fixed.	Compensation
2. MR	MC009414 Appeal 1167 of 2007. Received April 2007.	AJ & CL Dowley -v- RSC, 20 Emerson Street, Russell Island.	Application for dwelling house on Residential A lot.	Adjourned to 30 September 2010 for Further Review.	Applicant appeal against Condition 1 of Negotiated Decision.
3. AV	SB005137 Appeal 1034 of 2008. Received April 2008.	Harridan P/L -v- RCC. 46-48 Muller Street, Redland Bay.	Application for MCU and reconfiguration into 62 allotments.	Set down for Hearing November 2010 pool (3 days).	Applicant Appeal against preliminary approval.
4. JS	MC010498 Appeal 1740 of 2008. Received July 2008.	KCY Investments (No 2) P/L -v- RCC 7 Samarinda Drive, Point Lookout.	Application for dwelling house.	Application in Pending Proceeding hearing 15 September 2010.	Applicant appeal against refusal.
5. AV	SB004758.1A SB004758.1B MC007588 Appeal 1880 of 2008. Received July 2008.	Heritage Properties P/L & Ausbuild P/L - v- RCC 268, 278, 296, 310, 332 & 344 Cleveland-Redland Bay Road, Thornlands.	Application for MCU (residential development) and reconfiguration into 34 lots (1A) and 25 lots (1B).	Set down for Hearing October 2010 pool.	Applicant appeal against deemed refusal.

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
6. JS	MC010968 Appeal 2627 of 2008.	Queensland Construction Materials P/L -v- RCC & Ors: Various Sites on North Stradbroke Island.	Application for Material Change Of Use for Extractive Industry (Removal and Transportation of Sand Tailings) and Environmentally Relevant Activity 20 (Extracting Rock or Other Material).	Preliminary Points Judgment handed down 29 September 2009. Adjourned to date to be fixed.	Applicant Appeal against refusal
	MC010968 Supreme Court Appeal 12616 of 2009. Received November 2009.	Birkdale Progress Association, FOSI, SIMO, Wildlife Preservation Society & Ors -v- Qld Construction Materials P/L	Application for Leave to Appeal the PE Court Preliminary Point Judgment 29 September 2009	Preliminary Point Hearing held 26 March 2010. Judgment 23 July 2010 – appeal dismissed. Appeal for Special Leave filed in High Court.	Submitter Application against PE Court Judgment
7. JS	MC009566 Appeal 3220 of 2008 Received December 2008.	Slade P/L, PJ Laing & J Laing -v- RCC 14-20 Gordon Road, Redland Bay.	Application for Development Permit (Material Change of Use) for residential purposes	Adjourned for Further Review 24 September 2010.	Applicant Appeal against refusal.
8. AV	SB005347 Appeal 1016 of 2009. Received April 2009.	BMD Properties Pty Ltd -v- RCC 18 Mainsail Street, Birkdale.	Application for reconfiguration into 10 lots.	Listed for Further Review 17 September 2010.	Applicant Appeal against refusal.
9. AV	MC008405 Appeal 1302 of 2009. Received May 2009.	Ausbuid Projects Pty Ltd -v- RCC 104 Kinross Road, Thornlands	Application for rezoning to Residential for reconfiguration into 107 lots.	Adjourned for Further Review 14 October 2010. Set down for Hearing November 2010 pool.	Applicant Appeal against refusal.
10. AV	MC008305 Appeal 1303 of 2009. Received May 2009.	PEET Thornlands Pty Ltd -v- RCC 89-101 Kinross Road, Thornlands	Application for rezoning to Residential for reconfiguration into 102 lots.	Adjourned for Further Review 14 October 2010. Set down for Hearing November 2010 pool.	Applicant Appeal against refusal.

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
11. AW	MC010715 Appeal 1963 of 2009 Received July 2009.	JT George Nominees P/L –v- RCC Cnr Taylor Rd & Woodlands Dve, Thornlands.	Application for preliminary approval for MCU for neighbourhood centre, open space and residential uses (pursuant to a concept master plan).	No date set.	Applicant Appeal against refusal.
12. AW	MC009598 Appeal 2271 of 2009. Received August 2009.	J G Clissold as Trustee –v- RCC 11-15 Nicholas Street, Russell Island	Application for Child Care Centre.	Adjourned for Further Review 30 September 2010.	Applicant Appeal against refusal.
13. AW	MC011579 Appeal 2345 of 2009. Received August 2009.	S Maller & Y Allayban –v- RCC 9 Piccaninny Street, Macleay Island	Application for Dwelling House.	Listed for Further Review 15 September 2010.	Applicant Appeal against refusal.
14. AW	MC011745 Appeal 3296 of 2009. Received November 2009.	S Mergler –v- RCC 106 Beelong Street, Macleay Island	Application for Dwelling House.	Listed for Further Review 15 September 2010.	Applicant Appeal against conditions of approval.
15. AW	MC010225 Appeal 3391 of 2009. Received December 2009.	M Parsons –v- RCC 65 Coondooropa Drive, Macleay Island	Application for Dwelling House.	Adjourned for Further Review 23 September 2010.	Applicant Appeal against conditions of approval.
16. JS	MC011322 Appeal 3566 of 2009. Received December 2009.	Casagrande Investments Pty Ltd –v- RCC 537-547 Redland Bay Road, Victoria Point	Application for Multiple Dwelling (13 units)	Hearing adjourned to 1 October 2010.	Applicant Appeal against refusal.
17. JS	MC009585 Appeal 290 of 2010. Received January 2010.	HIB Investments P/L –v- RCC 2-6 School of Arts Rd, Redland Bay	Application for mixed use development (shops, showroom class A, refreshment establishment)	No date set.	Application Appeal against refusal.
18. JS	MC011141 Appeal 1052 of 2010. Received April 2010.	Florina Pty Ltd –v- RCC 241-259 Boundary Road, Thornlands	Application for development permit to extend existing flower farm.	No date set.	Applicant Appeal against conditions of approval.

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
19. JS	MC010624 Appeal 2675 of 2009. Received September 2009.	L M Wigan –v- RCC 84-122 Taylor Road, Thornlands	Application (superseded planning scheme) for development permit for MCU for residential development (Res A & Res B).	Notice of Repeal of Ministerial Call-in of Development Application received 18 May 2010. Appeal returned to Planning & Environment Court. No date set.	Applicant Appeal against refusal.
20. JS	MC011076 Appeal 1801 of 2010. Received June 2010.	B J McFadden –v- RCC 82-84 Beveridge Road, Thornlands	Application for development permit for MCU to establish indoor recreation centre (boxing training facility)	No date set.	Applicant Appeal against conditions of approval.
21. JS	MC009365 SB005093 Appeal 2565 of 2010. Received September 2010.	Harridan Pty Ltd –v- RCC 184,190 & 192 Boundary Road, Thornlands	Application for development permit for MCU and Reconfiguration into 11 lots	No date set.	Applicant Appeal against conditions of approval.

OFFICER'S RECOMMENDATION/ COMMITTEE RESOLUTION

Moved by: Cr Reimers
Seconded by: Cr Williams

That the report be noted.

CARRIED

MEETING CLOSURE

There being no further business, the meeting closed at 11.12am.

Signature of Chairperson: _____

Confirmation Date: _____

Fee Waivers and Discounts Relating to Development and Community Standards Applications

Head of Power

- Local Government Act 2009
- Redland City Council Corporate Plan 2006-2010: To ensure development complies with legislation and meets community expectations

Policy Objective

To confirm Council's position regarding the reduction or waiving of fees and charges in the Development and Community Standards Department when a strict application of the scheduled fee is considered unreasonable, or in other circumstances where a discount is considered suitable, or where an appropriate fee has not been set.

Policy Statement

Council is committed to:

1. Approving requests to reduce or waive the development application fee in accordance with established criteria.
2. Requiring the request for fee reduction to be made in writing and accompanied by relevant supporting documentation.
3. Approving requests from bona fide charities and not-for-profit organisations for a discount/rebate of 25% of the application fee providing established criteria are met.
4. Approving a rebate of 25% (to a maximum of \$5,000) for Accelerated DA applications complying with the criteria detailed in the guidelines.
5. Approving a discount of 10% (to a maximum of \$5,000) for applications lodged using Council's Smart eDA system and which comply with the criteria detailed in the guidelines.
6. Approving requests to waive the development application fee for Council applications as formally requested on each occasion. Each discount is to be recorded in the Fees and Charges Discounts Register and accounted for as per other non-Council discounts and fee waivers.

CMR Team use only

Department:
Group:
Approved:

Effective date:
Version: 1
Review date:
Page: 1 of 1

APPROVED CATEGORY 2 APPLICATIONS

1. Development application for a material change of use for a small lot house at 27 Orana Street, Victoria Point. Blue Tech Electrical Pty Ltd. (MC012259)

RPS Zoning: Urban Residential
Overlays: Acid Sulphate Soils
Land Area: 400 square metres

EXECUTIVE SUMMARY

Council has received an application seeking a Development Permit for a Material Change of Use (Code Assessment) for a *Small Lot House* on an allotment zoned UR - Urban Residential, on land at 27 Orana Street Victoria Point QLD 4165. The application was made in accordance with the *Sustainable Planning Act* and did not require referral to any external agency or public consultation. The proposal, consisting of a single storey detached house on a 400 Square Metres allotment, has been assessed by relevant internal teams. The application has been assessed against the relevant codes of the *Redlands Planning Scheme* and is considered to be in compliance with the Scheme. It is therefore recommended that the application be granted a **Development Permit**, subject to conditions.

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate.

DEVELOPMENT PROPOSAL AND SITE DESCRIPTION

Proposal

The proposal is for a detached house on a vacant residential allotment. The specific details of the proposal are as follows:

Storeys:	1
Maximum Height above Ground Level:	Approximately 4.788 metres
GFA:	190m ²
Site Cover:	47.5%
Design Features:	Internally there are four bedrooms, a family/kitchen/meals room, bathroom and laundry.
Car Parking Provision:	A double garage is proposed which has been integrated into the dwelling design.
External Construction Materials:	Brickwork for walls.
Front setback:	4 metres to Outer Most Projection (OMP).
Side boundary setbacks:	West 3.1 metres to OMP and East 900mm to OMP and 1.5m to wall.
Rear boundary setback:	1.5 metres to OMP.

Site

The subject site is located at 27 Orana Street Victoria Point QLD 4165. It has a total site area of 400 Square Metres. Currently the site is vacant and sparsely vegetated. Stormwater can be discharged to the street.

Surrounding Area / Amenity and Character

The site forms part of a new subdivision, with all adjoining sites zoned Urban Residential. The area is predominantly characterised by detached dwelling houses.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009 (SPA)

This application has been made in accordance with Chapter 6 (Integrated Development Assessment System, IDAS) of the *Sustainable Planning Act 2009* and constitutes an application for Code Assessment for a Material Change of Use for a Small Lot House - Land Area < 500m2 under the *Redlands Planning Scheme*.

SEQ Regional Plan 2009-2031

The subject land is located within the Urban Footprint designation of the SEQ Regional Plan 2009-2031. The proposed development, being for residential purposes, is consistent with the intent for the Urban Footprint.

State Planning Policies

There are no applicable State planning policies for this application.

State Planning Regulatory Provisions

State Planning Regulatory Provision	Applicability to current Application
Draft South East Queensland Koala State Planning Regulatory Provisions	Not applicable

Redlands Planning Scheme

Zone Code

The subject lot is zoned UR - Urban Residential. Small Lot Houses are a consistent form of development in this zone, subject to Council approval. The proposed development has been assessed against the provisions of the Urban Residential Zone Code, and is considered to comply with the Specific Outcomes and Probable Solutions as follows:

- Uses and Other Development – The proposal for a small lot house is consistent with the intended development within the zone.
- Built Form and Density – The proposed one-storey building with a maximum height of 4.9 metres is within the probable solution limit of 8.5 metres. The proposed site coverage of 47.5% is less than the maximum 50% allowed. The density of the development is in accordance with the intended 1 dwelling unit per 400m² of site area. Design elements including portico, eaves and windows facing the street, have been included in the design to increase the articulation and visual interest of the dwelling.
- Amenity – The proposal has been sited to ensure solar access is available to the dwelling and is not restricted to adjoining sites. A sufficient private open space area, which is accessible to the living area of the dwelling, has been provided. It is not considered that the proposal will cause a nuisance in relation to air quality, noise, lighting or traffic movements, as it is expected that these will be compatible with that experienced in a residential environment.
- Environment – The site is predominantly clear of vegetation. Conditions relating to excavation and fill, erosion prevention, sediment control, and landscaping species have been included in the decision notice.
- Infrastructure – It is considered that the site should be able to be serviced by reticulated water and sewer, road access, energy, telecommunications and waste and recycling collection services without undue concern. It is proposed that stormwater is to be directed to rainwater tanks with overflow to be directed to the street.

Use Code

The proposal for a Small Lot House has been assessed against the Small Lot House Code. The proposed development is considered to comply with the Probable Solutions and Specific Outcomes of this Code as follows:

- Location/Site Size and Density – The proposal is located on land intended for residential purposes and is sufficient in size to provide for the needs of this housing type.
- Site Layout and Building Design – The proposal is within the 8.5 and 2 storey maximum building height allowed and is well within the 4.5 meter three dimensional envelope required by the scheme. The site coverage is within the 50% limit. The setbacks of the dwelling are considered to comply with the required 3 metre front setback (minimum 4 metres proposed). The garage wall and eaves are located within the required 1.5m and 900mm setbacks required. The rear setback of 1.5m does not comply with the probable solution of 4m, however has been designed to comply with the Queensland Development Code. No built to boundary walls have been proposed. The dwelling length of 14 metres is within the maximum allowed 25 metre dwelling length. It is considered that the dwelling has been appropriately sited to ensure sufficient solar access is available to the development and that solar access has not been restricted to adjoining sites.
- Visual Privacy – The proposed 1.8 metre high close boarded, perimeter fence is considered sufficient in ensuring privacy is maintained for the proposed single storey dwelling.
- Acoustic Amenity – It is expected that the proposed residential use of will not have a negative impact on the amenity of the area.
- Access and Parking – Two car parking spaces, in the form of a double garage, have been provided on site as required. The garage is located 5 metres from the front boundary and has been located behind the front portico to reduce the dominance of car parking as viewed from the street.
- Landscaping – The fencing requirements of the code will form conditions of approval.
- Open Space Design– An area of sufficient size, dimensions and slope is available on site for open space purposes. The area has sufficient solar access, being located on the north-western side of the dwelling, and is directly accessible from the main living area.
- Safety and Security – The use is designed to present the front door and a habitable room window to the street.
- Service Facilities – Sufficient facilities has been provided for on-site or have been required as conditions of approval.

Areas of non-compliance with the prescriptive measures of the Code exist and have been addressed as follows:

Specific Outcomes	Probable Solutions	Officer’s Comment
<p>(1) Layout and design enhances built form of the surrounding streetscape by -</p> <p>(a) contributing to the establishment of an attractive streetscape in new areas;</p> <p>(b) ensuring the use addresses the street frontage;</p> <p>(c) reducing building bulk through a combination of verandahs, recesses and variations in building form and materials;</p> <p>(d) ensuring building height is consistent with the predominant height and scale of surrounding properties;</p> <p>(e) ensuring setbacks complement the existing streetscape and maximise private open space areas, solar access and provide for</p>	<p>(1) The use complies with the following requirements -</p> <p>(a) building height, site coverage, setbacks, built to boundary and building length criteria - detailed in Table 1 - Building Siting and Design Requirements;</p>	<p>The rear setback is not 2.5m however the proposal has been conditioned to be located to the east to maximise the open space area in the north-western corner in accordance with the Specific Outcomes.</p>

<p>service areas;</p> <p>(f) building to the boundary facilitates -</p> <p>(i) improved solar access for the dwelling unit and adjoining dwelling unit through increased setbacks on northern boundary;</p> <p>(ii) appropriate length, height and articulation of built to boundary walls.</p> <p>(1) Vehicle parking and access -</p> <p>(a) is safe and convenient for residents and visitors;</p> <p>(b) has an appropriate number of car parking spaces to cater for residents and visitors;</p> <p>(c) does not dominate the streetscape or building form when viewed from the street;</p> <p>(d) is compatible with the overall building design in terms of height, roof form, detail, materials and colour.</p>	<p>(b) locates carports and garages a minimum of 6 metres behind the front property boundary - refer to Diagram 4;</p>	<p>The conditioned 5m setback will facilitate tandem car parking for visitors. The garage is located behind the portico so is considered not to dominate the streetscape.</p>
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Overlay Codes

The subject site is affected by the following overlays of the Redlands Planning Scheme:

Acid Sulfate Soils Overlay – The subject site is affected by the Acid Sulfate Soils Overlay. The entire site is located between 5 and 20m AHD however no excavation is proposed below 5m AHD therefore the proposal is considered to comply with the self assessable criteria of the code. These requirements will form a condition of approval.

Other Development Codes

	Comments	Conditioned	Complies
<i>Domestic Driveway Crossover Code</i>	A single driveway crossover is proposed. The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes
<i>Excavation and Fill Code</i>	Minimal excavation and fill is required for the proposal. The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes

General Codes

	Comments	Conditioned	Complies
<i>Erosion Prevention and Sediment Control Code</i>	The proposal is considered to comply. The requirements of the	Yes	Yes

Development Assessment Description: Category 2 Applications	CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MINOR ASSESSMENTS Attachment
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	code will be conditioned.		
<i>Development Near Underground Infrastructure Code</i>	There is a sewer main located outside of the front property of the boundary. The dwelling is located approximately 5 metres away from the sewer. The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes
<i>Infrastructure Works Code</i>	The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes
<i>Stormwater Management Code</i>	The proposal is considered to comply. Stormwater is to be directed to rainwater tanks on-site, with overflow directed to the street. The requirements of the code will be conditioned.	Yes	Yes

Engineering Team

Council's Engineer has assessed the proposed development and considered it satisfactory. Conditions of approval and advice statements have been included in the decision notice.

REFERRAL AGENCIES

The application did not trigger any referral requirements under the IDAS.

CONCLUSION

The proposal is considered to comply with the Redlands Planning Scheme, and applicable codes and planning scheme policies. Accordingly, it is recommended that the application be approved and a development permit be granted, subject to conditions.

DECISION

Under delegated authority, Category 2, the applicant was advised that a development permit had been granted subject to conditions.

A copy of the original proposal was provided to Councillor John Burns of Division 4 on 23/8/2010. The Councillor was advised of the recommendation of this report on 9/9/2010 and the Councillor indicated that they were satisfied with the proposal and that the recommendation could be approved under delegated authority.

2. Development application for reconfiguration of lots (one into two lots) at 15 Russell Street, Cleveland. HCE Engineers. (SB005493)

RPS Zoning: Urban Residential
Overlays: Acid Sulphate Soils
Land Area: 1011.7 square metres

Executive Summary

An application seeking a Development Permit for a Reconfiguration of a Lot (Code Assessment) on an allotment zoned Urban Residential, on land at 15 Russell Street, Cleveland has been received and assessed against the requirements of the Planning Scheme.

The proposal, consisting of a one (1) into two (2) lot reconfiguration has been assessed against the requirements of the Redlands Planning Scheme and is considered to comply with the relevant codes. It is therefore recommended that the application be granted a Development Permit, subject to conditions. The applicant will be required to obtain a number of additional permits prior to construction of the proposed dwelling house.

Compliance or non compliance with Legislation and relevant Planning Instruments

The following Legislation and Planning Instruments were considered in the assessment of this application:

- The *Sustainable Planning Act 2009*; and
- The Redlands Planning Scheme.

The application generally complies with the Legislation and Planning Instruments. The site is zoned Urban Residential within the Redlands Planning Scheme (RPS) and the proposal is considered to be generally consistent with this zone.

Reference to DA Workshop outcomes

The application did not appear at DA Workshop.

Reconfiguration of Lot Proposal

The application is for a one into two lot reconfiguration. The proposal plan shows that the subdivision will result in the creation of proposed Lots 1 and 2 with areas of approximately 500m² each with 10.0m frontage and 50.0m depth.

The existing dwelling is to be demolished and two new dwellings could be located on the lots.

The site is generally flat with a slight fall to the north-west towards Russell Street. The site has no significant vegetation. Services are available however extension to the sewer along the frontage in Russell Street will be required for Lot 1 while Lot 2 is serviced by existing sewer connection.

Reconfiguration Code – Table 1 Lot sizes

Table 1 within the RPS Reconfiguration Code specifies the following design requirements for lots within the Urban Residential zone:

Lot Type	Minimum Frontage/Width	Minimum Lot Area Range
Standard	Not specified	500m ² – 700m ²
Corner	20m including truncation	800m ²
Small	10m	400-499m ²

The proposal will create lot sizes that are capable of containing a dwelling house that would be able to satisfy the relevant assessment criteria including siting, setback, solar access, private open space, privacy and servicing requirements. The proposal is considered to satisfy the specific outcomes of Council’s Reconfiguration Code and is generally consistent with the Urban Residential Zone and Dwelling House codes as the resulting lots are suitable for a residential use at a density not greater than one (1) dwelling unit per 400m².

The following areas of non-compliance with the Probable Solutions of the Reconfiguration Code include:

Specific Outcomes	Probable Solutions	Officer’s Comment
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<p><u>Minor Reconfiguration - S3.</u> (1) Minor reconfiguration ensures the lot(s) created -</p> <p>(a) are capable of containing uses expected to locate within the lot(s);</p> <p>(b) where for residential dwelling units, all assessment criteria of the specific dwelling unit type is able to be achieved including, but not limited to -</p> <p>(i) siting and setbacks; (ii) privacy; (iii) solar access; (iv) private open space; (v) service areas;</p>	<p>P3.</p> <p>(1) Minor reconfiguration where creating lot(s) -</p> <p>(ii) lots do not exceed a frontage to depth ratio of 1 in 4;</p>	<p><i>The proposal has frontage to depth ratio of 1 in 5. Table 1 - Creating Lots by Standard Format Plan, whether or not having a Community Management Statement outlines that with a frontage width of 10m appropriate siting and setback could be achieved. In addition lots with similar width and orientation have been able to achieve privacy, solar access, private open space and service areas for a dwelling house.</i></p>
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Overlays

The following overlays affect the subject site within Council’s planning scheme:

- Acid Sulphate Soils - As no extensive earthworks are required by the development, the proposal is considered not to contravene this overlay.

Engineering Assessment

The land falls from the rear boundary towards the front boundary along Russell Street. The engineering assessment has ensured that all stormwater for the proposed lot and upstream lots be discharged to Russell Street.

Streetscape Assessment

A mature street tree exists in front of proposed Lot 2. A condition has been included to protect this tree with particular reference to the roof water line construction.

Conclusion

Having due regard to the Applicant’s submission, the proposed development is considered to comply with the Specific Outcomes of the Reconfiguration Code and the Urban Residential Zone Code of the Redlands Planning Scheme.

The proposed reconfiguration is considered to achieve the objectives of the Reconfiguration and Urban Residential Zone codes using a standard format without common property title system. There is therefore no objection to the proposed development and it is recommended a Development Permit be issued for the Reconfiguration of Lots (1 into 2).

DECISION

Under delegated authority, Category 2, the applicant was advised that a development permit had been granted subject to conditions.

A copy of the application was provided to the Councillor for Division 2, Cr. Craig Ogilvie on the 14th of July 2010. The Councillor was advised of the recommendation of this report on 03rd of August 2010. The Councillor indicated support for the proposal and that the recommendation could be approved under delegated authority.

3. Negotiated decision notice issued to vary an existing development approval for a Utility Installation at 27-39 Centre Road, Russell Island. Energex Limited. (MC011913)

RPS Zoning: Community Purposes (SubArea CP7)
Overlays: Acid Sulphate Soils
Flood Storm and Drainage Constrained Land
Waterways Wetlands and Moreton Bay
Land Area: 11510 square metres

EXECUTIVE SUMMARY

Council has received a Request for a Negotiated Decision Notice with regards to the recent approval of a Development Permit for a Material Change of Use (Code Assessment) for a *Utility Installation* on an allotment zoned Community Purposes, on land at 27-39 Centre Road, Russell Island.

The representations have been assessed by the relevant internal assessment teams and against the relevant sections of the *Redlands Planning Scheme*.

The request was made in accordance with the *Integrated Planning Act 1997* and did not trigger any Referral Agency advice. No public consultation is required for a negotiated decision. The changes to Condition 7.1 & 7.2 are considered to be appropriate but Condition 1.5d should remain as is. It is therefore recommended that a Negotiated decision Notice be issued subject to revised conditions.

BACKGROUND

- On 29th June 2010 Council issued a Development Permit – Material Change of Use for a Utility Station.
- On 22nd July 2010 Council received representations from Energex regarding conditions 7.1, 7.2 and 1.5d.

CONSULTATION

The Development Assessment Team has consulted with other assessment teams where appropriate. Copies of the request were provided to Councillor Barbara Townsend of Division 5 on 10 August 2010. The Councillor was advised of the recommendation for approval on 31 August 2010.

REPRESENTATIONS

Condition 7.1:

Applicant's Request

- For the remainder of the site, all Allocasuarina plants within the fuel reduction zone are to be retained minus the retention of specific Eucalypt overstorey trees i.e. those that are consistent with RE 12.3.5; and the retention of Allocasuarina sp. of a diameter and height to be determined by Council at the Operational Works stage. The removal of weeds such as Lantana camara and retention of native shrubs and groundcovers are also to be specified by Council as part of the Operational Works application.

Energex believes that retained is an error and requests that this condition be amended to read "removed minus the retention of specific Eucalypt overstorey trees". Further to conversations between Megan Cottrell of Energex and Leo Newlands of Redland City Council please find the following amended conditions:

- *Allocasuarina plants within the fuel reduction zone are to be retained where they fall into a designated size class (height and/or diameter) that will be determined on provision of a site-based Vegetation Assessment Report. The size class will be determined by Council in consultation with Energex on the basis of retention of a suitable feeding resource of Allocasuarina plants within the fuel reduction zone for Glossy Black Cockatoo's whilst still meeting the requirements to manage current and future fuel loads generated by Allocasuarina. Retention of specific Eucalypt overstorey species that are consistent with RE12.3.5 will also be determined on the basis of the site Vegetation Assessment Report. The removal of weeds such as Lantana camara will occur across the entire site and within the fuel reduction zone retention of native shrubs and groundcovers will be specified by Council in consultation with Energex as part of the Operational Works stage.*
- All vegetation to be removed must be clearly marked to ensure that vegetation to be retained is not harmed. This is to be specified in the CEMP.

Please add "and the Vegetation Assessment Report" to the end of the above.

Officer's Comment

The suggested amended paragraph removes a lot of ambiguity regarding 'remainder of the site' and the 'fuel reduction zone' and also deals with the casuarina retention better. However, the regional ecosystems data only shows some particular associations of canopy species that are common for that type of RE. It does not indicate other common subdominant species. Therefore wording regarding retention of 'overstorey trees consistent with Re 12.5.3' may allow other native canopy species to be removed.

This has been further discussed between Council's Leo Newlands and David Beaty and it was determined that to ensure the clearing activities did not conflict with the approved Bushfire Management Plan the above wording would be appropriate at the DA stage. Further details will be provided at the Operational Work stage and therefore this has been reflected in a new condition.

Condition 7.2:

Applicant's Request

Plants such as Pink nodding orchids and Lomandra within the area to be cleared for the utility building pad must be marked and relocated outside the building footprint. A clear marking strategy for plants to be relocated and plants to be permanently removed (as described in Condition 7.1) should be included in the CEMP. Temporary relocation of these species must be undertaken to a secure part of the site prior to other clearing activities. Reinstatement of identified plants are to have their permanent planting position implemented as soon as practical after all vegetation works have been undertaken.

Please rewrite the conditions above to read:

"Plants such as Pink nodding orchids and Lomandra within the area to be cleared for the utility building pad must be marked, removed, divided and bagged for relocation outside the building footprint. A clear marking strategy for plants to be relocated and plants to be permanently removed (as described in Condition 7.1) should be included in the CEMP. Temporary location of these plants must be undertaken to a secure part of the site or other secure temporary area prior to other clearing activities. Reinstatement of identified plants are to have their permanent planting position implemented as soon as practical after vegetation works have been undertaken.

Officer's Comment

The revised condition has merit, however, it should be reworded to replace 'undertaken' to 'initiated' as we want the plant back in the ground as soon as possible not after everything else has been done. Furthermore, vegetation should not be 'divided' if it impacts the plants survival rate.

The changes suggested by Council were agreed to by the applicant on 25 August 2010. Therefore, a revised condition has been included in the negotiated decision notice.

Condition 1.5d:
Applicant's Request

This condition is in conflict with condition 7.0 of the Development Approval and the Bushfire Management Plan which notes that a 5m wide clear fuel free zone (grassed area) is to be provided around the entire building pad.

Currently there is a 5m setback from the site boundary to the substation fence, if a one metre planted buffer was provided it would be within this 5m, and as a result within the 5m wide clear fuel free zone.

Energex requests that Council assess which condition takes precedence in this scenario and the lesser condition modified accordingly.

Officer's Comment

The approved site plan, being dwg P4 sheet 3 of 6, prepared by Energex, dated 20 January 2010, includes a 6.05m setback between the front property boundary and the security fence around the substation (5.05m from the boundary to the step and touch zone and 1m from the step and touch zone to the fence). The bushfire Management Plan requires a 5m buffer around the entire substation, which can be provide and compliance condition (landscaping) Condition 1.5d requires a 1m wide planted buffer along the frontage of the site, which can easily be incorporated into the 6.05m front setback. Therefore, this condition should remain unchanged.

DECISION

Under delegated authority, Category 2, the applicant was advised that a negotiated decision notice had been granted subject to conditions.

4. Development Permit issued for a material change of use for a dwelling house at 15 Vista Street, Russell Island. Chappell Constructions. (MC012273)

RPS Zoning: SMBI Residential
Overlays: Landslide Hazard
Land Area: 546.3 square metres

EXECUTIVE SUMMARY

Council has received an application seeking a Development Permit for a Material Change of Use (Code Assessment) for a Dwelling House on an allotment zoned SR - SMBI Residential at 15 Vista Street Russell Island. The application was made in accordance with the *Sustainable Planning Act* and did not require referral to any external agency or public consultation. The proposal, consisting of a two storey detached house on a 546.3m² allotment, has been assessed by the relevant internal teams. The application has been assessed against the relevant codes of the *Redlands Planning Scheme* and is considered to be in compliance with the Scheme. It is therefore recommended that the application be granted a **Development Permit**, subject to conditions.

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate.

DEVELOPMENT PROPOSAL AND SITE DESCRIPTION

Proposal

The proposal is for a detached house on a vacant residential allotment. The specific details of the proposal are as follows:

Storeys:	2
Maximum Height above Ground Level:	Approximately 7 metres
GFA:	140.07m ²
Site Cover:	25.6%
Design Features:	Internally there are two bedrooms. The lower floor consists of one bedroom, kitchen/meals/living room, bathroom and laundry nook. Externally there is a front and rear verandah. The upper floor consists of a bedroom with ensuite, retreat area and study nook.
Car Parking Provision:	A single carport and uncovered parking space have been provided to the side of the dwelling.
External Construction Materials:	Hardiplank sheeting for the walls and colorbond sheeting for the roof.
Location of on-site trenching:	Rear of the house
Front setback:	5 metres to Outer Most Projection (OMP).
Side boundary setbacks:	Eastern 2.105 metres and Western 1.5 metres to OMP.
Rear boundary setback:	13 metres to OMP.

Site

The subject site is located at 15 Vista Street Russell Island. It has a total site area of 546.3m². Currently the site is vacant and almost cleared with the exception of a few medium sized trees at the rear of the lot. The land slopes from the front southern boundary, down towards the rear boundary.

Surrounding Area / Amenity and Character

The lots to the west and the north are currently developed with dwelling houses while the other adjoining lots remain vacant. All adjoining and nearby lots are zoned SMBI Residential. The locality has an island residential amenity which reflects the SMBI Residential zonings of the area. The area is characterised by detached dwelling houses and vacant residential allotments.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009 (SPA)

This application has been made in accordance with Chapter 6 (Integrated Development Assessment System, IDAS) of the *Sustainable Planning Act 2009* and constitutes an application for Code Assessment for a Material Change of Use for a Dwelling House - SMBI Residential under the *Redlands Planning Scheme*.

SEQ Regional Plan 2009-2031

The subject land is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposed development, being for residential purposes, is consistent with the intent for the Urban Footprint.

State Planning Policies

There are no applicable State planning policies for this application.

Redlands Planning Scheme

Zone Code

The subject lot is zoned SMBI Residential. Dwelling Houses are a consistent form of development in this zone, subject to Council approval. The proposed development has been assessed against the provisions of the SMBI Residential Zone Code, and is considered to comply with the Specific Outcomes and Probable Solutions as follows:

- Uses and Other Development – The proposal for a dwelling house is consistent with the intended development within the zone. The proposal does not involve development on land below the 1 percent AEP (1 in 100 year ARI) flood level and/or storm surge level.
- Built Form and Density – The proposed two-storey building with a maximum height of 7 metres is within the probable solution limit of 8.5 metres and 2 storey. The proposed site coverage of 25.6 % is less than the maximum 50% allowed.
- The prescribed front setback is 6 metres. However, a 5 metre front setback for the development is proposed. It is considered that the proposed dwelling will not dominate the street and complies with the specific outcomes of the code.
- The rear and side setbacks of the dwelling are considered to comply with the 1.5 metre and 2 metre boundary setback requirements of the code.
- Design elements including a front and rear veranda, different shaped windows and roof angles have been included in the design to increase the articulation and visual interest of the dwelling. The proposal involves the use of sheet materials for both the walls and roof.
- Amenity – The proposal has been sited to ensure solar access is available to the dwelling and is not restricted to adjoining sites. A sufficient private open space area, which is accessible to the living area of the dwelling, has been provided. It is not considered that the proposal will cause a nuisance in relation to air quality, noise, lighting or traffic movements, as it is expected that these will be compatible with that experienced in a residential environment.
- Environment – The site is currently predominantly clear of vegetation. Conditions relating to retention of vegetation, revegetation and landscaping species have been included in the decision notice.
- Infrastructure – It is considered that sufficient area is available for on-site wastewater treatment and disposal and will be able to be serviced by reticulated water, road access, energy, telecommunications and waste and recycling collection services without undue concern. It is proposed that stormwater is to be directed to rainwater tanks with overflow to be directed to the street. The overland land flow is to be laminar in form and naturally discharge to the rear of the lot.

Specific areas of non-compliance with the prescriptive measures of the Code exist and have been addressed as follows:

Specific Outcomes	Probable Solutions	Officer's Comment
<p>S2.3 (1) Building setbacks are consistent with the Islands' low-key residential built form by -</p> <p>(a) preventing buildings from dominating the streetscape;</p> <p>(b) allowing for the retention and reinstatement of native plants;</p> <p>(c) maximising usability of outdoor open space areas, privacy, breezes and solar access for the use and adjoining uses;</p> <p>(d) accommodating on-site</p>	<p>P2.3 (1) Buildings and structures achieve the following setbacks -</p> <p>(a) front setbacks -</p> <p>(i) are a minimum of 6 metres; or</p> <p>(ii) are located between the setbacks of other dwelling houses in the street; or</p> <p>(iii) are a minimum of 3 metres where the dwelling house is to be</p>	<p><i>The Code requires a 6 metre front setback. The original application proposed a 3 metre setback due to the need to accommodate the onsite sewerage system.</i></p> <p><i>However, the system is an all purpose system and could have been reduced with the use of a HSTP system. The applicant did not wish to use a HSTP and opted to change the design. The new design has achieved a 5 metre setback to the OMP. With an open front veranda the</i></p>

waste water treatment systems;	sited closer to the street frontage due to – a. maintaining or reinstating native vegetation; or b. minimising impact on areas of habitat value; or c. accommodating an on site sewerage facility;	<i>proposal now achieves a front setback of 6.8 metres to the wall of the dwelling.</i> <i>Other close-by existing dwellings in the street also have a reduced setback. These include 21-23 Vista Street an older pre- council dwelling with a setback of approximately 3m and 19 Vista Street with a setback of 5.5 m.</i> <i>It is considered that the proposed dwelling will not dominate the streetscape and therefore is considered to comply with S2.3 (1).</i>
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Use Code

The proposal for a dwelling house has been assessed against the Dwelling House Code. The proposed development is considered to comply with the Probable Solutions and Specific Outcomes of this Code as follows:

- Boundary Setbacks and Site Cover – The requirements of the SMBI Residential Zone Code take precedence.
- Built to Boundary Walls – No built to boundary walls have been proposed.
- Building Height – The building height does not exceed 8.5 metres above ground level.
- Site Size and Density – The site is considered to comply with the requirements, being over 500m² in area.
- Access and Parking – Two car parking spaces of the required dimensions, one of which is covered, have been provided on site, in the form of a single carport and additional, uncovered parking space in the driveway. The carport has been located behind the front building line to reduce the dominance of car parking as viewed from the street.
- Visual Privacy – All windows and balconies are located at least 2 metres from the site boundaries, thus the proposal is considered to comply with the Probable Solution.
- Location – The use is located on a premises intended for residential purposes.
- Acoustic Amenity – It is expected that the proposed residential use of will not have a negative impact on the amenity of the area.
- Service Facilities – Sufficient facilities has been provided for on-site or have been required as conditions of approval.
- Solar Access – The dwelling has been appropriately sited to ensure sufficient solar access is available to the development and that solar access has not been restricted to adjoining sites.

Overlay Codes

The subject site is affected by the following overlays of the Redlands Planning Scheme:

Landslide Hazard Overlay – The subject site is within the Landslide Hazard Overlay. The overlay falls on only a small portion of the lot on the north-west corner. The proposed building and associated trenching is not located on this portion of the lot and is considered to comply with the self assessable criteria of the code.

Other Development Codes

	Comments	Conditioned	Complies
<i>Domestic Driveway</i>	A single driveway crossover is	Yes	Yes

Development Assessment Description: Category 2 Applications	CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MINOR ASSESSMENTS Attachment
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<i>Crossover Code</i>	proposed. The proposal is considered to comply. The requirements of the code will be conditioned.		
<i>Excavation and Fill Code</i>	Minimal excavation and fill is required for the proposal. The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes

General Codes

	Comments	Conditioned	Complies
<i>Erosion Prevention and Sediment Control Code</i>	The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes

Domestic Plumbing and Drainage Unit

Council's Domestic Plumbing Unit has assessed the proposed development and have determined that the site is suitable for the proposed two (2) bedroom dwelling using an all purpose tank. A footing engineers' letter is required to reduce the setback from 2 metres to 1.3 metres at the rear of the dwelling. An engineers' letter was submitted to Council for the original proposal. The Plumbing Inspectors have agreed that an engineers' letter for the amended proposal can be submitted prior to plumbing and building works approval being issued. A condition requiring compliance with a footing engineers' letter has been included.

Engineering Team

Council's Engineer has assessed the proposed development and considered it satisfactory. Conditions of approval have been included in the decision notice.

REFERRAL AGENCIES

The application did not trigger any referral requirements under the IDAS.

CONCLUSION

The proposal is considered to comply with the Redlands Planning Scheme, and applicable codes and planning scheme policies. Accordingly, it is recommended that the application be approved and a development permit be granted, subject to conditions.

DECISION

Under delegated authority, Category 2, the applicant was advised that a development permit had been granted subject to conditions.

A copy of the original proposal and subsequent amendments to the proposal were provided to Councillor Barbara Townsend of Division 5 on 31 August 2010. The Councillor was advised of the recommendation of this report on 13 September 2010. The Councillor indicated that they were satisfied with the proposal and that the recommendation could be approved under delegated authority.

5. Development Permit issued for reconfiguration of lots (one into two lots) at 205 Queen Street, Cleveland. Willfont Pty Ltd. (SB005505)

RPS Zoning: Urban Residential
Overlays: Acid Sulphate Soils

Land Area: 904 square metres

Executive Summary

An application seeking a Development Permit for a Reconfiguration of a Lot (Code Assessment) on an allotment zoned Urban Residential, on land at 205 Queen Street, Cleveland has been received and assessed against the requirements of the Planning Scheme.

The proposal, consisting of a one (1) into two (2) lot reconfiguration has been assessed against the requirements of the Redlands Planning Scheme and is considered to comply with the relevant codes. It is therefore recommended that the application be granted a Development Permit, subject to conditions. The applicant will be required to obtain a number of additional permits prior to construction of the proposed dwelling house.

Compliance or non compliance with Legislation and relevant Planning Instruments

The following Legislation and Planning Instruments were considered in the assessment of this application:

- The *Sustainable Planning Act 2009*; and
- The Redlands Planning Scheme.

The application generally complies with the Legislation and Planning Instruments. The site is zoned Urban Residential within the Redlands Planning Scheme (RPS) and the proposal is considered to be generally consistent with this zone.

Reference to DA Workshop outcomes

The application did not appear at DA Workshop.

Reconfiguration of Lot Proposal

The application is for a one into two lot reconfiguration. The proposal plan shows that the subdivision will result in the creation of proposed Lots 1 and 2 with areas of approximately 500m² each with 10.0m frontage and 45.18m depth.

The existing dwelling is to be demolished and two new dwellings could be located on the lots.

The site is generally flat with a slight fall towards Russell Street. The site has no significant or native vegetation. Services are available however extension to the sewer along the frontage in Russell Street will be required for Lot 1 while Lot 2 is serviced by existing sewer connection.

Reconfiguration Code – Table 1 Lot sizes

Table 1 within the RPS Reconfiguration Code specifies the following design requirements for lots within the Urban Residential zone:

Lot Type	Minimum Frontage/Width	Minimum Lot Area Range
Standard	Not specified	500m ² – 700m ²
Corner	20m including truncation	800m ²
Small	10m	400-499m ²

The proposal will create lot sizes that are capable of containing a dwelling house that would be able to satisfy the relevant assessment criteria including siting, setback, solar access, private open space, privacy and servicing requirements. The proposal is considered to satisfy the specific outcomes of Council's Reconfiguration Code and is generally consistent with the Urban Residential Zone and Dwelling House codes as the resulting lots are suitable for a residential use at a density not greater than one (1) dwelling unit per 400m².

The following areas of non-compliance with the Probable Solutions of the Reconfiguration Code include:

Specific Outcomes	Probable Solutions	Officer's Comment
<p><u>Minor Reconfiguration - S3.</u> (1) Minor reconfiguration ensures the lot(s) created -</p> <p>(a) are capable of containing uses expected to locate within the lot(s);</p> <p>(b) where for residential dwelling units, all assessment criteria of the specific dwelling unit type is able to be achieved including, but not limited to -</p> <p>(i) siting and setbacks; (ii) privacy; (iii) solar access; (iv) private open space; (v) service areas;</p>	<p>P3.</p> <p>(1) Minor reconfiguration where creating lot(s) -</p> <p>(ii) lots do not exceed a frontage to depth ratio of 1 in 4;</p>	<p><i>The proposal has frontage to depth ratio of 1 in 5. Table 1 - Creating Lots by Standard Format Plan, whether or not having a Community Management Statement outlines that with a frontage width of 10m appropriate siting and setback could be achieved. In addition lots with similar width and orientation have been able to achieve privacy, solar access, private open space and service areas for a dwelling house.</i></p>

Overlays

The following overlays affect the subject site within Council's planning scheme:

- Acid Sulphate Soils - As no extensive earthworks are required by the development, the proposal is considered not to contravene this overlay.

Engineering Assessment

The land falls from the rear boundary towards the front boundary along Queen Street. The engineering assessment has ensured that all stormwater for the proposed lot and upstream lots be discharged to Queen Street.

Streetscape Assessment

Mature street trees exist in front of the proposed lots. A condition has been included to protect these trees with particular reference to future driveways and roof water line construction.

Conclusion

Having due regard to the Applicant's submission, the proposed development is considered to comply with the Specific Outcomes of the Reconfiguration Code and the Urban Residential Zone Code of the Redlands Planning Scheme.

The proposed reconfiguration is considered to achieve the objectives of the Reconfiguration and Urban Residential Zone codes using a standard format without common property title system. There is therefore no objection to the proposed development and it is recommended a Development Permit be issued for the Reconfiguration of Lots (1 into 2).

DECISION

Under delegated authority, Category 2, the applicant was advised that a development permit had been granted subject to conditions.

A copy of the application was provided to the Councillor for Division 2, Cr. Craig Ogilvie on the 24th of August 2010. The Councillor was advised of the recommendation of this report on 09th of

September 2010. The Councillor indicated support for the proposal and that the recommendation could be approved under delegated authority.

6. Negotiated decision notice issued to vary an existing development approval for a reconfiguration of lots at 488-508 Serpentine Creek Road, Redland Bay. Humphreys Reynolds Perkins. (SB005079)

RPS Zoning: Rural Non Urban
Conservation
Overlays: Acid Sulphate Soils
Bushfire Hazard
Flood Prone, Storm Tide and Drainage Constrained Land
Habitat Protection
Landslide Hazard
Waterways Wetlands and Moreton Bay
Land Area: 24.282 hectares

EXECUTIVE SUMMARY

The Negotiated Decision Request for the Reconfiguration of Lots Development Permit has been received and has been assessed against the requirements of the relevant planning instruments.

The Applicant has submitted representations in relation to several conditions of approval. Following negotiations with the Applicant, amendments to relevant conditions have been generally supported and it is recommended that the Applicant's request be approved.

Compliance or non compliance with Legislation and relevant Planning Instruments

The following Legislation and Planning Instruments were considered in the assessment of this application:

- The now repealed *Integrated Planning Act 1997*;
- The 1988 Town Plan and 1998 Strategic Plan;
- The Redlands Planning Scheme.

Reference to DA Workshop outcomes

The application did not appear at DA Workshop.

Consultation

Planning Assessment has consulted with the various assessment teams.

Background

- 21 September 2005 – Application was received for Reconfiguration of Lots by 3 into 3 lots Boundary Realignment.
- 14 March 2006 – Council's Delegated Authority resolved to grant a Development Permit Approval for the proposed development subject to conditions.
- 4 April 2006 – The Applicant provided written notification suspending the appeal period and subsequently submitted written representations seeking a Negotiated Decision Notice.

Negotiations have continued since this time.

Assessment

The Applicant has requested negotiation on the following conditions:

Applicant's Request

The Applicant has submitted an amended proposal plan in response to a number of the

conditions of approval. The Applicant has argued that the changes are minor and the proposed development remains a three (3) into three (3) lots Boundary Realignment.

Officer's Comment

The previously approved layout provided for the creation of Lot 1 with an area of 2.239ha, Lot 2 with an area of 2.0ha and Lot 3 with an area of 20.04ha. The Applicant's amended layout now provides for Lot 1 with an area of 8.09ha, Lot 2 with an area of 2.0ha and Lot 3 with an area of 14.19ha (approximate areas). The revised layout serves the same purpose as the previously approved plan, and separates the nursery operations and existing water bodies on the site from the existing residential dwelling in proposed Lot 2.

The Applicant's amended layout is supported. The layout changes are considered minor and the proposal still provides for a three (3) into three (3) lots boundary realignment.

Condition 2.2

2.2 The developer must relocate in accordance with Council standards any services (Water, Sewer, Energex, Telstra and roof water) that are not wholly located within the lots that are being serviced.

Applicant's Request

The Applicant has requested the condition be amended to include provision for an alternative approach that would permit services to be provided to each lot via a 'wayleave' arrangement across adjoining lots if necessary. The Applicant has submitted that this would negate the need for existing services to be relocated, while still preserving the intent of the condition to secure rights to access for all required services. The Applicant has therefore suggested that the condition be amended to read as follows:

"The developer must either relocate, in accordance with Council standards, any services (water, sewer, Energex, Telstra and roof water) that are not wholly located within the lots that are being serviced, or enter into an appropriate 'wayleave' type arrangement or the like (eg an easement) with the responsible entities to secure access rights to any services not wholly located within the lots that are being serviced."

Officer's Comment

The Applicant's proposal to apply for a wayleave arrangement from Energex over the subject property is an acceptable solution for the property owners to lawfully manage power supply over properties that are not their own. The condition has therefore been amended.

Condition 3.1 & 3.2 – Roadworks and Drainage

3.1 Construct a min. 5.5 metre wide sealed road pavement, with 1 metre wide gravel shoulders each side, from the end of the existing sealed pavement at Lagoon-View Road extending to the full length of the site frontage of Orchard Road, in accordance with Council's standards, and to be detailed in an Operational Works application to be submitted for approval by Council.

3.2 The applicant shall carry out excavation works necessary to provide a clear and level graded verge area within the proposed truncation, at the corner of Lagoon-View Road

and Orchard Road in accordance with Council's standards.

Applicant's Request

The Applicant has requested that these conditions be deleted in their entirety and has submitted that the conditions are unreasonable for a boundary realignment. The Applicant has advised that there will be no new traffic generated by the development as the uses are already in existence. All existing, access provisions will remain unaffected by the proposed boundary realignment. The Applicant has also submitted engineering advice from Hendricks House Pty Ltd on the estimated cost of constructing the works required by the conditions. Based on this estimate, the Applicant has argued that in economic terms, the works required are an unreasonable imposition on the proposed development.

Officer's Comment

The sealing of road pavement within Orchard Road adjacent to the subject site is relevant but not reasonable due to the nature of the rural non urban environment and the existing use rights of the development. The reconfiguration of three into three lots does not intensify the use within the site and therefore requesting the Applicant to seal the road is unreasonable in this instance and should remain a Council responsibility to maintain. Therefore Condition 3.1 can be deleted.

While the Applicant is providing the necessary truncation to the corner of Lagoon View Road and Orchard Road, excavation of this corner is unreasonable. The issue of adequate sight visibility is hampered by overgrown vegetation in the Lagoon View Road road reserve adjacent to the subject site. Council's Parks and Conservation will ultimately be responsible for the vegetation clearing. Therefore Condition 3.2 can be deleted.

Condition 3.4

3.4 The applicant shall provide appropriately sealed access driveways to all lots from the property boundary to the edge of sealed pavements, including the existing dwellings and any driveway accesses serving the nursery operations, all in accordance with Council Standards.

Applicant's Request

The Applicant has requested the condition be amended to ensure that the required type and method of providing sealed access is appropriate for the rural use and the locality. The Applicant has suggested the condition be amended to read as follows:

"The Applicant shall provide two coat hot bitumen sealed access driveways to all lots from the property boundary to the edge of sealed pavements, including the existing dwellings and any driveway accesses serving the nursery operations, all generally in accordance with Council standards, including Planning Scheme Policy 9 – Infrastructure Works."

Officer's Comment

The intent of Condition 3.4 was to ensure appropriate access driveways were provided for each lot. The Applicant's request achieves this same intent and just seeks to specify that the works will be a two coat hot bitumen seal. There are no objections to the Applicant's request and the condition has been amended to support minimum standard sealed driveways and drainage works to all driveway accesses within the development.

Condition 3.6

3.6 The developer must provide electricity reticulation to each lot to the requirements of ENERGEX and Council, and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council.

Applicant's Request

The Applicant has requested the condition be amended to include provision for an alternative approach that would permit electricity reticulation services to be provided to each lot via a 'wayleave' arrangement across adjoining lots if necessary. The Applicant has submitted that this would negate the need for existing services to be relocated, while still preserving the intent of the condition to secure rights to access for electricity reticulation. The Applicant has suggested that the condition be amended to read as follows:

"The Developer must provide electricity reticulation to each lot to the requirements of ENERGEX and Council, and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council. Such an agreement may include a 'wayleave' arrangement or the like (eg easement) to secure rights of access for electricity reticulation across an adjoining allotment."

Officer's Comment

The Applicant's proposal to apply for a wayleave arrangement from Energex over the subject property is an acceptable solution for the property owners to lawfully manage power supply over properties that are not their own. The condition has therefore been amended.

Condition 4.1 & 4.2

4.1 Development Areas and Covenant Areas

Covenant areas for protection and enhancement of natural areas within Lots 1, 2 and 3 must be implemented. The covenant areas for lots 1 and 2 will include all but the existing dwellings and effluent disposal areas effectively those areas within the existing fenced areas around the dwellings. The development areas of lots 1 and 2 generally must be regular in shape. The covenant area for lot 3 must include the area between the southern dam wall and Lagoon View Road and the area east of the main dam and south of the existing access road excluding the electricity supply line area. The final covenant areas are to be determined on site with Council's Environmental Assessment officer prior to preparation of survey plans.

4.1.1 Designation of Development Areas and Covenant Areas

- a) Development is permitted within a 2,000 square metre development area on each of proposed Lots 1 and 2 and outside the covenant area of Lot 3.
- b) Development exclusion areas (to be termed "covenant areas") are to be designated for proposed allotments 1 to 3. After site inspection and approval of the designated covenant areas by Environmental Assessment, the areas are to be surveyed and pegged on-site prior to plan sealing.
- c) The applicant must register a covenant with the Department of Natural Resources and Mines for each of the proposed lots affected. The covenant is to regulate the conservation of the physical and natural features of the area within the designated covenant area of proposed Lots 1 to 3. The covenant is binding on the covenantor and the covenantor's successors in title. The covenant must indicate all conditions contained in Section 4.1 of this approval and must be approved by Council before Council is required to sign a Plan of Survey. The covenant is to be registered with the Plan of Survey which must define the location of the development area on the plan.
- d) Copies of the approved covenant and plan of survey are to be lodged with Council for retention on the Reconfiguration of Allotment file and the Property file for each new allotment.
- e) All buildings and other improvements (including child/animal-proof fences, sheds, tennis courts, pools, outdoor entertainment features such as barbecues and gazebos, effluent disposal areas, domestic gardens, planting and maintenance of lawns (defined as non-native grasses), cut and fill batters, retaining walls), must be located entirely within the approved development envelope and not within the designated covenant area. The access driveway and services (water, electricity and telecommunications lines) may be located within the covenant area, and should be co-located where possible.
- f) Use of the land within the designated covenant area is to be of a passive recreational nature (for example, walking, bird watching) and is to have minimal impact on vegetation and the natural environment. Passive recreational use does not include access by domestic animals or livestock, exercising of domestic animals, the use of wheeled or tracked vehicles including bicycles and motorcycles, constructed walking or cycling tracks, construction and use of barbecues, fireplaces and other recreational structures, construction and use of tennis courts, play equipment, pools, and similar facilities.
- g) All native vegetation within the covenant areas is protected. The definition of native vegetation includes native vegetation whether living, dead or fallen in-situ. To remove any doubt, Council will not favourably consider removal of vegetation within the covenant areas even if a dwelling or other structure is subsequently erected within the usual 10 metre / 3 metre exemption distance provided for under Local Law 6 (Protection of Vegetation). Vegetation within the covenant area must be maintained as specified in the approved Vegetation Management Plan.
- h) The natural land surface, fauna habitat, vegetation, and any watercourses within the covenant areas are protected. Council will not favourably consider removal or alteration to these for aesthetic or perceived safety reasons.

4.1.2 Covenant Area Amendments

- a) Any proposal to amend the location, orientation or shape of a designated covenant area must require separate application and approval. Council must not give favourable consideration to any such application that increases the area of the approved development envelope, or alternatively, causes loss of fauna habitat or vegetation, or interferes with natural drainage paths or stormwater quality. Landowners must be responsible for showing any proposed amendments on a plan of survey, for re-pegging the amended location on site, and for legal preparation and registration of an amended covenant document with the Department of Natural Resources and Mines.

- b) No amendment must be allowed that reconfigures the approved development envelope into smaller groups, or alters the shape from a regular, contiguous shape.
- c) No amendment must be permitted after clearing of an approved development envelope has occurred.
- d) Any application for amendment must be submitted to Council a minimum of ten (10) working days prior to intended commencement of vegetation clearing or earthworks for construction purposes.

The applicant must ensure that a copy of Sections 4 of this Decision Notice is given to any subsequent purchaser of Lots 1 to 3, and to any agent engaged to sell Lots 1 to 3 on the applicant's behalf.

4.1.3 Vegetation Clearing

Any vegetation removal from the site must be permitted only within the designated development area and where necessitated by the construction of road works, services and access to the designated development area envelope. Prior to any such clearing occurring, those trees to be removed are to be tagged and approved by the Manager, Assessment Services to ensure minimal disturbance to the existing native vegetation.

4.1.4 Revegetation

Revegetation must be as per the approved Vegetation Management Plan for the covenant area. Plants are to include canopy, mid-storey, understorey and groundcover plants.

4.1.5 Fauna Friendly Fencing

Any existing or proposed fencing erected along allotment boundaries must not impede fauna movement and it is to be in compliance with any of the design options contained in Council's Fauna Friendly Fencing brochure.

4.2 Vegetation Management Plan

A detailed Vegetation Management Plan, including both graphical and textual information, must be prepared in consultation with Council's Environmental Assessment Team. The retention and enhancement of local native vegetation must be maximised in all areas.

The Vegetation Management Plan must address the covenant areas on proposed lots 1, 2 and 3. The regeneration of the covenant areas of allotments 2 and 3 must ensure that a natural bushland similar to the area's vegetation association described in Redland Shire Council's Vegetation Enhancement Strategy or as otherwise approved is achieved and maintained.

Species used in enhancement works must reflect the vegetation association detailed in the Vegetation Enhancement Strategy, locally endemic species and observations on site.

The following details are to be submitted within the Vegetation Management Plan:

- A statement of objectives, a description of management strategies, potential impacts, actions/controls, maintenance, monitoring, performance indicators, corrective actions and reporting.

- Plant densities must reflect the requirement of the application to ensure site stability and maximum regeneration rates. A density of 1 plant per square metre for natural area rehabilitation and 5 plants per square metre for water courses being a minimum guide.
- Weed management is to be addressed in terms of declared plants and environmental weeds as defined in the *RSC Pest Management Plan and Vegetation Enhancement Strategy*. The Vegetation Management Plan is to outline the extent, location and methods of eradication.
- Details of vegetation management to achieve a fire management strategy.

The choice of species proposed for regeneration works must be based on the Grey Gum and Spotted Gum – Open Forest vegetation association detailed in Redland Shire Council's Vegetation Enhancement Strategy, and on site observations. The Vegetation Enhancement Strategy can be obtained from the Redland Shire Council web site at <http://www.redland.qld.gov.au> by entering "Vegetation Enhancement Strategy" in Search.

Applicant's Request

The Applicant has requested that the requirement for the establishment of covenants be removed and to instead provide for the establishment of development envelopes only. The Applicant has requested the conditions be amended to read as follows:

4.1 Development Areas

Development areas are to be created as indicatively shown on proposal plan 6609-11-G. The final development areas are to be determined on site with Council's Environmental Assessment Officer prior to preparation of Survey Plans.

4.1.1 Designation of Development Areas

- a) Development is permitted within the development area on each of proposed Lots 1, 2 and 3 as indicatively shown on proposal plan 6609-11-G.*
- b) Development areas are to be designated for proposed lots 1-3 as indicatively shown on proposal plan 6609-11-G. After site inspection and approval of the designated development areas by Environmental Assessment, the areas are to be surveyed and pegged on-site prior to plan sealing.*
- c) Copies of the approved Plan of Survey are to be lodged with Council for retention on the Reconfiguration of Allotment file and the Property file for each new allotment.*
- d) All buildings and other improvements (including child/animal-proof fences, sheds, tennis courts, pools, outdoor entertainment features such as barbeques and gazebos, effluent disposal areas, domestic gardens, planting and maintenance of lawns (defined as non-native grasses), cut and fill batters, retaining walls), must be located entirely within the approved development areas. The access driveway and services (water, electricity and telecommunications lines) may be located outside the development areas, and should be co-located where possible.*
- e) Use of the land outside of the development areas is to be of a passive recreational nature (for example walking, bird watching) and is to have minimal impact on vegetation and the natural environment. Passive recreational use does not include access by domestic animals or livestock, exercising of domestic animals, the use of wheeled or tracked vehicles including bicycles and motorcycles, constructed walking or cycling tracks, construction and use of barbeques, fireplaces and other recreational structures, construction and use of tennis courts, play equipment, pools, and similar facilities, or as otherwise agreed as part of the Vegetation*

Management Plan.

- f) *All native vegetation outside of the development areas is protected. The definition of native vegetation includes native vegetation whether living, dead or fallen in-situ. To remove any doubt, Council will not favourably consider removal of vegetation outside of the development areas even if a dwelling or other structure is subsequently erected within the usual 10 metre/3 metre exemption distance provided for under Local Law 6 (Protection of Vegetation). Vegetation outside of the development areas must be maintained as specified in the approved Vegetation Management Plan.*
- g) *The natural land surface, fauna habitat, vegetation, and any watercourses outside of the development areas are protected. Council will not favourably consider any removal or alteration to these for aesthetic or perceived safety reasons.*
- h) *A fuel reduction zone of between 10-15m around the development areas may be slashed to control grass and undergrowth as agreed to in the Vegetation Management Plan.*

4.1.2 Development Area Amendments

- a) *Any proposal to amend the location, orientation or shape of a designated development area must require separate application and approval. Council must not give favourable consideration to any such application that increases the area of the approved development envelope, or alternatively, causes loss of fauna habitat or vegetation, or interferes with natural drainage paths or stormwater quality. Landowners must be responsible for showing any proposed amendments on a Plan of Survey, for re-pegging the amended location on site, and for making all necessary applications or requests to change existing approvals.*
- b) *No amendment must be allowed that reconfigures the approved development envelope into smaller groups, or alters the shape from a regular, contiguous shape.*
- c) *No amendment must be permitted after clearing of an approved development envelope has occurred.*
- d) *Any application for amendment must be submitted to Council a minimum of ten (10) working days prior to intended commencement of vegetation clearing or earthworks for construction purposes.*

The Applicant must ensure that a copy of Sections 4 of this Decision Notice is given to any subsequent purchaser of Lots 1 to 3, and to any agent engaged to sell Lots 1 to 3 on the Applicant's behalf.

4.1.3 Vegetation Clearing

Any vegetation removal from the site must be permitted only within the designated development area and where necessitated by the construction of road works, services and access to the designated development area envelope. Prior to any such clearing occurring, those trees to be removed are to be tagged and approved by the Manager Assessment Services to ensure minimal disturbance to the existing native vegetation.

4.1.4 To be deleted in its entirety.

4.1.5 Fauna Friendly Fencing

Any existing or proposed fencing erected along allotment boundaries must not impede fauna movement and it is to be in compliance with any of the design options contained in Council's Fauna Friendly Fencing brochure.

4.2 Vegetation Management Plan

A detailed Vegetation Management Plan, including both graphical and textual information, must be prepared in consultation with Council's Environmental Assessment Team. The retention and enhancement of local native vegetation must be maximised in all areas outside of the development areas.

The Vegetation Management Plan must address all areas outside of the development areas on proposed Lots 1, 2 and 3. The regeneration of the areas outside of the development areas of Lots 2 and 3 must ensure that a natural bushland similar to the area's vegetation association described in Redlands City Council's Vegetation Enhancement Strategy, or as otherwise approved, is achieved and maintained.

The following details are to be submitted within the Vegetation Management Plan:

- *A statement of objectives, a description of management strategies, potential impacts, actions/controls, maintenance, monitoring, performance indicators, corrective actions and reporting.*
- *Weed management is to be addressed in terms of declared plants and environmental weeds as defined in the RSC Pest Management Plan and Vegetation Enhancement Strategy. The Vegetation Management Plan is to outline the extent, location and methods of eradication.*
- *Details of vegetation management to achieve a fire management strategy. The fire management strategy is to include a fuel reduction zone of between 10-15 metres around the development areas.*

Officer's Comment

The deletion of the covenants and the inclusion of development envelopes, as proposed by the Applicant, may weaken the habitat protection due to the additional protection that covenant provide. However, both covenants and development envelopes are mechanisms to achieve specific outcomes. In this instance it is considered that the intent of defining and protecting the habitat values of the site should still be achieved by the Applicant's proposed amendments with the establishment of development envelopes.

The fuel reduction zone condition needs to be clarified especially on proposed lot 2 which has adequate buffers within the proposed 7,275 m² development area which is in excess of the 4,000 m² area Probable Solution of the Conservation Zone of the Redlands Planning Scheme. The conditions regarding verification of the development area and the fuel reduction zone have been worded in a manner that verification on site will be undertaken.

Conclusion

Having due regard to the subject application, the negotiations held and the information detailed in this assessment report, it is concluded that the Applicant's request for a Negotiated Decision Notice should be supported.

DECISION

Under delegated authority, Category 2, the applicant was advised that a negotiated decision notice had been granted subject to conditions.

A copy of the application has been provided to the Divisional Councillor (Cr Toni Bowler).

7. Development Permit issued for a material change of use for a dwelling house at 21 Pecan Street, Macleay Island. Applied Building Approvals. (MC012203)

RPS Zoning: SMBI Residential
Overlays: Acid Sulphate Soils
Land Area: 733 square metres

EXECUTIVE SUMMARY

Council has received an application seeking a Development Permit for a Material Change of Use (Code Assessment) for a Dwelling House on an allotment zoned SR - SMBI Residential at 21 Pecan Street Macleay Island QLD 4184. The application was made in accordance with the *Sustainable Planning Act* and did not require referral to any external agency or public consultation. The proposal, consisting of a single storey detached house on a 733.0 Square Metres allotment, has been assessed by relevant internal teams. The application has been assessed against the relevant codes of the *Redlands Planning Scheme* and is considered to be in compliance with the Scheme. It is therefore recommended that the application be granted a **Development Permit**, subject to conditions.

BACKGROUND

Council received an application for Accelerated eDA on the 17/06/2010 with respect to the proposed Dwelling House - SMBI Residential at the above property. The proposal did not meet the eligibility requirements Accelerated eDA as follows:

- The SMBI Dwelling Checklist, Section 3: Assessment Question 4 asks **“Have you allowed for the required trenching and reserve (backup) trenching as indicated on the property assessment?”**
 - The proposal includes carport built over the trenching that did not allow the required trenching area as indicated on the property assessment.

As a result a letter that explains the non compliance with Accelerated eDA was sent to the applicant on 22/06/2010.

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate.

DEVELOPMENT PROPOSAL AND SITE DESCRIPTION

Proposal

The proposal is for a detached house on a vacant residential allotment. The specific details of the proposal are as follows:

Storeys:	1
Maximum Height above Ground Level:	Approximately 4.5 metres
GFA:	143.6m ²
Site Cover:	19.6%
Design Features:	Internally there are two bedrooms, a study, kitchen/living room, bathroom and laundry. Externally there is a Deck.
Car Parking Provision:	A single carport and uncovered parking space on the driveway.
External Construction Materials:	Hardies sheet cladding for walls and colorbond sheeting for the roof.
Location of on-site trenching:	In front of the house
Front setback:	23.1 metres to Outer Most Projection (OMP).
Side boundary setbacks:	Western 1.8 metres and eastern approximately 2.8 metres to OMP.

Rear boundary setback: 2.5 metres to OMP.

Site

The subject site is located at 21 Pecan Street Macleay Island QLD 4184. It has a total site area of 733.0 Square Metres. Currently the site is vacant and sparsely vegetated. The land slopes slightly from the rear, north-west corner, down towards the front south-east corner.

Surrounding Area / Amenity and Character

Adjacent and nearby allotments are zoned SMBI Residential. Some have been developed with dwelling houses, others remain vacant.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009 (SPA)

This application has been made in accordance with Chapter 6 (Integrated Development Assessment System, IDAS) of the *Sustainable Planning Act 2009* and constitutes an application for Code Assessment for a Material Change of Use for a Dwelling House - SMBI Residential under the *Redlands Planning Scheme*.

SEQ Regional Plan 2009-2031

The subject land is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposed development, being for residential purposes, is consistent with the intent for the Urban Footprint.

The Urban Footprint identifies land to provide for the region's urban development needs to 2031. The Urban Footprint includes existing urban areas and greenfield areas potentially suitable for future urban development. The area includes sufficient land to accommodate the full range of acceptable urban uses, such as housing, industry, business, infrastructure, community facilities and urban open spaces projected to be required.

State Planning Policies

There are no applicable State planning policies for this application.

Redlands Planning Scheme

Zone Code

The subject lot is zoned SMBI Residential. Dwelling Houses are a consistent form of development in this zone, subject to Council approval. The proposed development has been assessed against the provisions of the SMBI Residential Zone Code, and is considered to comply with the Specific Outcomes and Probable Solutions as follows:

- Uses and Other Development – The proposal for a dwelling house is consistent with the intended development within the zone. The proposal does not involve development on land below the 1 percent AEP (1 in 100 year ARI) flood level and/or storm surge level.
- Built Form and Density – The proposed one-storey building with a maximum height of 4.5 metres is within the probable solution limit of 8.5 metres and 2 storey. The proposed site coverage of 19.6% is less than the maximum 40% allowed. The setbacks of the dwelling are considered to comply with the required 6 metre front setback and 1.5 metre side and rear boundary setbacks. Design elements including an entry porch and window hoods have been included in the design to increase the articulation and visual interest of the dwelling. The proposal involves the use of light weight materials for both walls and the roof.
- Amenity – The proposal has been sited to ensure solar access is available to the dwelling and is not restricted to adjoining sites. A sufficient private open space area, which is accessible to the living area of the dwelling, has been provided. It is not considered that the proposal will cause a nuisance in relation to air quality, noise, lighting or traffic movements, as it is expected that these will be compatible with that experienced in a residential environment.

- Environment – The site is currently predominantly clear. Conditions relating to retainment of vegetation, revegetation and landscaping species have been included in the decision notice.
- Infrastructure – It is considered that sufficient area is available for on-site wastewater treatment and disposal. It is considered that the site should be able to be serviced by reticulated water, road access, energy, telecommunications and waste and recycling collection services without undue concern. It is proposed that stormwater is to be directed to rainwater tanks with overflow to be directed to the street or soakage chambers / absorption trenches / rubble pits.

Use Code

The proposal for a dwelling house has been assessed against the Dwelling House Code. The proposed development is considered to comply with the Probable Solutions and Specific Outcomes of this Code as follows:

- Boundary Setbacks and Site Cover – The requirements of the SMBI Residential Zone Code take precedence.
- Built to Boundary Walls – No built to boundary walls have been proposed.
- Building Height – The building height does not exceed 8.5 metres above ground level.
- Site Size and Density – The site is considered to comply with the requirements, being over 500m² in area.
- Access and Parking – Two car parking spaces of the required dimensions, one of which is covered, have been provided on site, in the form of a single carport and additional, dedicated, uncovered parking space.
- Visual Privacy – All windows and balconies are located at least 1.5 metres from the site boundaries, thus the proposal is considered to comply with the Probable Solution.
- Location – The use is located on a premises intended for residential purposes.
- Acoustic Amenity – It is expected that the proposed residential use of will not have a negative impact on the amenity of the area.
- Service Facilities – Sufficient facilities has been provided for on-site or have been required as conditions of approval.
- Solar Access – The dwelling has been appropriately sited to ensure sufficient solar access is available to the development and that solar access has not been restricted to adjoining sites.

Overlay Codes

The subject site is affected by the following overlays of the Redlands Planning Scheme:

Assessable Codes	Officers comment	Conditioned	Complies
Acid Sulphate Soils Overlay	Self Assessable as no filling of more than 500m ³ (with less than 500mm average depth) or excavating is of more than 100m ³ of soil or sediment.	n/a	Yes

Other Development Codes

	Comments	Conditioned	Complies
<i>Domestic Driveway Crossover Code</i>	A single driveway crossover is proposed. The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes
<i>Excavation and Fill Code</i>	Minimal excavation and fill is required for the proposal. The proposal is considered to comply.	Yes	Yes

Development Assessment Description: Category 2 Applications	CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MINOR ASSESSMENTS Attachment
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	The requirements of the code will be conditioned.		
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General Codes

	Comments	Conditioned	Complies
<i>Erosion Prevention and Sediment Control Code</i>	The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes

Domestic Plumbing and Drainage Unit

Council's Domestic Plumbing Unit has assessed the proposed development and have determined that the site is suitable for the proposed two (2) bedroom dwelling using a House Hold Septic Treatment Plant (HSTP).

REFERRAL AGENCIES

The application did not trigger any referral requirements under the IDAS.

CONCLUSION

The proposal is considered to comply with the Redlands Planning Scheme, and applicable codes and planning scheme policies. Accordingly, it is recommended that the application be approved and a development permit be granted, subject to conditions.

DECISION

Under delegated authority, Category 2, the applicant was advised that a development permit had been granted subject to conditions.

A copy of the original proposal was provided to Councillor Barbara Townsend of Division 5 on 23 June 2010. The Councillor was advised of the recommendation of this report on 02 September 2010. The Councillor indicated that they were satisfied with the proposal and that the recommendation could be approved under delegated authority.

8. Development Permit issued for a material change of use for a dwelling house (removal dwelling) at 47 Laurel Street, Russell Island. Mr J.P. Burns. (MC012253)

RPS Zoning: SMBI Residential
Overlays: Acid Sulphate Soils
Waterways Wetlands and Moreton Bay
Land Area: 656 square metres

EXECUTIVE SUMMARY

Council has received an application seeking a Development Permit for a Material Change of Use (Code Assessment) for a Dwelling House on an allotment zoned SR - SMBI Residential at 47 Laurel Street Russell Island QLD 4184. The application was made in accordance with the *Sustainable Planning Act* and did not require referral to any external agency or public consultation. The proposal, consisting of a single storey detached house on a 656.0 Square Metres allotment, has been assessed by relevant internal teams. The application has been assessed against the relevant codes of the *Redlands Planning Scheme* and is considered to be in compliance with the Scheme. It is therefore recommended that the application be granted a **Development Permit**, subject to conditions.

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate.

DEVELOPMENT PROPOSAL AND SITE DESCRIPTION

Proposal

The proposal is for a detached house on a vacant residential allotment. The specific details of the proposal are as follows:

Storeys:	1
Maximum Height above Ground Level:	Approximately 4.0 metres
GFA:	81m ²
Site Cover:	Approximately 19%
Design Features:	Internally there are two (2) bedrooms, a study, kitchen/lounge room, bathroom and laundry. Externally there is a deck.
Car Parking Provision:	A single carport and uncovered parking space on the driveway have been provided.
External Construction Materials:	Weatherboard walls and metal sheeting for the roof.
Location of on-site trenching:	Rear of the house
Front setback:	6.0 metres to Outer Most Projection (OMP).
Side boundary setbacks:	Eastern 3.7 metres to secondary street (Ross Street) to carport and Western 1.5 metres to OMP.
Rear boundary setback:	10.0 metres to OMP.

Site

The subject site is located at 47 Laurel Street Russell Island QLD 4184. It has a total site area of 656.0 Square Metres. Currently the site is vacant and heavily vegetated. The land slopes slightly from the front (Laurel Street) to the rear north-east corner.

Surrounding Area / Amenity and Character

All adjoining lots are currently vacant and zoned SMBI Residential and Conservation (CN1). The locality has an island residential amenity which reflects the SMBI Residential zonings of the area. The area is characterised by detached dwelling houses and vacant residential allotments.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009 (SPA)

This application has been made in accordance with Chapter 6 (Integrated Development Assessment System, IDAS) of the *Sustainable Planning Act 2009* and constitutes an application for Code Assessment for a Material Change of Use for a Dwelling House - SMBI Residential under the *Redlands Planning Scheme*.

SEQ Regional Plan 2009-2031

The subject land is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposed development, being for residential purposes, is consistent with the intent for the Urban Footprint.

The Urban Footprint identifies land to provide for the region's urban development needs to 2031. The Urban Footprint includes existing urban areas and greenfield areas potentially suitable for future urban development. The area includes sufficient land to accommodate the full range of acceptable urban uses, such as housing, industry, business, infrastructure, community facilities and urban open spaces projected to be required.

State Planning Policies

There are no applicable State planning policies for this application.

Redlands Planning Scheme

Zone Code

The subject lot is zoned SMBI Residential. Dwelling Houses are a consistent form of development in this zone, subject to Council approval. The proposed development has been assessed against the provisions of the SMBI Residential Zone Code, and is considered to comply with the Specific Outcomes and Probable Solutions as follows:

- Uses and Other Development – The proposal for a dwelling house is consistent with the intended development within the zone. The proposal does not involve development on land below the 1 percent AEP (1 in 100 year ARI) flood level and/or storm surge level.
- Built Form and Density – The proposed one-storey building with a maximum height of 4.2 metres is within the probable solution limit of 8.5 metres and 2 storey. The proposed site coverage of 19% is less than the maximum 40% allowed. The setbacks of the dwelling are considered to comply with the required 6 metre front setback and 1.5 side and rear boundary setbacks. The carport is proposed 3.7m from the east side boundary which is a secondary street (Ross Street).

Specific areas of non-compliance with the prescriptive measures of the Code exist and have been addressed as follows:

Specific Outcomes	Probable Solutions	Officer's Comment
<p>S2.3</p> <p>(1) Building setbacks are consistent with the Islands' low-key residential built form by -</p> <p>(a) preventing buildings from dominating the streetscape;</p> <p>(b) allowing for the retention and reinstatement of native plants;</p> <p>(c) maximising usability of outdoor open space areas, privacy, breezes and solar access for the use and adjoining uses;</p> <p>(d) accommodating on-site waste water treatment systems;</p>	<p>P2.3</p> <p>(1) Buildings and structures achieve the following setbacks -</p> <p>(a) front setbacks -</p> <p>(i) are a minimum of 6 metres; or</p> <p>(ii) are located between the setbacks of other dwelling houses in the street; or</p> <p>(iii) are a minimum of 3 metres where the dwelling house is to be sited closer to the street frontage due to –</p> <p>a. maintaining or reinstating native vegetation; or</p> <p>b. minimising impact on areas of habitat value; or</p> <p>c. accommodating an on site sewerage facility;</p>	<p>1)</p> <p>a) <i>Front (Laurel Street) - 6.0m to the OMP.</i></p> <p><i>Side and rear setbacks:</i></p> <ul style="list-style-type: none"> • <i>East side (secondary Street Ross Street) - 3.7m</i> • <i>west side = 1.5m to OMP</i> • <i>Rear = more than 10.0m.</i> <p><i>The proposed dwelling is a single storey removal dwelling. As the lot is a corner lot QDC prescribes a setback of 5.0m from a secondary street (Ross Street). This setback could not be achieved without compromising the onsite sewerage facility located behind the dwelling house. The proposed carport is located 3.7m from Ross Street and will be screened by vegetation to minimise dominance of buildings as seen from the street.</i></p>

Design elements including a front deck and window hoods have been included in the design to increase the articulation and visual interest of the dwelling. The proposal involves the use of sheet materials for both walls and the roof.

- Amenity – The proposal has been sited to ensure solar access is available to the dwelling and is not restricted to adjoining sites. A sufficient private open space area, which is

accessible to the living area of the dwelling, has been provided. It is not considered that the proposal will cause a nuisance in relation to air quality, noise, lighting or traffic movements, as it is expected that these will be compatible with that experienced in a residential environment.

- Environment – The site is currently clear of vegetation. Conditions relating to retainment of vegetation, revegetation and landscaping species have been included in the decision notice.
- Infrastructure – It is considered that sufficient area is available for on-site wastewater treatment and disposal. It is considered that the site should be able to be serviced by reticulated water, road access, energy, telecommunications and waste and recycling collection services without undue concern. It is proposed that stormwater is to be directed to rainwater tanks with overflow to be directed to soakage chambers / absorption trenches / rubble pits.

Use Code

The proposal for a dwelling house has been assessed against the Dwelling House Code. The proposed development is considered to comply with the Probable Solutions and Specific Outcomes of this Code as follows:

- Boundary Setbacks and Site Cover – The requirements of the SMBI Residential Zone Code take precedence.
- Built to Boundary Walls – No built to boundary walls have been proposed.
- Building Height – The building height does not exceed 8.5 metres above ground level.
- Site Size and Density – The site is considered to comply with the requirements, being over 500m² in area.
- Access and Parking – Two car parking spaces of the required dimensions, one of which is covered, have been provided on site, in the form of a single carport and additional, dedicated, uncovered parking space on the driveway. The carport has been located behind the front building line to reduce the dominance of car parking as viewed from the primary street.
- Visual Privacy – All windows and balconies are located at least 1.5 metres from the site boundaries, thus the proposal is considered to comply with the Probable Solution.
- Location – The use is located on a premises intended for residential purposes.
- Acoustic Amenity – It is expected that the proposed residential use of will not have a negative impact on the amenity of the area.
- Service Facilities – Sufficient facilities have been provided for on-site or have been required as conditions of approval.
- Solar Access – The dwelling has been appropriately sited to ensure sufficient solar access is available to the development and that solar access has not been restricted to adjoining sites.

Overlay Codes

The subject site is affected by the following overlays of the Redlands Planning Scheme:

Assessable Codes	Officers comment	Conditioned	Complies
Acid Sulphate Soils Overlay	Self Assessable as no filling of more than 500m ³ (with less than 500mm average depth) or excavating is of more than 100m ³ of soil or sediment.	n/a	Yes
Waterways Wetlands and Moreton Bay Overlay	Environmental Assessment Team has given their approval to locate the proposed dwelling house as per the site plan submitted to Council, subject to conditions.	Yes	Yes

Other Development Codes

	Comments	Conditioned	Complies
<i>Domestic Driveway Crossover Code</i>	A single driveway crossover will form condition of approval. The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes
<i>Excavation and Fill Code</i>	Minimal excavation and fill is required for the proposal. The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes

General Codes

	Comments	Conditioned	Complies
<i>Erosion Prevention and Sediment Control Code</i>	The proposal is considered to comply. The requirements of the code will be conditioned.	Yes	Yes

Domestic Plumbing and Drainage Unit

Council's Domestic Plumbing Unit has assessed the proposed development and has determined that the site is suitable for the proposed two (2) bedroom dwelling using a Household Wastewater Treatment Plant (HSTP).

Environmental Assessment Team

Council's Environmental Assessment Team has assessed the proposed development and considered it satisfactory. Conditions of approval and advice statements have been included in the decision notice.

REFERRAL AGENCIES

The application did not trigger any referral requirements under the IDAS.

CONCLUSION

The proposal is considered to comply with the Redlands Planning Scheme, and applicable codes and planning scheme policies. Accordingly, it is recommended that the application be approved and a development permit be granted, subject to conditions.

DECISION

Under delegated authority, Category 2, the applicant was advised that a development permit had been granted subject to conditions.

A copy of the original proposal was provided to Councillor Barbara Townsend of Division 5 on 10 August 2010. The Councillor was advised of the recommendation of this report on 16 September 2010. The Councillor indicated that they were satisfied with the proposal and that the recommendation could be approved under delegated authority.

9. Development application for a material change of use for a small lot house at 1A Edinburgh Street, Victoria Point. AMJ Builders Pty Ltd. (MC012214)

RPS Zoning: Urban Residential
Overlays: Acid Sulphate Soils

Road and Rail Noise Impact
Land Area: 400 square metres

EXECUTIVE SUMMARY

Council has received an application seeking a Development Permit for a Material Change of Use (Impact Assessment) for a *Small Lot House* on an allotment zoned Urban Residential, on land at 1A Edinburgh Street, Victoria Point. The proposal is for a two-storey dwelling house.

The proposal has been assessed by relevant internal assessment teams, who are satisfied with the proposal. The application was made in accordance with the *Sustainable Planning Act 2009* and did require referral to TMR (Department of Transport and Main Roads) as the site is within 100 metres of a state controlled road and was publicly notified.

The application has been assessed against the relevant sections of the *Redlands Planning Scheme*, including the overlays triggered by the application and is considered to be in compliance with the Scheme. The proposal complies with the intent of the Overlay Codes triggered by the application. It is therefore recommended that the application be granted a **Development Permit**, subject to conditions.

CONSULTATION

The Development Assessment Team has received comments from-

- **Domestic Building Team comments:** -
No conditions required.
- **Domestic Plumbing Team comments:** -
No conditions required.
- **Environmental Assessment Team**
No conditions required.
- **Health and Environment Team**
Standard conditions to be included.
- **DA Engineer**
No conditions required.
- **Public Comment:-**
The application was required to be publicly notified.

DEVELOPMENT PROPOSAL AND SITE DESCRIPTION

Proposal

The proposal is for a small lot house on a vacant residential allotment. The specific details of the proposal are as follows:

Storeys:	2
Maximum Height above Ground Level:	Approximately 7.8 metres
GFA:	343.1m ²
Site Cover:	43.86%
Design Features:	Internally, the small lot house has a combined kitchen/family room, formal dining, media room, multi-purpose room, powder room and there is an alfresco dining area accessed from the family area and double garage on the ground floor and the second floor has four (4) bedrooms, the main with walk-in-robe and ensuite with an outside deck, lounge, computer nook and family bathroom and toilet.
Car Parking Provision:	A double garage is proposed which has been integrated into the dwelling design.
External Construction Materials:	Rendered brick work for the walls and

	colorbond sheeting is proposed for the roof.
Front setback:	3.5 metres to overhang of porch. 5 metres to dwelling and 6.5 metres to garage.
Side boundary setbacks:	Eastern 1.5 metres to garage wall and Western 1.874 metres to wall.
Rear boundary setback:	3.00 metres to wall.

Site

The site is located at 1A Edinburg Street, Victoria Point and is included within the Urban Residential zone under the Redlands Planning Scheme.

The site has an area of 400m² and is square with a 19.884-metre frontage. The site is currently vacant with no notable vegetation. The topography of the site is basically flat.

Surrounding Area

The surrounding area consists of similar sized allotments both of older and contemporary designed dwellings.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009 (SPA)

This application has been made in accordance with Chapter 6 (Integrated Development Assessment System, IDAS) of the *Sustainable Planning Act 2009* and constitutes an application for Code Assessment for a Material Change of Use under the *Redlands Planning Scheme*.

SEQ Regional Plan 2009-2031

The subject land is located within the Urban Footprint in the SEQ Regional Plan 2009-2031.

The Urban Footprint identifies land to provide for the region's urban development needs to 2031. The Urban Footprint includes existing urban areas and green field areas potentially suitable for future urban development. The area includes sufficient land to accommodate the full range of acceptable urban uses, such as housing, industry, business, infrastructure, community facilities and urban open spaces projected to be required over the next 20 years.

State Planning Policies

There are no applicable State planning policies for this application.

Redlands Planning Scheme

Zone Code

The subject lot is zoned UR - Urban Residential. Small Lot Houses are a consistent form of development in this zone, subject to Council approval. The proposed development has been assessed against the provisions of the Urban Residential Zone Code, and is considered to comply with the Specific Outcomes and Probable Solutions as follows:

- Uses and Other Development – The proposal for a small lot house and is consistent with the intended development within the zone.
- Built Form and Density – The proposed single-storey detached dwelling with a maximum height of approximately 7.8 metres is within the allowable limit of 8.5 metres. The proposed site coverage of 43.86% is within the maximum 50% allowed for dwellings in Urban Residential zone. The dwelling incorporates articulation in its design and enhances the streetscape. The built form of the dwelling is not considered to visually dominate the landscape setting.
- Amenity – The proposal has been sited to ensure solar access is available to the dwelling and is not restrictive to adjoining sites. A sufficient private open space area, which is accessible to the living area of the dwelling, has been provided at the rear of the dwelling. It is not considered that the proposal will cause a nuisance in relation to air quality, noise,

lighting or traffic movements, as it is expected that these will be compatible with that experienced in a residential environment.

- Environment – Conditions relating to excavation and fill, erosion prevention and sediment control have been included in the decision notice.
- Infrastructure – It is considered that the site should be able to be serviced by reticulated water and sewer, road access, energy, telecommunications and waste and recycling collection services without undue concern. It is proposed that stormwater is to be directed to rainwater tanks with overflow to be directed to the street.

Use Code

Small Lot Houses are a consistent use in the above zones subject to Council approval. The proposed development is considered to comply with the specific outcomes of the use code.

Overlay Code

	Comments	Conditioned	Complies
Acid Sulphate Soils Overlay Code	Between 5-20m AHD. Minimal cut and fill. The proposal complies with the self-assessable criteria for this overlay	No	Yes
Road and Rail Noise Impact Overlay Code	Conditions for approval have been added	Yes	Yes

General Code and Other Development Codes

Assessable Codes	Comments	Conditioned	Complies
Excavation and Fill Code	Minimal excavation or fill required for the proposed development.	Yes	Yes
Development Near Underground Infrastructure Code	Not located near underground infrastructure.	No	Yes
Erosion Prevention and Sediment Control	Only minimal construction activities required for the proposed development.	Yes	Yes
Infrastructure Works Code	No further infrastructure required.	No	Yes
Stormwater Management Code	Stormwater discharged to the kerb.	Yes	Yes
Domestic Driveway Crossover Code	Conditions included	Yes	Yes
Landscape Code	Conditions included	Yes	Yes

Planning Scheme Policies

There are no applicable Planning Scheme Policies relevant for this application.

Engineering

Council's Senior Development Assessment Engineer has assessed the application and recommended conditions relevant to the design and construction of the proposed dwelling.

REFERRAL AGENCIES

The application triggered referral requirements under the IDAS to the Department of Transport and Main Roads as a concurrence agency, due to the development being within 100 metres of a state controlled road.

GROUPS OF SUBMISSIONS

One (1) submission has been received. The submission was in relation to privacy issues and overlooking caused by the proposed development.

Officer's Comment:

The application complies with the probable solutions of the small lot code with regard to Visual Privacy in relation to sill heights and will not be within 6 metres of habitable rooms of neighbouring dwellings.

CONCLUSION

The proposal is considered to be generally in accordance with the Redlands Planning Scheme, and applicable codes and planning scheme policies.

Accordingly, it is recommended that the application be approved and a development permit be granted, subject to conditions.

DECISION

Under delegated authority, Category 2, the applicant was advised that a development permit had been granted subject to conditions.

Councillor Burns was advised by email on the 23 July 2010 of the recommendation for approval. Councillor Burns replied that he was happy for the application to proceed.

10. Development application for a material change of use for a General Industry use at 16 Robert Street, Russell Island. Mr P.H. and Mrs R.A. Haerse. (MC012074)

RPS Zoning: Island Industry
Overlays: Acid Sulphate Soils
Land Area: 761 square metres

EXECUTIVE SUMMARY

Council has received an application seeking a Development Permit for a Material Change of Use (Code Assessment) for a General Industry use - *Contractor's Depot* on an allotment zoned Island Industry at 16 Robert Street, Russell Island. The application was made in accordance with the *Sustainable Planning Act* and did not require referral to any external agency or public consultation. The proposal, involving a 142.8m² shed with awning and two shipping containers each 15m², has been assessed by relevant internal teams. The application has also been assessed against the relevant codes of the *Redlands Planning Scheme* and is considered to be in compliance with the Scheme. It is therefore recommended that the application be granted a **Development Permit**, subject to conditions.

BACKGROUND

A Prelodgement Meeting was held on 16 January 2008 regarding the development of the subject site for industry purposes.

On 10 February 2010, the application for a contractor's depot was tabled at the Development Assessment Panel to determine the best-fit definition for the development. The DAP outcome was that the applicant supply additional information to define the use as either Service Industry or General Industry. The applicant responded defining the proposed use as General Industry.

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate.

DEVELOPMENT PROPOSAL AND SITE DESCRIPTION

Proposal

The proposal is for a contractor's depot. The intended use is to offer the property for rent to contractors who don't have a base on the Island and who seek to participate in construction on the Island(s). A tenant of the property will be supported with goods and services.

Goods to be offered to contractors include building and construction components and contracting equipment not typically available at retail hardware outlets. The applicant states that all goods to be offered have been legally procured typically at machinery auctions at competitive prices and proposed for re-sale to tenant contractors typically 20% below mainland cost.

The proposed development includes a 142.8m² (8.5m by 16.8m) shed with awning and two shipping containers each 15m² (6m by 2.5m), resulting in a site cover of 23%. Three (3) car parking spaces are proposed. A 2m wide landscaping strip is proposed to John Street and Robert Street frontages and there is also a landscaping strip proposed to the south-eastern corner along the property boundaries.

Access is proposed via a crossover to John Street with the internal gravel driveway leading out to exit onto Robert Street. A turning path for an 8.8m medium rigid vehicle has been provided for and a temporary turning path for an articulated vehicle (AV) has been identified. It is expected that the use will rarely necessitate an AV vehicle coming onto the premises – in these circumstances the 3 car parking spaces will need to be vacated to allow for a clear AV turning path through the site.

On-site trenching is proposed in the north-western corner.

The bin storage area, located behind the shed along the eastern property boundary, is enclosed by timber battens and screened by landscaping.

Site

The site is located at 16 Robert Street, Russell Island. It is a corner block fronting Robert Street and John Street. The total site area is 761m². The site is currently used for 2 shipping containers which form part of the current application. These containers do not have an existing approval and would become a compliance matter should they not be included in this approval.

Surrounding Area

Adjoining the site to the side eastern boundary and rear southern boundary are other lots in the Island Industry Zone – these lots are currently vacant. To the north of the site is land in the SMBI Centre Zone (Sub-Area SC1). West of the site is land in the Community Purposes Zone (Sub-Area CP3).

Amenity and Character

The area has a developing industrial character though many of the Island Industry zoned allotments in the area are yet to be developed.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009 (SPA)

This application has been made in accordance with Chapter 6 (Integrated Development Assessment System, IDAS) of the *Sustainable Planning Act 2009* and constitutes an application for Code Assessment for a material change of use under the *Redlands Planning Scheme*.

SEQ Regional Plan 2009-2031

The subject land is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposed development, being for urban purposes (industry), is consistent with the intent for the Urban Footprint.

State Planning Policies

There are no applicable State planning policies for this application.

State Planning Regulatory Provisions

State Planning Regulatory Provision	Applicability to current Application
Draft South East Queensland Koala State Planning Regulatory Provisions	Not applicable to this site.

Redlands Planning Scheme

Zone Code

The subject lot is zoned Island Industry. General Industry is a consistent form of development in this zone. The proposed development has been assessed against the provisions of the Island Industry Zone Code, and is considered to comply with the Specific Outcomes and Probable Solutions as follows:

- Uses and Other Development – The proposal for a contractor’s depot (General Industry use) is consistent with the intended development within the zone. The general industry use is considered small-scale and non-intrusive and will support contractor’s who seek to participate in construction on the islands.
- Built Form and Density – The proposed development has a maximum height of 5.939m which is within the 10m maximum building height allowed. The proposed site cover is 23% which complies with the maximum site cover of 50% allowed. The total development area does not exceed 85% and landscaping accommodates 15% of the site area in accordance with the zone code. Setbacks are considered appropriate.
- Amenity – A 2m wide landscaped area is proposed along the primary and secondary street frontages in accordance with the zone code. Fencing to the street frontages has been conditioned to be a maximum 1.2m as per the prescribed height. The applicant has submitted a Noise Management Plan which will be conditioned as an approved document.
- Environment – The site is sparsely vegetated. No significant vegetation is proposed to be removed. Conditions will require stormwater to be managed and discharged lawfully.
- Infrastructure – The use can connect to the reticulated water main located adjacent to the site within the Robert Street road reserve – this will be conditioned. On-site sewerage treatment is proposed and can be achieved. Road access, waste collection services, electricity and telecommunication services can be provided without undue concern and will be conditioned. Stormwater management will occur as per the pre development condition, partly to road reserves and partly to the existing swales within the site.

Overlay Code

The site is affected by the Acid Sulfate Soils Overlay. The site is identified as being between 5 and 20m AHD. The development will be conditioned to comply with the self assessable criteria.

Other Development Codes

	Comments	Conditioned	Complies
<i>Excavation and Fill Code</i>	The proposal is considered to comply. The requirements of the code have been conditioned.	Yes	Yes

General Codes

	Comments	Conditioned	Complies
<i>Access and Parking Code</i>	3 car parking spaces are proposed. This is considered to	Yes	Yes

	comply with the RPS.		
<i>Development Near Underground Infrastructure Code</i>	There is no underground infrastructure within the site. The proposal is considered to comply.	N/A	Yes
<i>Erosion Prevention and Sediment Control Code</i>	The requirements of the code have been conditioned.	Yes	Yes
<i>Infrastructure Works Code</i>	The requirements of the code have been conditioned.	Yes	Yes
<i>Landscape Code</i>	The requirements of the code have been conditioned.	Yes	Yes
<i>Stormwater Management Code</i>	The requirements of the code have been conditioned.	Yes	Yes

Engineering

Road Access and Required Road Frontage Works

The site has street frontages to Robert Street and John Street.

Both Robert Street and John Street are unimproved roads with no existing concrete footpath and kerb and channel. It will be conditioned that the developer either constructs the required road and frontage works or pay a monetary contribution in lieu of construction.

Internal Traffic Movement and Car Parking

Internal traffic movements generally comply with AS2890.1.

Car parking numbers are as per the Council's requirements in that:

- 1 space is required per 50m² gross floor area or 1 space per 1.5 employees, whichever is the greater, there are 3 spaces provided for the 142m² shed as per the Redland Planning Scheme.

Dimensions and layouts of the car parking spaces generally comply with AS2890.1.

It will be conditioned that all internal traffic areas must be sealed.

Stormwater

A detailed Stormwater Management Plan in relation to the required sealing of internal traffic areas and the development as a whole will be required at operational works application stage. It is considered that no stormwater problems will result for upstream or downstream properties, or for the site itself.

All stormwater from the site shall be discharged to Robert Street.

Sewerage

The subject site is not in a sewer service area and will be serviced by an on-site sewerage system.

Water Supply

A water supply is currently available to the site. Allconnex have advised that there is sufficient capacity in the water network.

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.

Waste Management

The Council's Waste Management Technical Officer has assessed the proposal and considered it satisfactory.

Urban Designer / Architect

The Council's Urban Designer / Architect has reviewed the proposal and has no concerns.

Health and Environment

The Council's Health and Environment Team has assessed the proposal and considered it satisfactory. Conditions of approval have been provided.

Environmental Assessment

Council's Environmental Assessment Team has assessed the proposed development and considered it satisfactory. Conditions of approval have been provided.

Landscaping

The Senior Landscape Architect has assessed the proposal and considered it satisfactory. Conditions of Approval have been provided.

REFERRAL AGENCIES

The application did not trigger any referral requirements under the IDAS.

CONCLUSION

The proposal is considered to comply with the Redlands Planning Scheme, and applicable codes and planning scheme policies. Accordingly, it is recommended that the application be approved

DECISION

Under delegated authority, Category 2, the applicant was advised that a development permit had been granted subject to conditions.

A copy of the original proposal was provided to Councillor Barbara Townsend of Division 5 on 16 February 2010. The Councillor was advised of the recommendation of this report on 23 August 2010. By email dated 23 August 2010, the Councillor indicated that she was satisfied with the proposal and that the recommendation could be approved under delegated authority.

12 PLANNING & POLICY COMMITTEE 29/9/2010 - RECEIPT AND ADOPTION OF MINUTES

Moved by: Cr Elliott
Seconded by: Cr Henry

That the Planning & Policy Committee Minutes of 29 September 2010 be received.

CARRIED

12.1 ITEM DELEGATED TO COMMITTEE FROM COUNCIL

This item was resolved at the Planning & Policy Committee meeting of 29 September 2010. The Committee's decision is now presented to Council for noting only, as part of this report on the Committee's deliberations.

12.1.1 MINJERRIBA KNOWLEDGE CENTRE DRAFT FEASIBILITY CENTRE

Dataworks Filename: R&C Minjerriba Knowledge Centre
Attachment: [Draft Feasibility Study for the establishment of an Indigenous Knowledge Centre](#)
Responsible Officer Name: Roberta Bonnin
Manager, Community & Social Planning
Author Name: Judy Spokes
Senior Adviser Cultural Services

EXECUTIVE SUMMARY

This report presents a proposed model for development of an Indigenous Knowledge Centre for North Stradbroke Island following extensive community consultation.

Council's in principle approval is sought to move forward on the proposed model and undertake preliminary steps towards development of the Indigenous Knowledge Centre. Approval will enable the consultants and officers to engage community and government stakeholders in negotiations to progress the proposal in a timely way.

The intense focus of Traditional Owners, State Government and Council on planning towards a new future for North Stradbroke Island provides an obvious and critical context to harness tangible support for the project.

PURPOSE

The purpose of this report is to present to Council for consideration the *Draft Feasibility Study for the establishment of an Indigenous Knowledge Centre* and to endorse the recommendations for next steps to move forward on the model as proposed in the above Report

BACKGROUND

The Corporate Plan 2010-2015 Strategy 4.9 commits Council to:

“Work with Traditional Owners of North Stradbroke Island / Minjerriba to establish an Indigenous-focussed knowledge centre in Dunwich to encourage local cultural and economic development opportunities and educate the wider community”.

The ‘Minjerriba Knowledge Centre’ project (working title only) is identified as a priority in the following strategic and policy documents of Council:

- Operation Plan 2010 / 2011 4A 53
- Redland Shire Library Service – A Ten Year Plan 2007
- Our City Our Culture: A Cultural Plan for the Redlands 2008 -2018
- Indigenous Community Policy POL 3081 and Action Plan 2008
- Building Strong Communities: Redlands Social Infrastructure Strategy 2009
- Redlands 2030 Creating Our Future Community Plan

The NSI/Minjerriba Joint Planning and Management Study that pre-dated these planning instruments also identified an Indigenous cultural centre as a key objective. More recently, the Quandamooka Aboriginal Community Plan 2007 affirmed the development of a cultural centre as an ongoing aspiration of Indigenous people on NSI. It states:

“Develop an Aboriginal Cultural and Interpretive Centre. The centre would include cultural interpretive centre, ‘keeping place’ for cultural materials, galleries, performance spaces, ‘Information Hub’, training facilities and meeting facilities.

The ‘Information Hub’ is envisaged as a community driven agency aimed at delivering information to the community about activities that affect their lives and would also be the home of the proposed Aboriginal Knowledge Project.”

On 8 September 2010 a Councillor workshop was convened at which consultant, Anne Dunn, principal of MI Murren Trust, presented the Draft Feasibility Study and discussed its implications ahead of a planned final community consultation meeting designed to gain feedback from stakeholders. Council was advised that a Final Feasibility Report (incorporating community views) would then be submitted for its formal consideration.

ISSUES

What is Indigenous Knowledge?

For Quandamooka people, culture produces and embodies knowledge (including physical and spiritual elements) grounded in ‘country’ which in the local sense is

understood to include the waters as well as lands of the Quandamooka Traditional estate.

For local Indigenous people cultural heritage and cultural development are intimately inter-twined with the economic, environmental, social and governance dimensions of daily life. This 'living culture' embodies the values and integrates the processes that sustain a healthy balance between these four core elements. This Indigenous world view, and its representation in diverse forms of 'knowledge', is significant especially in the current context, where the State Government, Council and Traditional Owners are negotiating legal and planning arrangements towards a new future for North Stradbroke Island.

A proposed model

The Draft Feasibility Report describes Indigenous knowledge centres as follows:

"Indigenous knowledge centres are a focus in a community for the preservation of cultural and historical knowledge about that community, the land, the people who live within it and / or come from that place. These centres are owned and managed by Indigenous people as an essential component of their establishment and cultural sustainability"

Following extensive community consultation, the consultant team have considered several options and proposed a model for the development of an Indigenous Knowledge Centre at Dunwich consistent with the aspirations of the Indigenous community and aligned with the objectives of Council and of significant local indigenous groups, State, community and education organisations.

The model proposed is founded on a core operating principle of support for the intellectual property rights of the owners of Indigenous knowledge, which is understood to exist within artefacts, archives, artworks, stories, memories, sites, landscapes, ceremonies, protocols and other tangible and intangible expressions of the Traditional and living culture of Quandamooka country. These are held and managed by families, organisations and institutions.

The model is based on the stated desire of community stakeholders that any development of a RCC library be planned as a facility complementary to, rather than part of, an autonomous Indigenous knowledge/culture centre.

The model proposed features three inter-related elements which will require further discussions with community and prospective partners to design and develop. They are:

1. A self-managed community knowledge centre to support the cultural preservation needs of the Indigenous community. The community access centre would be staffed and equipped to provide specialist conservation, digitization, curating and tour-guiding advice and training and secure climate controlled storage facilities to meet community requirements. The Dunwich Secondary School is proposed as a possible site.

2. A public cultural centre/precinct in a prominent position at the entrance to Dunwich designed to support the whole island community as well as presenting Indigenous culture and knowledge to visitors and tourists. It is envisaged that the facility would involve the co-location of a number of related services including: gallery and performance space for temporary Indigenous exhibitions and events; Minjerriba Camping bookings office; tourist information point and Quandamooka welcome facility; RCC library services, RCC customer services access point; meeting and function rooms; and ultimately, an environmental interpretive centre.
3. An on-line web-based catalogue to protect and organise Indigenous knowledge material in various formats according to the needs and specifications of the owners of material. The application of 'Ara Irititja' (a tested software package used by central Australian Aboriginal communities) is proposed to enable Indigenous people to manage their own material and establish a secure and growing archive. The development and administration of the website is proposed as a key function of the self-managed community knowledge centre (item 1 above).

The first two of these elements require considerable long term planning in conjunction with Traditional Owners and external partners. The third 'on-line' option presents a mechanism to progress the project immediately without the significant investments required from project partners in each of the two 'on-country' options.

NSI Vision and Native Title create new opportunities

The Councillors workshop on September 8 2010 featured a presentation listing issues that reflect a significant new context for NSI and, inevitably, for the directions proposed in the Draft Feasibility Study. The new context is summarised below:

- Intensive & high level focus on NSI from State, RCC and community
- Imminent Native Title determination (March 2011)
- New focus on Quandamooka 'culture' underpinning eco-tourism economy
- Traditional knowledge an economic as well as cultural asset (Native Title rights imply Intellectual Property Rights, according to Quandamooka)
- Indigenous Land Use Agreement - a platform for Quandamooka and RCC joint venture/s
- NSI - a potential driver for whole regional economy - 'gateway to straddie'
- Broad consensus on value of Aboriginal Knowledge Centre
- Capacity to accelerate achievement of several 2030, Corporate Plan and Quandamooka Plan objectives
- Tight Planning and legal timetables are a strain for all parties especially Quandamooka

RELATIONSHIP TO CORPORATE PLAN

The recommendation supports Council's Corporate Plan 2010-2015 Quandamooka Country outcome, specifically strategy 4.9: to "Work with Traditional Owners of North Stradbroke Island/Minjerriba to establish an Indigenous-focussed knowledge centre

in Dunwich to encourage local cultural and economic development opportunities and educate the wider community”.

FINANCIAL IMPLICATIONS

There are no immediate financial implications 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

The Report reflects a broad consensus on strategic directions and core principles within the diverse local Indigenous community. Local Indigenous families and organisations along with wider community and educational institutions were consulted in formal and informal meetings.

The Report reflects the strong support of senior managers, key staff and Councillors for a renewed commitment to a practical partnership with Indigenous community stakeholders in the Redlands.

OPTIONS

PREFERRED

1. That Council endorse the directions and recommendations in the attached Draft Feasibility Study for the establishment of an Indigenous Knowledge Centre.
2. That Council authorise circulation of the attached *Draft Feasibility Study* to community and Government stakeholders for planning purposes.

ALTERNATIVE

That Council note the directions and recommendations in the attached Draft Feasibility Study for the establishment of an Indigenous Knowledge Centre and request further information be provided.

OFFICER'S RECOMMENDATION/ COMMITTEE RESOLUTION

Moved by: Cr Murray
Seconded by: Cr Ogilvie

That Committee, under delegated authority, resolve as follows:

1. **That Council endorse the directions and recommendations in the attached Draft Feasibility Study for the establishment of an Indigenous Knowledge Centre; and**

2. **That Council authorise circulation of the attached Draft Feasibility Study to community and Government stakeholders for planning purposes.**

CARRIED

A division was called for.

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

Cr Burns voted in the negative (by abstaining).

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

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Henry

That the item be noted.

CARRIED

Report to Redland City Council

Feasibility study for the establishment of an Indigenous Knowledge Centre on North Stradbroke Island (Working title – Minjerribah Knowledge and Cultural Centre)

Draft 9 September 2010

Report presented by:

Ms Anne Dunn & Ms Jackie Huggins
M. I. Murren Trust
&
Mr Pete Kelleher

1.

Background Information**Introduction**

A consulting team comprising Ms Anne Dunn, Ms Jackie Huggins and Mr Pete Kelleher commenced work on the project in December 2009, reporting to Ms Judy Spokes - Council's Senior Adviser, Cultural Services and Ms Roberta Bonnin – Council's Manager, Community and Social Planning.

Project Purpose

- a. Undertake a detailed feasibility study for the establishment of a Minjerriba Knowledge Centre to inform Council's program and budget planning. This study include:
 - Consideration of economic as well as cultural sustainability issues.
 - A strong focus on preservation and sharing of the knowledge and culture of the Traditional Owners of North Stradbroke, the people of Quandamooka.
 - Alignment with the values and priorities of the Quandamooka Aboriginal Community Plan (2007).
 - Strengthening Council's partnership with the Quandamooka Combined Aboriginal Organisations Forum and its member organisations.
 - Potential for the facility to also provide innovative library, education and cultural development services for the whole island community.
- b. Prepare a report for Council to include:
 - Options for development of a "Minjerribah Knowledge Centre".
 - Funding and management implications of each option.
 - A timetable for project delivery from concept development and design through to construction and first year operation.
 - Recommendations on appropriate arrangements to accommodate the 'intellectual property' rights and obligations of the owners of traditional knowledge whether this exists in tangible or intangible form.
 - Potential arrangements for practical partnerships to establish and sustain the proposed centre with Aboriginal and non-Aboriginal local and State educational, cultural and collecting organisations.

Project Activities Undertaken

1. Quandamooka Combined Aboriginal Organisations Forum consulted as the principal community stakeholder in the project.
2. Relevant Council and community reports reviewed.
3. Development and delivery of similar facilities / services in Australia and beyond searched and considered.
4. Council's Senior Advisor, Cultural Services and Manager, Community and Social Planning consulted and informed on a regular basis.
5. Local Indigenous organisations and community leaders involved in heritage, cultural and educational development of their community consulted.
6. Report prepared for Council.

Project Consultations

The following consultations were undertaken:

- **Quandamooka Combined Aboriginal Organisations Forum:** 3 meetings were attended by consulting team members to advise the terms of reference of the project, seek support for the community consultations, to provide reports on the progress of the project and to seek support for directions to be presented to Council.
- **Public Meetings:** 2 public meetings were held to advise on the terms of reference of the project and seek views on the possible direction. A further public meeting is planned to advise on the final recommendations to Council and to receive feedback from the community on the options.
- **Meetings with Community Organisations & Individuals:** Separate meetings were held with all relevant and available Indigenous community organisations, families and individuals. Non Indigenous community organisations with an interest in the topic were also consulted.
- **Meetings with Council:** Consultants met with relevant senior managers, library staff, planning and Communications (web deck) staff, and briefed the Mayor and Divisional Councillor following the community consultations.
- **Meetings with External Interested Parties:** Meeting held with the ICC (Commonwealth Government), State Library of Queensland and the Queensland Education Department (Dunwich State School) to seek support and provide information about possible directions.

2.

Introduction to Indigenous Knowledge Centres

“We are reminded from an early age to never forget who we are and where we have come from. Unless we have the capacity to have knowledge about our history and culture we may never realise our identity, our dreams and our future.”

(Dr Jackie Huggins’ statement as Australia 2020 Summit Co-Chair”

The Context*Internationally:*

Over the last twenty years there has been increasing interest worldwide in assisting Indigenous people to record and use their historical cultural knowledge for the preservation of their own cultural rights, and for the benefit of broader societies. The United Nations Development Program sees Indigenous Knowledge broadly defined as “the knowledge that an indigenous (local) community accumulates over generations of living in a particular environment” and has funded many programs in developing nations to identify and record their knowledge as an essential part of cultural revival.

Nationally:

In Australia the last 10 years has seen the emergence of Indigenous Knowledge Centres particularly in Queensland and the Northern Territory – places where Aboriginal and Torres Strait Islander people can find support and assistance to preserve and keep safe family and community knowledge to pass on to future generations.

Following a proposal from the 2020 Summit, the Australian Government is currently funding Ms Jackie Huggins to undertake an investigation into the establishment of a National Indigenous Knowledge Centre, a network of community knowledge centres across the country.

United Nations Declaration on the Rights of Indigenous Peoples (2007) reads as follows.

“Article 31

- 1. Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expression.*
- 2. In conjunction with indigenous peoples, States shall take effective measures to recognise and protect the exercise of these rights.”*

Establishment of Indigenous Knowledge Centres is part of the implementation of this UN Declaration in Australia.

In Queensland:

The State Library of Queensland currently supports eighteen IKCs, primarily in the Cape York Peninsula and Torres Strait regions, as well as the *kuril dhagun* Indigenous Knowledge Centre at the State Library, Southbank. The first Centres were established in 2002.

Indigenous Knowledge Centres (IKCs) operate in partnership with Local Government. Councils are responsible for the physical infrastructure, staffing and day to day operations of their IKC, while State Library of Queensland provides set-up materials (books, magazines, audiovisual materials and computers), staff training and fun literacy and recreational programs.

The Centres provide traditional library services (including information and communication technologies) as well as a means and a place to capture and preserve local history and traditions.

The current locations of IKCs are Brisbane (*kuril dhagun*), Cherbourg (Winifred Fisher Knowledge Centre), Aurukun, Hope Vale, Injinoo, Lockhart River, New Mapoon, Pormpuraaw, Seisia, Wujal Wujal, Badu (Mulgrave Island), Boigu (Talbot Island), Dauan (Mt Cornwallis Island), Erub (Darnley Island), Kiriri (Hammond Island), lama (Yam Island), Kubin Village, Moa Island (Banks Island), Mabuia (Jervis Island), Poruma (Coconut Island)

In Redland City Council

Council adopted an Indigenous Community Policy in 2008 committing to the
Preservation and development of Quandamooka history, culture and language within an Indigenous Knowledge Centre

At this time Council acknowledged the Quandamooka Aboriginal Community Plan of 2007 and committed to working with the Quandamooka Forum in the implementation of this plan.

In addition Redland City Council has included the planning for a Minjerribah (NSI) Knowledge Centre in the following documents:

- Redland Shire Library Service – A Ten Year Plan 2007
- Our City Our Culture: A Cultural Plan for the Redlands 2008 -2018
- Building Strong Communities: Redlands Social Infrastructure Strategy 2009
- Redlands 2030 Creating Our Future Community Plan
- Corporate Plan 2010 - 2015

On North Stradbroke Island

In 1995 the NSI Housing Cooperative developed a Cultural Centre Plan as part of the One Mile Minjerribah Master Plan. This plan detailed aspirations for a complex with the following facilities:

- Outdoor seating and performance area
- Undercover outdoor keeping place
- Undercover outdoor dining terrace
- Reception and office
- Indoor keeping place
- Meeting rooms
- Restaurant and kitchen
- Shop
- Video theatre

Since that time the 1997 Planning and Management Study agreed between Redland Shire Council and the Quandamooka Land Council Aboriginal Corporation proposed the development of a cultural centre and the 2007 Quandamooka Aboriginal Community Profile and Action Plan raised again the need for a cultural and Interpretive centre incorporating a knowledge centre, and an information hub.

The Quandamooka Aboriginal Community Plan 2007 proposes to:

Develop an Aboriginal Cultural and Interpretive Centre. The centre would include cultural interpretive centre, 'keeping place' for cultural materials, galleries, performance spaces, 'Information Hub', training facilities and meeting facilities. The 'Information Hub' is envisaged as a community driven agency aimed at delivering information to the community about activities that affect their lives and would also be the home of the proposed Aboriginal Knowledge Project.

What is Indigenous Knowledge?

The World Bank discusses Indigenous knowledge as the local knowledge that is unique to a given culture or society (as contrasted with the international knowledge system generated by universities, research institutions, museums etc). This may include cultural knowledge, family histories, knowledge about the land and environment, spiritual knowledge and political knowledge. It is the basis for local-level decision making in agriculture, health care, food preparation, education and natural resource management.

In their publication *Best Practices on Indigenous Knowledge*, joint publishers UNESCO and Netherlands Organization for International Cooperation in Higher Education describe Indigenous Knowledge in this way”

Indigenous knowledge, also referred to as traditional or local knowledge, is embedded in the community and is unique to a given culture, location or society. The term refers to the large body of knowledge and skills that has been developed outside the formal educational system, and that enables communities to survive. The dominance of the western knowledge system has largely led to a prevailing situation in which indigenous knowledge is ignored and neglected. It is therefore easy to forget that, over many centuries, human beings have been producing knowledge and strategies enabling them to survive in a balanced relation with their natural and social environment.

Indigenous Knowledge is dynamic, the result of a continuous process of experimentation, innovation, and adaptation. It has the capacity to blend with knowledge based on science and technology, and should therefore be considered complementary to scientific and technological efforts to solve problems in social and economic development.

Indigenous knowledge has the disadvantage of not having been captured and stored in a systematic way. The main reason for this constraint is that it is handed down orally from generation to generation. This creates an implicit danger that (it) may become extinct

What is an Indigenous Knowledge Centre?

Indigenous Knowledge Centres are a focus in a community for the preservation of cultural and historical knowledge about that community, the land and the people who live within it and/or come from that place. These centres are owned and managed by Indigenous people as an essential component of their establishment and cultural sustainability.

Indigenous Knowledge Centres are different in different areas of Australia, reflecting the unique histories and cultures of the different Indigenous communities they serve. Many are situated in remote communities with local co-ordinators. Queensland already has 18 small IKCs spread throughout the state, and others exist in the Northern Territory and Western Australia. Similar bodies named Keeping Places exist in the south-east of Australia. In some places they may be called cultural centres.

IKCs can involve any or all of the following activities:

- Collections of documents and artefacts (keeping places).
- Open access computer centre for working on and preserving digitised records.
- A place where Indigenous culture and knowledge is showcased and interpreted to the wider community (exhibition and performance centre).
- An information centre.
- A community meeting place.
- A place for training and development in conservation (digital and real).
- An arts centre.
- A public library.
- Informal space for adults and children to share stories.
- A homework centre with computers for after school use.
- A movie room for looking at DVDs and videos.
- An activity space for artists and craft workers.
- Literacy and numeracy programs.
- A focus for researchers coming into the community.
- Outdoor shaded spaces for people to meet informally.
- Space for an IKC Administrator with room for a workstation and filing cabinets.
- Access to kitchen space for making cups of tea.
- A virtual / on-line portal to digital archives, films, stories, images etc.

An Indigenous Knowledge Centre and the Quandamooka Plan

In addition to assisting with the attainment of the specific strategies relating to a knowledge centre and a cultural interpretive centre, an IKC has the capacity to support and enhance other strategies within the plan, including:

- Developing the community's capacity in information technology.
- Assisting with cultural heritage protection.
- Creating opportunities for economic development and tourism.
- Providing support for recording and updating information on ecosystems within the Traditional Estate.

An Indigenous Knowledge Centre and Native Title

The determination of Native Title for the Quandamooka people will be the most significant event in modern history for the island. It is impossible to consider Indigenous Knowledge without establishing this historic direction as an important part of the context.

A quote from Justice Michael Kirby highlights the importance of this approach –

“cultural knowledge, as exhibited in ceremony, performance, artistic creation and narrative is inherently related to the land according to Aboriginal beliefs, it follows logically that the right to protect such knowledge is therefore related to the land for the purposes of the Native Title Act.”

It is therefore essential that discussions and decisions on the establishment of an IKC on North Stradbroke Island continue to be held with the Native Title claimants, be part of the Native Title / ILUA negotiations and potentially form the basis of a partnership between RCC and the Native Title Body Corporate.

There is very real potential for RCC and the Claimants to pioneer inclusion of Indigenous Intellectual Property Rights in an ILUA and the Minjerribah Knowledge Centre could sponsor a project to articulate those rights and the interface between Indigenous Intellectual Property and government bodies.

Indigenous Knowledge, Spirituality, Health and Wellbeing

There is a direct relationship between the development and respect of Indigenous knowledge held by families and communities and the cultural, spiritual and physical health of Indigenous people. The Social Health Reference Group for the National Aboriginal and Torres Strait Islander Health Council responsible for developing the *National Strategic Framework for Aboriginal and Torres Strait Islander Peoples' Mental Health and Social and Emotional Well Being (2004–2009)* wrote in that report:

‘Aboriginal and Torres Strait Islander health is viewed in a holistic context that encompasses mental health, and physical, cultural and spiritual health. Land, family and spirituality are central to well being. It must be recognised that Aboriginal and Torres Strait Islander peoples have great strengths, creativity and endurance and a deep understanding of the relationships between human beings and their environment. The centrality of Aboriginal and Torres Strait Islander family and kinship must be recognized as well as the broader concepts of family, and the bonds of reciprocal affection, responsibility and caring.

An Australian Model – Ara Iritija

Ara Iritija is a purpose-built computer archive that digitally stores repatriated materials and other contemporary items developed by the Anangu people of the Pitjantjatjara and Yankunytjatjara lands in Central Australia with the aim of protecting their archival past, accessing it today and securing it for future generations. Wilton Foster, OAM, Chairman of the Pitjantjatjara Council said in 2005:

‘Today I am thinking about why Ara Iritija is important. It is important for all our people, throughout the west, east, north and south to see their own history — for children, teenagers, young and old people, men and women to see and hear about their past.

Missionaries, explorers and others recorded and photographed the lives of the people and took these records away. Ara Iritija makes it possible to bring the history back home where it belongs. To have Ara Iritija in our communities helps keep the past in the present and helps keep our culture strong. It is important to link future generations through Ara Iritija to generations past.

Today we live in the computer technology time. The computer has a huge brain and is very clever. It can hide things if necessary, and then bring them back later. The Ara Irititja computer is clever like a dingo.'

The Pitjantjatjara Council have made this program available to other Indigenous communities, and it is used throughout the Queensland Indigenous Knowledge Centres. This program offers a critical tool for the Indigenous people of North Stradbroke Island to store, manage and use their knowledge in a culturally appropriate way.

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3.

Outcomes of Community Consultations on NSI

“What we know of this place isn’t, in many cases, written down in books. With daily practice over 25,000 years, the unwritten lore of our dreaming has been passed down the generations. Our aim is to achieve our own goals, while at the same time delivering services to our community at better standards than are expected of Government by the wider society. We seek to do this in ways that recognise the traditions of the oldest continuous culture on earth, respecting the wishes of our ancestors, fulfilling the expectations of our people now and bringing to life the dreams of our children”

(Quandamooka Aboriginal Community Profile and Action Plan 2007 page 11)

Community Interest

There is considerable interest in the community in the concept of an Indigenous Knowledge Centre on North Stradbroke Island.

For the Quandamooka people it is seen as an opportunity to enhance the preservation of what is currently known, to develop and systematically record knowledge and cultural history, to make available appropriate parts of this knowledge to the broader community for educational purposes and to use the knowledge as the basis for commercial ventures.

For other Indigenous people on the island it is an opportunity for them to include their history and culture as part of the broader story of the island and to be able to preserve this knowledge and make it available as appropriate.

For non-Indigenous people it is an opportunity for them to acknowledge the Indigenous history, culture and knowledge of the island, and to begin discussions about ways to share information and knowledge about the precious environment of the island and how to care for it.

While there is significant support for the concept, there is at this stage no leadership for the project from within the community. One of the challenges of moving to the next stage is to develop a community leadership team that can work with Council to realise the community’s aspirations. This is difficult because families and community groups are understandably concerned to maintain their own intellectual property and it is clear that the (to be established) Native Title Body Corporate offers a way forward. At this time Council is uniquely placed to offer some leadership to the project and to support and assist a community leadership group.

Indigenous Knowledge and Community Ownership

There is an agreed general principle that Indigenous knowledge is owned by families and Indigenous organisations, and that these families and organisations must have the right to share it only as they decide. Any system developed for a knowledge centre must have this as a basic requirement.

Families and organisations need a system for collection and recording that is simple and manageable by them, and that allows them to make decisions about what information will be available only to the family, what will be available to the community and what will be available publicly, taking into account that this will change from time to time as a result of a range of factors including sorry business, changing attitudes, the engagement of young people and the availability of commercial opportunities.

Families and community organisations are not interested in giving any institution or central organisation their knowledge, but are interested in being part of a community-wide network that still allows them to retain ownership of their own material and knowledge.

Family and Community Needs

Families and community organisations need expertise and resources to do the work they need to do, i.e. people who can advise them on the preservation of materials. Much information about families and communities on NSI is held by major collecting institutions off island and there is a need for resources and assistance with digitisation of both the materials the community has and those to be repatriated from collecting institutions. In addition it would be useful if the extent of those collections was known by the community and the opportunity provided to see how those collections relate to family and community collections.

There are a number of local non Indigenous institutions that have materials relating to Indigenous families and community organisations, including the oral history collection in the Redland City Library, the Dunwich State School and the NSI Historical Museum. It would be helpful for this material to be part of the shared catalogue.

There is an interest in how to capitalise on potential commercial and consulting opportunities using their cultural knowledge.

There is a pressing need for climate controlled storage, as families and community organisations are concerned that materials are at risk in their current storage. The NSI Historical Museum also has a storage problem.

The Museum currently has a small (and significant) preservation and training program for family members working with the Oodjeroo Noonuccal collection. This is seen as a possible model to be expanded across more families and community organisations, where an IKC could provide training opportunities and community access both for preservation of collections and advice on recording and using collections.

Showcasing Indigenous Knowledge and Culture

The Indigenous community of NSI is very interested in finding ways to showcase their knowledge and culture as an educational tool for the wider community and visitors. Some families and community organisations have moved in this direction already, although it is generally seen that an iconic building on a prominent site would have benefits for the whole community and would enhance the efforts currently being undertaken by small groups.

Indigenous Knowledge Centre and the RCC Library

The Indigenous community on the island does not want its Knowledge Centre to be part of any other organisation, including the library. The community feels that their knowledge should have its own identity and be in its own place, with its own governance arrangements. It is important that the knowledge and the presentation of the knowledge is not swallowed up by a larger institution, and that the management is not part of or subservient to Council governance processes. It is however recognised that the library staff have much to offer the community in collecting skills, cataloguing, use of technology etc and that the library is a well used access point for the community.

The community is pleased that Council is investigating potential for a new or improved library service but does not want the development of either the library or an IKC to be at the expense of the other. It is important to recognise the need for both, and for both to work together respectfully and in sympathy with each other. The new library could be more openly interested in the Indigenous history and people of the island, and be more attractive to them as a community service.

Indigenous Knowledge and Young People

Indigenous people on the island are interested in finding ways to engage their young people in cultural discussions and the collecting and preservation of current and future knowledge. As current approaches to knowledge collection and preservation are heavily based in digital technology, the development of an IKC presents real potential for interesting young people.

The availability of commercial opportunities and the potential for using knowledge for engaging and educating visitors and tourists creates an opportunity for sustainable employment for young people.

Indigenous Knowledge Centre and the NSI Historical Museum

The Museum is a highly respected organisation on the island and is engaged in significant work with the family and collections of Oodgeroo Noonuccal. A partnership between the Museum and the Knowledge Centre is critical, so that each can support and enhance the other's work. Further, the staff and board members of the Museum have skills and expertise in collections management, working with Aboriginal people and the interpretation and display of materials. There is great potential for the community and the RCC to use these skills to assist in the establishment of the Knowledge Centre.

Related community services

It is felt that there are a number of related community services that could usefully and sympathetically cooperate to maximise the available services to NSI residents and visitors. These include the Straddie Parks Booking Office with associated tourist information services, a new Dunwich Library (including internet cafe), RCC Customer Service information, a temporary exhibition and performance space. Co-location of such services in a prominent position would have advantages for the whole community.

IKC and the Dunwich Local Area Plan

The community is very interested in Council's consultation process to create a Local Area Plan for Dunwich and see the benefits that a cultural centre in a high profile position in the centre of town would bring to an enlivened main street. It is seen as advantageous to the community, businesses and visitors to have an activity hub in Dunwich – a place for visitors to get information, a chance to influence visitors by the presentation of the culture and ecology of the island, and a commercial opportunity for businesses. The Minjerribah Knowledge and Cultural Centre could become an important focus for the Local Area Plan.

It is anticipated that the Local Area Planning Process will highlight the cultural trails that exist on the island relating to the history of both Traditional Owners and settlers. Dunwich is the entrance to that history of the island, and therefore importantly must have its own history showcased. The cultural trails through Dunwich need to be identified, marked and celebrated.

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4.

Options for an Indigenous Knowledge Centre on NSI

Introduction

There is a longstanding proposal from the Quandamooka people to build a cultural centre on the Housing Co-op land at One Mile. This proposal was first published as part of the One Mile Master Plan in 1995. This project has considered that proposal and taken into account the information and feedback received during these consultations.

The current (2007) Quandamooka Aboriginal Community Plan proposes to develop an Aboriginal Cultural and Interpretive Centre including a cultural interpretive centre, a 'keeping place' for cultural materials, galleries, performance spaces, 'Information Hub', training facilities and meeting facilities. The 'Information Hub' is envisaged as a community driven agency aimed at delivering information to the community about activities that affect their lives and would also be the home of the proposed Aboriginal Knowledge Project.

During the project strong representations were made to realise the dream of Oodgeroo Noonuccal (Aunty Kath Walker) and create the centre at Moongalpa.

Notwithstanding the need for further discussion about the site of a centre, there was substantial community agreement about the concept.

As a result of the consultations it is believed that the Indigenous families and community organisations, and the wider community, support the concept of an Indigenous Knowledge Centre for North Stradbroke Island with the following features:

- A conservation program to protect the materials that exist.
- A program to gather and record information currently held by individuals not in written form.
- The development of shared catalogue of material available with clear copyright attached to each catalogue item
- The development of a web site to support the catalogue and to provide links to information that exists in the public domain.
- A training program for young people in the preservation and potential use of knowledge as the basis of employment.
- A conservation access place for families and community organisations to work on their materials.
- An exhibition and performance space for shared use by families and community organisations.
- A tourist and visitor focal point for providing information and educational resources on the cultural heritage of the island.
- Temperature controlled storage space.
- The possibility for future ways to relate Indigenous knowledge about the environment in the public domain to non-Indigenous community knowledge.

In addition the community welcomes the possibility of a new Dunwich library as a separate organisation from the Knowledge Centre and is open to a shared use facility

with sympathetic users (such as parks booking office, tourism information, library, exhibition spaces etc).

Option 1 - Development of an integrated centre on one site

Consideration has been given to the potential of providing all services on one site. This would require a large site in a prominent position that could be both a shopfront for services, and a training and conservation centre.

The One Mile site is an option, although the plans to relocate Yuli-Burri-Ba (Health Centre) onto the site would require the amendment of the One Mile Master Plan and review of the available space.

The Moongalpa site is not currently available for development.

The Council quarry site on the island may also warrant long term exploration.

The scope of an integrated proposal as a large building or complex would be resource intensive requiring long term planning.

If there is support for the pursuit of this option, the proposal could be developed to include all of the functions described below.

Option 2 – Development of two sites

In order to progress this project within achievable resources and in a reasonable time frame, a shorter term solution has been developed for consideration by the community and Council.

Establish a Knowledge and Cultural Centre on 2 sites.

A. Knowledge Centre (working title Minjerribah Knowledge Centre – MKC)

The MKC is proposed to support the cultural preservation needs of the Indigenous community of North Stradbroke Island, and consists of:

- A building and program managed by a coordinator / director who has highly developed conservation, computer and digitisation skills. It is essential that this person has the confidence and trust of the community.
- Central support for the development of the MKC web site , moderation of the site and oversight of the development of the shared catalogue that forms the basis of the site.
- Coordination and space for the running of accredited training programs in conservation, digitisation, curating, tour guiding etc.
- Community access space, where members from across the Indigenous community and community organisations can come and engage in preservation and recording of their materials and receive advice and assistance from the coordinator / director.
- Temperature controlled storage spaces which enable families and community organisations to securely store their materials separately from each other, accessible through a booking system with the coordinator/director (this activity

will require detailed investigation to establish whether adequate security, accessibility and protection of Intellectual property (IP) rights can be provided).

- Focus for the gathering of information and advice on the commercial use of materials including protocols, IP protection and contracting.
- In the first instance this is seen as a “hub” in Dunwich, but may be expanded over time to create smaller “nodes” or “spokes” in other communities as funding becomes available.

(It is worth noting that it would be possible to expand this centre’s activities to incorporate two further proposals from the Quandamooka Community Plan – the Information Hub and the focus for research.)

While it is envisaged that the MKC would be governed by a board appointed by the (yet to be established) Native Title Prescribed Body Corporate, governance arrangements for the centre would ultimately be a matter to be decided by Traditional Owners and contributors to best serve their aspirations.

B. Cultural Centre (working title Minjerribah Cultural Centre – MCC)

The Cultural Centre is a precinct designed to support the whole NSI community as well as to present Indigenous culture and knowledge to visitors and tourists. This facility would involve the co-location of the following services:

- A gallery and performance space for temporary Indigenous cultural exhibitions and associated performances perhaps including function spaces (possibly owned by NT Prescribed Body Corporate).
- A new or redeveloped Dunwich library, including internet cafe (owned or leased by RCC).
- The Straddie Holiday Parks booking office (leased by Minjerribah Camping)
- Tourist information point including an introduction to the Quandamooka people and the land and history of NSI (not yet existing).
- Focus for RCC customer service information and transactions (owned by RCC and may be part of the library).
- Meeting rooms (would often be part of a library).
- There is also the potential for the creation of an environmental interpretative centre.

It is envisaged that each use (library, parks bookings, tourist information, exhibitions & performance – and perhaps environmental interpretation) would be managed and governed separately. However, to the extent that it is possible the staff should be jointly located to allow for back up support, increased opening hours and increased services.

The partnership agreement about the shared space should identify decision making responsibility and mechanisms for dispute resolution.

Potential Sites

Considerable discussion has ensued about possible sites for the Knowledge Centre and the Cultural Centre which may be housed separately or together.

The basic principles used in assessment are:

- The Knowledge Centre must be on a site where all Indigenous families and community organisations are comfortable to attend and use the facilities to work on and store their materials, and where young people would be welcome for their training programs.
- The Cultural Centre must be in a prominent position in Dunwich and allow for shared use by a range of services in a way that maximises staffing efficiency
- Both Centres should enhance the sense of culture, history and heritage of the island, and in particular be part of a “cultural trail” from the ferry through Dunwich (and perhaps eventually across the island).

The sites considered include:

For the Minjerribah Knowledge Centre

- Housing Co-op land at One Mile (the site of the 1995 proposed cultural centre). This site has the advantage of being Aboriginal owned, but would require capital investment in a new building and is a longer term proposal.
- Housing Co-op buildings on the main road from Dunwich to Point Lookout, currently leased.
- Secondary School buildings
There is available space, designed for educational purposes, but there are practical issues to be resolved around community access and the Education Department would need to agree to its use for this purpose.
There is also a Community Learning Centre on the school grounds that is separate from the high school buildings. This building also offers potential for redevelopment.
- The Council quarry site in Mitchell Crescent Dunwich
This is Council owned land that could be used for this purpose if there is an unused area. It would require capital investment for a new building and would be a longer term strategy.

There is strong community support for the Secondary School site. The site is seen as being neutral space, the school has a good history of working with the Indigenous community, there are currently community courses being run from the site and there is existing, available space.

Most importantly the introduction of accredited courses for young people in digitisation, conservation, tour guiding etc is seen as supporting the role of the school in the ongoing education of young people post secondary school, and using a public resource to invest in the future of the island's Indigenous youth. There would also be the potential for school students to be involved in the program and for elements of the program to be part of the curriculum.

The Principal and senior staff at the school are interested in further discussion on this option, but see the interest and support of the school's Community Learning Group and their own hierarchy as critical to the success of the project.

Conclusion:

The Secondary School site seems a practical place in the shorter term if it can attract the support of the Community Learning Group and the Education Department.

For the Cultural Centre

- **Housing Co-op site at One Mile**
This site is generally seen as not a prominent enough position for visitors, though may have a greater impact if it is developed as a large complex of facilities as proposed in the 1995 plan.
- **Existing site of Straddie Parks Booking Office**
This site is difficult as it is small, and there are traffic and parking issues. However, it does provide a short term possibility.
- **Corner site at the top of road from ferry, opposite the Dunwich Hall**
This site is in a prominent position, but is currently leased to CRL and may have some parking challenges.
- **Commercial buildings in the main street**
There are commercial buildings in the main street that could be developed for this purpose although this would require a capital investment from their owners or Council.
- **The Dunwich Hall**
Space is available around the hall, although there may be planning considerations.
- **Vacant road reserves and park areas.**
Space is available, but there are planning restrictions and may require change of use.

There is no clear answer to the question of what is the most appropriate site as all have advantages and disadvantages, all require further negotiation with the current owners/leaseholders, and there is no single community view.

- The current booking office provides a temporary, interim solution as an existing building that could be added to, but is not suitable as a long term solution as the parking is limited and there is the potential for traffic problems on the road to the ferry. It is down the hill from the main street and therefore not ideal as a location for the library and not immediately supportive of the main street traders. This site is not a long term option as too much open space would be required to build the whole complex as described above.
- The corner site opposite the Dunwich Hall is in a prominent position and is large enough to meet the needs as described above. The land is currently leased by CRL from the state government. With the recent announcement of the cessation of mining in 2027 it is unlikely that any developments will occur with this site in the intervening period. It therefore would be a very long term option to consider this site.
- The Dunwich Hall is in a good position. The library is currently on one side of the hall, and there is vacant land on the other side, providing the opportunity for a hub of buildings in a site immediately noticeable for people coming off the ferry. The redevelopment of this site has advantages in that this is already seen as a community space, there are already existing Council owned buildings and the site is part of an historical trail from the ferry to the main street. Its challenges are the

sloping site for new buildings, and the need for a design for the complex that is sympathetic with the Hall.

- Developments on road reserves and parks are complicated by the planning processes attached to changing use.
- A commercial site is a possibility, but would require capital investment by at least one of the partners.

Conclusion:

Further work on this proposal will be required to find a suitable solution. In the short term however action could be taken to develop an exhibition and tourist information centre attached to the current Straddie Parks Booking Office.

A Possible Interim Option

The Minjerribah Knowledge Centre could initially be created as an on-line network with the following features:

- A web site which promotes the sharing and exchange of knowledge, research, solutions and information.
- The site could direct enquirers to family groups and organisations on the island and provide links to mainstream collecting institutions that hold collections about the Indigenous people of NSI.
- The Ara Irititja software could be made available to families and community organisations to record their knowledge and materials, and the software linked to the web site so that public information registered by families and community organisations is available.
- This option would require an administrator with computer access only. The administrator may be housed in the Dunwich library for professional support and assistance.

Conclusion

This is a workable lower cost option that would create a virtual knowledge centre in the initial stage. It does not however provide for the community engagement and support, the training for young people, and the professional assistance with the conservation and cataloguing of materials that are seen as a critical part of the success of the other IKCs in Queensland. More importantly it provides little support for the broader community and economic development objectives outlined in the Quandamooka Plan.

5.

Funding and management implications

The following are an estimate of costs to Redland City Council of the options described.

Option A – integrated centre on one site

The estimated cost of such a centre (not including the cost of the land) is \$6.5 million. RCC would be expected to contribute to the cost either in capital outlay or permanent lease for at least the library and internet cafe.

Option B – two sites

1. Minjerribah Knowledge Centre (at the Secondary School)

Establishment Costs

Requirements	Cost Estimates
Fit-out of classrooms as training centre	\$50,000
Creation of secure storage	\$75,000
Creation of community access space	\$150,000
Establishment of web site	\$200,000
TOTAL COST	\$475,000

Operational costs

The project would require support from:

- State and Commonwealth employment programs to staff the training components.
- Council for the creation of a community access program, the management of the web site / Ara Iritija and overheads.
- Collecting bodies and philanthropic organisations for project grants to develop specific collections.
- The State Library of Queensland for network support and some training of staff and community members.

Supervision of the space and the storage would be carried out by the staff on site.

2. Minjerribah Cultural Centre

Establishment Costs

- a) Build interim centre next to existing Straddie Parks Booking Office.

Requirements	Cost Estimates
Tourist information	\$600,000
Exhibition space	\$900,000
TOTAL COST	\$1,500,000

OR

b) Build Centre (complex) next to Dunwich Hall.

Requirements	Cost Estimates
Redevelop the library with internet café	\$500,000
Adapt part of Dunwich Hall for exhibitions	\$100,000
Build tourism information, parks booking office and performance space	\$700,000
TOTAL COST	\$1,300,000

OR

c) Lease space from commercial development.

Requirements	Cost Estimates
Fit-out costs for library	\$205,000
Fit out costs for exhibition space	\$120,000
Seating and/or groundwork costs for performance space	\$260,000
TOTAL COST	\$585,000

These cost estimates are “ball park” only and provided as an indicator. A more accurate assessment of the capital costs of the preferred option can be provided by architects Brown Falconer (who have considerable relevant experience) with the final report.

Operational costs

The operational requirements need to be developed to meet the preferred directions. In general it is expected that there would be staffing efficiencies through joint use, and that the community would contribute to the running of the exhibition and performance spaces.

6.

Recommendations on the Way Forward

Council needs to make some significant moves forward before the resolution of the longer term directions which require considerable discussion, negotiation and costing.

It is therefore **recommended** that Council:

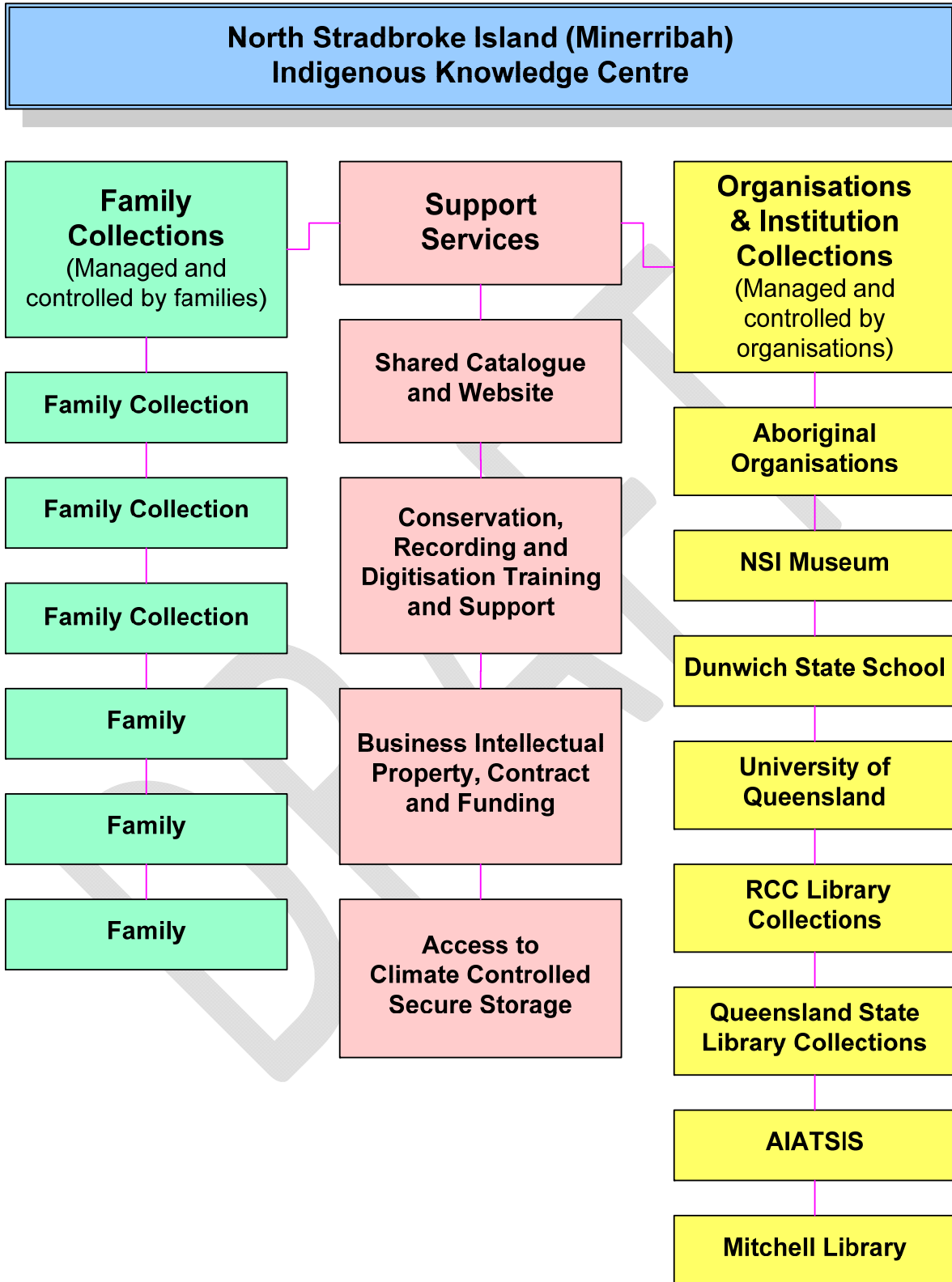
1. Provides in-principle approval to play a leadership role in the development of an Indigenous Knowledge and Cultural Centre on North Stradbroke Island (NSI)
2. Authorises continued consultation and negotiation with the Indigenous community to that end
3. Commences negotiations with the State Library of Queensland towards an MOU or other agreement integrating a future NSI Indigenous Knowledge and Cultural Centre into the state-wide Indigenous Knowledge Centre Network
4. Plan the development of a 'virtual' Knowledge Centre with the Indigenous community featuring a website and application of (and training in) the 'Ara Irititja' software
5. Include the development of an NSI Indigenous Knowledge and Cultural Centre in negotiations towards an Indigenous Land Use Agreement as part of the current native title process
6. Advocate to the Queensland Government the value of an NSI Indigenous Knowledge and Cultural Centre to the future of NSI and the wider regional economy
7. Request all areas of Council Departments dealing with NSI to consider the implications of their work and the potential for this proposal, and to coordinate planning and reporting with this project, especially in relation to:
 - Dunwich Local Area Planning
 - Minjerriba Camping lease negotiations
 - Planning and delivery of arts and cultural projects on NSI
 - Hand-over of crown reserves and management of the proposed National Park

7.

Appendices

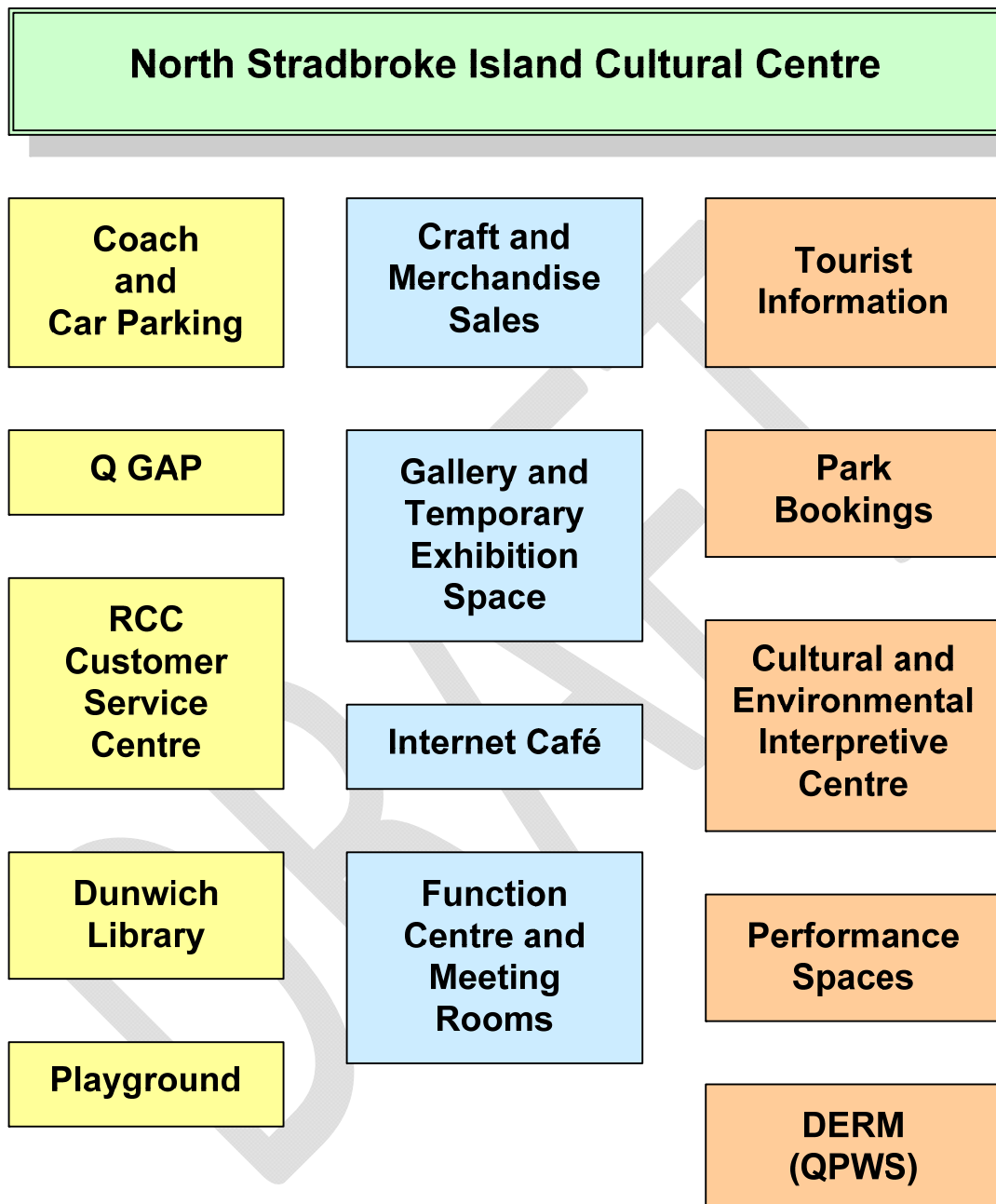
DRAFT

Appendix A - Pictorial Representation of the Knowledge Centre



Appendix B

Pictorial Representation of Cultural Centre Complex



Appendix C - Current Booking Office

Red-e-map V2 Plot

Page 1 of 1

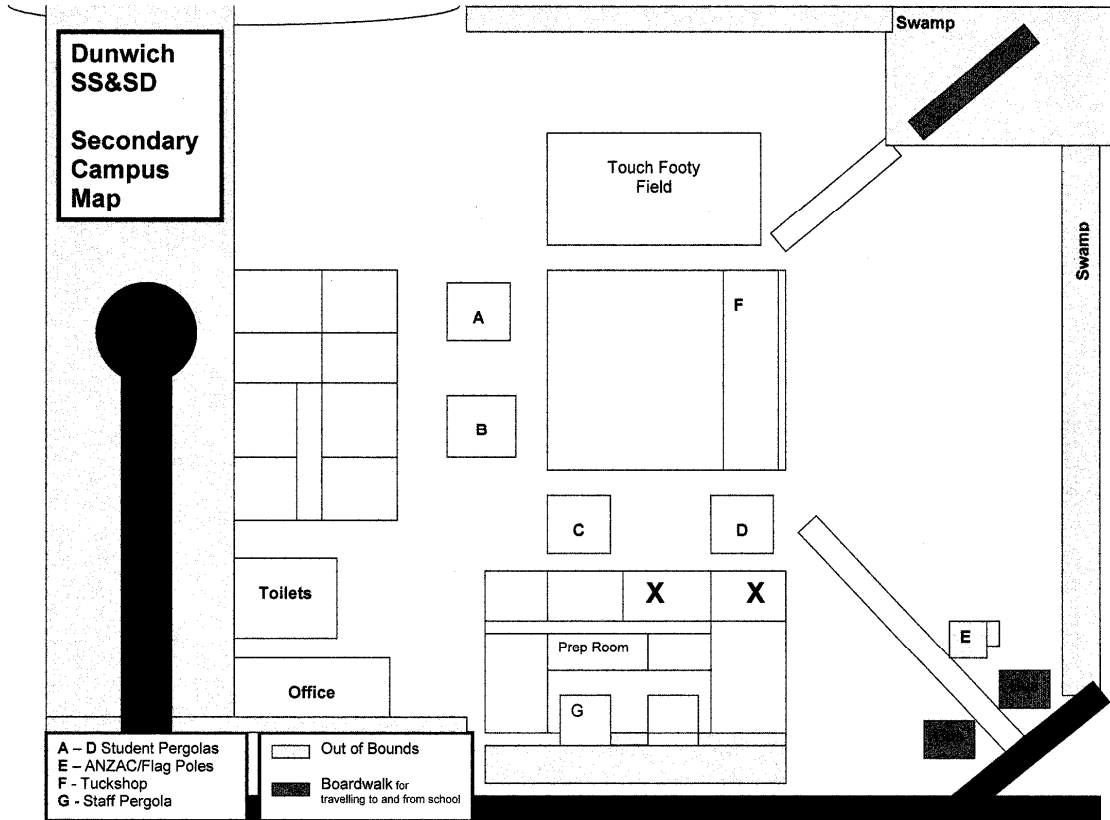


Source: Juniper Street Council 2010. Copyright: SA Government of Natural Resources 2010

Bookings Office		 Redland CITY COUNCIL <small>FOR INTERNAL COUNCIL USE ONLY</small>		<small>No warranty is given in this service. The council makes no warranty as to the accuracy or completeness of the information provided. The council is not liable for any loss or damage arising from the use of this data. This map may be used for other purposes if licensed or provided in a separate document. All rights reserved. Data last updated: 29/04/2010 www.redland.nsw.gov.au </small>
Scale: 1:364	Date: 29/04/2010			

<http://hoims/website/redlandinternal/PortraitGeneric.aspx?Title=Bookings Office&S...> 29/04/2010

Appendix D - Potential Site of MKC at Secondary School (x)



Appendix E - Potential Support and resources

The following is a sample of the national and Queensland services that are available to support community Indigenous Knowledge Centres.

The Australian Government's Department of the Environment, Water, Heritage and the Arts manages 2 programs

- The Indigenous Heritage Program that supports the identification, conservation and promotion of the Indigenous heritage values of places important to Aboriginal and Torres Strait Islanders.
- Caring for our Country which is a funding initiative to invest in the conservation and management of Australia's natural resource assets - its land, water, native plants and animals and has been used to capture, preserve, and promote intergenerational transfer of Indigenous biodiversity and ecological knowledge.

The National Recording Project for Indigenous Performance intends to 'systematically record and document the unique and endangered performance traditions of Indigenous Australia'. The project will 'assist in the development of Indigenous Knowledge Centres and similar digital archives as primary repositories for locally recorded and documented materials, and a secure national repository in which copies of all data generated can be archived'

The Australian Institute for Aboriginal and Torres Strait Islander Studies has developed Protocols to 'guide libraries, archives and information services in appropriate ways to interact with Aboriginal and Torres Strait Islander people in the communities which the organisations serve, and to handle materials with Aboriginal and Torres Strait Islander content'.

The National Film and Sound Archive maintains historic material including recordings of endangered Aboriginal languages, including some that are no longer spoken, oral histories, and audio visual material featuring Indigenous cultural practices. They have a program of digital repatriation of existing historic material to communities, and a program to record new oral histories, in Indigenous languages and translation.

The National Library of Australia has an online catalogue of holdings related to Aboriginal and Torres Strait Islander peoples, including 'significant collections of manuscripts and archival materials, paintings, drawings, prints and photographs'. The collection also includes oral histories, and recordings of songs, dance, music and stories.

The National Archives have developed a directory of research guides and finding aids for records of interest to Indigenous Australians and includes links to similar documents in state and territory records offices and archives. The NAA has created an index of names that appear in records relevant to Aboriginal and Torres Strait Islander people and their history.

The Australia Council for the Arts has developed Protocols that are 'appropriate ways of using Indigenous cultural material, and interacting with Indigenous people and Indigenous communities. They encourage ethical conduct and promote interaction based on good faith and mutual respect'. Adherence to the protocols is a condition of funding from the Australia Council Aboriginal and Torres Strait Islander Arts Board.

Museums Australia has developed principles and guidelines for Australian museums working with Aboriginal and Torres Strait Islander heritage. The principles commit museum workers to the repatriation of highly significant cultural material and ancestral remains; consultation with Aboriginal and Torres Strait Islander communities on appropriate management and use of material; and encourage the training and employment of Indigenous people in the museums sector. It also advocates high standards in digitisation of material and management of digital objects.

The State Library of Queensland has created a suite of protocols and policies that aim to improve access to Aboriginal and Torres Strait Islander collections, while respecting and promoting Indigenous moral, cultural and intellectual property rights. SLQ acknowledges and declares the rights of Aboriginal and Torres Strait Islander people to their creative and cultural works, documentary and historic material, and scientific, technical and ecological knowledge, as it is represented in library holdings. The protocols outline a commitment to working with other collecting organisations and national and international communities to improve description and classification of materials and information. SLQ has also committed to digital repatriation of material, encouraging Aboriginal and Torres Strait Islander people's training and employment in information management, and working closely with an Indigenous Advisory Committee on all relevant matters.

The University of Queensland Aboriginal Environments Research Centre is based in the School of Architecture, and carries out research with Indigenous people regarding person-environment relations, and provides practical and professional assistance to Indigenous communities. They collect and research information relating to Indigenous knowledge of materials, architecture, the environment, and cultural patterns. The Centre manages an archival collection of material including 'bibliographies and associated collections of literature, manuscripts, digital & still photographs, slides, maps, genealogies, interview material, cassette recordings, video footage and other types of data'.

12.2 PLANNING & POLICY

The following Councillors declared a conflict of interest, or a perceived conflict of interest, in the following item and remained in the chamber for discussion and decision as they formed more than half of the members present at that time.

Cr Reimers	Council's representative and member of Redlands Museum. Cr Reimers voted in the negative.
Cr Williams	Previous committee member of Redfest and current volunteer. Cr Williams voted in the affirmative.
Cr Henry	Member of Redlands Museum and a number of other organisations who use the showgrounds. Cr Henry voted in the affirmative.
Cr Ogilvie	Patron of Redlands United Soccer Club and Redlands Touch Footy Association. Cr Ogilvie voted in the affirmative.
Cr Boglary	Member of the Redlands Museum and Chair of Relay for Life. Cr Boglary voted in the affirmative.
Cr Hobson	Patron of the Redlands City Bands, member Redlands Museum, Patron of Cleveland District State High School P&C and the Cleveland State High School Music Group. Cr Hobson voted in the affirmative.

12.2.1 LAND MANAGEMENT PLAN - NORM PRICE PARK - REDLAND SHOWGROUNDS

Datworks Filename:	CP – Cleveland Showgrounds – General P&R Parkland P&R Sportsfield R&C Cleveland Showgrounds Masterplan
Attachment:	Land Management Plan Norm Price Park – Redland Showgrounds
Responsible Officer Name:	Roberta Bonnin Manager, Community & Social Planning
Author Name:	Kristina Dickman Senior Advisor, Sport & Recreation

EXECUTIVE SUMMARY

Redland City Council as trustee for the reserve land at Norm Price Park – Redland Showgrounds is responsible for managing the land subject to the provisions of the *Land Act 1994*.

The Cleveland Showground 2005 Master plan priorities have been implemented through the staged development of partnerships, expenditure of resources, and collaboration between stakeholders to resolve issues and undertake capital works and facilities projects. User groups have requested to adjust their lease boundaries to cater for their development plans. These changes have triggered a review of the existing master plan and a request from the Department of Environment and

Resource Management to Redland City Council to undertake a Land Management Plan. See Attachment 1: Norm Price Park – Redland Showgrounds Land Management Plan.

Significant consultation and engagement has been conducted both internally within the relevant areas of Council and also externally through interviews, project group meetings, a community workshop and a public consultation period for the draft Land Management Plan.

PURPOSE

The purpose of this report is for Council to:

1. Support the proposed changes to lease boundaries to:
 - Redlands Lawn Tennis Association
 - Redlands Museum
 - Redlands Touch Association, and
 - Redlands United Football Club.
2. Support the adoption of the Land Management Plan for planning purposes.

BACKGROUND

The Cleveland Showground Master Plan was adopted by Council for planning purposes in December 2005. The capital works budget contained in the master plan has informed the 10 year capital works program including asset maintenance, upgrade programs and relocations of structures and the construction of the Q150 Plaza, heritage trail and entry statement.

ISSUES

Redland City Council as trustee for the reserve land at Norm Price Park – Redland Showgrounds (previously known as Cleveland Showgrounds and Norm Price Park) is responsible for managing the land subject to the provisions of the Land Act 1994.

To date much work has been undertaken to implement the Cleveland Showground 2005 Master plan through the development of partnerships, expenditure of resources, and collaboration between stakeholders to resolve issues and undertake capital works and facilities projects. User groups at the site have also progressed and developed strategic plans for their organisations and have requested to adjust their lease boundaries to cater for their development plans. These changes triggered the need to review the existing master plan and a request from the Department of Environment and Resource Management to Redland City Council to undertake the Land Management Plan for this location.

Significant consultation and engagement has been conducted both internally within the relevant areas of Council and also externally through interviews, project group meetings and a community workshop and public consultation period. The purpose of the consultation was to understand the issues, opportunities and constraints applying to the site and the needs of potential user groups.

SITE INVESTIGATION AND KEY CONSULTATION FINDINGS

Key findings arising from this consultation include:

There are over 330,000 users of the Showgrounds site each year. Overall it is considered that the site is operating well, however it is near capacity.

The community places a high value on open space and wants more casual use of the site for walking and passive recreation as well as enabling it to function as an environmental corridor.

Sporting clubs are under pressure to meet the growth in demand with current facilities and would like to extend their lease footprint. As part of the land management plan, it is proposed that:

1. Redlands Lawn Tennis Association extends their lease to include enough room to add a ninth court. This would allow them to sufficiently cater for demand.
2. Redlands Touch Association extends their lease to include enough room to add a viewing deck to the northern and eastern side of the clubhouse.
3. Redlands United Football Club extends their lease boundary to encompass the proposed viewing deck and the clubhouse.
4. Redlands Museum expands their lease to accommodate a new building on the eastern side of the current building. It is envisaged that with an innovative and sustainable design approach, the Museum will:
 - Minimise the excision of public open space land (minimise building footprint extension to 15m).
 - Maximise aesthetic and functional integration with the wider showground.
 - Deliver the strategic goals of the Museum.
 - Incorporate a cafe and toilets accessible to the public into the design.
 - Increase amenity for the community.

OTHER FINDINGS:

Event organisations are happy with the addition of the Plaza as an event space and have suggested that there needs to be further work to upgrade amenities and electrical supply and the inclusion of some hard stand or flatter areas for marquees.

The indoor sports are operating in facilities that have inherent limitations on available space, ambience, climate control and event potential.

Some tensions arise when the demands of events disrupt the activities of the regular users. However these relationships are improving with greater emphasis on clear communication of event dates and requirements.

VISION FOR CLEVELAND SHOWGROUND

Based on community engagement, research and site assessment, a vision that was formed for the Showground through the 2005 Master planning process is still relevant for the Land Management Plan. The vision is:

“To be Redland’s premier precinct for sport and recreation, large scale festivals, community events and cultural activities”.

DERM has requested that as part of this review that Council consider the gazetted purpose of the Showgrounds to ensure the definition accurately reflects its current use.

It is recommended that the “Crown Reserve dedicated for Showground and Recreation” purpose be changed to “State Reserve dedicated for Showground, Heritage, Culture, Sport and Recreation” to fit with the vision, goals and aims of Norm Price Park - Redland Showgrounds.

Other key features of the Master Plan to help achieve the vision are listed below.

KEY FEATURES OF THE MASTER PLAN

The major design influences for the planning of the Showground include:

- All ability access.
- Maximising opportunities for walking and cycling.
- Linking Showgrounds paths to other paths/ destinations e.g. CBD precinct and Cleveland District State High School.
- Recognising that facilities have to meet present day standards.
- Removing or mitigating potential crime risks through design and lighting.
- Recognising that new facilities will need to be multipurpose, serving the needs of more than one group where possible.
- Introduction and integration of recreation, heritage and cultural opportunities – future designs to fit with UAP and other concept recommendations
- Creating natural and artificial shaded areas.
- Consideration of needs of the aged and less physically mobile.
- Incorporating green design into infrastructure development and green design.
- Keeping the lease boundaries to the building footprint or within 1.5m.
- Balancing the environmental values of the space with the needs of the community.

Land Management Plan Issues

Issues	Comments
Future Developments	<p>Lease extensions to Tennis, Museum, Soccer and Touch.</p> <p>Power, lighting, shade, seating, playground and toilet facility upgrades to cater for events and public use.</p>
Public access and public use	<p>Multiple entrances through to the open space to make the site user friendly and inviting to pedestrians and park users.</p> <p>Site openness in halls precinct and along the creek to increase surveillance and incorporate CPTED.</p>
Public Art	<p>Continuation of Heritage Trail theme from the plaza through to the creek and following the water way and perimeter of the site as per the UAP Concept plans that were designed as part of the Plaza project.</p>
Recreational uses and facilities	<p>Retaining significant open space across the site for unstructured recreational activities. Heritage play space feature between tennis courts and Museum.</p>
Museum	<p>The Museum is a permanent feature at this site and the proposed extension has been designed to maximise the open space aspect and creek corridor and integrate with the event space for greater functionality.</p>
Sport uses and facilities	<p>Sporting clubs are major users of the site and contribute greatly to the day to day maintenance of the facilities. Club houses are maintained under the club lease and field facilities are shared responsibilities between the club and Council under the permit to occupy agreement. Sport is operating at capacity at this site and there is limited ability to expand beyond the current proposals.</p>

Issues	Comments
Amenities	<p>There are three major public toilet block facilities across the site;</p> <ol style="list-style-type: none"> 1. The Expo toilet block beside the Museum is reaching the end of its useful life and should be removed / disposed. This space would then make way for a future showground entrance and integrate with the Museum extension. There are existing toilets in the Museum as well as new toilets planned as part of the Museum extension. 2. The toilet block near the Joe Howell pavilion is reaching the end of its useful life and the clubs and event organisations have identified issues with its age, design and safety. 3. The toilet block to the north of the Touch Club is functional and usable and would be able to be upgraded for greater capacity. <p>Further investigation for the future requirements, removal and upgrade of toilet facilities at this site will be undertaken in 2010 / 2011.</p>
Waterway and environmental corridors	<p>Incorporate and encourage establishment of a bushland corridor with koala food trees within Showgrounds and school grounds. Maximise the creek and Heritage Trail connection and design to integrate with the Museum extension.</p>
Storm water/Sewerage	<p>Current stormwater management plans in place. Museum extension may require new sewer connection.</p>
Power supply	<p>Power to the main site needs to be upgraded in alignment with the Museum extension. A detailed design for the electrical upgrade is currently being undertaken. Upgrade Sportsfield lighting on multipurpose field.</p>
Signage	<p>Improve signage – to promote Norm Price Park-Redland Showgrounds, events, sporting and community clubs, recreation, cultural and heritage opportunities.</p>
Pathways/links	<p>Incorporate and encourage future pedestrian/cycle connections through Cleveland District State High</p>

Issues	Comments
	School and Long St and across the site from Smith St to Princess St.
Buildings and facilities	Further develop asset management plans for the site and continuous improvement.
Internal road	The internal road will be relocated and incorporated with the Heritage Trail. Detailed design is to be undertaken in 2010 / 2011 as per landscape specification. The service access will remain to the pump station, but should incorporate the Heritage Trail theme.
Public transport	Identified need for events traffic and transport plan.
Car parking	Upgrade car parks near tennis, Edgar Harley Pavilion and other community facilities. Lighting of car parks needs to be incorporated in the detailed design.
Fences	Retain and provide landscape treatment to lengths of existing fencing to remainder of site. Rationalise and remove existing fencing only at proposed entry points to open site.
Trees and soft landscaping	As per landscape design and specification, with an emphasis on koala food trees to enhance bushland corridors at the showgrounds and high school
Event logistics	Improved amenities and hard stand and level areas for events. Power and water supply to central multiuse field. Site layouts, traffic and management plans for events are required dependant on the size of the events.
Lighting	Upgrade lighting on the multipurpose field and general safety and pathway lighting and also in car parks.
Shade and seating	Natural shade will be provided when the trees mature and seating will be embedded in the Heritage Trail and for spectators of events and sports. Trees as per landscape design and specification.
Camping	Currently camping is permitted at the Showgrounds,

Issues	Comments
	but only in conjunction with major events, such as RedFest. There are limited facilities for camping and the current high use of this site makes it logistically unfeasible to support this request outside major events. There are no mainland camping sites in the Redlands at present and it is recommended that further investigation is required if Council were to support caravanning and camping on this site.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports the Council's Corporate Plan 2010 strategic priority outcomes "Green Living, Wise Planning and Design and Strong and Connected Communities".

"Green Living: 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."

"Wise Planning and Design: We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, 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."

"Strong and Connected Communities: 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."

FINANCIAL IMPLICATIONS

There is a long term financial commitment through the current 10 year capital budget to upgrade and improve the Showgrounds. The previous Master Plan estimated that approximately 5 million dollars would be expended over the lifetime of the plan with approximately 3 million dollars worth of works achieved to date through internal and external funding sources. These works have included major field and lighting upgrades, facilities upgrades and the construction of the Plaza.

The Land Management Plan estimates that further Council funded upgrades will be in the vicinity of 2 million dollars. Fifty percent of the projected works contribute to pedestrian/cycle paths and car parking solutions. The proposed upgrades to

Museum and sporting clubs outlined in the land management plan will be funded by the organisations and external funding sources.

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 possible amendments to the Redlands Planning Scheme.

CONSULTATION

A Project Working Group was established to oversee, review and comment on the planning process from the wider community perspective and assist in determining the long-term implementation of the Land Management Plan.

Project Working Group

- Redlands Museum
- Redlands Lawn Tennis Association
- Redlands United Football Club
- Redlands Touch Association
- RedFest - Redlands Spring Festival
- Cleveland State High School
- Dept of Natural Resources & Mines (DERM)
- Council's Leisure & Recreation Unit
- Senior Advisor Sport & Recreation

External

- Redlands Museum
- Redlands Lawn Tennis Association
- Redlands United Football Club
- Redlands Touch Association
- RedFest - Redlands Spring Festival
- Redlands Gymnastics Club
- Cleveland Air Magic
- Redlands City Bands
- Major Events (Other than RedFest)
- Cleveland District State High School
- Department of Natural Resources and Mines
- Sport and Recreation Queensland Representative
- Meeting and in-depth interview with each of the tenant user groups
- Surveys seeking feedback on usage distributed user groups and residents

- Letterbox drop to nearby residents with invitation to attend to public forum on 21 November 2009
- Advertisements in local community newspapers
- Public Forum 21 November 2009
- Public Consultation Period 22 March- 30 April 2010

Internal

- Senior Advisor – Cultural Services
- Leisure & Recreation Services Manager
- Recreation Officer (Leisure & Recreation Services)
- Service Manager - Survey Services
- Land Use Planning
- Manager - Facilities Services
- Manager Treatment Operations - Redland Water
- Environmental Management Advisors
- Infrastructure Planning Advisor
- Division 2 Councillor

OPTIONS**PREFERRED**

That Council resolve to:

1. Support the proposed changes to lease boundaries to:
 - Redlands Lawn Tennis Association
 - Redlands Museum
 - Redlands Touch Association
 - Redlands United Football Club
2. Support the new gazetted purpose of the Norm Price Park – Redland Showgrounds as “State Reserve dedicated for Showground, Heritage, Culture, Sport and Recreation”.
3. Adopt the Norm Price Park – Redland Showgrounds 2010 Land Management Plan for planning purposes.
4. Forward the Land Management Plan to State Government for their consideration and endorsement.

ALTERNATIVE

That Council requests further research be undertaken and return to Council with a revised report.

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

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve to:

1. **Support the proposed changes to lease boundaries to:**
 - **Redlands Lawn Tennis Association**
 - **Redlands Museum**
 - **Redlands Touch Association**
 - **Redlands United Football Club**
2. **Support the new gazetted purpose of the Norm Price Park – Redland Showgrounds as “State Reserve dedicated for Showground, Heritage, Culture, Sport and Recreation”;**
3. **Adopt the Norm Price Park – Redland Showgrounds 2010 Land Management Plan for planning purposes; and**
4. **Forward the Land Management Plan to State Government for their consideration and endorsement.**

CARRIED

A division was called for.

Crs Burns, Murray, Elliott, Williams, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Reimers voted in the negative.

Crs Bowler and Townsend were absent from the meeting.

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



2010 Land Management Plan Norm Price Park – Redland Showgrounds

Redland City Council
September 2010

Acknowledgements

In conducting the research for this plan, Redland City Council would like to acknowledge the time and effort of community volunteers, community members and staff for their valuable contribution and proactive involvement in providing sound information, unique perspectives and a collaborative spirit in planning for the land management and organisational development at Norm Price Park – Redland Showgrounds.

Redland City Council
September 2010

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Executive Summary

Redland City Council, as trustee for the State Government of the reserve land at Norm Price Park - Redland Showgrounds is responsible for the management of the land and is subject to the provision of Land Act 1994.

The Cleveland Showground 2005 Masterplan has guided the management and development of the Showgrounds, and to date significant implementation of this plan has been achieved through partnerships, resource allocation and capital improvements. Current users of the site have expressed their desire to expand their services and have requested the adjustment of lease boundaries to continue to provide sports, arts and recreation opportunities.

These changes to the Showgrounds triggered the request from the Department of Environment and Resource Management for Council to review the existing master plan and to develop a Land Management Plan.

The first stage of the project involved gaining a comprehensive understanding of the site and the issues that impact on the site and its strategic importance as a regional hub for heritage, culture, sport, recreation and events.

- In undertaking this stage Council:
 - Developed the project scope and communications plan.
 - Identified stakeholders and interviewed relevant staff for background information.
 - Reviewed existing policies, reports and studies relevant to the site to determine existing plans, decisions or information that should be noted in developing the Land Management Plan.
 - Analysed the demographics for the catchment of the site.
 - Researched on trends in park usage and design.
 - Prepared a physical site survey and cadastral survey of new lease boundaries.
- Based on the site investigations the major design influences for the planning of the Showground include:
 - Maximising opportunities for cycling and walking activities.
 - Developing a network of paths to increase connectivity to commercial and educational areas.
 - Recognising and ensuring that facilities meet compliance and service delivery standards.
 - Ensuring that the design of new facilities incorporates a multi-purpose and multi-user framework.

- Mitigating or minimizing potential crime risks through better design and lighting.
- Creating natural and artificial shaded areas.
- Introducing new recreation opportunities.
- Incorporating green design.

Engagement and consultation was conducted with relevant areas of Council as well as significant external engagement. This was achieved through interviews, project group meetings and a community workshop/forum. The purpose of the consultation was to understand the issues, opportunities and constraints applying to the site and also to current and potential user groups.

Consultation was conducted with:

- Sporting and recreation groups currently using the site.
- Tenant groups such as Redland Museum.
- Residents from the surrounding community.
- RedFest and other event organisers.
- Cleveland District State High School and other schools.
- Councillors, Council staff.
- Officers from State Government Department of Resource Management and Sport and Recreation Services.

The information collected was consolidated and further clarified the direction for the site. This direction has been condensed and provided in the table below that delineates site specific issues for consideration in the Land Management Plan.

Land Management Plan Issues

Issues	Comments
Future Developments	Lease extensions to Tennis, Museum, Soccer and Touch. Power, lighting, shade, seating, playground and toilet facility upgrades to cater for events and public use.
Public access and public use	Multiple entrances through to the open space to make the site user friendly and inviting to pedestrians and park users. Site openness in halls precinct and along the creek to increase surveillance and incorporate CPTED.
Public Art	Continuation of Heritage Trail theme from the plaza through to the creek and following the water way and perimeter of the site as per the UAP Concept plans that were designed as part of the Plaza project.

Issues	Comments
Recreational uses and facilities	Retaining significant open space across the site for unstructured recreational activities. Heritage play space feature between tennis courts and Museum.
Museum	The Museum is a permanent feature at this site and the proposed extension has been designed to maximise the open space aspect and creek corridor and integrate with the event space for greater functionality.
Sport uses and facilities	Sporting clubs are major users of the site and contribute greatly to the day to day maintenance of the facilities. Club houses are maintained under the club lease and field facilities are shared responsibilities between the club and Council under the permit to occupy agreement. Sport is operating at capacity at this site and there is limited ability to expand beyond the current proposals.
Amenities	<p>There are three major public toilet block facilities across the site;</p> <ol style="list-style-type: none"> 1. The Expo toilet block beside the Museum is reaching the end of its useful life and should be removed / disposed. This space would then make way for a future showground entrance and integrate with the Museum extension. There are existing toilets in the Museum as well as new toilets planned as part of the Museum extension. 2. The toilet block near the Joe Howell pavilion is reaching the end of its useful life and the clubs and event organisations have identified issues with its age, design and safety. 3. The toilet block to the north of the Touch Club is functional and usable and would be able to be upgraded for greater capacity. <p>Further investigation for the future requirements, removal and upgrade of toilet facilities at this site will be undertaken in 2010 / 2011.</p>
Waterway and environmental corridors	Incorporate and encourage establishment of a bushland corridor with koala food trees within Showgrounds and school grounds. Maximise the creek and Heritage Trail connection and design to integrate with the Museum extension.
Storm water/Sewerage	Current stormwater management plans in place. Museum extension may require new sewer connection.

Issues	Comments
Power supply	Power to the main site needs to be upgraded in alignment with the Museum extension. A detailed design for the electrical upgrade is currently being undertaken. Upgrade Sportsfield lighting on multipurpose field.
Signage	Improve signage – to promote Norm Price Park- Redland Showgrounds, events, sporting and community clubs, recreation, cultural and heritage opportunities.
Pathways/links	Incorporate and encourage future pedestrian/cycle connections through Cleveland District State High School and Long St and across the site from Smith St to Princess St.
Buildings and facilities	Further develop asset management plans for the site and continuous improvement.
Internal road	The internal road will be relocated and incorporated with the Heritage Trail. Detailed design is to be undertaken in 2010 / 2011 as per landscape specification. The service access will remain to the pump station, but should incorporate the Heritage Trail theme.
Public transport	Identified need for events traffic and transport plan.
Car parking	Upgrade car parks near tennis, Edgar Harley Pavilion and other community facilities. Lighting of car parks needs to be incorporated in the detailed design.
Fences	Retain and provide landscape treatment to lengths of existing fencing to remainder of site. Rationalise and remove existing fencing only at proposed entry points to open site.
Trees and soft landscaping	As per landscape design and specification, with an emphasis on koala food trees to enhance bushland corridors at the showgrounds and high school
Event logistics	Improved amenities and hard stand and level areas for events. Power and water supply to central multiuse field. Site layouts, traffic and management plans for events are required dependant on the size of the events.
Lighting	Upgrade lighting on the multipurpose field and general safety and pathway lighting and also in car parks.

Issues	Comments
Shade and seating	Natural shade will be provided when the trees mature and seating will be embedded in the Heritage Trail and for spectators of events and sports. Trees as per landscape design and specification.
Camping	Currently camping is permitted at the Showgrounds, but only in conjunction with major events, such as RedFest. There are limited facilities for camping and the current high use of this site makes it logistically unfeasible to support this request outside major events. There are no mainland camping sites in the Redlands at present and it is recommended that further investigation is required if Council were to support caravanning and camping on this site.

Recommendations

1. DERM have requested that as part of this review Council consider the gazetted purpose of the Showgrounds to ensure the definition accurately reflects its current use.

It is recommended that the “Crown Reserve dedicated for Showground and Recreation” purposes be changed to “Crown Reserve dedicated for Showground, Heritage, Culture, Sport and Recreation”.

2. Align the Land Management Plan with Council’s corporate goals and objectives, in particular strategies that achieve “Green Living”, “Wise Planning and Design” and “Strong and Connected Communities”
3. Comply with Council’s enterprise asset management policy Corporate POL-2528.
4. Note the major design influences have been incorporated into the Land Management Plan in balance with all the competing interests of the site, including:
 - All ability access.
 - Maximising opportunities for walking and cycling.
 - Linking Showgrounds paths to other paths/ destinations e.g. CBD precinct and Cleveland District State High School.
 - Recognising that facilities have to meet present day standards.
 - Removing or mitigating potential crime risks through design and lighting.
 - Recognising that new facilities will need to be multipurpose, serving the needs of more than one group where possible.

- Introduction and integration of recreation, heritage and cultural opportunities – future designs to fit with UAP and other concept recommendations (Appendix B).
 - Creating natural and artificial shaded areas.
 - Consideration of needs of the aged and less physically mobile.
 - Incorporating green design into infrastructure development and green design.
 - Keeping the lease boundaries to the building footprint or within 1.5m.
 - Balancing the environmental values of the space with the needs of the community.
5. Finalise detailed cadastral survey and endorse the revised lease boundaries for:
 - Redlands Museum
 - Redlands Lawn Tennis Association
 - Redlands Touch Football Association, and
 - Redlands United Football Club.
 6. Design event layout and upgrade showground facilities to better cater for events and include in the LMP.
 7. Develop and implement traffic and electrical plans to cater for events, tenant groups and visitors.
 8. Upgrade Showground facilities where possible to accommodate gymnastics, skipping and recreational users. Also, consider these sports and activities in future opportunities that may present. e.g. access to school facilities and / or the new Redlands Regional Sport Facility.
 9. Consider future car parking, landscaping and lighting improvements around Edgar Harley Pavilion and the halls precinct as part of the LMP.
 10. Support Cleveland State High School to further consult with RCC, DERM, EQ and other State Govt Departments and the community on their plans for sports facility development and community access.
 11. Consider further investigation to providing places for camping and caravanning in Redland City.
 12. Council to adopt the LMP for planning purposes and implement over the next 10- 15 years with review of this plan in 2015.
 13. Council to register the LMP with the State Government for their consideration and endorsement and in compliance with the Land Act 1994.

1. Project Scope

1.1 Background

The Cleveland Showground site has a long recreation history dating back to 1891 when it was established as a racecourse. The site was redeveloped as the Cleveland Showground in 1950 after relocating from a site near Raby Bay.

The site is a State Reserve dedicated for “Showground and Recreation Purposes”. Despite some misconceptions in the community, the site has always been owned by the State.

The site is regionally significant open space located close to the commercial heart of the City at Cleveland and meets city-wide needs for sport, recreation, community and cultural activities. A site with such a large mixture of activities is rare in the region.

In 2005 Council undertook a master planning process for the show grounds to ensure strategic development and management of the site. The Cleveland Showground Master Plan was endorsed by Council 21 December 2005 with the vision: *“To be Redland’s premier precinct for sport and recreation, large scale festivals, community events and cultural activities”*.

Property Description

Address:	44 Smith Street, Cleveland
Size:	18.6ha
RP:	Lot 1 CP864383
Tenure:	State Reserve dedicated for Showground and Recreation purposes with Redland City Council as Trustee
Town Planning Zone:	Public Open Space

Redland City no longer has an annual show, although the RedFest (Redland Spring Festival), has become the City’s premier community event. The grounds are used by more than 4,000 people in an average week for sporting pursuits. Other events and festivals at the site bring the community together throughout the year. Community events fill the two halls on a regular basis and a cultural dimension is provided by the activities of the Redland Museum and the Redland City Bands and other site users.

1.2 Project Rationale

To date much work has been undertaken to implement the Cleveland Showground 2005 Masterplan, through the development of partnerships, expenditure of resources, and collaboration between stakeholders to resolve issues and undertake capital works and facilities projects. User groups at the site have also progressed and developed strategic plans for their organizations and have requested to adjust their lease boundaries to cater for their development plans. This has triggered a need to review the existing master plan and a request from the Department of Environment and Resource Management to Redland City Council to undertake a Land Management Plan.

Redland City Council as trustee for the reserve land at Norm Price Park – Redland Showgrounds (previously known as Cleveland Showgrounds) is responsible for managing the land subject to the provisions of the *Land Act 1994*.

Department of Environment and Resource Management (DERM) requested Council undertake a Land Management Plan to provide the State with a basis for ensuring the trust land under Council's control will be maintained for its dedicated purpose on behalf of the State and to the State's satisfaction.

'Trust land' is a collective term used to describe State land which has been previously reserved or granted in trust under the *Land Act 1962* or dedicated as a reserve for one or more of the community purposes set out in Schedule 1 of the *Land Act 1994*.

Land Management Planning is the process by which the trustees identify the attributes of the trust land relating to:

- social values
- environmental values
- economic values

The 'Land Management Plan', records the trustees' future intentions to:

- manage land according to its gazetted use
- identify future intentions for the trust land in accordance with the local government planning schemes
- identify priorities (including social)
- manage the impacts of the use of the land – on and off-site
- prevent pollution and/or land degradation
- improve the efficiency of land use, and
- identifying responsibilities for financing and implementation.

Each of these actions must have the State's, regional and local interests in mind. It is important the current and proposed use reflected in the Land Management Plan is consistent with the future intentions for the site and the relevant local government planning scheme.

Excerpts from the Land Management Guide for Trustees states the primary reasons for preparing a 'Land Management Plan'.

DERM have requested as part of this review that Council consider the gazetted purpose of the Showgrounds to ensure the definition accurately reflects its current use as this is a significant venue for sport and culture. These elements are considered and tabled as part of the project.

It is recommended that "State Reserve dedicated for Showground and Recreation" purposes be changed to "State Reserve dedicated for Showground, Heritage, Culture, Sport and Recreation".

1.3 Project Purpose

The purpose of the project is to:

- Review the Cleveland Showground Master Plan (2005) and future vision of the Norm Price Park – Redland Showgrounds to reflect the vision of the community, Council and the State Government and ensure that the reserve meets current and future community expectations and needs.
- Develop a Land Management Plan for the Norm Price Park – Redland Showgrounds that will provide a coordinated and strategic approach to the development and provision of leisure, culture, sport and recreation facilities, services and opportunities to meet current and emerging community needs.
- Integrate the recommendations of the Land Management Plan into Council's corporate and operational plans, policies and strategy development.
- Guide Council in future budget allocation for the Showgrounds for the purpose of the development and provision of leisure, sport and recreation facilities, services and opportunities.
- Respond to requests to lease changes/increases to boundaries.

1.4 Project Deliverables

- A comprehensive Land Management Plan that meets the satisfaction of DERM, stakeholders, Council and the community.
- Work plan for capital works (to be prioritised).
- Clarification of proposed lease boundaries and recommendations to address proposed development by secondary users.

2. Research and Analysis

The research and analysis to inform the LMP was undertaken in a number of stages including preliminary investigations, literature review, stakeholder engagement, site analysis, comprehensive consultation and community engagement and feedback.

During preliminary investigations a project and communications plan was developed, key stakeholders were identified and a review of relevant documentation was undertaken as well as an assessment of the leases. To achieve the desired outcomes the project was staged to incorporate a comprehensive research and engagement methodology and involve as many stakeholders as possible.

2.1 Project Working Group

The project working group was set up in the initial stage of the project to ensure that stakeholders and the community were engaged in the process and their interests were represented at every stage of the process. The working group included representatives of user groups of the trust land, neighbours of the Showgrounds as well as officers from Council and DERM. The representatives came from RedFest, Tennis, Touch, Football, Museum and Cleveland District State High School.

2.2 Stakeholders

The stakeholders of this project are:

Internal	External
<ul style="list-style-type: none">• Mayor, Divisional Councillor• Other Councillors• Leisure and Recreation• Parks and Conservation• Property Services• Community and Social Planning• Land Use Planning• Environmental Management• Survey Services	<ul style="list-style-type: none">• Sports Groups• Museum• Festivals and Events• Local Schools• Community Groups• Neighbours• Residents• State Government• Elected Representatives• Park Users

2.3 Literature Review

Various policies, plans, reports, strategies and studies were examined as a review of relevant literature. (See Appendix A for detailed summaries). The analysis of these strategic documents informs the Land Management Plan and process and ensures that it aligns Council and community objectives. Redlands 2030 Community Plan, RCC Corporate Plan and the existing 2005 Masterplan are core documents that inform the LMP along with demographic data and asset management information.

2.3.1 Strategic Documents and Reports

Redlands 2030 Community Plan

The plan has set the vision for the Redlands for the next 20 years and the direction for Council's own corporate planning process. The Community Vision aspires towards a Redlands that is well-designed, and a vibrant city of mainland and island communities each with distinctive character, heritage and lifestyles. The outcomes and goals in the Plan are relevant for the Land Management Plan with particular reference to: "Green Living", "Wise Planning and Design and Strong and Connected Communities".

Corporate Plan 2010- 2015

The Corporate Plan for Redlands sets out how Council will respond to the issues which are included in the Redlands 2030 Community Plan. The Corporate Plan is Council's main planning document which influences the services provided by Council, the projects to be delivered and how money will be spent over the next five years. The Land Management Plan is consistent with the Corporate Plan through implementing the following strategies to:

- take a strong leadership position on sustainability by planning and managing our services and assets in line with best practice standards
- promote, support and encourage commitment to green living in our community
- provide and maintain safe and attractive routes for people to walk and cycle throughout the city and to connect to nearby regional centres
- provide for 'place making' throughout the city through creative and inclusive master planning, local area planning, public art and heritage planning and precinct character planning processes to manage development at a local level
- 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
- provide access to quality services, facilities and information that meet the needs of all age groups and communities
- increase the physical activity participation of residents and deliver programs and incentives that strengthen the sport and recreation sector

The Corporate plan also informs and guide strategic plans. The strategic plans relevant to the development of the LMP are:

- Social Infrastructure Strategy
- Our City Our Culture - A Cultural Plan for the Redlands 2008-2018
- Festival and Events Strategy for the Redlands
- Redlands Regional Sports Facility July 2008
- Sport and Recreation Facilities and Services Study 2004
- Redlands Open space Plan 2004- 2016
- Redlands Cycling and Pedestrian Strategy 2004
- South East Queensland Regional Plan 2009 – 2031
- 2005 Cleveland Showground Master Plan

The relevant Corporate Policies include:

- Strong Communities Policy
- Community Engagement Policy
- Leasing Policy, and
- Enterprise Asset Management Policy.

2005 Cleveland Showgrounds Master Plan

In 2004, Redland Shire Council commissioned the development of a master plan for the Cleveland Showgrounds. The master plan served as a guideline so that any changes that are made were planned and coordinated to deliver the best outcome for the community.

The master plan identified that backlog maintenance of many of the assets was extensive. A facility condition audit found that much of the existing infrastructure was in a poor condition. The cost of backlog maintenance was estimated at more than \$1 million. However, some of the infrastructure did not meet current community or legislative standards or was past its “use-by-date” which allowed for some rationalisation and reconfiguration within the site.

The master plan process established the vision for the Cleveland Showground:
“To be Redland's premier precinct for sport and recreation, large scale festivals, community events and cultural activities”.

The 2005 master plan proposed developments over the next 10 years to meet the needs of sporting, festival, community and cultural users for a venue that allows their activity to grow, albeit within the site's physical constraints and new facilities to meet the community's expectations for modern, clean and safe venues for their activities. The plan also identified the site's need to be more friendly and enticing to local residents to use it for walking, cycling and passive recreation opportunities.

The master plan significantly improved the Showground's capacity to provide sport, community and cultural outcomes while opening the site to allow for more pleasant outdoor recreation and physical activity experiences.

Development of the master plan was costed at approximately \$5.1 million and maintenance requirements at a further \$480,000 (approximately). The responsibility for meeting these costs would be borne, over time, by Redland Shire Council and the user and tenant groups, with grants subsidising the cost where possible.

Completion of the 2005 master plan aimed to give the Redland community a modern facility capable of meeting its vision to be the “premier precinct for sport & recreation, large scale festivals, community events and cultural activities”.

2005 Master Plan	2010 Current Status
<ul style="list-style-type: none"> A premier sports field (with lights) and grassed events precinct created in the core of the site. 	<ul style="list-style-type: none"> Much of this work has been done, however further work is needed to upgrade the community common to better accommodate events
<ul style="list-style-type: none"> Relocation of the Edgar Harley Pavilion to the rear of the Memorial Hall to accommodate the relocation of the Redland Shire Bands. 	<ul style="list-style-type: none"> This work has been completed and the facility is operating well with Redland City Bands as the major user.
<ul style="list-style-type: none"> A central plaza area that will be the heart of events. 	<ul style="list-style-type: none"> The Q150 Plaza has been completed and is open for public use.
<ul style="list-style-type: none"> A new multi-purpose pavilion along the western edge of the plaza that will be used by events and sports such as gymnastics and martial arts. The pavilion will have public toilets that will replace the old toilets near the Joe Howell Pavilion. An office for the Spring Festival organisers will be incorporated. 	<ul style="list-style-type: none"> The need for an indoor facility is under review. The old tennis clubhouse has been upgraded for festivals and events use. It is currently sub-leased to RedFest and available for other groups to use. Amenities plan is required for the Showgrounds. Revised design required for flattened grassed area for events located beside new Plaza.
<ul style="list-style-type: none"> The relocation of equestrian activities from the site which allows for the removal of the arena fence and trotting track. 	<ul style="list-style-type: none"> Equestrian activities are no longer based in the Showgrounds. Redlands and Southern Districts Equestrian Group has not yet found a permanent base in the Redlands.
<ul style="list-style-type: none"> Improvements to the Albert Morris Pavilion to improve patron comfort and extend exhibition space. 	<ul style="list-style-type: none"> The pavilion has been painted and the food stalls cleaned and painted.
<ul style="list-style-type: none"> A watercourse feature created in the western end of the overgrown creek. Around the perimeter of the water feature there will be picnic elements, play structures and walking paths. 	<ul style="list-style-type: none"> Work on the creek is scheduled for 2010/11 and further elements incorporated into the LMP. Play elements have been moved to the Heritage Play Space area in the LMP.
<ul style="list-style-type: none"> A site entry statement to give the site a "front door". 	<ul style="list-style-type: none"> Entry Statement and Plaza has been completed and is working well (UAP Concept designs).
<ul style="list-style-type: none"> Two new touch football fields with lights to cater for increasing player numbers. 	<ul style="list-style-type: none"> Work completed with new fields and lights.
<ul style="list-style-type: none"> Removal of the unused toilet block alongside the main soccer field. This will provide additional space to allow the conversion of the two junior fields into one shared community field. 	<ul style="list-style-type: none"> Amenities plan is required for the Showgrounds. This project to be undertaken 10/11.
<ul style="list-style-type: none"> An additional tennis court in the existing Redland Lawn Tennis Association complex. 	<ul style="list-style-type: none"> Planned for 2010/11. Tennis club is seeking funding for the project.

2005 Master Plan	2010 Current Status
<ul style="list-style-type: none"> Removal of much of the 1.8m chain wire fence and its replacement with open bollards to encourage free movement into and through the site. 	<ul style="list-style-type: none"> Revised requirements for events and elements included in the LMP to only remove fencing at entry points.
<ul style="list-style-type: none"> Sculpture podiums around the external perimeter for public art. 	<ul style="list-style-type: none"> Revised in the LMP to incorporate the UAP Concept designs that were developed for the Plaza Heritage Trail included in the LMP (Appendix B).
<ul style="list-style-type: none"> A new road/ bike path connecting through the site to allow an east–west crossing adjacent to the waterway or south to the main entry/exit. 	<ul style="list-style-type: none"> Revised designs in the LMP to embed connections.
<ul style="list-style-type: none"> Natural shade is increased through tree planting. 	<ul style="list-style-type: none"> 100% completion on tree planting plan – LMP to add more shade.
<ul style="list-style-type: none"> Additional car parking at the rear of the community halls and in and around the exhibition buildings, touch football and tennis areas. 	<ul style="list-style-type: none"> Touch and exhibition buildings now completed. Revised car park designs in LMP.
<ul style="list-style-type: none"> Area identified for future Museum extension Future tennis court 	Cadastral survey undertaken for extensions to lease areas for: <ul style="list-style-type: none"> Museum extension (15m) Tennis – court 9 Touch Clubhouse (3x3m) Football (Soccer) (viewing deck and clubhouse)

2.3.2 Redland City Demographic Data

By 2026 the Redlands age profile is projected to change considerably with there being more, older people (65+ years) than children (0-14 years). Older people (65+ years) will comprise almost a quarter of the City’s population (with the number of older residents more than doubling to 42,523 people). People over 45 years will comprise over 45% of the population. This profile is generally consistent with South East Queensland.

Redland City has an ageing population profile, that is, children and young people are declining as a proportion of the overall population, while the proportion of older people increases. This shift is similar to that experienced across Queensland, but differs to Brisbane which continues to attract young people. However, the numbers of children and young people will continue to increase albeit in smaller numbers to that experienced in the older age groups.

The changing age profile will be reflected in different ways across the City. Younger population profiles will shift to the new growth areas of Redland Bay and Thornlands, and the island communities. Older people (aged between 65-84 years) will increase significantly in both proportions and numbers across all suburbs. The number of elderly people (85+ years) will almost double by 2016 (growing to 3,738 people).

An older society will have a greater demand for passive and informal recreation opportunities than a younger society. For older people, access to playing fields and formal sport opportunities are not as important as walking and bike paths, dog off-leash areas and picnic grounds. This does not mean that Redlands will require less sports fields than it has in the past: there will always be young people requiring formal sports fields at a similar level to current demands. However, new opportunities that are developed must recognise the needs of this changing demography, e.g. more seating and shaded areas within the parks and all ability access incorporated into the design for multiple entry points and safe areas to walk.

2.3.3 Asset Management

Council manages assets at the Showgrounds in partnership with the community through a number of designated trustee leases on the site as well as permits to occupy (PTO's) over the field spaces. Aside from this, Council has booking conditions on the use of facilities such as the halls. The leases and PTO's clearly designate the asset responsibilities of the tenant groups and inspections of these facilities are carried out annually. Council also runs regular maintenance activities on the Plaza, amenities and other park infrastructure.

Council is proactive in working with the community organisations to ensure that facilities are kept to a safe and functional standard. This is in compliance with Council's Enterprise Asset Management Policy Corporate POL-2528.

The objective of the policy is to manage the assets of Redland City Council on behalf of the community to deliver present and future service needs. The enterprise asset management approach requires the LMP to be developed to strategically inform the future asset requirements at the Showgrounds as well as providing an ongoing approach to how assets are managed at this location. This strategic information will be further used and embedded in individual asset management plans.

This policy supports Council's Corporate Plan 2006-2010 Financial Management, objective "To manage the corporate assets that support the operational objectives of the organisation"; The Local Government Act 1993 and the Local Government Finance Standard 2005 relating to asset management.

2.4 Internal Consultation

Preliminary interviews were conducted with key staff about issues relevant to managing the Showgrounds site with the view to gathering some background information for the project.

The main findings were that:

- The backlog of maintenance has mostly been addressed since it was identified in the 2005 master plan asset condition report. Issues remain with the electrical supply into the site and this will require further planning.
- Feedback from most of the users indicates they are happy with the upgrades to facilities but more work needs to be done to better cater for events – e.g. update amenity blocks and car parking etc. The addition of the Plaza is working well for events.

- Four of the user groups want to extend their lease boundaries.
- The site has over 330 000 users each year and is operating close to capacity.
- All sports, both indoor and outdoor are working at or near capacity for the facility.
- Playing fields have been upgraded and are rated as some of the best facilities for touch and soccer in the South East.
- The space is a valuable green link to the Cleveland CBD and to Cleveland District High School.
- Future plans for the development of sporting facilities at Cleveland District High School could impact on the Showgrounds.
- The indoor sports are required to move during events and this can be a huge disruption on the volunteers. Some of the conflicts have been managed through better communications and advance notice of events.

2.5 Community Engagement

Community engagement and consultation was conducted both internally within the relevant areas of Council and also externally through interviews, project group meetings and a community workshop. The purpose of the consultation was to understand the issues, opportunities and constraints applying to the site and also to current and potential user groups.

Consultation was conducted with:

- Sporting and recreation groups currently using the site
- Tenant groups such as Redland Museum
- Residents from the surrounding community
- RedFest and event organisers
- Cleveland District State High School and other schools
- Councillors, Council staff, and
- Officers from State Government Department of Resource Management and Sport and Recreation Services.



This stage consolidated the information and collected it into a clear direction for the site. Further to the development of the draft Land Management Plan, Council undertook a wide reaching public consultation process that was open for a period of 4 weeks. The public consultation process provided a combined communication mix to raise awareness and enable people to provide feedback and input to the Land Management Plan.

2.6 Major Site Stakeholders / Users

The major site stakeholders regularly using the site are:

- Redlands Museum
- Redlands Lawn Tennis Association
- Redlands United Football Club
- Redlands Touch Association
- RedFest - Redlands Spring Festival
- Redlands Gymnastics Club
- Cleveland Air Magic
- Redlands City Bands
- Major Events (e.g. Relay for Life, Easter Festival)
- Cleveland Auto Spectacular
- Truck Show
- Cleveland Home Show
- Relay for Life, and
- Cleveland District State High School.

2.6.1 Redland Museum

Redland Museum is situated on the western side of the Showgrounds and has its main entry on Smith Street. The Museum began as a project of the Rotary Club of Cleveland, and opened to the public in April 1970. In June 1972, it was handed over to the Redland community and is now an incorporated community association, governed by an elected management committee, and staffed primarily by volunteer members. The current membership is 240 with a projected annual growth of 5% over the next 10 years. The current building has grown in multiple stages from the first 216 square metre building, to the current complex of over 1500 square metres and is now at capacity.



The original purpose was to house farming implements, horse drawn vehicles and other items of general historical interest that were being lost as the region rapidly changed from an agricultural to a residential community. Over time it transformed into a museum of the social history of the Redlands community. The achievements of Redland Museum have been acknowledged with several local and state awards, and it has been acclaimed as “one of the best regional museums in Queensland in terms of exhibit variety and presentation,

management and visitor experienceoverall a model for other museums to emulate”.
(Judges comments – Queensland tourism awards 2006).

As well as an extensive permanent display of historical and heritage artefacts, Redland Museum also presents an annual program of temporary exhibitions, lectures, functions, and performances, and hosts local organisations, school groups and bus tour groups.

Redland Museum	
Tenure	Lease over current building footprint
Facility	Museum building plus blacksmith hut
Future Plans	<p>As part of this Land Management Plan it is proposed that the Museum expands their lease to accommodate an extension on the eastern side of the current building. It is envisaged that with an innovative and sustainable design approach, the museum will:</p> <ol style="list-style-type: none"> 1. Minimise the loss of public land (minimise building footprint extension to 15m). 2. Maximise aesthetic and functional integration with the wider showground. 3. Deliver the strategic goals of the Museum 4. Incorporate a cafe and toilets accessible to the public into the design. 5. Increase amenity for the community.
Recommendation	<p>LMP to include new lease area to accommodate future plans for Museum building extension of 15m</p> <ul style="list-style-type: none"> • Survey Lease Boundaries • Consolidated Survey Plan Norm Price Park – Redland Showgrounds

2.6.2 Redlands Lawn Tennis Association

The Redlands Lawn Tennis Association Inc. (RLTA) is the main body responsible for tennis in the Redland City. The RLTA was founded over 70 years ago and currently has an eight-court complex located on part of the Showgrounds. RLTA are affiliated with Tennis Australia and have the third largest membership of affiliated clubs in the Brisbane metropolitan region with around 1000 users a week.

The RLTA runs its own senior and junior tennis fixtures throughout the year, competes with the neighbouring clubs at Redland Bay, Gold Coast, Beenleigh and Beaudesert in an annual competition, provides a large and comprehensive junior development program and provides for social players from the Redlands community.

- The Redland Tennis Association has 500 adult and junior members. Courts are used most days and times except Sundays (casual court hire only).
- The Club has recently constructed a new clubhouse. The old clubhouse has been renovated for use as a festivals office and subleased to RedFest.
- As part of this Land Management Plan it is proposed that the club expands their lease to include room for a new court to the north east of the club house.
- The Association has replaced the older floodlights with more efficient, more resident-friendly enviro-lighting.



Redland Tennis Association	
Tenure	Lease over clubhouse and courts and sublease to RedFest for the festivals office.
Facility	New Clubhouse, 8 courts
Future Plans	Build a new court to make a 9 court complex – design to accommodate the existing Poinciana trees to the north of the Festivals Office.
Recommendation	LMP to include new lease area to accommodate future plans for 9 th court. <ul style="list-style-type: none"> • Survey Lease Boundaries • Consolidated Survey Plan Norm Price Park – Redland Showgrounds

2.6.3 Redlands United Football Club

Redlands United Football Club is located in the north-eastern corner of the showground precinct. It is the largest football club in Queensland, catering for close to 1000 Juniors (from 3.5 to 16 Year old) in Tiny Tots, Small Sided Games and Divisional Football, in both boys / mixed and girls competitions. Redlands are also well represented in both senior men's and senior women's competitions with up to 13 teams competing in various competitions at the senior and over 35's.

In 2010 Redlands United will have teams entered in Brisbane Premier League, Women's Premier League and as recently announced four junior teams entered into the Football QLD, Rebel Sport Junior Premier League. Redlands United have some of the best playing fields available in Queensland.

- The Club has 1,100 playing members (950 juniors and 200 seniors). The Club plays in the Premier League. The junior membership has grown 40% in the last 4 years.

- The club is in a sound financial position and is about to undertake a strategic plan.
- The club is at capacity for field space and uses the multi-purpose field as well as their own fields on training nights.
- The Club helped to develop the Cleveland High School's #1 field, including lights, but the school's requirements for use are too onerous. The Club relies on the use of the School's two other fields (for U/8/9/10's). Three age groups with nearly 400 children rely on access to these fields.



Redlands United Football Club	
Tenure	Lease over clubhouse and Permit to Occupy over 3 fields.
Facility	Clubhouse and dressing rooms and the best club playing fields in SE Qld.
Future Plans	<p>The club would like to:</p> <ol style="list-style-type: none"> 1. Increase the lease footprint to cover the proposed viewing deck and clubhouse. 2. Upgrade Sportsfield lighting on field 1, 2 and 3 to meet safety standards. 3. Build a viewing deck to the south of the Clubhouse - the club has been given funding through Council for the project. 4. Upgrade the current dressing sheds and clubhouse. 5. Build a new storage shed.
Recommendation	<p>LMP to include new lease area to accommodate future plans of a viewing deck and upgrade to facilities</p> <ul style="list-style-type: none"> • Survey Lease Boundaries. • Consolidated Survey Plan Norm Price Park – Redland Showgrounds.

2.6.4 Redland Touch Football Association

Redlands Touch Association is located at the South-eastern end of the Showgrounds Complex. Entry is via Long Street, Cleveland. There are eight playing fields on the Eastern side of the complex. These fields have recently undergone major redevelopment, with underground irrigation and re surfacing of the fields. All floodlights have recently been upgraded to Australian standards lighting.



The Redlands Touch Association playing fields, along with the clubhouse, are widely recognised by the Touch Football community as being amongst the best in South East Queensland.

The association also has one of the largest membership bases in Queensland with a membership base in excess of 2,000 members.

The senior competitions have over 140 teams competing and more than 70 junior teams. The facility is well used with competition running four nights a week.

- Car parking is an issue. Much of the car parking takes place on the footpath outside the Club and is a concern for some residents
- The club is financially sound and is probably at capacity with field space and volunteer participation.
- The clubhouse is licensed and is made available for community use when it is not required.
- With high standard facilities and a strong organisational and volunteer base, Touch is positioned to be able to host major events at this location to a state and national standard.

Redland Touch Football	
Tenure	Lease over clubhouse and permit to occupy over the fields.
Facility	Clubhouse and fields - all fields and lighting have been recently upgraded and are maintained to a high standard.
Future Plans	Extend deck on north eastern side of clubhouse to provide a better viewing area (3m-3m). This would assist in catering to big events such as State and National Championships.
Recommendation	LMP to include new lease area to accommodate deck extension to clubhouse (3m) <ul style="list-style-type: none"> • Survey Lease Boundaries. • Consolidated Survey Plan Norm Price Park – Redland Showgrounds.

2.6.5 RedFest - Redlands Spring Festival

Redland Spring Festival is an annual music and cultural festival held in September at the Showgrounds. It is Redland City's premier community event and boasts musicians and artists from across the globe. RedFest is held over 3 days and attracts over 20,000 visitors.



Hundreds of the performers, singers, dancers, poets, artists assemble in the Redlands to entertain and share their skills across six venues with a jammed packed program. Children are a valued audience with a venue and program just for them, sideshow alley, fireworks, the legendary strawberry eating competition and an illuminating lantern parade.

The old Festivals Office was demolished during the redevelopment of the Showgrounds and in particular, the relocation and refurbishment of the Edgar Harley Pavilion.

The old tennis club building has undergone extensive renovations and now provides RedFest with a secure tenure through a sub-lease with the Redland Lawn Tennis Association. This has provided the event with secure home and also provides a management space that is available for other event organisers.

RedFest	
Tenure	Sub-lease for the festivals office is in place with the Redland Lawn Tennis Association holding the head lease.
Facility	Festivals office and a booking over the Showgrounds for the duration of RedFest.
Future Plans	Request Council to upgrade Showgrounds for events e.g. toilet blocks, electrical supply, hard stand areas, parking etc.
Recommendation	Design event layout and upgrade showground facilities to better cater for events.

2.6.6 Redlands Gymnastics Club

- The Club has 200 members (2-16) participating each week. Membership has increased from 120 in 2003.
- The gymnastics club uses the facility on six days each week. The club also uses three trampolines.
- Gymnastics requires a 12m x 12m floor with at least one metre runoff space. The Albert Morris Pavilion barely meets this requirement. There are problems during competitions when spectators need to be accommodated.
- The club currently trains to level 5 in gymnastics and level 5 in trampolines.



- The Albert Morris Pavilion is adequate for gymnastics' current needs. However there are a number of problems identified by the club. They are:
 - Lack of storage space
 - The facility has no insulation or temperature control and is hot in summer and cold in winter
 - Special events at the Showground require the use of the pavilion which involves gymnastics storing and unpacking all equipment. This takes four to five hours to pack and then to unpack.
 - The club has temporary use of one kitchen area and has sought access to others to act as temporary storage, especially during competitions and to provide cross ventilation during the summer.
 - There are 2 posts in front of the roller doors which cannot be removed and require equipment to be lifted over them. This is difficult and often damages equipment.
- The club would like to have access to inside toilets and showers, because the public toilets are unsafe for unsupervised children.

Redland Gymnastic Club	
Organisation	Redlands Gymnastics is a Regional Sports Club that is affiliated with Gymnastics Queensland with over 200 members.
Tenure	Permanent booking of space however club needs to make way for big event bookings.
Facility	Albert Morris Pavilion.
Future Plans	The club is wanting to grow, but is restricted by current space and tenure arrangements.
Recommendation	Continuous improvements to the facilities at the Showgrounds through the LMP and to scope future opportunities that may present. e.g. Schools development and or Regional Sport Facility.

2.6.7 Cleveland Air Magic

The Club is at capacity and has capped numbers due to lack of space. The Joe Howell Pavilion is used each week–day afternoon from 3.30pm to 7.30pm and Saturday from 8.00am to 12:30pm.



The ideal space would be approximately 14 metres square, on a wood sprung floor. However special mats over concrete are acceptable. The ceiling height needs to be more than 3.5 metres high, preferably 4 metres.

During major showground events, the pavilion is used to store equipment from gymnastics club, and activities cannot resume until this equipment is removed. The lack of suitable storage for all clubs is a major problem. The club would like additional storage adjacent to the existing building to minimise disruptions to skipping activities.

If gymnastics move to another facility, Air Magic would like to relocate to the Albert Morris Pavilion, as the space would be ideal. Alternatively, if a dedicated new facility was made available for gymnastics, then Air Magic could be incorporated as well.

The club would like to have access to inside toilets and showers, because they feel public toilets can be unsafe if children are not supervised.

The skipping routines are choreographed to music, so noise can be a problem to adjacent residents, particularly during summer when the south end roller doors are opened for ventilation. The pavilion is cold in winter, hot in summer, lacks proper ventilation, and the roof leaks when it rains, causing problems with the floor matting.

Desired improvements:

- Increased floor space for skipping
- Increased storage
- Improved ventilation in summer and heating in winter
- Improved amenities (toilets and showers), and
- More parking and easier access when touch football is underway.

Cleveland Air Magic	
Organisation	Cleveland Air Magic is an award winning skipping club which has 150 members participating each week at the Joe Howell Pavilion.
Tenure	Permanent booking of space however club needs to make way for big event bookings.
Facility	Joe Howell Pavilion.
Future Plans	The club is wanting to grow, but is restricted by current space and tenure arrangements.
Recommendation	Continuous improvements to the facilities at the Showgrounds through LMP and to scope future opportunities that may present. e.g. Schools developments, Regional Sport Facility or move to Albert Morris Pavilion if it becomes vacant.

2.6.8 Redlands City Bands

The Redland City Bands is a not for profit organisation that was founded in 1984. With a strong focus on community, the organisation offers the opportunity for musicians of all ages to come together. Current membership of approximately 130 ranges in age from eight to eighty and in ability from beginners to professional.

There are six bands - three concert bands (beginner, intermediate and advanced), two jazz/swing bands and a band which plays a vast variety of pieces to nursing homes and retirement villages. The Redland City Bands welcomes new players at all times. This group runs rehearsals Monday through to Thursday nights in the Edgar Harley Hall. Other groups are able to book the hall to fit in around these times.

Vandalism has been a problem around the halls precinct and in particular the Edgar Harley Pavilion.

Redland City Bands	
Tenure	Permanent booking of space however the facility is also able to be booked by other groups.
Facility	Edgar Harley Building
Future Plans	All renovations are completed on the building and there are no plans for other works, however there is a need to consider future car parking, landscaping and lighting improvements as part of the LMP to address the identified CPTED issues.
Recommendation	Consider future car parking, landscaping and lighting improvements around Edgar Harley Pavilion and the halls precinct as part of the LMP.

2.6.9 Major Events - other than RedFest

A range of events are held at the Showgrounds throughout the year.

- Auto Spectacular - Hosted by Buick Car Club of Australia Inc (Qld) and Monaro Club of Queensland Inc, the Auto Spectacular will enter its 10th year and as it continues to grow year after year.
- Truck Show
- Cleveland Home Show
- Relay for Life, and
- Easter Family Festival.

Each event has differing needs, however all events have stated that there needs to be further work around the Showgrounds site to adequately cater to major events. The most pressing needs identified through the engagement process are:

- Up to date toilet facilities
- Upgrade power supply to the site and arena
- Water supply to the arena
- Flat or hardstand areas for marquees
- Shade
- Fencing for crowd control, and
- Exclusive use during events.

2.6.10 Cleveland District State High School

CSHS has developed a concept plan for a sporting facility on the school grounds.

- The proposed facility is a 3 stage project that includes synthetic soccer field (stage 1), indoor facility (stage 2) and a tartan athletics track (stage 3).
- Education Queensland (EQ) is considering entering into an agreement with a private company to build and manage the soccer facility (stage 1). This proposal is being assessed by EQ and is awaiting approval.
- Other stages of the project are yet to be assessed and approved by EQ also.

Considerations:

- Benefits of the facility to the school and wider community.
- Health and social benefits of the project.
- Design of the facility to have approval of EQ, DERM and Council.
- Community access - what arrangements will the school offer and what opportunity does the community have to access these facilities?
- Facility funding, asset maintenance and lifecycle costing.
- Operational framework - who is going to manage the facilities and what are the responsibilities?
- Impact on the Showgrounds as the site is at capacity for sport.

It is recommended that Cleveland State High School further consult with RCC, DERM, EQ and other State Govt Departments and the community on the plans.

2.6.11 Redlands Little Athletics Club

- The Redlands Little A's are entrenched at the Cleveland High School, with considerable investment in sheds and tracks. Tartan run-ups to the broad jump pits etc.
- Currently have a good relationship with the school principal and envisage staying at the Cleveland High School.
- The club is only displaced occasionally when major upgrades to the school ovals need to occur. Only use the Showground arena for training when High School ovals are not available.

2.6.12 Redland City Schools

Schools do not often book to use the facilities at the Showgrounds, however there are a number of schools that use the soccer grounds and the touch football grounds. The clubs generally coordinate their use of facilities with the relevant sporting clubs. A smaller number of schools make occasional use of Cleveland High School's Assembly Hall.

2.7 Site Survey

DERM have requested a full site survey to clarify boundaries and to ensure that lease extensions are defined as part of this Land Management Plan. The rationale for this is:

- The reserve currently has a two lot description.
- One lot covers the soccer club (State lease) and adjoining car park and the other lot is the Showgrounds State Reserve including soccer fields, touch fields, halls precinct, Museum and tennis courts.
- It is proposed the former State lease to the soccer club be consolidated into the Showground reserve.

Land No:	121608	Land No:	121596
Property No:	45727	Property No:	2854
Lot No:	2	Lot No:	1
Plan No:	CP864383	Plan No:	CP864383
House No:	60-76	House No:	44-76
Street Name:	Waterloo Street	Street Name:	Smith Street
Locality:	Cleveland	Locality:	Cleveland
Postcode:	4163	Postcode:	4163

DERM suggested it would be better to identify the reserve as a single lot and then identify the trustee lease areas by survey. The new plan of survey has consolidated the current lots to form one lot and then created the new trustee lease area for the Soccer Club. The new plan of survey would be described along the following lines:

- Plan of Lot 1 cancelling lots 1 and 2 on RP123456 and Leases A, B, C in lot 1 - a new lease descriptor for each trustee lease to be granted by the Council.

The plan of survey is intended to be lodged by DERM in the Land Registry and the trustee leases are recorded after the plan. This will be officially approved by the State Government after the Land Management Plan is endorsed by Council. See Figure 2.7.1, Consolidated Survey Plan Norm Price Park-Redland Showgrounds.

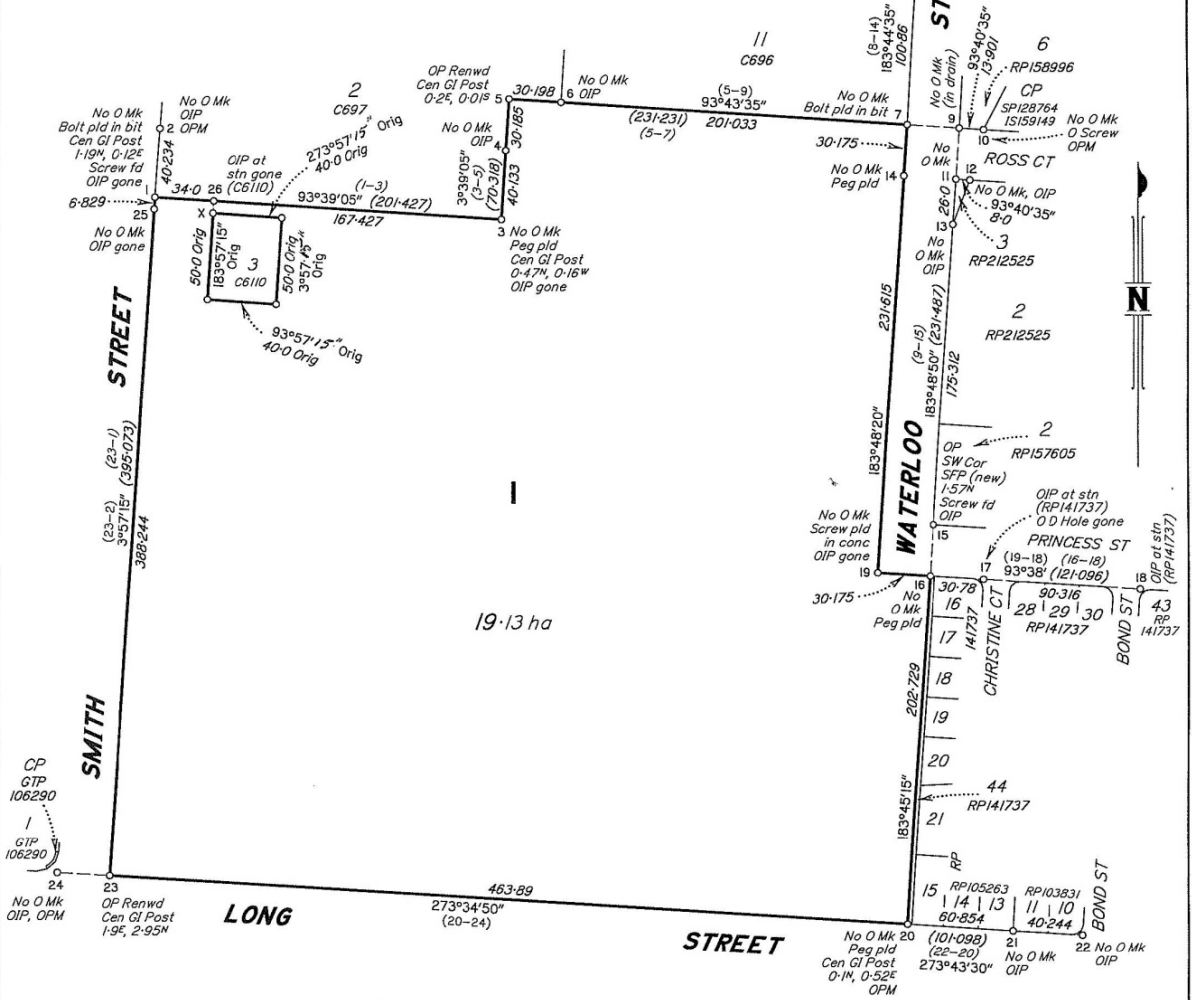
The detailed cadastral survey of the revised lease boundaries has been defined for completion as per Figure 2.7.2 and Figure 2.7.3 for:

- 1 Redlands Museum – Lease A
- 2 Redlands Lawn Tennis Association – Lease B
- 3 Redlands Touch Football Association – Lease C
- 4 Redlands United Football Club – Lease D

SURVEY PLAN

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	OIP gone	C677	273°39'05"	0-604
1	Screw in conc		285°14'50"	2-464
1	Screw in kerb fd		292°14'40"	9-144
2	OIP	C677	273°41'	0-604
3	OIP gone	C677	93°39'05"	0-604
3	Pin		138°20'	1-14
4	OIP	C677	93°41'	0-604
6	OIP	C697	273°43'35"	0-966
7	Screw in conc		152°22'	12-31
8	OIP	RP160905	93°40'45"	1-0
10	O Screw in M/H	IS159149	72°09'20"	1-179
10	Screw in kerb		170°21'40"	4-195
12	OIP	RP212525	273°40'35"	0-8

REFERENCE MARKS CONTINUED				
STN	TO	ORIGIN	BEARING	DIST
13	OIP	RP212525	280°57'40"	0-53
14	Screw in M/H		119°12'	2-093
15	OIP	RP157605	93°38'	1-0
15	Screw in M/H fd		191°22'20"	6-0
17	O D Hole gone	C6101	93°38'	3-535
19	OIP gone	C6101	93°38'	1-0
20	Screw in conc		181°45'40"	1-545
20	Screw in conc		270°49'	29-873
21	OIP	RP105263	183°43'30"	2-46
22	OIP	RP141737	120°43'30"	5-419
23	Screw in conc		169°01'35"	2-97
24	OIP	RP150402	93°34'50"	1-006
25	OIP gone	C6110	273°53'40"	0-604



Original information compiled from C6110 in the Department of Environment and Resource Management.

TRAVERSES ETC		
LINE	BEARING	DISTANCE
7-9	93°43'35"	30-175
9-11	183°48'50"	30-175
15-16	183°40'25"	30-254
23-24	273°34'50"	30-175
26-X	183°57'15" Orig	7-0 Orig

PERMANENT MARKS					
PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM (New Conn)	IS94413	275°10'55"	29-665	110426	Standard
10-OPM	IS159149	270°32'50"	6-31	133476	Screw in conc
20-OPM (New Conn)	SP160707	257°03'05"	72-72	146044	Mini Mark
24-OPM (New Conn)	SP126813	171°41'50"	6-263	122309	Screw in conc

ARNOLD, HARRISON & ASSOCIATES PTY LTD (ACN 010 515 223) hereby certify that the land comprised in this plan was surveyed by the corporation, by Peter John HARRISON, Cadastral Surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 10/03/2010.

ARNOLD HARRISON & ASSOCIATES PTY LTD
Common Seal
Director: [Signature]
Date: 24-3-2010

Metres 125m 250m 375m
50mm 100mm 150mm State copyright reserved.

PLAN OF
Lot 1
Cancelling Lots 1 and 2 on CP864383

PARISH: **CLEVELAND** COUNTY: **Stanley**

Meridian: MGA Zone 56 F/N's: NO

Scale: **1 : 2500**
Format: **STANDARD**

SP236501

Plan Status:

Figure 2.7.1 Consolidated Survey Plan Norm Price Park – Redland Showgrounds

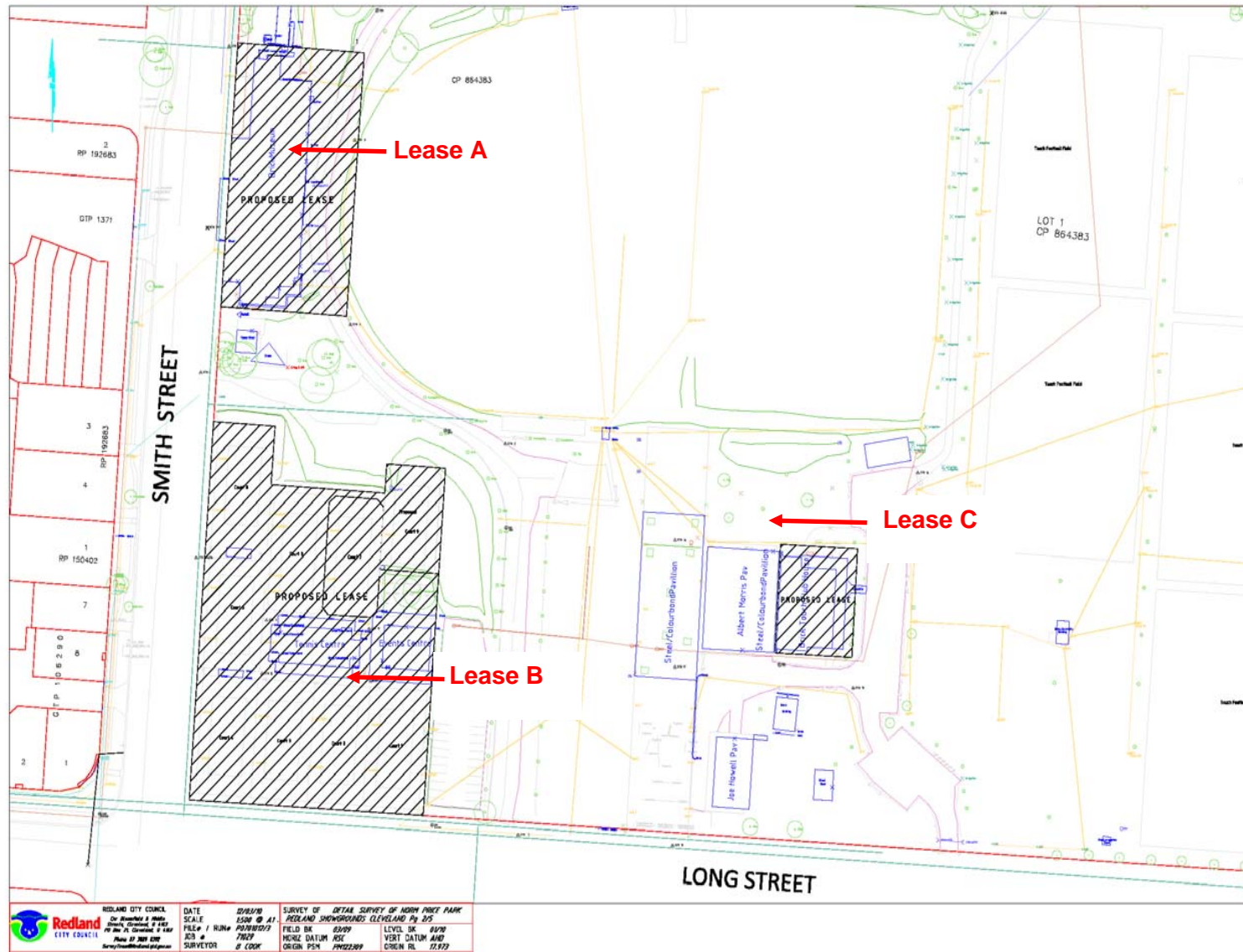


Figure 2.7.2 Survey Lease Boundaries

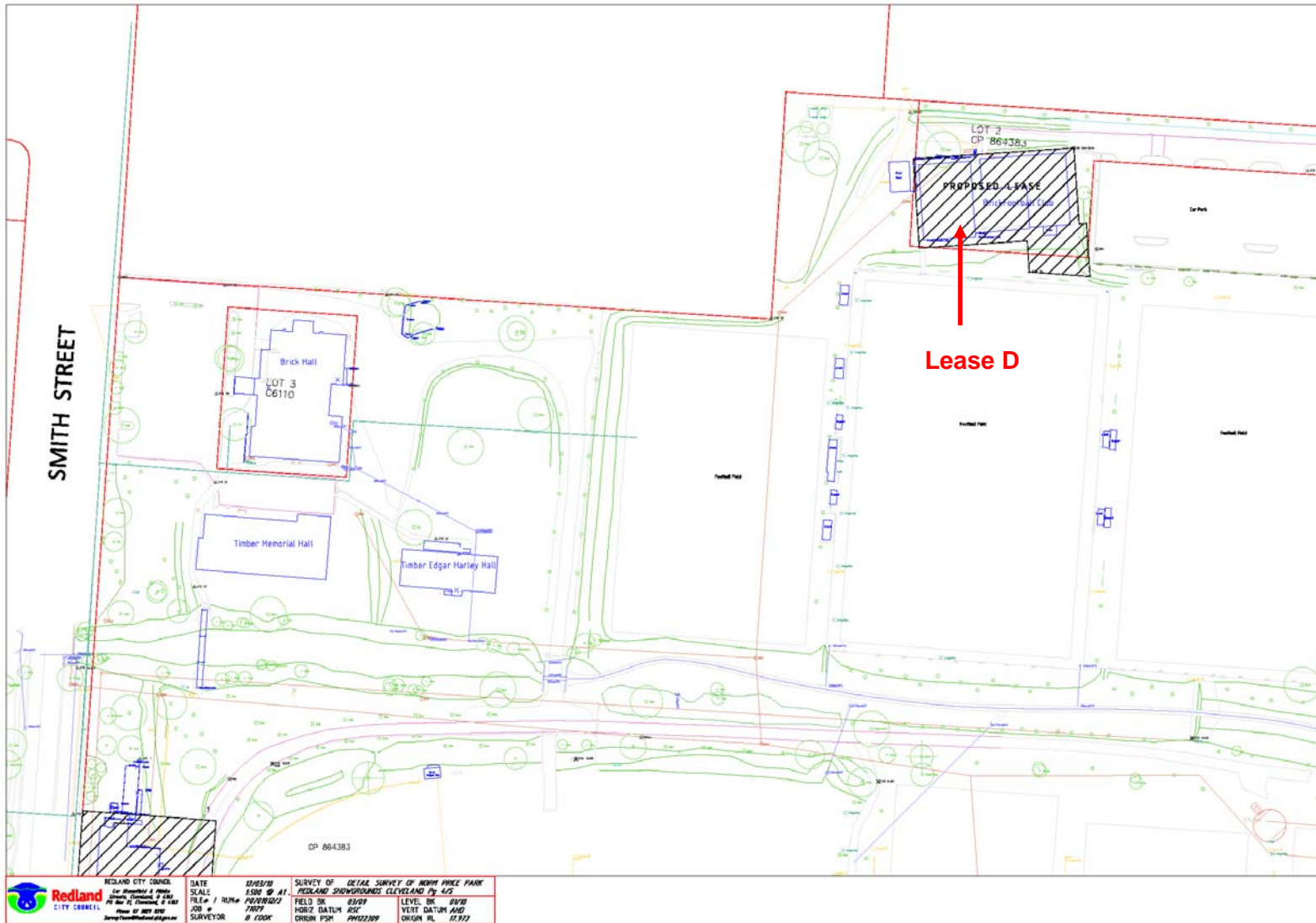


Figure 2.7.3 Survey Lease Boundaries

2.8 Site Analysis

Land Management Plan considered the future development of recreation, sporting, and community parkland at Norm Price Park – Redland Showgrounds through a defined process involving data collection, community engagement, visioning, site analysis, technical and cultural investigations, integrated planning and urban design.

The schematic site analysis plan of Norm Price Park – Redlands Showgrounds further investigated the various site perspectives via:

1. A community destination
2. Precincts
 - a. Events precinct
 - b. Sports precinct
 - c. Heritage precinct
 - d. Recreational precinct
3. Interfaces
 - a. Site entries threshold
 - b. Shared thresholds
 - c. Smith Street interface (Green link street)
 - d. Long Street interface (Green link street)
 - e. Waterloo Street interface (Green Link St
 - f. Cleveland High School interface
4. Circulation
 - a. Traffic management
 - b. Pedestrian
 - c. Cycle
 - d. Heritage trail
 - e. Habitat trail
 - f. Site flow for events
5. Environmental Zones
 - a. Ross Creek
 - b. Hilliards Creek
 - c. Habitat corridor
6. Infrastructure
 - a. Leaseholds
 - b. Fencing
 - c. Amenities
 - d. Signage
 - e. Permanent built form
 - f. Event Infrastructure
 - g. Lighting
 - h. Water Facilities
 - i. Stormwater harvesting

This site analysis provided information to develop the issues and priorities for further discussion 2.8.1 Site views and values, 2.8.2 Site access and car parking, 2.8.3 site frontages, 2.8.4 Site built form. The issues and strategies were considered and summarised. (see section 2.10). This information was consolidated and a schematic design developed for the Land Management Plan (see section 3).



**Norm Price Park Redland Showground
Site Views & Value**

Figure 2.8.1



Figure 2.8.2



**Norm Price Park Redland Showground
Site Frontages**

Figure 2.8.3



**Norm Price Park Redland Showground
Site Built Form**

Figure 2.8.4

2.9 Design Influences

The major design influences for this Land Management Plan are:

- All ability access.
- Maximising opportunities for walking and cycling.
- Linking these paths to other paths/ destinations e.g. CBD precinct and Cleveland District State High School.
- Recognising that facilities have to meet present day standards.
- Removing or mitigating potential crime risks through design and lighting.
- Recognising that new facilities will need to be multipurpose, serving the needs of more than one group where possible.
- Introduction and integration of recreation, heritage and cultural opportunities – future designs to fit with UAP and other concept recommendations (Appendix B).
- Creating natural and artificial shaded areas.
- Consideration of needs of the aged and less physically mobile.
- Infrastructure development and green design.
- Keeping the lease boundaries to the building footprint or within 1.5m.
- Balancing the environmental values of the space with the needs of the community.

2.10 Land Management Plan Issues

Issues	Comments
Future Developments	Lease extensions to Tennis, Museum, Soccer and Touch. Power, lighting, shade, seating, playground and toilet facility upgrades to cater for events and public use.
Public access and public use	Multiple entrances through to the open space to make the site user friendly and inviting to pedestrians and park users. Site openness in halls precinct and along the creek to increase surveillance and incorporate CPTED.
Public Art	Continuation of Heritage Trail theme from the plaza through to the creek and following the water way and perimeter of the site as per the UAP Concept plans that were designed as part of the Plaza project.
Recreational uses and facilities	Retaining significant open space across the site for unstructured recreational activities. Heritage play space feature between tennis courts and Museum.

Issues	Comments
Museum	The Museum is a permanent feature at this site and the proposed extension has been designed to maximise the open space aspect and creek corridor and integrate with the event space for greater functionality.
Sport uses and facilities	Sporting clubs are major users of the site and contribute greatly to the day to day maintenance of the facilities. Club houses are maintained under the club lease and field facilities are shared responsibilities between the club and Council under the permit to occupy agreement. Sport is operating at capacity at this site and there is limited ability to expand beyond the current proposals.
Amenities	<p>There are three major public toilet block facilities across the site;</p> <ol style="list-style-type: none"> 1. The Expo toilet block beside the Museum is reaching the end of its useful life and should be removed / disposed. This space would then make way for a future showground entrance and integrate with the Museum extension. There are existing toilets in the Museum as well as new toilets planned as part of the Museum extension. 2. The toilet block near the Joe Howell Pavilion is reaching the end of its useful life and the clubs and event organisations have identified issues with its age, design and safety. 3. The toilet block to the north of the Touch Club is functional and usable and would be able to be upgraded for greater capacity. <p>Further investigation for the future requirements, removal and upgrade of toilet facilities at this site will be undertaken in 2010 / 2011.</p>
Waterway and environmental corridors	Incorporate and encourage establishment of a bushland corridor with koala food trees within Showgrounds and school grounds. Maximise the creek and Heritage Trail connection and design to integrate with the Museum extension.
Storm water/Sewerage	Current stormwater management plans in place. Museum extension may require new sewer connection.
Power supply	Power to the main site needs to be upgraded in alignment with the Museum extension. A detailed design for the electrical upgrade is currently being undertaken. Upgrade Sportsfield lighting on multipurpose field.

Issues	Comments
Signage	Improve signage – to promote Norm Price Park- Redland Showgrounds, events, sporting and community clubs, recreation, cultural and heritage opportunities.
Pathways/links	Incorporate and encourage future pedestrian/cycle connections through Cleveland District State High School and Long St and across the site from Smith St to Princess St.
Buildings and facilities	Further develop asset management plans for the site and continuous improvement.
Internal road	The internal road will be relocated and incorporated with the Heritage Trail. Detailed design is to be undertaken in 2010 / 2011 as per landscape specification. The service access will remain to the pump station, but should incorporate the Heritage Trail theme.
Public transport	Identified need for events traffic and transport plan.
Car parking	Upgrade car parks near tennis, Edgar Harley P and other community facilities. Lighting of car parks needs to be incorporated in the detailed design.
Fences	Retain and provide landscape treatment to lengths of existing fencing to remainder of site. Rationalise and remove existing fencing only at proposed entry points to open site.
Trees and soft landscaping	As per landscape design and specification, with an emphasis on koala food trees to enhance bushland corridors at the showgrounds and high school
Event logistics	Improved amenities and hard stand and level areas for events. Power and water supply to central multiuse field. Site layouts, traffic and management plans for events are required dependant on the size of the events.
Lighting	Upgrade lighting on the multipurpose field and general safety and pathway lighting and also in car parks.
Shade and seating	Natural shade will be provided when the trees mature and seating will be embedded in the Heritage Trail and for spectators of events and sports. Trees as per landscape design and specification.

Issues	Comments
Camping	Currently camping is permitted at the Showgrounds, but only in conjunction with major events, such as RedFest. There are limited facilities for camping and the current high use of this site makes it logistically unfeasible to support this request outside major events. There are no mainland camping sites in the Redlands at present and it is recommended that further investigation is required if Council were to support caravanning and camping on this site.

3. Land Management Plan

CLEVELAND HIGH SCHOOL INTERFACE TREATMENT

Incorporate and encourage establishment of a bushland corridor with koala food trees and low understory planting for site visibility within showgrounds and school grounds.

Incorporate and encourage future pedestrian/cycle connections through Cleveland High School to Russell Street/Haggup Street.

SMITH STREET ENTRY TREATMENT

Proposed museum leasehold extension to include cafe and amenities.

Removal of existing amenities block and construction of a secondary site entry from Smith Street with connection to proposed Norm Dean Park proposed cycle/pedestrian path.

Patterned paving incorporating design elements from existing plaza entry, heralds the proposed site entry from Smith Street.

Level open space area to create a community common green.

SMITH STREET FRONTAGE TREATMENT

Landscape build outs along Smith Street incorporate shade tree planting which signifies approach to showground precinct and frames major site entries.

Proposed informal angle parking bays between shade tree build outs.

Proposed future pedestrian/cycle link through Norm Dean Park.

Combined pedestrian and cycle path along Smith Street frontage.

Proposed heritage playscape incorporating adjacent embankment.

Proposed new tennis court.

Proposed planted median to corner of Smith St and Long St.

Rationalise & remove existing fencing only at proposed entry points to open site. Retain and provide landscape treatment to lengths of existing fencing to remainder of site.



LEGEND

- EXISTING TREES TO BE RETAINED
- PROPOSED TREES
- PROPOSED & EXISTING SITE SHADE TREES
- PROPOSED STREET SHADE TREES
- EXISTING & PROPOSED FEATURE PAVEMENT
- EXISTING PEDESTRIAN CYCLE PATH TO BE RETAINED
- PROPOSED PEDESTRIAN PATH CONNECTIONS
- PROPOSED PEDESTRIAN CYCLE PATH
- EXISTING BUILDING TO BE RETAINED
- PROPOSED BUILDING EXTENSION OR UPGRADE
- PROPOSED HERITAGE PLAYSCAPE
- NATURALISED PLANTING AREA
- EXISTING DRAIN
- ADJACENT GREEN SPACE
- EXISTING & PROPOSED FIELD LIGHTS
- PUBLIC ART / HERITAGE TRAIL
- CONTROLLED VEHICULAR ENTRY POINT

ROSS CREEK WATERWAY CORRIDOR TREATMENT

Incorporate and encourage establishment of a bushland corridor with koala food trees and low understory planting for site visibility.

Enhance and reinforce adjacent open space linkages with additional bushland corridor plantings.

Develop proposed heritage trail within Norm Price Park Redland Showground with interpretive/ sculptural elements which provide a history of the site and the Redlands.

INTERNAL TREATMENT

New electrical layout design for site and remove or relocate existing power boxes.

Upgrade existing amenities block & remove existing toilet block adjacent to Joe Howell pavillion & near Museum.

Potential to extend existing Albert Morris pavillion.

LONG STREET ENTRY TREATMENT

Landscape build outs along Long Street incorporate shade tree planting which signifies approach to showground precinct and frames major site entry point.

Open park frontage by removing a portion of existing fence and incorporating landscape treatments to signify entry.

Proposed informal angle parking bays between shade tree build outs.

Create level grass terraces adjacent existing plaza to enhance event space.

IMPROVED SIGNAGE

Improved signage to promote Norm Price Park Redland Showgrounds, events, sporting and community clubs, recreation, cultural and heritage opportunities.

LEASE FOOTPRINTS

- Museum lease extension
- Football lease modification
- Touch lease extension
- Tennis lease extension
- (as per cadastral surveys)

Scale 1:1500 @ A1
2nd February 2010



Norm Price Park Redlands Showground Land Management Plan

4. Cost Estimates

Norm Price Park - Redlands Showgrounds

Cost estimates as at September 2010

There is a long term financial commitment through the current 10 year capital budget to upgrade and improve the Showgrounds. The previous Master Plan estimated that approximately 5 million dollars would be expended over the lifetime of the plan with approximately 3 million dollars worth of works achieved to date through internal and external funding sources. These works have included major field and lighting upgrades, facilities upgrades and the construction of the Plaza.

The Land Management Plan estimates that further Council funded upgrades will be in the vicinity of 2 million dollars. Fifty percent of the projected works contribute to pedestrian/cycle paths and car parking solutions. The proposed upgrades to Museum and sporting clubs outlined in the land management plan will be funded by the organisations and external funding sources.

Item	Notes	Estimate
Perimeter		
Remove chainmesh fence and install bollards and landscape treatments to major entries.		\$10,000.00
Design & construction of informal angle parking and shade tree buildouts	Allow	\$100,000.00
Design & construction of a landscaped median to Cnr. Smith & Long Streets.	400m ²	\$50,000.00
General		
Removal of existing amenities block		\$20,000.00
Construction of proposed 2500 mm width pedestrian / cycle paths	500 lin / m	\$60,000.00
Supply / installation of additional trees to site	Allow	\$25,000.00
Long Street Entry Treatment		
Level grass terraces adjacent to existing plaza & north of Albert Morris Pavilion		\$20,000.00
Design and construct sculptural planting area adjacent to existing entry		\$10,000.00
Design and construction upgrade to car parks	Allow	\$200,000.00
Community Common		
Remove portion of existing road and level and turf community common area	Allow	\$40,000.00
Site drainage	Allow	\$20,000.00

Item	Notes	Estimate
Design and construction of feature pavement treatment and adjacent landscape treatments	2500m ²	\$200,000.00
Upgrade existing toilet block near the main oval and touch fields	Allow	\$100,000.00
Electrical upgrade for Museum		\$150,000.00
Heritage Play Scape		
Construct new play scape area	Allow	\$100,000.00
Car Park Upgrade		
Upgrade car park near tennis courts		\$220,000.00
Upgrade car park Edgar Harley Pavilion		\$260,000.00
Ross Creek Waterway Corridor Treatment		
Supply, installation and establishment of proposed trees and understory to Ross Creek Waterway	Allow	\$50,000.00
Design and construction of a heritage trail with interpretive / sculptural elements, barbeques, shade and seating facilities	Allow	\$100,000.00
Design and construction of a footbridge	Allow	\$30,000.00
	<i>Subtotal</i>	<u>\$1,765,000.00</u>
Note:	<i>Contingency 10%</i>	<u>\$176,500.00</u>
Costing assumptions as follows:	Total	<u><u>\$1,941,500.00</u></u>

Cost estimate provided assumes a basic level of finish and estimates are indicative and may vary or minus 50% in accuracy as detailed design is not defined. Electrical estimates are based on Ashburner Francis Report August 2010 and other elements based on allowance and unit costings Rawlinsons Australia ED 28 Unit Rates 2010.

Costing assumes stages works.

Costs associated with planning and construction of extensions to Museum, Tennis, Soccer and Touch Football will be the responsibility of those organisations.

5. Summary of Key Findings

Key findings arising from this investigation for the purpose of land management planning under the Land Act 1994 include:

There are over 330,000 users of the Showgrounds site each year. Overall it can be considered the site is operating well, however it is near capacity.

The community places a high value on open space and wants more casual use of the site for walking and passive recreation as well as enabling it to function as an environmental corridor for native flora and fauna.

Sporting clubs are under pressure to meet the growth in demand with current facilities and would like to extend their lease footprint. As part of the Land Management Plan, it is proposed that:

1. Redlands Lawn Tennis Association extend their lease to include enough room to add a ninth court. This would allow them to sufficiently cater for demand.
2. Redlands Touch Association extend their lease to include enough room to add a viewing deck to the northern and eastern side of the clubhouse.
3. Redlands United Football Club extend their lease boundary to encompass the proposed viewing deck and the clubhouse.
4. Redlands Museum expands their lease to accommodate a new building on the eastern side of the current building. It is envisaged that with an innovative and sustainable design approach, the Museum will:
 - Minimise the loss of public land (minimise building footprint extension to 15m).
 - Maximise aesthetic and functional integration with the wider showground.
 - Deliver the strategic goals of the Museum.
 - Incorporate a cafe and toilets accessible to the public into the design.
 - Increase amenity for the community.

Capital works priorities to be developed in line with Enterprise Asset Management Plan. Some road and pedestrian works, electrical upgrades, amenities and car park upgrades are included in the current Ten Year Capital Works program and must be undertaken in line with showground user's development plans, e.g. Museum under redevelopment.

Other Findings:

Event organisations are happy with the addition of the Plaza as an event space and have suggested that there needs to be further work to upgrade amenities and electrical supply and the inclusion of some hard stand or flatter or hard stand areas for marquees.

The indoor sports are operating in facilities that have inherent limitations on available space, ambience, climate control and event potential.

Some tensions arise when the demands of events disrupt the activities of the regular users. However these relationships are improving with greater emphasis on clear communication of event dates and requirements.

Upgrades, renewals and new infrastructure should incorporate green and sustainable design elements and protect the environment from pollution or degradation.

Vision for Norm Price Park – Redland Showgrounds

Based on community engagement, research and site assessment, a vision that was formed for the Showground through the 2005 master planning process is still relevant for the Land Management Plan. The vision is:

“To be Redland’s premier precinct for sport and recreation, large scale festivals, community events and cultural activities”.

DERM has requested that as part of this review that Council consider the gazetted purpose of the Showgrounds to ensure the definition accurately reflects its current use.

It is recommended that the “Crown Reserve dedicated for Showground and Recreation” purpose be changed to “State Reserve dedicated for Showground, Heritage, Culture, Sport and Recreation” to fit with the vision, goals and aims of Norm Price Park Redland Showgrounds.

This Land Management Plan is a State, Council and community planning instrument. It should be referred to whenever anyone wants to do anything with/to/on/around the Norm Price Park – Redland Showgrounds.

It is a strategic management tool that informs the enterprise asset management plans; it is a tool for the city and community organisations in support of funding applications; informs the capital works plan and informs how Council should manage and retain the values of the site.

6. Recommendations

1. DERM have requested that as part of this review Council consider the gazetted purpose of the Showgrounds to ensure the definition accurately reflects its current use.

It is recommended that the “Crown Reserve dedicated for Showground and Recreation” purposes be changed to “State Reserve dedicated for Showground, Heritage, Culture, Sport and Recreation”.

2. Align the Land Management Plan with Council’s corporate goals and objectives, in particular strategies that achieve “Green Living”, “Wise Planning and Design” and “Strong and Connected Communities”
3. Comply with Council’s enterprise asset management policy Corporate POL-2528.
4. Note the major design influences have been incorporated into the Land Management Plan in balance with all the competing interests of the site, including:
 - All ability access.
 - Maximising opportunities for walking and cycling.
 - Linking Showgrounds paths to other paths/ destinations e.g. CBD precinct and Cleveland District State High School.
 - Recognising that facilities have to meet present day standards.
 - Removing or mitigating potential crime risks through design and lighting.
 - Recognising that new facilities will need to be multipurpose, serving the needs of more than one group where possible.
 - Introduction and integration of recreation, heritage and cultural opportunities – future designs to fit with UAP and other concept recommendations (Appendix B).
 - Creating natural and artificial shaded areas.
 - Consideration of needs of the aged and less physically mobile.
 - Incorporating green design into infrastructure development and green design.
 - Keeping the lease boundaries to the building footprint or within 1.5m.
 - Balancing the environmental values of the space with the needs of the community.
5. Finalise detailed cadastral survey and endorse the revised lease boundaries for:
 - Redlands Museum
 - Redlands Lawn Tennis Association
 - Redlands Touch Football Association, and
 - Redlands United Football Club.
6. Design event layout and upgrade showground facilities to better cater for events and include in the LMP.

7. Develop and implement traffic and electrical plans to cater for events, tenant groups and visitors.
8. Upgrade Showground facilities where possible to accommodate gymnastics, skipping and recreational users. Also, consider these sports and activities in future opportunities that may present. e.g. access to school facilities and / or the new Redlands Regional Sport Facility.
9. Consider future car parking, landscaping and lighting improvements around Edgar Harley Pavilion and the halls precinct as part of the LMP.
10. Support Cleveland State High School to further consult with RCC, DERM, EQ and other State Govt Departments and the community on their plans for sports facility development and community access.
11. Consider further investigation to providing places for camping and caravanning in Redland City.
12. Council to adopt the LMP for planning purposes and implement over the next 10- 15 years with review of this plan in 2015.
13. Council to register the LMP with the State Government for their consideration and endorsement and in compliance with the Land Act 1994.

Appendix A

Literature Review

Appendix A: Literature Review

1.0 Strategic Documents and Reports

Strategic documents and reports were reviewed to ensure that the LMP is in line with directions endorsed and drafted by Council and State Government, including:

1.1 Redlands 2030 Community Plan

The plan has set the vision for the Redlands for the next 20 years and the direction for Council's own corporate planning process. The Community Vision aspires towards a Redlands that is well-designed, and a vibrant city of mainland and island communities each with distinctive character, heritage and lifestyles. The outcomes and goals in the Plan are relevant for the Land Management Plan, particularly:

- Green Living
 - Goal: Environmentally sustainable buildings
All public infrastructure, new buildings and developments conform to eco-building, sub-tropical design and resource efficient principles and standards; and we aim to have older buildings and structures retrofitted in a similar manner.
 - Goal: Energy efficiency
Energy conservation, energy efficiency, renewable energy use and alternative energy generation activities are the norm in private, public, commercial and industrial settings.
- Wise Planning and Design
 - Goal: The right social infrastructure
Well-located community facilities distributed across the Redlands respond well to the community's needs for meeting and social spaces and delivery of services.
 - Goal: Much loved parklands
Well-designed, well-located foreshore and bushland parks, active and passive parks, village greens and local parks spread equitably across the Redlands are attractive places for all
- Strong and Connected Communities
 - Goal: Sense of Place
Residents value their distinctive rural, urban, coastal and island communities and the safe, relaxed, friendly and peaceful atmosphere of the Redlands
 - Goal: Incubators of creativity and community spirit
Festivals and events across the Redlands provide opportunities for creativity, leisure and economic stimulus and bring together broad cross-sections of cultural and community groups, residents and visitors

- *Goal: Responsive Social infrastructure*
Easily accessible facilities, services and networks cater for the needs of a diverse community to participate fully in arts, heritage and culture, sport and recreation, community development and lifelong learning

- *Goal: Resources for clubs and organisations*
Practical support builds and strengthens community-run organisations through strategic planning, grants, leased facilities, volunteer programs, shared resources and innovative partnerships

- *Goal: An active community*
The community enjoys the many pathways, tracks, trails, skateparks and outdoor, indoor and water-based recreational activities and sports on offer, and community sports centres provide convenient access for community participation and social support

1.2 Corporate Plan 2010- 2015

The Corporate Plan is Council's main planning document and that influences the services provided by Council, the projects to be delivered and how money will be spent over the next five years. The Corporate plan for Redlands has been developed and sets out how Council will respond to the issues which are included in the Redlands 2030 Community Plan. The Land Management Plan is consistent with the Corporate Plan particularly through some of the strategies that were identified. Council will:

- Take a strong leadership position on sustainability by planning and managing our services and assets in line with best practice standards.
- 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.
- Provide access to quality services, facilities and information that meet the needs of all age groups and communities.
- Increase the physical activity participation of residents and deliver programs and incentives that strengthen the sport and recreation sector.
- Strategy 7.4 of this priority aims to increase the participation of people from all age groups and backgrounds in local heritage, the arts and cultural expression and demonstrates Council's commitment and recognition of a cultural program for festivals and events as pivotal to the wellbeing of our community.

1.3 Redlands Social Infrastructure Strategy 209

This strategy outlines Council's approach to identifying and delivering high priority facilities, services and networks to achieve the vision for a strong Redland's community as articulated in the Strong Communities Framework:

A connected community with access to a full range of options required for a rich community life and an active attachment to place.

The Social infrastructure Strategy picks up on the themes and aspirations emerging from the Redland's 2030 Community Planning process. It will support the Community Plan by delivering on four social infrastructure goals:

Well serviced communities: the community will have access to a range of services, facilities and networks to meet local needs and aspirations

Prioritised responses: the strategy will prioritise infrastructure over the next 20 years based on comprehensive analysis of existing social infrastructure, demographic profiles, recognised benchmarks, social trends and cross-sector planning

Partnership and innovation: all levels of government, non government organisations and the private sector will create innovative models, contribute funds and develop partnerships to provide integrated social infrastructure. The strategy includes catalyst projects that will change the face of the Redlands.

Informed communities: community members and infrastructure providers will have evidence to support planning and advocacy, inform funding allocations and leverage resources.

Given the variation in communities within the Redlands, the Social Infrastructure Strategy considers the needs of six planning area catchments that make up Redland City. These catchments have been defined based on settlement patterns, relationships to surrounding communities and social infrastructure usage and trends. Within each of these catchments, a number of high priority local projects have been identified to respond to the needs of local communities.

In the Cleveland Precinct (Local Project 8) the local project involves a community development and partnership program to support Cleveland's role as the major civic and human service centre. This program will link services groups and networks with facilities (existing, upgraded, new) and organisations to respond to city wide and local strengths and issues. Council facilities include library, gallery, administration building, Redland Performing Arts Centre and Community Cultural Centre and Showground pavilions.

1.4 2005 Cleveland Showgrounds Master Plan

In 2004, Redland Shire Council commissioned the development of a master plan for the Cleveland Showgrounds. The master plan served as a guideline so that changes were planned and coordinated to deliver the best outcome for the community.

The masterplan identified that backlog maintenance of many of the assets was extensive. A facility condition audit found that much of the existing infrastructure was in a poor condition. The cost of backlog maintenance was estimated at more than \$1 million. However, some of the infrastructure did not meet current community or legislative standards or is past its "use-by-date" which has allowed for some rationalisation and reconfiguration within the site.

The 2005 master plan proposed developments over the next 10 years to meet the needs of sporting, festival, community and cultural users for a venue that allows their activity to grow, albeit within the site's physical constraints and new facilities to meet the community's expectations for modern, clean and safe venues for their activities. The plan also identified the site's need to be more friendly and enticing to local residents to use it for walking, cycling and passive recreation opportunities.

The master plan significantly improved the Showground's capacity to provide sport, community and cultural outcomes while opening the site to allow for more pleasant outdoor recreation and physical activity experiences.

Development of the master plan was costed at approximately \$5.1 million and maintenance requirements at a further \$480,000 (approximately). The responsibility for meeting these costs would be borne, over time, by Redland City Council and the user and tenant groups, with grants subsidising the cost where possible.

Completion of the 2005 master plan aimed to give the Redland community a modern facility capable of meeting its vision to be the "premier precinct for sport & recreation, large scale festivals, community events and cultural activities".

1.5 Our City Our Culture – A Cultural Plan for the Redlands 2008 -2018 (2008)

This plan articulates principles and priorities for Council action in supporting arts and heritage, and strengthens their links to the wider local agenda. It identifies key goals for management of the City's cultural and heritage infrastructure as well as establishing priorities for future cultural infrastructure. The plan supports innovation and new partnerships to develop local festivals and events, community arts, heritage and lifelong learning programs. These goals are to be achieved by building on local assets and activating people and animating places through the arts.

The revitalisation of the Showgrounds will realise this objective through improved infrastructure for festivals and events; creation of a cultural facilities precinct; contemporary interpretation of the heritage of the site through the recent construction of the multipurpose Plaza. It is recommended that further development of the Heritage Trail, based on the innovative public art program developed by Urban Art projects is incorporated into the Land Management Plan.

1.6 Festivals and Events Strategy for the Redlands (2008)

In this document, Council recognises festivals and events as an essential part of the City's cultural, social, environmental and economic sustainability of the Redlands. Festivals and events play a key role in building strong communities.

The strategic objective of the Festivals and Events Strategy is to:

- Demonstrate Council's leadership in encouraging, supporting managing and seeding festivals and events that enhance the unique character and liveability of the Redlands.
- Affirm and strengthen the role of festivals and events as opportunities for civic dialogue and cultural expression.
- Explore, illuminate, transform and activate public places and venues for the enhancement of festivals and events in the Redland's now and in the future.

The centre-piece to Council's event infrastructure is the Showgrounds which is home to RedFest as well as many other significant, large scale events. Council has committed to a significant redevelopment of the Showgrounds which will further enhance the potential and capacities of events on this site. In addition to this a festivals office has been established at the tennis centre and will provide a permanent base for the organising committee of RedFest and an administrative hub for other event groups using these facilities.

A recommendation of the strategy was to ensure access to appropriate places and venues that contain safe suitable and contemporary infrastructure to sustain innovative and diverse festivals and events.

For the development of the LMP this includes considerations of:

- Heritage Trail base on concept designs from Urban Art Projects.
- Carrying capacity of the showground site.
- Minimum levels of infrastructure required such as shade, lighting, power, water, toilets, parking access to public transport
- Minimising impacts on nearby residents.

1.7 Redlands Regional Sports Facility July 2008

Redland City Council has a demonstrated interest in developing sound planning and management of sport and recreation facilities throughout the city. Redland City Council encourages multi use sporting associations with shared sporting facilities, thereby maximising the use of resources.

By 2021 the population of Redland will exceed 175,000 people. The adjoining local governments will also grow substantially; therefore, the demand for sport's facilities and services will increase beyond the present provision.

The need for more sporting facilities in the southern region of the city has been identified in the Redland City Open Space Study and Sport and Recreation Facilities and Services Study and Draft Community Land Infrastructure Charges Schedule. These studies identified an undersupply of facilities in the south of Redland City and highlighted significant population growth for the region.

Several sports that are currently based at the Showgrounds have identified that they are at capacity at this site location. In developing a regional sports facility in the southern part of the City, it is a possibility that some of the clubs currently based at the Showgrounds may look to relocate or develop new clubs. This would open new opportunities to increase participation in various sporting activities and reduce pressure on the Showgrounds site.

1.8 Sport and Recreation Facilities and Services Study 2004

This report contains two sections of particular relevance to the Showground LMP, which are highlighted below (Table A).

TABLE A: Sport and Recreation Facilities and Services Study 2004

Chapter	Relevant Sections
Stage One – Background	<ul style="list-style-type: none"> • The Planning Context – provides an overview of relevant State, regional and Council legislation and policy documents • Trends in Sport and Recreation in Australia – highlights the main emerging trends likely to affect the use and provision of recreation and sport facilities • Benefits of Sport and Recreation Participation – summarises the community, economic and environmental benefits of the participating in sport and recreation activities • Demographic Profiles – summarises the main demographic variables which will need to be taken into account when planning sport and recreation facilities
Stage Two – Needs Assessment and Analysis	<ul style="list-style-type: none"> • Inventory of available sport and recreation in the Redland Shire – provides detailed information on Council sport and recreation facilities, Community Halls and Redland School facilities. The Showground is classified as a Regional Sport facility catering for soccer, rope skipping, tennis, gymnastics, trampoline, martial arts and touch at the regional level and school sports, little athletics. • Adult Sport and Recreation Participation in Redland Shire – this chapter summarises the findings from a survey of 300 residents aged 18 years and over. Lists of prioritised sports and recreation activities are presented together with the main barriers to participation • Results of Consultations with Clubs – presents a detailed summary of the main sport and recreation clubs active in Redlands, growth in participation, the facilities they use, reported needs and assigns a recommended priority for action. Of particular relevance to the Showground are sections dealing with the following activities: <ul style="list-style-type: none"> • Aerobics and Community Fitness – low priority, generally well catered for throughout the City • Athletics – low priority, occasionally use the Showground main arena • Little Athletics – medium priority, occasionally use the Cleveland Showground main arena • Equestrian – low priority, used to use the main arena

Chapter	Relevant Sections
	<ul style="list-style-type: none"> • Gymnastics – medium priority. Use the Albert Morris Pavilion. Would like a dedicated facility. • Martial Arts – low priority. Use the Albert Morris Pavilion and Edgar Harley Pavilion • Rope Skipping – low priority. Use the Joe Howell Pavilion. Existing facilities at Showground are considered adequate • Soccer – medium priority for upgrading existing facilities • Tennis – low priority for new facilities • Touch – high priority for maintenance of existing facilities and low priority for expansion of existing playing fields • Walking – this activity is reported as the Shire's most popular form of recreation and indicates high priority for upgrading and establishing pathways and walking tracks for multiuse
<p>Stage Three – The Strategy</p>	<ul style="list-style-type: none"> • Council's vision is to give everyone in the community the chance to enjoy sport and recreation by providing facilities and opportunities that encourage participation and enjoyment. • Principles. Eight principles are spelt out covering demonstrated need, environment, benefits, multiuse potential, financial viability and accountability, access, equity, and safety and security. <p>Recommended Strategies. The guiding strategies are: development of sport and recreation facilities and maximising use of existing facilities ongoing research and planning support for sport and recreation organisations promote and support physical activity opportunities and programs across the community</p> <p>Strategic Action Plans. Item 1.2 –</p> <ul style="list-style-type: none"> • The Showground indicates the high priority for sport is to upgrade the lighting to comply with Australian Standards • Car park upgrades are a medium priority

These objectives and programs suggest that Council is striving to maximise the utilisation of the Showground for community and cultural events as well as leisure and recreation activities. In most instances these objectives are compatible. However when community events displace user groups from Showground facilities, particularly for prolonged periods, some disruption to activities and inconvenience may occur. This is supported by feedback from user groups.

1.9 Redland Open Space Plan 2004–2016 (2004)

The Redland Open Space Plan identifies the Cleveland Showground as a Regional Sport Park and recommends that a landscape master plan be prepared. However this definition does not encompass the wider role the Showground has as a venue for major community events. While many of the desired embellishment service standards and park maintenance standards identified for regional recreation and sports parks in the Open Space Plan apply to

the Showground, the service and maintenance standards applicable to special events warrant separate consideration. A master plan was prepared in 2005 that addressed both the needs of the site from a sport perspective and an events perspective. The master plan is now being reviewed as part of this process and updated in this LMP process.

1.10 Redland Cycling and Pedestrian Strategy 2004

The Redland Cycling and Pedestrian Strategy has a vision of “more cycling and walking more often”. The vision is supported by a set of strategy principles, goals and objectives. Of most relevance to this study are the two prime goals, namely:

1. To increase the amount of walking and cycling in the Redlands, and
2. To expand and integrate the Shire’s network of footpaths and bikeways to facilitate walking and cycling as a viable transportation choice.
3. As the Showground occupies such a large area so close to the Cleveland shopping centre, is adjacent to the Cleveland High School, and is a destination in its own right, it needs to be integrated much better into the surrounding walking and cycle path network. At present there is a walking/ cycle path passing along the eastern side of the site parallel to the drain running along the Waterloo Street road reserve. However the site is fenced and there are no connecting paths passing through the site to encourage people through the area.

1.11 Redlands Cycling and Walking Guide 2004

An off-road path is shown passing westward through the Cleveland Showground from the Waterloo Road off-road shared path then in a south westerly direction to the Redland Hospital. It is envisaged that this link will be formalised in the future to provide a link through the Showgrounds to Cleveland central CBD.

1.12 South East Queensland Regional Plan 2009-2031

The South East Queensland Regional Plan promotes the development of communities with access to a range of quality open space and recreational opportunities. Principles and policies of relevance to this study include the following

- Create well designed, safe and healthy local environments, encourage active community participation, promote healthy lifestyles and prevent crime.
- Establish safe, convenient and legible pathways and movement systems with good connectivity between places of activity.
- Encourage increased physical activity through the provision of cycling and pedestrian networks, open space, and informal and formal sport and recreation facilities.
- Provide inclusive public spaces for community interaction and activity.
- Integrating and collocating services and facilities allows a number of uses to occur in one locality or hub. Facilities and services located in a common space or area assists in a cost-effective delivery, enhances access and maximises

community use. Hubs should be safely and conveniently located adjacent to compatible land uses and accessible by public transport, pedestrian and cycle paths.

2.0 Redland City Demographic Data 2006

Age Profile

Between 1996 and 2006 the age profile experienced a significant shift towards older people, with the number of people over 75 years nearly doubling (the number of people 85+ years almost tripled from 773 people in 1996 to 2,072 in 2006). There were more people aged 75+ years, than young children (0-4 years) in Redland City in 2006.

Over the last ten years, children, young people and young adults (up to 34 years) have declined as a proportion of the total population of the City – although the actual number of these age groups increased slightly. The greatest increase was young people 15-24 years (+3,477 people).

Between 1996 and 2006, the proportion of middle aged people (35-54 years) fluctuated slightly at around 30% of the total population. The proportion of older people, particularly those aged 55-64 years and 75+ years increased dramatically – with the actual numbers almost doubling.

In 2006, almost a fifth of the population were children (0-14 years), with older people (over 65 years) comprising over 12% of the population.

Table B. Age Profile 1996 to 2006, Redland City

	Age Profile 1996-2006 Redland City									
	0-4 years		5-14 years		15-24 years		25-34 years		35-54 years	
1996	7363	7.4%	16818	16.9%	13724	13.8%	13297	13.4%	303	30.5%
2001	7577	6.7%	18275	16.1%	15538	13.7%	13618	12.0%	351	30.9%
2006	7884	6.3%	18750	14.9%	17201	13.6%	13543	10.7%	374	29.7%

	55-64 years		65-74 years		75+ years		Total Population	
1996	7529	7.6%	6287	6.3%	4131	4.2%	99494	100.00%
2001	10626	9.3%	7116	6.3%	5942	5.2%	113811	100.00%
2006	14919	11.8%	8453	6.7%	7954	6.3%	126126	100.00%

Source: ABS 2006 Census of Population and Housing, Time Series

By 2026 the Redlands age profile is projected to change considerably with there being more older people (65+ years) than children (0-14 years). Older people (65+ years) will comprise almost a quarter of the City's population (with the number of older residents more than doubling to 42,523 people). People over 45 years will comprise over 45% of the population. This profile is generally consistent with South East Queensland.

Redland City has an ageing population profile, that is, children and young people are declining as a proportion of the overall population, while the proportion of older people increases. This shift is similar to that experienced across Queensland, but differs to Brisbane which continues to attract young people. However, the numbers of children and young people will continue to increase albeit in smaller numbers to that experienced in the older age groups.

The changing age profile will be reflected in different ways across the City. Younger population profiles will shift to the new growth areas of Redland Bay and Thornlands, and the island communities. Older people (aged between 65-84 years) will increase significantly in both proportions and numbers across all suburbs. The number of elderly people (85+ years) will almost double by 2016 (growing to 3,738 people).

An older society will have a greater demand for passive and informal recreation opportunities than a younger society. For older people, access to playing fields and formal sport opportunities are not as important as walking and bike paths, dog off-leash areas and picnic grounds. This does not mean that Redlands will require less sports fields than it has in the past: there will always be young people requiring formal sports fields at a similar level to current demands. However, new opportunities that are developed must recognise the needs of this changing demography, e.g. more seating and shaded areas within the parks and all ability access incorporated into the design.

3.0 Design Influences

3.1 Participation in Physical Activity

The following information is extracted from the Queensland Health and Australian Institute of Health and Welfare Study, Physical Activity Patterns of Queensland Adults.¹

Participation in leisure-time physical activity since 1997 has declined. The average amount of time people spent each week in moderate leisure-time physical activity declined between 1997 and 2001 (from 66 minutes to 51 minutes). The average amount of time people spent each week in vigorous leisure-time physical activity also declined between 1997 and 2001 (from 86 minutes to 68 minutes).

The proportion of people achieving "sufficient" levels of physical activity for a health benefit has decreased. Between 1997 and 2001, the proportion of Queenslanders achieving "sufficient" physical activity (time and sessions) to provide a health benefit decreased from

¹ Queensland Health and Australian Institute of Health and Welfare, 2003, Physical Activity Patterns of Queensland Adults, Queensland Health, Brisbane.

49% to 45%. The decrease in “sufficient” physical activity is greatest for women (50% to 41%) and among the 18 to 29 age group (61% to 51%).

In Queensland, the following groups are less likely to participate in physical activity:

- Severely obese adults are 45% less likely to reach a “sufficient” level of physical activity compared with those of healthy weight.
- Older people are less likely to participate in “sufficient” physical activity than younger people.
- Women are 24% less likely to achieve “sufficient” levels of physical activity over the previous week compared with men.
- Those people who are married or in a de facto relationship are more than 40% less likely to achieve “sufficient” levels of physical activity compared with people who had never married.
- People with a household income of less than \$25,000 are more than 25% less likely to participate in “sufficient” physical activity compared to people who had a household income of over \$100,000.

Participation in physical activity can either be organised, often through a club or association, or unorganised and undertaken by the individual at a time of their choosing.

Participation in organised physical activity was relatively steady in Queensland from 2001 to 2002 at approximately 40%.² Interestingly, the “organisers” were nearly equally split between the traditional commercial providers (fitness, leisure and indoor centres) and the traditional volunteer sector (sport or recreation club or association). Unfortunately time series data is not available but we believe that it is fair to assume that the commercial sector is increasing its share of the organised participation market.

Participation in physical activity can either be organised, often through a club or association, or unorganised and undertaken by the individual at a time of their choosing.

Participation in organised physical activity was relatively steady in Queensland from 2001 to 2002 at approximately 40%.³ Interestingly, the “organisers” were nearly equally split between the traditional commercial providers (fitness, leisure and indoor centres) and the traditional volunteer sector (sport or recreation club or association). Unfortunately time series data is not available but we believe that it is fair to assume that the commercial sector is increasing its share of the organised participation market.

Various studies have shown that the most popular physical activities for both Australian men and women are walking, swimming, aerobics/fitness, cycling, tennis and golf.

² Australian Sports Commission 2002, Participation in Exercise, Recreation and Sport 2001, Australian Sports Commission, Canberra.

³ Australian Sports Commission 2002, Participation in Exercise, Recreation and Sport 2001, Australian Sports Commission, Canberra.

Key findings by health risks for the adult Queensland population

- 55% were overweight or obese, with 21% obese, as reported. While these figures were similar to 2008 they are consistent with an increasing trend over the past decade.
- 57% consumed the recommended two serves of fruit per day and 10% the recommended five serves of vegetables per day. While these 2009 values are similar to 2008, there is a trend towards increasing prevalence of sufficient fruit and vegetable consumption.
- 8% reported being told by a doctor or other health practitioner they have diabetes or high blood sugar levels. These figures were similar to 2006.
- 16% smoke daily. In the five years 2004-2009 smoking rates decreased by 23%, resulting in about 159,000 fewer daily smokers in 2009 than would have been expected if the decline had not occurred.
- 12% report high or very high levels of psychological distress, with no differences across the state.
- 56% undertake sufficient physical activity for health benefit, with no differences across the state. While this value is similar to 2008, there is a trend towards increasing prevalence of physical activity.
- 29% report sun safe behaviours (wore hat, sunscreen and sunglasses), with 93% undertaking at least one of these behaviours.
- 13% were sunburnt on the previous weekend.
- 85% reported that their health was good, very good or excellent: 91% reported good or very good quality of life.
- 6% of adults ran out of food and couldn't afford to buy more in the last 12 months.
- 14% are sedentary or sit for seven or more hours each day, with 39% sitting seven or more hours on weekdays.
- 29% reported diagnosis with high blood pressure and 29% with high blood cholesterol.

*Reports are available under Health Surveys at http://www.health.qld.gov.au/health_professionals/stats_epi/default.asp
Suggested citation: Pollard G, White D, Bright M, Harper C. 2009 Self-Reported Health Status: Key findings. Fact sheet. Queensland Health, Brisbane, 2010. * excludes Children's Health Services HSD.*

3.2 Heart Foundation Position Statement - The Built Environment and Walking ⁴

The Heart Foundation's Active by Design project is currently focusing on creating environments that support and encourage Australians to increase the amount that they walk, whether it is for recreation, social, health or transport.

In late 2005, the Heart Foundation began a national approach to promoting supportive environments for walking. This approach was built on the experience and resources

⁴ 2009 National Heart Foundation of Australia / www.heartfoundation.org.au

developed through our previous state-based projects, such as Supportive Environments for Physical Activity (SEPA), Healthy by Design, a planner's guide to environments for active living resource, and other activities.

Active by Design involves:

- identifying opportunities to work with appropriate sectors, including planning, property development, transport, health, recreation and sport, environment, local government and education
- synthesis of the evidence relating to the link between the built environment and walking from an Australian perspective, considering the implications for policy and practice
- identifying appropriate resources for general and targeted distribution to both professionals and consumers, and
- consideration of suitable advocacy strategies for us to undertake.

The Heart Foundation encourages governments to prioritise the needs of pedestrians, cyclists, public transport users and recreational walkers in urban and regional planning by promoting land use, transport systems and urban design that support transport-related walking and cycling, public transport use and walking for recreation.

Consideration needs to be given to factors that influence macro- and micro-environments. Methods for prioritising pedestrians and cyclists in the design and redesign of local neighborhoods include:

- improving proximity and accessibility to shops, services, public transport and public open space by increasing residential densities around these destinations and providing connected street networks and footpaths
- designing and redesigning public open space to create attractive open space with good surveillance, safe pedestrian access, walking paths and trees, catering for the needs of multiple users
- reducing exposure to traffic for pedestrians and cyclists
- reallocating road-space to cyclists and pedestrians
- introducing traffic calming measures
- creating safe routes to school
- creating attractive, well-lit streetscapes with shade trees, and
- ensuring footpaths are an adequate width, with an even surface, minimal obstacles and curb cuts/pram ramps to provide a supportive walking environment for multiple users; consideration could be given to footpaths being on both sides of the street.

Methods for prioritising pedestrians and cyclists around shopping centres, workplaces and schools include:

- reducing exposure to traffic for people accessing the destinations by foot or bicycle
- reallocating road space to cyclists and pedestrians
- introducing traffic calming measures
- creating safe routes to major destinations including safe road crossings and walking and cycling paths, and
- designing active frontages that promote the natural surveillance of adjacent streets and car parks, and ensuring these areas are well lit at night.

3.3 Volunteer Sport Organisations

The rate of volunteering for executive positions in sport and recreation clubs has declined for many years. The responsibility for these roles is being carried by the remaining volunteers and it could be expected that over time, these volunteers will also decline in numbers.

At the same time, the complexity of the volunteer roles is increasing. Accounting for GST, risk management planning, child protection legislation and insurance issues are relatively recent requirements that are making the volunteers' job more complicated than it has been in the past. Combined with the fact that people are increasingly "time poor", the complexity and responsibility of the "jobs" does not encourage people to volunteer.

It could be expected that there will be changes in this sector over time. Amalgamations are likely with multi-sport clubs becoming more common. In other cases organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities.

Some "professionalisation" of the clubs is also likely to take place with some positions attracting at least a basic remuneration. The commercial sector will also displace some clubs by offering competitions where people can turn up and compete without any requirements to undertake other duties (e.g. umpiring or canteen duty).

3.4 Programming of Parks

No longer are local governments taking a "build it and they will come" approach to parks. Increasingly, Councils are recognising that they need to program public open spaces to encourage people into them.

In South East Queensland, a number of Councils are now taking this approach. Brisbane City Council has initiated "Active and Healthy Parks" where 120 parks across the City are being actively programmed. Gold Coast City Council has appointed an "Active and Healthy Community Officer", who over the next three years will trial a range of methods, including programming, to increase community physical activity. Other Councils are considering similar responses. Logan City Council is also undertaking similar programs, but also specifically focussing on areas of greatest need.

Open spaces are also being programmed for events (e.g. community festivals) and more regular activities such as markets.

3.5 Park Design

The design of an open space area is critically important in ensuring that it is well used. In particular, public open spaces should include:

- “Attractive and safe open spaces with good lighting, seating, shade, shelters, areas for play.
- Well-lit, level and shaded footpaths that provide linkages to open space and facilities.
- Walking and cycle pathways, with links to community and commercial areas, and public transport.
- Facilities linked to regular transport and/or easily accessible to communities.
- Well-designed and landscaped streets, including safe pedestrian road crossings and traffic management devices.
- Availability of a range of safe, quality indoor and outdoor facilities.
- Infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities, and safe pedestrian crossings”.

Creating the right park setting is critically important to the community’s use of it for physical activity.

NSW Department of Local Government 2001, Creating Active Communities: Physical activity guidelines for local councils, NSW State

3.6 Crime Prevention Through Environmental Design

Crime Prevention through Environmental Design, or CPTED, is about crime prevention by “designing out crime”. Research is showing that particular types of crime, fear of crime and feelings of insecurity can be reduced by a better design and proper maintenance of the built environment.

In summary, this section looked at various trends and design influences likely to affect park design and usage, in the future. It also reviews some of the current research information.

In preparing the Land Management Plan, we have been responsive to the trends and research outlined in this section. The draft LMP recognises these influences and proposes design solutions, with the available information. Recognising that this is not an exact science, responses may need to be flexible, or reviewed over time.

The major design influences for the planning of the Showground includes:

- All ability access
- Maximised opportunities for walking and cycling
- Linked these paths to other paths/ destinations e.g. CBD precinct and Cleveland District State High School

- Recognised that facilities have to meet present day standards
- Removed or mitigated potential crime risks through design and lighting
- Recognised that new facilities will need to be multipurpose, serving the needs of more than one group where possible
- Introduced and integrated recreation, heritage and cultural opportunities
- Created natural and artificial shaded areas
- Considered the needs of the aged and less physically mobile
- Infrastructure development and green design
- Keeping the lease boundaries to the building footprint
- Protect the environmental values of the space with the needs of the community

4.0 Asset Management

In accordance with Council's enterprise asset management policy Corporate POL-2528, Council complies with an enterprise asset management approach.

This policy supports Council's Corporate Plan 2006-2010 Financial Management, objective 7.1 "To manage the corporate assets that support the operational objectives of the organisation"; The Local Government Act 1993 and the Local Government Finance Standard 2005 relating to asset management.

The objective of the policy is to manage the assets of Redland City Council on behalf of the community to deliver present and future service needs.

Council is committed to:

1. Developing an Enterprise Asset Management framework and Individual Asset Management Plans to optimise processes for asset creation, operation, maintenance and disposal, and to facilitate the continuous improvement of asset management practices.
2. Creating or acquiring assets where the need is greatest and where the need cannot be met by existing facilities or other service providers.
3. Implementing a lifecycle approach to all asset management decisions to manage, monitor performance and to account for costs and benefits over the asset's life.
4. Undertaking long term planning for assets in consideration of the benefits and costs to the present and future community and their ability to pay.
5. Engaging the community in decisions to create significant community assets.

The EAMP is a whole-of-organisation approach to maintaining, renewing, upgrading and expanding Council's fixed asset base. The sustainability principles will be understood by all departments and encompass, risk management, environmental management, performance management and others within a strategic planning and operational framework. The processes are driven by a combination of top-down and bottom up approaches in a

structured, responsive and changing framework that integrates the principles of “Enterprise”, “Process” and “Innovation”.

- **Enterprise** – This is the people aspect with visionary and influential leadership; collaborative culture; people expertise and governance facilitating inter-enterprise process integration.
- **Process** – This is methodology including lifecycle asset management, supportive HR and IT infrastructure, preventive maintenance etc contributing towards inter-enterprise goals.
- **Innovation** – This involves creatively challenging the status quo providing innovative solutions to problems faced including change management strategies and implementation.

The EAMP replaces the Total Asset Management Plan and facilitates an enhanced strategic focus integrating the enterprise, process and innovation principles into the whole of Council. The principal process driver of the EAMP framework will be updating the Individual Asset Management Plans (IAMPs) and the completion of the action items.

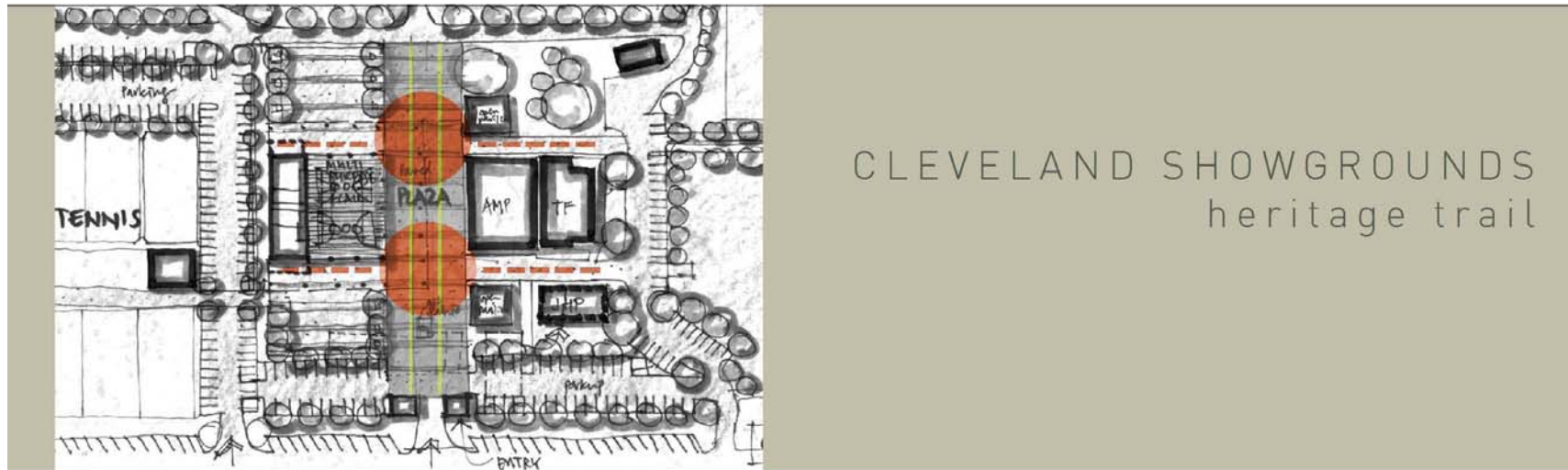
The implications of this policy for the Showgrounds are that the current IAMP will be updated through EAMP by December 2010.

Appendix B

Concept Images

- i UAP Heritage Trail Concepts**
- ii LMP Inspirations**

i) UAP Heritage Trail Concepts



CLEVELAND SHOWGROUNDS

CONCEPT DESIGN
July 2007



GROUND PLANE FEATURES
sandblasted detail to pavers

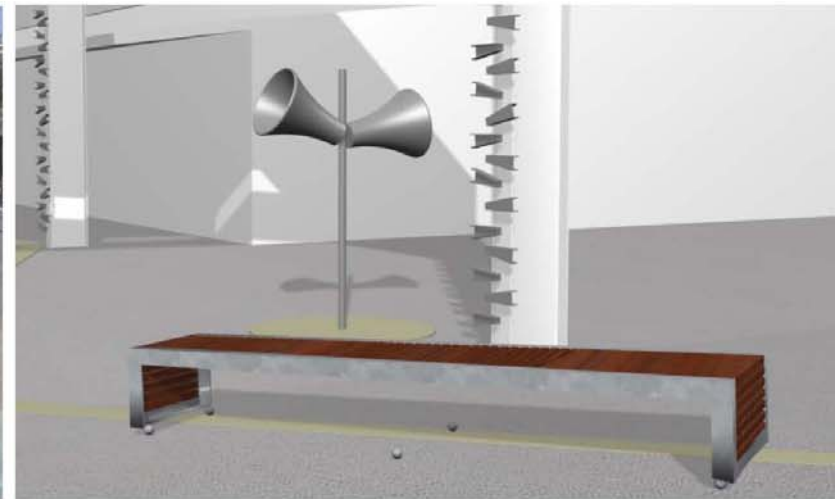


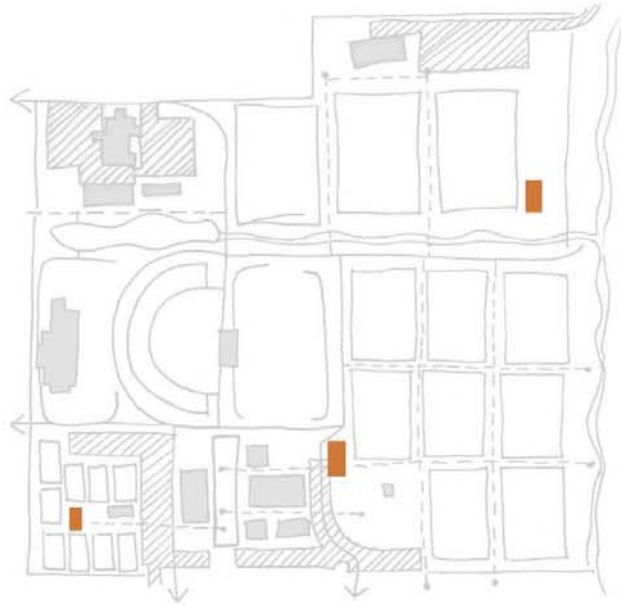


SOUND STATION WALK
recorded sound tracks

content specific to the location and activity
historical, sporting, community content
located near buildings or hubs of activity

provision of sculptural speakers that visually
reference old fair ground sound systems





SPORTING TOTEMS
totems located near playing fields

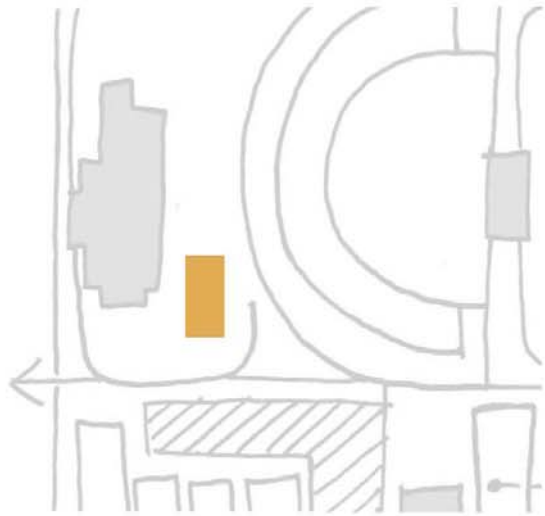
goal post visual references
text / colours / names of local teams
sporting history



CLEVELAND SHOWGROUNDS

CONCEPT DESIGN

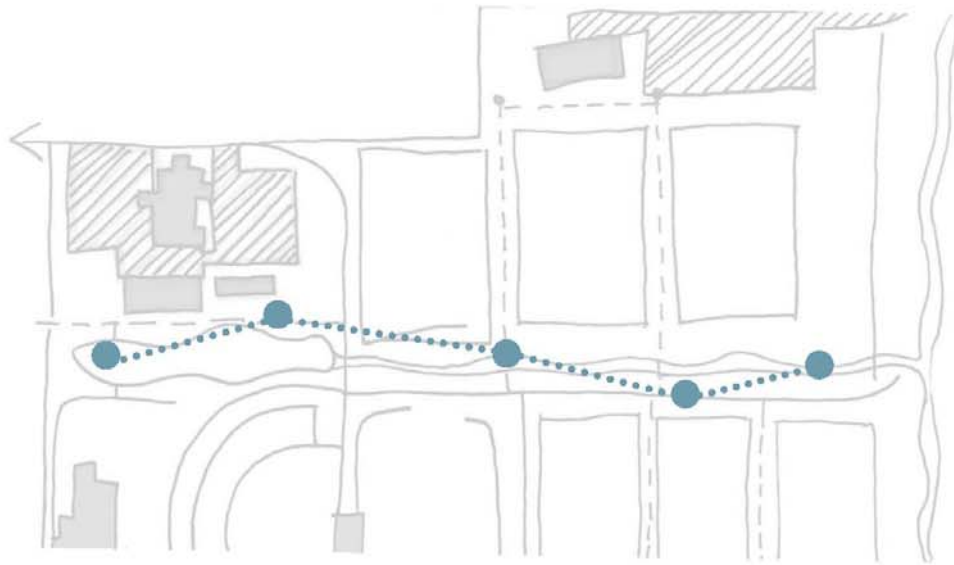
July 2007



INTUITIVE PLAYGROUND
 sculptural play features - old race course site

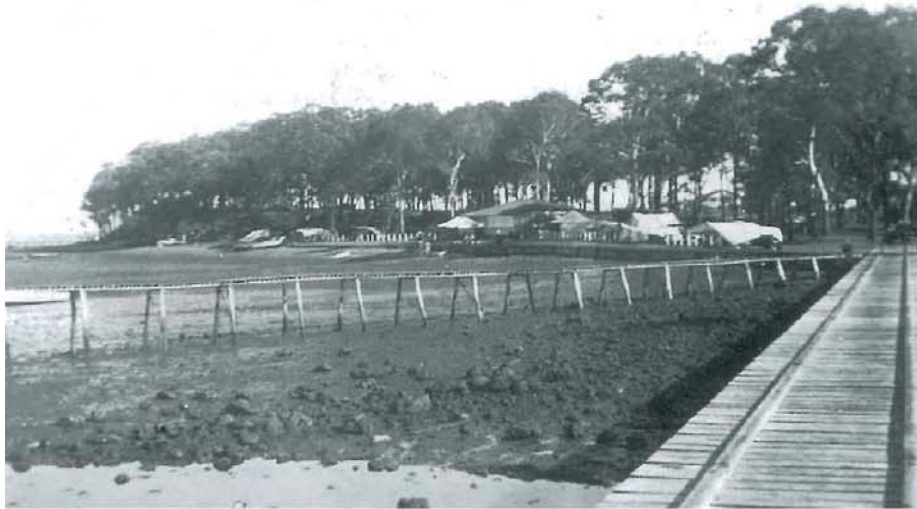
reference local racing legends, famous horses
 or jockeys names, bookie stalls, racing colours





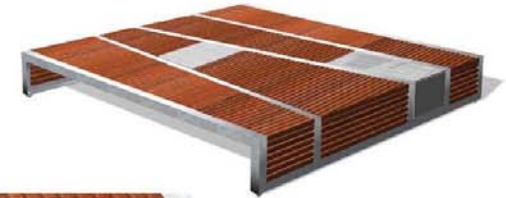
INDIGENOUS SCULPTURE WALK
references to indigenous history of cleveland
interpretation by a contemporary indigenous artist





“Cleveland had a very nice show too, they used to have a very good show, back down near the old station, where they’re building all the new canals of Raby Bay. The show used to be held there. They had some very good shows and there were some very good cooks in the district too, oh, their cookery was beautiful.”

- Gwynn Randall, Birkdale



EMBEDDED FEATURES
Reference Images



CLEVELAND SHOWGROUNDS

CONCEPT DESIGN

July 2007

ii)

ii) LMP Inspirations

River Heart Parklands, Ipswich
EDAW AECOM
Copyright 2010
<http://www.ala.org.au/projects/qld/edaw-ipswich/slides/003.htm>



Heinle Landscape Sculpture Artists
Heinle Landscape Sculpture Artists
Copyright 2010
<http://www.heinlelandscape.com.au/>
heinle.com



Taylor Cullity Lethlean Landscape Architects
Kate Cully, Ryan Sims 2005
Eucalyptus Light and Shadow
Les Jardins de meta/Reford Gardens
Copyright 2010
<http://www.refordgardens.com/english/>



AURORA PARKLAND Pavilion
3rd June 2010
www.yourdevelopment.org/casestudy/view/13



Taylor Cullity Lethlean Landscape Architects
Kate Cully, Ryan Sims 2005
Eucalyptus Light and Shadow
Les Jardins de meta/Reford Gardens
Copyright 2010
<http://www.refordgardens.com/english/>



Australian Institute of Architects - Architecture Gallery
Newcastle Library
Copyright 2010
http://www.architecture.com.au/newcastle_search

Taylor Cullity Lethlean with Paul Thompson
Brisbane Mar, Melbourne
Copyright 2010
<http://www.tcl.net.au/>

URBAN ART PROJECTS
Hamilton Northshore Parkland, Brisbane
3rd June 2010
www.usp.com.au/page/artprojects/landscape/hamiltonnorthshore

Norm Price Park Redland Showgrounds
Site Entry Inspiration

Gamble McKinnon Green
 Petrie Terrace Barracksdate accessed 3rd May 2010
http://www.gamblemckinnongreen.com.au/project10_8.html



Gamble McKinnon Green
 Ferry Road Market
 3rd June 2010
http://www.gamblemckinnongreen.com.au/project12_8.html



URBAN ART PROJECTS
 Architecture Fellows
 3rd June 2010
www.usp.com.au/page.asp?project=landscape&hamonorthshire



Australian Institute of Architects - Architecture Gallery
 Transgrid Ventilation Shaft
 Copyright 2009
http://www.architecture.com.au/awards_search

Kavellaris Urban Design
 Copyright 2009
 3rd June 2010
http://www.kud.com.au/main/?page=productItems&pageSet=HudProducts&S_q_ItemID=344&Sq_CategoryID=1

Gamble McKinnon Green
 Ferry Road Market, Gold Coast
 date accessed 3rd May 2010
http://www.gamblemckinnongreen.com.au/project12_8.html

Norm Price Park Redland Showgrounds Built Form Inspiration

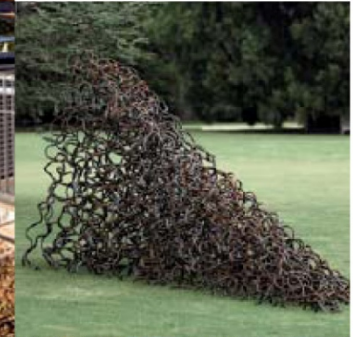
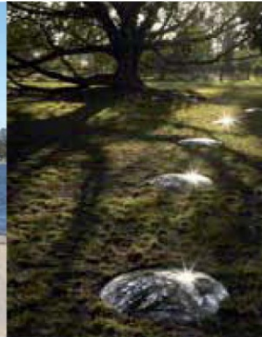
URBAN ART PROJECTS
 Hamilton Northshore Parkland, Brisbane
 3rd June 2010
www.asp.com.au/page/artprojects/landscape/hamiltonnorthshore

Helen-Lempriere Sculpture Awards
 "Mensci" 2007
 Copyright 2010
<http://www.lempriereaward.com.au/>

Victoria Park, Sydney
 November 2009
www.cityofsydney.nsw.gov.au/victoriapark

River Floods
 Helen-Lempriere Sculpture Awards
 Copyright 2010
<http://www.cityofsydney.nsw.gov.au/>
<http://www.landscape-architecture.com.au/>

Helen-Lempriere Sculpture Awards
 November 2009
<http://www.lempriereaward.com.au/>



Helen-Lempriere Sculpture Awards
 "Mensci" 2007
 Copyright 2010
<http://www.australianimage.com.au/lempriere.htm>

Landscape Architect Helle Nebelung
 The Garden of Senses, Falledbakken, Copenhagen
 En oplevelseshave midt i København
 3rd June 2010
www.sansehave.dk/_store/drainage.jpg
www.sansehave.dk/asp/side/sansehaven.htm

Helen-Lempriere Sculpture Awards
 November 2009
<http://www.lempriereaward.com.au/>

Victoria Park, Sydney
 November 2009
www.cityofsydney.nsw.gov.au/victoriapark

Coomera Waters
 November 2009
<http://www.monash.edu.au/>

Norm Price Park Redland Showgrounds Ross Creek Inspiration

12.2.2 GRAFFITI REMOVAL

Dataworks Filename: Graffiti Management Policy
Attachment: [Graffiti Removal Guidelines](#)
Responsible Officer Name: Roberta Bonnin
Manager, Community & Social Planning
Author Name: Frank Pearce
Senior Adviser, Community Development

EXECUTIVE SUMMARY

The *Summary Offences Amendment Act (2008)* that covers Graffiti Removal Powers gives local governments the power to clean up graffiti in private places that can be readily seen from public places. Council must respond to this change by reviewing the Council policy and guidelines on graffiti removal, which currently only apply to Council assets.

PURPOSE

The purpose of this report is to provide information about the impacts of potential changes to Council's graffiti removal policy and guidelines which would allow graffiti removal from private property as facilitated by the *Summary Offences Amendment Act (2008)*.

BACKGROUND

Council adopted POL-3022 Graffiti Management and Prevention Policy in 2007. The guidelines accompanying the policy cover the removal of Graffiti on Council assets and facilities. The State has recently enacted *Summary Offences (Graffiti Removal Powers) Amendment Act 2008* which provides powers to Council to remove graffiti on private areas that can be readily seen from a public place. At the General Meeting on 28th July 2010 Council resolved that "officers bring back a further report outlining the costs and criteria that would be applicable to Council should it change its policy to allow the powers outlined in the *Summary Offences Amendment Act (2008)*."

ISSUES

Council needs to consider the State Act amendments on Graffiti Removal Power by reviewing Council policy and guidelines.

- The new *Summary Offences (Graffiti Removal Powers) Amendment Act 2008* stipulates:
 - *Part 3 Division 2 Graffiti Removal Power*
"A graffiti removal officer (who may be appointed by local government) may remove public graffiti from any place."
- The body of the amendment then deals with Council authority and associated responsibility if they chose to remove graffiti on publicly visible private places

- The Act prohibits charging for the removal of graffiti

CURRENT RESPONSE

Council’s Graffiti Management and Prevention Policy (POL-3022) provides an overarching framework to reduce the amount of graffiti in the City and to achieve an effective and efficient graffiti management program. The policy commits Council to a “zero tolerance” approach to graffiti on Council assets and a community development approach to graffiti prevention.

Council guidelines GL-3022-001 accompanying the policy cover the removal of graffiti on Council Assets and Facilities and provide timeframes for removal for different types of graffiti (shown below). The guidelines were amended in 2009 to exclude graffiti at skateparks from the schedule, providing the graffiti is inoffensive and rider safety is not compromised.

Graffiti Type and Amount				
Location	Offensive	Inoffensive piece	Large amounts of inoffensive tagging	Inoffensive tagging
Priority Area	1 working day	2 working days	2 working days	3 working days
Non-public Area	1 working day	5 working days	5 working days	10 working days

Graffiti Removal Schedule

Council is improving its graffiti reporting capability. The Graffiti database, currently in the final stages of refinement will allow for the community to report graffiti via an online website or blackberry or similar mobile devices. It will allow for photographs to be obtained of the graffiti for recording and removal processes. These records will allow enhanced identification of serial offenders and analysis of hot spot locations.

In addition to removing graffiti from Council assets a range of community education and prevention programs are ongoing:

- Murals and artwork installation in areas frequently targeted by graffiti vandals
- Community graffiti cleanup days and supporting volunteers to remove graffiti in their local area
- Graffiti brochures available at customer service, libraries and safety events
- Graffiti offenders program where graffiti offenders are supervised completing their court orders removing graffiti in the community
- Evaluation of graffiti education teacher resource kits

COUNCIL COLLABORATES REGULARLY WITH OTHER LOCAL AND REGIONAL AGENCIES:

- Graffiti is a key topic in regular discussions with local police
- Serial tags are starting to be identified and reported to police via the “Tag taskforce” (a BCC funded initiative) to enable joint agency assistance

- Attendance at South East Queensland Collaboration on Graffiti (SEQCOG) meetings to discuss current trends in graffiti throughout SEQ and best practice initiatives being implemented.

SHOULD COUNCIL REMOVE GRAFFITI FROM PRIVATE PROPERTY?

Graffiti was mentioned approximately twenty times during the extensive community consultation process conducted for Redlands 2030.

Council's current policy position stresses a proactive community focused approach to minimising the amount of graffiti in the Redlands, without shifting the responsibility of removing graffiti on private property to Council. It aims to make graffiti a whole of community concern and not solely a Council issue.

Shifting the responsibility of removing graffiti from private property owners to Council will increase the cost-burden on Council and enter into an area of responsibility not previously seen as "core" for Council. It may also lessen the likelihood of private property owners wanting to remove graffiti from their own property.

However, if Council chooses to change this position and accept responsibility for removal of publicly viewable graffiti from private property there are two approaches it may take that are common to Local Governments across Australia:

- Option 1: Removal of any publicly viewable graffiti.
- Option 2: Removal of publicly viewable graffiti from property adjoining Council land and facilities and adjoining major roads. A major road may be defined as one with a painted dividing line.

To assist with this decision Councils in the immediate vicinity of the Redlands were contacted and information was requested about their graffiti removal approach. The results of this consultation are included in the table below. To comply with privacy requests the results have been de-identified.

Council	Pop.	Who removes graffiti?	Private property?	Cost (000's)	Cost / head	Other initiatives
Redland	141,000	Internal staff & contractors	Council Assets only	\$135	\$0.96	Listed above
1	162,000	Internal coordinator contractors	Only from highly visible public fences	\$290	\$1.79	Community graffiti removal trailer & graffiti kits
2	278,000	Internal staff	Complete removal	\$511	\$1.84	
3	371,000	Internal staff & work order	Fences on defined main roads	\$336	\$0.91	Paint vouchers

Council	Pop.	Who removes graffiti?	Private property?	Cost (000's)	Cost / head	Other initiatives
		volunteers	accessible from public land only			
4	515,000	Internal staff & contractors	Fences accessible from public property & community leasehold	\$1,630	\$3.17	Free or low cost graffiti removal kits
5	1,052,000	Internal staff & work order volunteers	Council Assets only	\$1,927	\$1.90	Free graffiti removal kits
			Contribution to joint government task force	\$1,500	\$1.43	

Graffiti removal approaches and costs of surrounding local governments

The first row of the table reflects Redland City Council's current position. Redlands currently has a graffiti removal expenditure of around \$135,000 per year. While the figures obtained from other councils do not provide definitive direction it is possible to suggest from this table that removal costs could at least double if Council took responsibility for removing graffiti on private property, especially given Redlands would not have the economies of scale of the larger Councils.

A number of Councils enhance their removal work by offering paint vouchers or removal kits to impacted residents.

The adoption of option 2, enhanced by the existing community development approach would allow Council to accept a greater level of responsibility for reducing graffiti in the Redlands. This option could be facilitated by rewriting the Graffiti removal guidelines to allow appointment of "graffiti removal officers" and to include private property adjoining Council land and major roads in the removal schedule. The existing definitions in the guidelines for "offensive", "inoffensive" and "priority area" would also be applicable to private property, and the existing timeframes from removal could be maintained.

This change would also necessitate the redesign of Council's existing graffiti publications and a media campaign to inform the community of Council's new position.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Strong and connected communities' outcome. Strategy 7.3 - Increase community safety, health and wellbeing by planning and delivering programs, services, partnerships, regulations and education.

FINANCIAL IMPLICATIONS

In 2008/09 Gold Coast City Council spent \$480,000 on removing graffiti from private property, an additional cost of approximately \$0.93/resident. Using this and the figures in the table above as a guide it is anticipated that Redlands costs could double (from \$135,000 to \$270,000) if a full removal of private graffiti approach (option 1 above) was adopted.

Restricting removal to only publicly viewable graffiti from property adjoining Council land and facilities and adjoining major roads (option 2 above) would potentially have a less budgetary impact. While it is difficult to gauge this cost from the available data, an estimated 50% increase in the removal costs would add approximately \$70,000 to Council's budget.

Redesign of the brochures and the accompanying advertising campaign would cost upwards of \$2000.

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 Redlands 2030 Community Plan consultation documents were used to determine community position on graffiti.

Community and Social Planning have consulted with:

- Community Development Safety Officer
- Parks and Conservation
- Facilities Services
- Roads and Drainage Services
- Customer and Community Services

OPTIONS

PREFERRED

That Council resolves to note the report and make no changes to the Graffiti Removal guideline GL-3022-001.

ALTERNATIVE 1

That Council resolves to amend the Graffiti Removal Guidelines to support an 18 month trial of removal of all publicly viewable graffiti from private property and requests consideration for \$205,000 to be made available for this trial through the budget process.

ALTERNATIVE 2

That Council resolves, to amend the Graffiti Removal Guidelines to support an 18 month trial of removal of publicly viewable graffiti from private property adjoining Council land and facilities and major roads and requests consideration for \$103,000 to be made available for this trial through the budget process.

OFFICER'S RECOMMENDATION

That Council resolves to note the report make no changes to the Graffiti Removal guideline GL-3022-001.

PROPOSED MOTION AT COMMITTEE

Moved by: Cr Henry

Seconded by: Cr Elliott

That Council resolve as follows:

1. To maintain its responsibilities to graffiti removal on Council Assets and Facilities (as per GL-3022-001). This is irrespective of powers given under the *Summary Offences Amendment Act (2008)*. Council is to amend its Policy and Guideline document accordingly; and
2. That we monitor the effectiveness of the soon to be implemented electronic graffiti database, and report after six months.

On being put to the vote, the motion was LOST at Committee

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Elliott

Seconded by: Cr Henry

That Council resolve as follows:

1. To amend, in principle, the Graffiti Removal Guidelines to support an 18 month trial of removal of publicly viewable graffiti from private property adjoining Council land and facilities and major roads and requests consideration for \$103,000 to be made available for this trial through the budget process;
2. That detailed prescription of parameters for the application of graffiti removal on private property be presented to Council for adoption at a later time; and
3. That Council monitor the effectiveness of the soon to be implemented electronic graffiti database, and report after six months.

CARRIED

Removal of Graffiti on Council Assets and Facilities

Scope

This guideline applies to Redland City Council staff responsible for the maintenance of Council assets and facilities.

Purpose

This guideline is designed to provide direction regarding the timely removal of graffiti on Council assets and facilities.

Definitions

“Asset Maintenance Manager”	Manager or Service Level Managers of the areas responsible for maintenance as defined by in the Fixed Asset Assignment Matrix (contained within the Total Asset Management Plan).
“Graffiti”	The marking of property without the owner’s consent and includes spray painted, etched and drawn words or images.
“Inoffensive piece”	Large, stylised and bright graffiti, often using pictures and with more detail than a tag.
“Inoffensive tagging”	The name or symbol of the tagger/crew. Tags are often small and simple, making use of fewer colours than a piece.
“Non-public area”	Council assets which are not visible to the general public and/or may be difficult to access for graffiti removal. For example, water treatment plants, dam walls, secluded conservation areas and some marine infrastructure.
“Offensive”	Words or images that are discriminatory, sexually explicit and/or contain expletives.
“Priority area”	Areas which are highly visible from a well-used public road or walkway, and assets of a historical or religious significance. For example Council buildings, places of worship and memorials.
“Working day”	A standard day of Council operation (excluding weekends and public holidays).

CMR Team Use Only

Actions and Responsibilities

1. Responsible Areas

Council is responsible for maintaining assets on behalf of the community and this function is performed by a number of areas within Council, as defined by the Total Asset Management Plan.

Groups responsible for undertaking graffiti removal in accordance with this Guideline include but are not limited to:

- Corporate Acquisitions, Fleet and Facilities
- Operations and Maintenance
- Redland Water and Waste

2. Graffiti Removal Schedule

When a report of graffiti is received, Asset Maintenance Managers are expected to action a request for the removal of graffiti in accordance with the schedule below. The graffiti removal may be carried out by staff or contractors.

Location	Graffiti Type and Amount			
	Offensive	Inoffensive piece	Large amounts of inoffensive tagging	Inoffensive tagging
Priority Area	1 working day	2 working days	2 working days	3 working days
Non-public Area	1 working day	5 working days	5 working days	10 working days

In most cases, it is expected that the graffiti will be removed from the asset within the timeframe specified above. However if the asset is badly vandalised and requires replacement, the timeframe may vary, depending upon availability. It is expected that Asset Maintenance Managers will make every effort to place an order for a replacement asset within the timeframes specified in the action schedule.

3. Asset Exclusions

Graffiti at skateparks is excluded from this schedule, providing the graffiti is inoffensive and rider safety is not compromised.

Reference Documents

This Guideline has been developed to support the objectives of the Graffiti Management and Prevention Policy (POL-3022).

CMR Team Use Only

Department: Planning & Policy
Group: Community & Social Planning
Approved: General Manager Planning & Policy

Effective Date: 30/6/2009
Version: 3
Review Date: 30/6/2012
Page: 2 of 3

Associated Documents

- Graffiti Management and Prevention Policy POL 3022

Document Control

- Only the General Manager of Planning & Policy can approve amendments to this guideline. Please forward any requests to change the content of this document to the Manager, Community & Social Planning.
- 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.

CMR Team Use Only

Department: Planning & Policy
Group: Community & Social Planning
Approved: General Manager Planning & Policy

Effective Date: 30/6/2009
Version: 3
Review Date: 30/6/2012
Page: 3 of 3

12.2.3 AMENDMENTS TO LOCAL LAW 21 - ROADS

Dataworks Filename: RTT: Roads

Attachments: [Attachment 1 - LL21 \(Roads\) Amendment 2010](#)
[Attachment 2- Consolidated Version - Redland City Council Local Law No. 21 \(Roads\)](#)
[Attachment 3 - State Interest Checks letter](#)
[Attachment 4 - Communications Plan LL21 Roads](#)
[Attachment 5 Local Law 21 Roads - Submissions from Community Engagement 2010](#)

Responsible Officer Name: David Elliott
Manager, Infrastructure Planning

Author Name: Abdish Athwal
Senior Engineer, Traffic and Transport

EXECUTIVE SUMMARY

At the General Meeting of 25 February 2009, Council initiated the process to amend Local Law 21.

The draft amendment local law was sent to the Minister for Main Roads and Local Government for a State Interest check. The Minister provided a number of conditions and comments (recommendations). The Infrastructure Planning Group (IPG) has incorporated the mandatory conditions and 2 (two) State Interest comments provided by the Minister into the draft law.

IPG undertook community engagement from 18 May 2010 to 14 June 2010. Submissions were received from Coles and Kmart. Responses to their comments have been addressed in the community engagement summary sheet. No changes are recommended to the proposed law as a result of the community engagement process.

It is recommended that Council resolves to make the amendment local law as attached to this report.

PURPOSE

1. For Council to agree to satisfy each condition about *Redland City Council Roads (Amendment) Local Law (No. 1) 2010*, specified in the Minister's advice to Council dated 18 August, 2009.
 2. For Council to make Redland City Council Roads (Amendment) Local Law (No. 1) 2010, as advertised, (attachment 1).
 3. For Council to adopt a consolidated version of *Local Law No. 21 (Roads)*, (attachment 2).
-

BACKGROUND

At the General Meeting of 25 February 2009, Council resolved:

1. That pursuant to *section 866 of the Local Government Act 1993*, Council propose to make Redland City Council Roads (Amendment) Local Law (No. 1) 2009;
2. That Council refers the proposed amending law to the Minister for Main Roads and Local Government for State Interest checking;
3. To review Local Law 15 to reflect penalties applied to shopping trolleys in Local Law 21 – (Roads);
4. That Council, in conjunction with and prior to the implementation of the amended Local Law 21 (Roads), develop a policy/guideline on the desirable upper limit retention periods of seized wheeled recreation devices, unattended shopping trolleys and unregistered vehicles;
5. To delegate to the Chief Executive Officer its powers *under section 867(7) of the Local Government Act 1993* to agree to satisfy any conditions imposed by the Minister and proceed further in making the proposed amendment local law by consulting with the public about the proposed amendment local law; and
6. To develop guidelines in conjunction with Local Law 21 (Roads) that deals specifically with shopping trolleys this would reflect a maximum holding period of 5 days before disposal.

The amendment local law includes new provisions relating to:

- Shopping trolleys left unattended on roads;
- Unregistered vehicles parked on roads;
- Control of the washing, cleaning, painting, repairing, altering or maintaining of vehicles on roads; and
- Alterations to existing penalty units.

The amendment local law was referred to the Minister for a State Interest Check (SIC). The Minister advised that there were five State conditions and a number of comments (attachment 3). After discussion with the Senior Advisor Environmental Health and King and Company Solicitors, the draft law was amended in accordance with all conditions of the SIC and two of the Department's comments. The amendments do not change the direction/intent of the proposed law.

A communication plan was prepared (attachment 4) and Infrastructure Planning undertook community engagement from 18 May 2010 to 14 June 2010, advising the community of the proposed amendments and that submissions should be forwarded to Council by close of business 14 June 2010. Two submissions were received.

ISSUES

Submissions

Submissions were received from Coles and Kmart. A summary of the submission comments and responses have been addressed in the community engagement summary sheet (attachment 5)

Associated Policy/Guideline

1. Upon adoption of the amendment local law, it is proposed to develop the policies/guidelines addressing following criteria:
 - Development of a policy/guideline on the desirable upper limit retention periods of seized wheeled recreation devices, unattended shopping trolleys and unregistered vehicle;
 - Development of guidelines in conjunction with Local Law 21 (Roads) that deals specifically with shopping trolleys this would reflect a maximum holding period of 5 days before disposal;
 - Development of fees and charges for the inclusion into Fee and Charges register.
2. Proposed Processes for consideration for guideline development.

Review and consideration of other council guidelines for implementations for:

- a) Unregistered Vehicles:
 - i. Customer Request received by Council;
 - ii. Officer attends location;
 - iii. Local Laws Officer to attend site and determine if vehicle is unregistered;
 - iv. Door to door knock is carried out in the nearby area to locate possible owner. Officer to contact police for stolen vehicle check;
 - v. Officer to place contact card on vehicle.

Note: If the vehicle is causing immediate threat to public health and safety, Officer to contact supervisor for directions and supervisor to co-ordinate removal if required.

- vi. Advisory letter to owner (if known);
- vii. Conduct reinspection;
- viii. Final advisory letter to owner (if known);
- ix. Conduct reinspection;
- x. Compliance notice on vehicle and send copy;
- xi. Conduct reinspection;
- xii. Vehicle tow request forwarded to Team Leader for approval;
- xiii. Senior Local Laws Officer to organise towing and storage through preferred Council registered contractor;
- xiv. Contractor removes vehicle and notifies Redland City Council of the removal. The vehicle is moved to storage and kept for 90 days;

- xv. After 60 days, reinspect the area and send advisory letters to responsible parties advising of the current action, details and that the vehicle has been towed;
- xvi. Senior Local Laws Officer to confirm the actions and add the vehicle to the seized property registers;
- xvii. Review the file after 90 days
 - If no claimants, release the vehicle for sale
 - If claimants negotiate release through paying release fees or claimant surrenders the vehicle to Redland City Council;
- xviii. Once the vehicle has been auctioned. Manheimfowles will return any moneys from the sale. Council's costs are recovered and if possible the remaining moneys returned to the owner.

Note: All towed vehicles would be stored at Manheimfowles facility Brisbane's north side. This is a secured purpose built car storage facility. Manheimfowles also provides free storage of vehicles for 90 days.

This facility also has an auction and advertising function should the vehicles be unclaimed. This process provides cost savings and removes the requirement for Council to hold auctions and provide our own secured storage facility. Manheimfowles facility also provides a larger customer base for auctions, which in turn can mean higher prices for vehicles.

- b) Shopping trolleys
 - i. Trolley street collection can occur anytime between 7am and 4pm;
 - ii. Any trolley left unattended in the road reserve or on Council property will be picked up;
 - iii. Trolleys will be stored for collection or disposal in a compound at Council's South Street depot;
 - iv. If the trolley owner wishes to have the trolley released from impoundment, they are to contact the Administration staff at the South Street depot on 38298403, 38298528, 38298752;
 - v. Trolleys will only be released on receipt by depot staff of the appropriate release fee.

Operations & Maintenance Group's rough cost estimate for setting up and running a trolley pickup team is as follows:

2 staff (temp staff)	\$98,000
Ranger Ute	\$25,000
Annual vehicle SLA	\$15,000
Fuel	\$5,000
Tandem trailer	\$9,000
Admin	\$6,000
Total	\$158,000
Rounding up	\$160,000

- c) Fees and charges
 - i. Purpose of collection;

- ii. Consideration other council fee and charges for implementation, eg for release of impounded shopping trolleys by Brisbane City Council - \$115.00 and Logan City Council, now reduced to \$75.00;
- iii. Consideration and effectiveness of release costs of other councils;
- iv. Risk of non-collection of unregistered vehicles and abandoned shopping trolleys;
- v. Feed back from external stakeholders (retailers), Compliance and Operations.

State Interest Check

In the response to the State interest Check, the Department of Infrastructure and Planning advised that a second State Interest Check is not required, provided amendments are not made to the proposed local law other than those required to meet the conditions imposed. As no changes are proposed, other than those made to meet the State Interest Check conditions, a second State Interest Check has not been conducted.

Local Law Making Process to be Completed under the Requirements of the *Local Government Act 1993*

Under section 276 (*Local Laws*) of the *Local Government Act 2009*, if Council commenced a local law making process under the *Local Government Act 1993*, Council continues the process in accordance with the requirements of the *1993 Act*, as if this act was not repealed.

As such, the report recommendations and completion of the local law making process are in accordance with the previous process under the *Local Government Act 1993*.

ADOPTION OF A CONSOLIDATED VERSION OF THE LOCAL AND AMENDMENT LOCAL LAW

Under section 897B of the *Local Government Act 2009*, Council may prepare and adopt by resolution a consolidated version of a local law or subordinate local law. This consolidates the existing local law and the amendment local law into the one document. By having a legally adopted (and certified) consolidated version of the laws, this will often save time and confusion from trying to cross reference the original law and the amendment law.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Strong and connected communities' outcome. Strategy 7.3 - Increase community safety, health and wellbeing by planning and delivering programs, services, partnerships, regulations and education.

FINANCIAL IMPLICATIONS

Adoption of the Local Law will have no financial implications.

Full implementation of the Local Law in regards to the initial set up of the trolley pickup team has been assessed by the Service Manager Operations & Maintenance as requiring a budget allocation of \$160,000.00. Ongoing operations costs are

estimated at \$125,000.00 per annum, less cost recovery from trolley release fees or scrap metal value.

No funds for the set up 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 require any amendments to the Redlands Planning Scheme.

CONSULTATION

Community engagement was undertaken between 18 May 2010 and 14 June 2010.

The following have also been consulted: Senior Advisor Environmental Health; Manager Infrastructure Planning; Manager Community Standards; Service Manager Operations & Maintenance Group; Community Engagement Advisor; Advisor Marketing and Communications.

OPTIONS

PREFERRED

1. In accordance with *section 867(7) of the Local Government Act 1993*, Council agrees to satisfy each condition about *Redland City Council Roads (Amendment) Local Law (No. 1) 2010* specified in the Minister's advice to Council dated 18 August, 2009.
2. In accordance with section 871 of the *Local Government Act 1993*, Council resolves to proceed with the making of *Redland City Council Roads (Amendment) Local Law (No. 1) 2010* as advertised.
3. In accordance with section 873 of the *Local Government Act 1993*, Council resolves to make *Redland City Council Roads (Amendment) Local Law (No. 1) 2010* as advertised.
4. Having prepared a consolidated version of *Local Law No. 21 (Roads)*, a copy of which is attached to the Report to Council, Council resolves, in accordance with section 897B of the *Local Government Act 1993*, to adopt the consolidated version of *Local Law No. 21 (Roads)* attached to the Report to Council.
5. Subject to the adoption of the revised Local Law, consideration to be given to the set up and operation of a trolley pickup team in future budget deliberations.

ALTERNATIVE

1. That Council not adopt the proposed amendment local law.

2. That Council amend the draft local law. By amending the draft law, it would be expected that Council would need to take the redrafted law through further State interest checking and community engagement.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. In accordance with section 867(7) of the *Local Government Act 1993*, Council agrees to satisfy each condition about *Redland City Council Roads (Amendment) Local Law (No. 1) 2010* specified in the Minister's advice to Council dated 18 August, 2009;
2. In accordance with section 871 of the *Local Government Act 1993*, Council resolves to proceed with the making of Redland City Council Roads (Amendment) Local Law (No. 1) 2010 as advertised;
3. In accordance with section 873 of the *Local Government Act 1993*, Council resolves to make Redland City Council Roads (Amendment) Local Law (No. 1) 2010 as advertised;
4. Having prepared a consolidated version of Local Law No. 21 (Roads), a copy of which is attached to the Report to Council, Council resolves, in accordance with section 897B of the *Local Government Act 1993*, to adopt the consolidated version of Local Law No. 21 (Roads) attached to the Report to Council; and
5. Subject to the adoption of the revised Local Law, consideration to be given to the set up and operation of a trolley pickup team in future budget deliberations.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Henry

That Council resolve as follows:

1. In accordance with section 867(7) of the *Local Government Act 1993*, Council agrees to satisfy each condition about *Redland City Council Roads (Amendment) Local Law (No. 1) 2010* specified in the Minister's advice to Council dated 18 August, 2009;
2. In accordance with section 871 of the *Local Government Act 1993*, Council resolves to proceed with the making of Redland City Council Roads (Amendment) Local Law (No. 1) 2010 as advertised;
3. In accordance with section 873 of the *Local Government Act 1993*, Council resolves to make Redland City Council Roads (Amendment) Local Law (No. 1) 2010 as advertised;

4. Having prepared a consolidated version of Local Law No. 21 (Roads), a copy of which is attached to the Report to Council, Council resolves, in accordance with section 897B of the *Local Government Act 1993*, to adopt the consolidated version of Local Law No. 21 (Roads) attached to the Report to Council;
5. Subject to the adoption of the revised Local Law, consideration to be given to the set up and operation of a trolley pickup team in future budget deliberations; and
6. That Council advocates to the State, to create legislation that requires retailers to implement a trolley management program external to the shopping centres.

CARRIED



Redland
CITY COUNCIL

Redland City Council

**Roads (Amendment) Local Law
(No. 1) 2010**



Roads (Amendment) Local Law (No. 1) 2010

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Part 1 Preliminary

1 Short title

This local law may be cited as *Redland City Council Roads (Amendment) Local Law (No. 1) 2010*.

2 Object

The object of this local law is to comprehensively review *Local Law No. 21 (Roads)*.

3 Local law amended

This local law amends *Local Law No. 21 (Roads)*.

Part 2 Amendments to local law

4 Amendment of s3 (Definitions)

- (1) Section 3, definition “**official traffic sign**”—

omit, insert—

“**official traffic sign**” has the meaning given in the *Transport Operations (Road Use Management) Act 1995*, schedule 4.’.

- (2) Section 3—

insert—

“**object**” includes anything tangible which is non-human.

“**off-street regulated parking area**” means an area of land, including any structure on the land, that—

- (a) is controlled by the local government; and
- (b) is prescribed as an off-street regulated parking area by subordinate local law.

“**shopping trolley**” means a wheeled basket or frame used for transporting purchases from a supermarket or shop.

“**seized property**” see section 33E.

“**seized property register**” see section 33I.

“**unregistered**” for a vehicle that is required to be registered under the *Transport Operations (Road Use Management - Vehicle Registration) Regulation 1999* means that the vehicle is not a registered vehicle.

“**vehicle**” has the meaning given, in the *Transport Operations (Road Use Management) Act 1995*, schedule 4¹.’.

¹ Vehicle includes any type of transport that moves on wheels and a hovercraft but does not include a train or tram.

5 Amendment of s4 (Relationship with other laws)

Section 4(1)—

omit, insert—

‘4(1) This local law does not derogate from, and is subject to, the provisions of the *Land Protection (Pest and Stock Route Management) Act 2002*.

(2) *The Integrated Planning Act 1997* applies to the carrying out of work under this local law that is in the nature of development as defined in that Act.’.

6 Amendment of s9 (Official traffic signs)

Section 9, footnote 6 ‘section 12F of the *Traffic Act 1949*’—

omit, insert—

‘Section 74 of the *Transport Operations (Road Use Management) Act 1995*’.

7 Amendment of s15 (Requirement to hold permit)

(1) Section 15(1), ‘200’—

omit, insert—

‘20’.

(2) Section 15(3)—

omit.

8 Amendment of s18 (Requirement to hold permit)

Section 18(1), ‘50’—

omit, insert—

‘20’.

9 Replacement of s24 (Compliance notices)

Section 24—

omit, insert—

‘Compliance notices

24. (1) An authorised person may give a notice (a “compliance notice”) to—

(a) a person who contravenes this local law; and

(b) the holder of a permit who contravenes a condition of the permit.

(2) A compliance notice may require the person to whom it is given to—

(a) stop the contravention, if the contravention is of a continuing or recurrent nature; and

(b) perform work or otherwise take specified action to

remedy the contravention, for or within a time specified in the compliance notice, whether or not the contravention is of a continuing or recurrent nature.

(3) A person to whom a compliance notice is given must comply with the compliance notice.

Maximum penalty for subsection (3) - 50 penalty units.’.

10 Amendment of pt 5 div 4 (Nuisance to local government roads)

Section 30, heading —

insert—

‘**Nuisance**’.

11 Amendment of s30 (Nuisance)

(1) Section 30(1), ‘200’ —

omit, insert—

‘20’.

(2) Section 30(1), ‘any road.’ —

omit, insert—

‘a local government road.’.

(3) Section 30(2), ‘shall’ —

omit, insert—

‘may’.

12 Insertion of new s30A

After section 30—

insert—

‘Washing, painting and maintenance of vehicles on a road

30A. (1) A person must not wash, cleanse or paint a vehicle or another object, or cause, suffer or permit a vehicle or another object to be washed, cleansed or painted in, on or over a local government road.

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

(2) A person must not repair, alter or carry out maintenance of a vehicle or another object, or cause, suffer or permit a vehicle or another object to be repaired, altered or maintained in, on or over a local government road.

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

(3) Subsection (2) does not apply if the repair, alteration or maintenance of the vehicle or other object is necessary because the vehicle or other object is disabled, and the vehicle or other object is stopped on the local government road for no longer than is necessary for the vehicle or other object to be moved safely to a place other than a

local government road where the vehicle or other object may be repaired, altered or maintained.’.

13 Omission of s33

Section 33 —

omit.

14 Insertion of new pt 5 divs 5A to 5C

After part 5, division 5—

insert—

‘Division 5A — Shopping trolleys

Unattended shopping trolleys

33A (1) A person must not, without reasonable excuse, deposit, store, dump or leave unattended a shopping trolley on—

- (a) a local government road; or
- (b) a State-controlled road.

Maximum penalty - 20 penalty units.

(2) This section does not apply to the area of a shopping centre car park that is open to or used by the public and is developed for, or has as 1 of its main uses, the driving or riding of motor vehicles.

Seizure of shopping trolleys

33B. (1) If an authorised person finds a shopping trolley on a local government road or a State-controlled road, the authorised person may seize the shopping trolley.

(2) A person must not obstruct the authorised person in effecting the seizure.

Maximum penalty - 50 penalty units.

Division 5B— Parking unregistered vehicles

Parking unregistered vehicles on a road

33C. (1) A person must not, without reasonable excuse, park or leave stand, an unregistered vehicle^{15A} on—

- (a) a road; or
- (b) an off-street regulated parking area.

Maximum penalty - 20 penalty units.

(2) An authorised person may give a compliance notice to a person

^{15A} This section does not apply to a vehicle unless the vehicle is unregistered. See definition of “unregistered” in section 3.

who parks, or leaves stand, an unregistered vehicle on a road or an off-street regulated parking area.

(3) An authorised person may seize an unregistered vehicle on a road or an off-street regulated parking area if—

- (a) the authorised person has given a compliance notice to the owner of the unregistered vehicle requiring the owner to remove the unregistered vehicle from the road or off-street regulated parking area within a time specified in the compliance notice; and
- (b) the owner of the unregistered vehicle has not complied with the compliance notice within the time specified in the compliance notice.

(4) This section does not apply to a State-controlled road except with the written agreement of the chief executive under section 66(5)(b) of the *Transport Operations (Road Use Management) Act 1995*.

Division 5C— Dealing with seized property

Application of this division

33D. This division applies if—

- (a) a wheeled recreation device is seized under section 32; or
- (b) a shopping trolley is seized under section 33B; or
- (c) an unregistered vehicle is seized under section 33C.

Seized property

33E In this division “seized property” includes—

- (a) a wheeled recreation device seized under section 32; and
- (b) a shopping trolley seized under section 33B; and
- (c) an unregistered vehicle seized under section 33C.

Dealing with seized property

33F. (1) If this division applies, an authorised person must give the owner of the seized property written notice stating—

- (a) the nature of the seized property; and
- (b) the date of seizure; and
- (c) a period (which must be at least 3 days but not more than 60 days) for which the seized property is to be retained by the local government; and
- (d) a place where the seized property may be reclaimed; and
- (e) the prescribed fee payable if the seized property is reclaimed.

- (2) The seized property must be returned to the owner of the seized property if the owner—
- (a) reclaims the seized property by written application made to the local government after, but not more than 1 month after, the end of the period fixed under subsection (1)(c); and
 - (b) provides appropriate proof of ownership; and
 - (c) pays the prescribed fee for release of the seized property.
- (3) An authorised person must, as soon as practicable after seizing seized property, remove the seized property to a place established by the local government for the safe custody of property seized under this division.
- (4) The local government must take all reasonable measures to ensure the safe custody of seized property until the seized property is—
- (a) returned to its former owner; or
 - (b) otherwise disposed of under this division.

Procedure for disposal of seized property

- 33G** (1) This section—
- (a) applies to seized property; but
 - (b) is subject to section 491 of the *Local Government Act 1993*.
- (2) If the seized property is not reclaimed under section 33F(2) then the local government may—
- (a) if, in the opinion of an authorised person, the seized property is reasonably saleable, sell the seized property; or
 - (b) if paragraph (a) does not apply, or if the authorised person is unable to sell the seized property after making reasonable efforts, destroy or otherwise dispose of the seized property.
- (3) The process for sale under subsection (2)(a) must include reasonable and appropriate advertising in a newspaper circulating generally in the area, but the sale need not be by way of auction and may be made by private contract.
- (4) An amount realised on the sale of seized property must be applied—
- (a) first, towards the local government's costs of the sale; and
 - (b) second, by payment to the former owner of the seized property.

Purchaser of seized property gets valid title

- 33H.** (1) The sale or disposal of seized property under this division confers valid and paramount title to the property sold or disposed of on the purchaser of the property regardless of the amount or value of the consideration (if any) and despite a failure by the local government to comply with a provision of this local law.^{15B}
- (2) However, subsection (1) does not affect a right which a person would otherwise have to claim indemnities against the local government if, because of a failure to comply with this division, the local government sells or disposes of seized property which the local government was not lawfully entitled to sell or dispose of.

Seized property register

- 33I.** (1) The local government must keep a register of all seized property (the *seized property register*).
- (2) The seized property register must—
- (a) be open to public inspection; and
 - (b) contain the following details in respect of seized property—
 - (i) the date and location of the seizure; and
 - (ii) the person believed to be the owner of the seized property; and
 - (iii) whether or not the property has been released in accordance with section 33F(2); and
 - (iv) if the seized property has not been released in accordance with section 33F(2) — details of the disposal of the property.

Limitation of local government's liability

- 33J.** (1) An action does not lie against the local government or against an authorised person or any other officer, employee or agent of the local government assisting the authorised person, for or in respect of injury to a person or loss of, or damage to, property during, or because of, its seizure, removal or detention under this division.
- (2) However, subsection (1) does not apply—
- (a) if the injury, loss or damage was wilfully or negligently caused by the authorised person or other officer, employee or agent of the local government; or
 - (b) if the injury occurred because the authorised person wilfully or negligently contravened section 32(3).'

15 Minor amendments — schedule 1

^{15B} In terms of *Local Law No. 1 (Administration) 2003* of the local government, the property in confiscated goods vests in the local government. As the lawful owner of the relevant goods, the local government is able to confer good title on the purchaser or acquirer of the goods from the local government.

Local Law No. 21 (Roads) is amended as shown in schedule 1.

Schedule 1 Amendment of Local Law No. 21 (Roads)

section 15

1. Section 8(1), footnote 5, ‘31(4)’—
omit, insert—
‘42(1)’.
2. Section 8(1), footnote 5, ‘interferes with’—
omit, insert—
‘has a significant adverse impact on’.
3. Section 14(1), footnote 7, ‘36(1)’—
omit, insert—
‘38(1)’.
4. Section 15(1), footnote 8, ‘which would impact’—
omit, insert—
‘would have a significant adverse impact’.
5. Section 15(1), footnote 8, ‘40’—
omit, insert—
‘42(1)’.
6. Section 16(1), footnote 10, ‘40’—
omit, insert—
‘42’.
7. Sections 16(1) and 19(1), ‘local law policies’—
omit, insert—
‘subordinate local laws’.
8. Part 5, division 6, heading, ‘**Local law policies**’—
omit, insert—
‘**Subordinate local laws**’.
9. Section 34, heading, ‘**Local law policies**’—
omit, insert—
‘**Subordinate Local Laws**’.
10. Section 34, ‘local law policies about’—
omit, insert—
‘subordinate local laws about’.
11. Section 34, ‘local law policies.’—
omit, insert—
‘subordinate local laws.’.

12. Sections 16(2), 17(2), 18(2)(d), 19(2), 20(2) and 31(2) and (3), ‘local law policy’—
omit, insert—
‘subordinate local law’.

Certification

This and the preceding 12 pages bearing my initials is a certified copy of *Redland City Council Roads (Amendment) Local Law (No. 1) 2010* made in accordance with the provisions of the *Local Government Act 1993* by Redland City Council by resolution dated [insert date].

.....
Chief Executive Officer

.....
Dated

140921_1



Redland City Council

Local Law No. 21 (Roads)

Redland City Council
LOCAL LAW NO.21 (ROADS)
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PART 1—PRELIMINARY

Citation

1. This local law may be cited as *Local Law No.21 (Roads)*.

Objects

2. The objects of this local law are to—
 - (a) ensure that the local government has the necessary powers to construct, maintain and improve roads within its area; and
 - (b) provide for the naming of roads and the numbering of adjacent properties; and
 - (c) ensure that roads and associated structures and vegetation are in harmony with their natural and built environment; and
 - (d) regulate the use of roads to prevent nuisances and interference with the safe movement of traffic.

Definitions

3. In this local law—

"allotment" means a single parcel of land as defined in the Land Title Act 1994

"authorised person" means—

- (a) for Part 2, division 3 (Traffic control while roadwork in progress)—a person accredited as a road traffic controller under the *Transport Operations (Road Use Management) Act 1995* and authorised by the local government to exercise the powers of an authorised person under this local law; and
- (b) for other provisions of this local law—a person authorised by the local government to exercise the powers of an authorised person under this local law.

"compliance notice" - see section 24

"fencing notice" - see section 14

"local government road" means

- (a) an area of land dedicated to public use as a road; or
- (b) an area that is open to or used by the public and is developed for, or has as 1 of its main uses, the driving or riding of motor vehicles; or
- (c) a bridge, culvert, ferry, ford, tunnel or viaduct; or
- (d) a pedestrian or bicycle path; or
- (e) a part of an area, bridge, culvert, ferry, ford, tunnel, viaduct or path mentioned in paragraphs (a) to (d);

but does not include a State controlled road under the *Transport Infrastructure Act 1994*.

"object" includes anything tangible which is non-human.

"official traffic sign" has the meaning given in the *Transport Operations (Road Use Management) Act 1995*, schedule 4.

"off-street regulated parking area" means an area of land, including any structure on the land, that—

- (a) is controlled by the local government; and
- (b) is prescribed as an off-street regulated parking area by subordinate local law.

"regulated purpose"—see section 18(2).

"road" includes a State-controlled road.

"roadwork" means work for the construction, maintenance, repair or improvement of a road under this local law.

"shopping trolley" means a wheeled basket or frame used for transporting purchases from a supermarket or shop.

"seized property" see section 33E.

"seized property register" see section 33I.

"State controlled road" means a State controlled road under the *Transport Infrastructure Act 1994*.

"**traffic**" includes the use by any person of any road or off-street regulated parking area, or the presence therein or thereon of any person, vehicles, tram, train, animal, or other movable article or thing whatsoever.

"**undedicated road**" means a local government road in which the land is not dedicated for public use as a road.

"**unregistered**" for a vehicle that is required to be registered under the *Transport Operations (Road Use Management - Vehicle Registration) Regulation 1999* means that the vehicle is not a registered vehicle.

"**vehicle**" has the meaning given, in the *Transport Operations (Road Use Management) Act 1995*, schedule 4¹.

Relationship with other laws

4. (1) This local law does not derogate from, and is subject to, the provisions of the *Land Protection (Pest and Stock Route Management) Act 2002*.

(2) *The Integrated Planning Act 1997* applies to the carrying out of work under this local law that is in the nature of development as defined in that Act.

Delegation

5. (1) The local government delegates its authority for this Local Law to the Chief Executive Officer

PART 2—CONSTRUCTION MAINTENANCE AND IMPROVEMENT OF ROADS

Division 1—Road construction

Construction of roads

6. (1) The local government may construct a local government road.³

(2) A local government road may be constructed on land of the local government or land under the local government's control.

¹ Vehicle includes any type of transport that moves on wheels and a hovercraft but does not include a train or tram.

³ Under section 901 of the *Local Government Act 1993* the local government has the capacity to take all necessary steps for the construction, maintenance and improvement of local government roads (See section 901(2)(b)).

Division 2—Maintenance, repair and improvement of roads

Maintenance and repair

7. (1) The local government may carry out work for the maintenance or repair of a road.⁴

(2) However, the local government may only carry out work for the maintenance or repair of a State-controlled road with the written approval of the chief executive of the department which administers Chapter 5 of the *Transport Infrastructure Act 1994*.

Improvement of roads

8. (1) The local government may carry out work for the improvement of a road.

Examples—

- The local government may carry out landscaping and beautification work, such as the planting of trees and other vegetation on footpaths adjacent to the carriageway and the establishment of nature strips between carriageways with trees of low mature height and small trunk diameter.⁵
- The local government may construct footpaths and footbridges with associated structures.
- The local government may construct fences, grids and gates to prevent animals from getting onto the road.
- The local government may install official traffic signs to regulate, warn or guide traffic.
- The local government may install facilities for the protection or use of road users.
- The local government may install noise attenuation facilities including fencing, bunds, mounds and vegetation.

(2) However, the local government may only carry out work for the improvement of a State-controlled road with the written approval of the chief executive of the department which administers Chapter 5 of the *Transport Infrastructure Act 1994*.

Division 3—Traffic control while roadwork in progress

Official traffic signs

⁴ See footnote 3

⁵ Section 42(1) of the *Transport Infrastructure Act 1994* provides that approval from the chief executive (see section 7(2) of this local law) is necessary if the work has a significant adverse impact on a State-controlled road.

9. If roadwork has started or is about to start on a road, an authorised person may regulate traffic by installing official traffic signs to facilitate the roadwork, or to avoid risk to life or property that may result from carrying out the roadwork.⁶

Power to direct traffic

10. (1) An authorised person may give directions to the driver of an animal or a motor vehicle or to a pedestrian if the direction is necessary to facilitate roadwork or to avoid risk to life or property that may result from carrying out the roadwork.

(2) A person must not contravene a direction given by an authorised person under this section.

Maximum penalty—40 penalty units.

PART 3—MANAGEMENT POWERS

Power to assign a name, or change the name, of a road

11. (1) The local government may, by resolution, assign a name to a local government road, or change the name of a local government road.

(2) With the written approval of the chief executive of the department which administers Chapter 5 of the *Transport Infrastructure Act 1994*, the local government may, by resolution, assign a name to a State-controlled road in its area, or change the name of a State-controlled road in its area.

Road signs

12. (1) The local government may erect road signs showing the name of roads in the local government's area and other information of use to road users.

(2) However, the local government may only erect a road sign on or adjacent to a State-controlled road under this section with the written approval of the chief executive of the department which administers Chapter 5 of the *Transport Infrastructure Act 1994*.

Numbering of adjacent premises and allotments

13. (1) The local government may, by resolution, adopt a numbering system for buildings and allotments adjoining a road.

⁶ A person who contravenes an indication given by an official traffic sign commits an offence and is liable to a maximum penalty of 40 penalty units or 6 months imprisonment (See section 74 of the *Transport Operation (Road Use Management) Act 1995*).

(2) Notice of a resolution adopting a numbering system for a particular road must be given by advertisement in a newspaper circulating generally in the local government's area.

(3) An owner of land must not adopt a number for a building or allotment that is inconsistent with a numbering system adopted by the local government under this section.

Maximum penalty—20 penalty units.

(4) An owner of land, (other than vacant land), must display the number allocated so as to be easily identified from the adjoining road.

Maximum penalty—20 penalty units.

Power to require adjoining owner to fence land

14. (1) If, in the local government's opinion, land adjoining a road should be fenced to prevent animals escaping from the land onto the road, the local government may, by written notice given to the owner (a "fencing notice") , require the owner to fence the land.⁷

(2) The notice must fix a reasonable time for compliance with the notice.

(3) An owner of land must comply with a notice under this section.

Maximum penalty—50 penalty units.

PART 4—CONTROL OF LOCAL GOVERNMENT ROADS

Division 1—Alteration or improvement of roads

Requirement to hold permit

15. (1) A person (other than the local government) must not make an alteration or improvement to a local government road unless authorised by a permit under this division.⁸

⁷ Section 38(1) of the *Transport Infrastructure Act 1994* provides that the chief executive of the department which administers Chapter 5 of the *Transport Infrastructure Act* does not have to contribute to the fencing of the boundary between land and a State-controlled road.

See section 4 and its footnote.

⁸ The local government must obtain the written approval of the chief executive of the department which administers Chapter 5 of the *Transport Infrastructure Act 1994* if carrying out road works on a local government road would

Maximum penalty—20 penalty units.

(2) A person makes an alteration or improvement to a local government road if the person—

- (a) erects, installs or places a structure in, on, across, under or over the road; or
- (b) changes or interferes with the structure or materials of the road; or
- (c) changes, interferes with or removes a structure associated with the road; or
- (d) plants a tree or other vegetation on the road, interferes with vegetation on the road, or clears vegetation from the road.
- (e) removes or takes any material on or from the road including soil, sand and gravel.

Grant of permit

16. (1) The local government may grant a permit authorising an alteration or improvement to a local government road if satisfied that the permit may be granted consistently with the objects of this local law and the criteria laid down by subordinate local laws.¹⁰

(2) A subordinate local law may specify criteria with which a proposed alteration or improvement to a local government road must comply.

Conditions of permit

17. (1) A permit to make an alteration or improvement to a local government road may be granted on conditions the local government considers appropriate.

(2) The local government may, by subordinate local law, prescribe conditions that must be imposed in a permit or that will ordinarily be imposed in a permit to make an alteration or improvement to a local government road.

Division 2—Use of Local Government Roads for regulated purposes

Requirement to hold permit

have a significant adverse impact on a State-controlled road. (See section 42(1) of the *Transport Infrastructure Act 1994*)

¹⁰ This would be subject to any conditions imposed under section 42 of the Transport Infrastructure Act.

18. (1) A person must not use a local government road for a regulated purpose unless authorised by a permit under this division.

Maximum penalty—20 penalty units.

(2) A "regulated purpose" is—

- (a) the depasturing or travelling of stock¹¹; or
- (b) the discharge of stormwater or wastes; or
- (c) the deposit of goods or materials; or
- (d) another purpose classified under a subordinate local law as a regulated purpose.

Grant of permit

19. (1) The local government may grant a permit authorising the use of a local government road for a regulated purpose if satisfied that the permit may be granted consistently with the objects of this local law and the criteria laid down by subordinate local laws.

(2) A subordinate local law may specify criteria for the grant of a permit authorising the use of a local government road for a regulated purpose.

Conditions of permit

20. (1) A permit authorising the use of a local government road for a regulated purpose may be granted on conditions the local government considers appropriate.

(2) The local government may, by subordinate local law, prescribe conditions that must be imposed in a permit or that will ordinarily be imposed in a permit authorising the use of a local government road for a regulated purpose.

Division 3—Permits generally

Power to change conditions of a permit

21. (1) The local government may, by written notice given to the holder of a permit, change ¹² the conditions of the permit.

¹¹ See section 4 and its footnote.

(2) However, the local government may only change the conditions of a permit if—

(a) the holder of the permit agrees to the proposed change; or

(b) the local government—

(i) gives the holder of the permit reasonable written notice of the proposed change inviting the holder to make written representations about the proposed change within a reasonable period fixed in the notice; and

(ii) if the holder makes written representations within the time allowed in the notice—takes the representations into account.

Compliance with conditions of permit

22. The holder of a permit must ensure that the conditions of the permit are complied with.

Maximum penalty—50 penalty units.

Division 4—Blocking off or staking of local government road

Blocking and staking

23. (1) A person must not block off or stake off a local government road without the prior permission of the local government.

Maximum penalty—50 penalty units

(2) If a person does not comply with Section 23(1), the local government may immediately remove the item which is causing the blocking or staking off of the road.

Division 5—Compliance notices

Compliance notices

¹² A "change" to the conditions of a permit includes a change by omission, substitution or addition (See *Acts Interpretation Act 1954, s. 36*).

24. (1) An authorised person may give a notice (a “compliance notice”) to—

- (a) a person who contravenes this local law; and
- (b) the holder of a permit who contravenes a condition of the permit.

(2) A compliance notice may require the person to whom it is given to—

- (a) stop the contravention, if the contravention is of a continuing or recurrent nature; and
- (b) perform work or otherwise take specified action to remedy the contravention, for or within a time specified in the compliance notice, whether or not the contravention is of a continuing or recurrent nature.

(3) A person to whom a compliance notice is given must comply with the compliance notice.

Maximum penalty for subsection (3) - 50 penalty units.

Division 6—Suspension or cancellation of permit

Suspension or cancellation of permit

25. (1) If—

- (a) the holder of a permit does not comply with a requirement of a compliance notice; or
- (b) changes in circumstances since the permit was issued make the continued operation of the permit inappropriate;

the local government may, by written notice given to the holder of the permit, suspend or cancel the permit.

(2) However, before suspending or cancelling a permit, the local government must—

- (a) give written notice to the holder of the permit of the proposed suspension or cancellation; and
- (b) allow the holder a reasonable period stated in the notice to make written representations to the local government about the proposed suspension or cancellation; and
- (c) consider representations made in response to the notice.

PART 5—MISCELLANEOUS

Division 1—Local government's power to carry out work

Local Government's power to carry out work

26. If a person fails to have work required by a compliance notice or a fencing notice carried out within the time allowed in the notice, the local government may itself have the work carried out.

Powers of entry and cost recovery

27. (1) If work required by a compliance notice or a fencing notice is to be carried out on land of which the local government is not the owner or occupier, the local government may enter the land to perform the work—

(a) under section 1066 of the Local Government Act 1993, if the person who has failed to perform the work is the owner or occupier of the relevant land; or

(b) under section 1070 of the Local Government Act 1993, if the person who has failed to perform the work is not the owner or occupier of the relevant land¹³.

(2) If the person who failed to comply with the notice is the owner of the relevant land, the amount properly and reasonably incurred by the local government in performing the work is recoverable (together with interest) under sections 1066, 1067 and 1068 of the Act.

(3) If the person who failed to comply with the notice is not the owner of the relevant land, the amount properly and reasonably incurred by the local government is recoverable as a debt from the person in default together with interest on the same basis as applies to an owner of land under section 1067 of the Act¹⁴.

Division 2—Property in road structures on undedicated roads¹⁵

¹³ A magistrate may make an order for entry under section 1063 (Order on occupier who refuses entry) if the occupier refuses to permit entry.

¹⁴ Section 1067(8) of the *Local Government Act 1993* provides for the payment of interest on the same basis as for an overdue rate.

¹⁵ Under section 95 of the Land Act 1994 the land in all roads dedicated and opened for public use (and hence the property in fixtures in or on that land) vests in, or remains vested in, the State.

Property in road structures

28. (1) If a structure is erected, installed or placed in, on, across, under or over an undedicated road, the structure becomes the property of the State.

Division 3—Damage to Local Government Roads

Damage

29. (1) A person who, without the local government's authority, intentionally or negligently damages a local government road or a structure associated with a local government road is liable to the local government in damages.

(2) The local government may recover damages under this section in the same way as damages for a tort.

Division 4 - Nuisance to local government roads

Nuisance

30 (1) A person shall not cause any mud, dirt, sand, gravel, sediments, soil of any type, dust, mulch, oil, grease or any other offensive substance to be deposited on a local government road.

Maximum Penalty - 20 penalty units

(2) A person who causes any mud, dirt, sand, gravel, sediments, soil of any type, dust, mulch, oil, grease or any other offensive substance to be deposited on any road may be issued with a compliance notice in accordance with Part 4 Division 5 of this local law.

Washing, painting and maintenance of vehicles on a road

30A. (1) A person must not wash, cleanse or paint a vehicle or another object, or cause, suffer or permit a vehicle or another object to be washed, cleansed or painted in, on or over a local government road.

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

(2) A person must not repair, alter or carry out maintenance of a vehicle or another object, or cause, suffer or permit a vehicle or another object to be repaired, altered or maintained in, on or over a local government road.

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

(3) Subsection (2) does not apply if the repair, alteration or maintenance of the vehicle or other object is necessary because the vehicle or other object is disabled, and the vehicle or other object is stopped on the local government road for no longer than is necessary for the vehicle or other object to be moved safely to a place other than a local government road where the vehicle or other object may be repaired, altered or maintained.

Division 5 Prohibition of Wheeled Recreation Devices on Footways

Wheeled recreation devices prohibited on certain footways

31 (1) A person must not ride or use a wheeled recreation devices on a designated footway.

Maximum penalty – 4 penalty units

(2) The Council may, by a subordinate local law, designate the footways and types of wheeled recreation devices to which the prohibition under subsection 31(1) applies.

(3) If the Council acts under subsection (2) to impose a prohibition in relation to particular footways, it must define the footways to which the prohibition applies by means of official traffic signs or, if there is no applicable official traffic sign, by means of sign as specified in the subordinate local law.

Seizure of wheeled recreation devices

32. (1) If an authorised person finds a person committing an offence against subsection 31(1) the authorised person may seize the wheeled recreation devices.

(2) A person must not obstruct the authorised person in effecting the seizure.

Maximum penalty – 4 penalty units

(3) The authorised person may use such force as is reasonably necessary to effect the seizure.

Division 5A—Shopping trolleys

Unattended shopping trolleys

33A (1) A person must not, without reasonable excuse, deposit, store, dump or leave unattended a shopping trolley on—

- (a) a local government road; or
- (b) a State-controlled road.

Maximum penalty - 20 penalty units.

(2) This section does not apply to the area of a shopping centre car park that is open to or used by the public and is developed for, or has as 1 of its main uses, the driving or riding of motor vehicles.

Seizure of shopping trolleys

33B. (1) If an authorised person finds a shopping trolley on a local government road or a State-controlled road, the authorised person may seize the shopping trolley.

(2) A person must not obstruct the authorised person in effecting the seizure.

Maximum penalty - 50 penalty units.

Division 5B— Parking unregistered vehicles

Parking unregistered vehicles on a road

33C. (1) A person must not, without reasonable excuse, park or leave stand, an unregistered vehicle^{15A} on—

- (a) a road; or
- (b) an off-street regulated parking area.

Maximum penalty - 20 penalty units.

(2) An authorised person may give a compliance notice to a person who parks, or leaves stand, an unregistered vehicle on a road or an off-street regulated parking area.

(3) An authorised person may seize an unregistered vehicle on a road or an off-street regulated parking area if—

- (a) the authorised person has given a compliance notice to the owner of the unregistered vehicle requiring the owner to remove the unregistered vehicle from the road or off-street regulated parking area within a time specified in the compliance notice; and
- (b) the owner of the unregistered vehicle has not complied with the compliance notice within the time specified in the compliance notice.

^{15A} This section does not apply to a vehicle unless the vehicle is unregistered. See definition of “unregistered” in section 3.

(4) This section does not apply to a State-controlled road except with the written agreement of the chief executive under section 66(5)(b) of the *Transport Operations (Road Use Management) Act 1995*.

Division 5C— Dealing with seized property

Application of this division

33D. This division applies if—

- (a) a wheeled recreation device is seized under section 32; or
- (b) a shopping trolley is seized under section 33B; or
- (c) an unregistered vehicle is seized under section 33C.

Seized property

33E In this division “seized property” includes—

- (a) a wheeled recreation device seized under section 32; and
- (b) a shopping trolley seized under section 33B; and
- (c) an unregistered vehicle seized under section 33C.

Dealing with seized property

33F. (1) If this division applies, an authorised person must give the owner of the seized property written notice stating—

- (a) the nature of the seized property; and
- (b) the date of seizure; and
- (c) a period (which must be at least 3 days but not more than 60 days) for which the seized property is to be retained by the local government; and
- (d) a place where the seized property may be reclaimed; and
- (e) the prescribed fee payable if the seized property is reclaimed.

(2) The seized property must be returned to the owner of the seized property if the owner—

- (a) reclaims the seized property by written application made to the local government after, but not more than 1 month after, the end of the period fixed under subsection (1)(c); and
- (b) provides appropriate proof of ownership; and
- (c) pays the prescribed fee for release of the seized property.

(3) An authorised person must, as soon as practicable after seizing seized property, remove the seized property to a place established by the local government for the safe custody of property seized under this division.

(4) The local government must take all reasonable measures to ensure the safe custody of seized property until the seized property is—

- (a) returned to its former owner; or
- (b) otherwise disposed of under this division.

Procedure for disposal of seized property

33G (1) This section—

- (a) applies to seized property; but
- (b) is subject to section 491 of the *Local Government Act 1993*.

(2) If the seized property is not reclaimed under section 33F(2) then the local government may—

- (a) if, in the opinion of an authorised person, the seized property is reasonably saleable, sell the seized property; or
- (b) if paragraph (a) does not apply, or if the authorised person is unable to sell the seized property after making reasonable efforts, destroy or otherwise dispose of the seized property.

(3) The process for sale under subsection (2)(a) must include reasonable and appropriate advertising in a newspaper circulating generally in the area, but the sale need not be by way of auction and may be made by private contract.

(4) An amount realised on the sale of seized property must be applied—

- (a) first, towards the local government's costs of the sale; and
- (b) second, by payment to the former owner of the seized property.

Purchaser of seized property gets valid title

33H. (1) The sale or disposal of seized property under this division confers valid and paramount title to the property sold or disposed of on the purchaser of the property regardless of the amount or value of the consideration (if any) and despite a failure by the local government to comply with a provision of this local law.^{15B}

(2) However, subsection (1) does not affect a right which a person would otherwise have to claim indemnities against the local government if, because of a failure to comply with this division, the local government sells or disposes of seized property which the local government was not lawfully entitled to sell or dispose of.

Seized property register

33I. (1) The local government must keep a register of all seized property (the “**seized property register**”).

^{15B} In terms of *Local Law No. 1 (Administration) 2003* of the local government, the property in confiscated goods vests in the local government. As the lawful owner of the relevant goods, the local government is able to confer good title on the purchaser or acquirer of the goods from the local government.

(2) The seized property register must—

- (a) be open to public inspection; and
- (b) contain the following details in respect of seized property—
 - (i) the date and location of the seizure; and
 - (ii) the person believed to be the owner of the seized property; and
 - (iii) whether or not the property has been released in accordance with section 33F(2); and
 - (iv) if the seized property has not been released in accordance with section 33F(2) — details of the disposal of the property.

Limitation of local government's liability

33J. (1) An action does not lie against the local government or against an authorised person or any other officer, employee or agent of the local government assisting the authorised person, for or in respect of injury to a person or loss of, or damage to, property during, or because of, its seizure, removal or detention under this division.

(2) However, subsection (1) does not apply—

- (a) if the injury, loss or damage was wilfully or negligently caused by the authorised person or other officer, employee or agent of the local government; or
- (b) if the injury occurred because the authorised person wilfully or negligently contravened section 32(3).

Division 6—Subordinate local laws

Subordinate local laws¹⁶

34. The local government may make subordinate local laws about—

- (b) criteria for granting permits and permit conditions; or
- (c) classifying a particular purpose of use as a regulated purpose;¹⁷ or
- (d) other matters about which this local law specifically allows for the making of subordinate local laws.

¹⁶ See section 853 of the *Local Government Act 1993*.

¹⁷ See section 16, 17, 19 and 20.

Certification

This and the preceding 21 pages bearing my initials is a certified copy of a consolidated version of *Redland City Council Local Law No. 21 (Roads)* adopted in accordance with the provisions of the *Local Government Act 1993* by Redland City Council by resolution dated **[insert date]**.

.....
Chief Executive Officer

.....
Dated

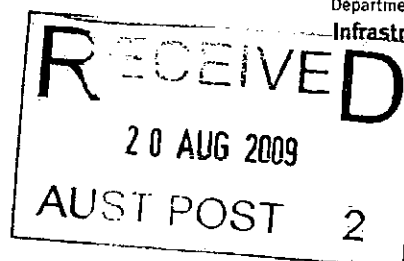


Queensland
Government

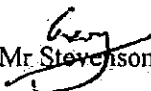
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Department of
Infrastructure and Planning

18 AUG 2009



Mr Gary Stevenson
Chief Executive Officer
Redland City Council
PO Box 21
Cleveland QLD 4163

Dear Mr.  Stevenson

I refer to Council's Solicitor's letter of 24 March 2009 regarding Council's proposal to make *Redland City Council Roads (Amendment) Local Law (No.1) 2009*.

Under my delegated authority from the Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships regarding section 867 of the *Local Government Act 1993* (the Act), Council may proceed further in making the proposed local law subject to the attached Schedule of Conditions.

Also attached are comments from the various State Government agencies for Council's consideration.

In proceeding to make the proposed local law, under section 867(6) of the Act, Council is not required to satisfy Step 7 (section 872 of the Act) of the local law making process, provided amendments are not made to the proposed local law other than those required to meet the conditions imposed.

Council must now meet the requirements of sections 867(7) to 871, 873 and 874 of the Act. A checklist to assist Council in undertaking the process is included on pages 34 and 35 of the Department of Infrastructure and Planning's publication *Local Law Manual - Edition 3 - April 2003*, which can be accessed in the Local Government Publications area (under Resources) of the Department's website at <http://www.dip.qld.gov.au>. Under section 865 of the Act, failure to meet all requirements of the local law making process may result in the purported law being of no effect.

Once the proposed local law has been made by Council resolution, section 874 of the Act requires Council to provide two certified copies of the local law, a copy of the notice published in the Gazette and advice of any anti-competitive provisions included and the reasons for their inclusion. It would also be appreciated if Council could forward a [Enter Date of letter] on computer disk or by email in Microsoft Word 7 or compatible format to louise.fava@dip.qld.gov.au.

If you require any further information, please contact Ms Louise Fava, Project Officer, Local Government and Service Delivery Group, Department of Infrastructure and Planning on 3404 3302 who will be pleased to assist.

Yours sincerely



Michael Kinnane
Associate Director-General

Enc (2)

State Interest Comments

(Provided for Council information and any action considered necessary)

Department of Transport and Main Roads

Footnote 14 to section 27(3), makes an incorrect reference to a provision of the *Local Government Act 1993* and should be corrected.

In proposed new section 30A(3), the exemption seems only to allow repair, alteration or maintenance of a vehicle for the purpose of moving the vehicle safely to a place for further attention. It is suggested Council consider extending the application of this exemption to repair, alteration or maintenance of a vehicle so the vehicle is restored to working order and can continue its journey.

In proposed new section 33D, it is noted the local law does not provide a definition for "wheeled recreation device". It is suggested Council consider providing a definition for – note this term is defined in the *Transport Operations (Road Use Management) Act 1995* (TORUM), schedule 4.

In proposed new section 33F, there is no provision made for where an owner of seized property cannot be ascertained. Section 100 of the TORUM Act deals with the situation where an owner of property seized by a local govt cannot be ascertained. It is suggested Council consider whether this local law needs to cater for this situation also.

Proposed new section 33I(2)(b)(iv) states "if the seized property has been released in accordance with section 33F(2) – details of disposal of the property." It appears on reading this section and reading it in the context of the new division that this section should actually read "if the seized property has not been released...". It is suggested Council consider whether the new section should be "has been" or "has not been".

Department of Environment and Resource Management

In examples of work to improve roads under section 8 of the existing local law, Council should include as listed in the examples, provision of fauna crossing infrastructure. These measures would help protect threatened species listed under the *Nature Conservation Act 1992* such as the Koala as well as threatened species listed under the *Environmental Protection and Biodiversity Conservation Act 1999*. Point should include – The local government may construct fauna crossings such as underpasses and overpasses to facilitate fauna movement

Section 18 of the existing local law is inconsistent with section 440ZG and section 442 of the *Environmental Protection Act 1994*. Council should not include the "discharge of stormwater or wastes" as a regulated purpose for which a permit can be obtained under this local law. It is recommended this section be amended to remove any conflict with the EP Act and subordinate legislation (e.g. include uncontaminated stormwater only).

Section 30 of the existing local law overlaps with section 440ZG and 442 of the EP Act. Council may consider reviewing this section as they have delegation to regulate minor water pollution issues (including the contaminants listed within section 30 of the local law) under the EP Act.

Local Government Act 1993

**SCHEDULE OF CONDITIONS
(MAKING OTHER LOCAL LAWS)
(sections 864-874)**

***Roads (Amendment) Local Law (No.1) 2009*
proposed by the Redland City Council**

Section 867(3) of the Act provides that the Minister may advise the local government it may proceed further in making the proposed local law if it satisfies particular conditions. The conditions are:-

- 1 Omit section 4(2). The proposed new definition achieves nothing and Department of Transport and Main Roads require the definition currently provided in the local law.
- 2 In section 14, omit proposed new sections 33A(2) and 33B(3). As the activity does not relate to road infrastructure or traffic on roads, it does not fall within the local law making powers granted under the *Transport Infrastructure Act 1994* or the *Transport Operations (Road Use Management) Act 1995* (TORUM). Council's power to regulate the use of roads generally under section 901 provides sufficient power for Council in this instance.
- 3 In section 14, proposed new section 33A, amend to ensure the provision does not relate to leaving shopping trolleys unattended in shopping centre car parks. The local law's definition of local government road includes shopping centre car parks as an area that is open to or used by the public and is developed for, or has as one of its main uses, the driving or riding of motor vehicles.
- 4 In section 14, proposed new section 33C:
 - (a) amend to ensure the provision does not relate to those vehicles that do not require registration (eg bicycles). The use of terminology 'unregistered vehicle' and 'road' as currently used would make it an offence to park a bicycle on a footpath.
 - (b) in subsection (4), the appropriate reference to the required chief executive agreement is under section 66(5)(b) of the TORUM Act.
- 5 In section 14, proposed new section 33G(2)(b), omit 'in' and insert 'if'.

Aim	To communicate with Redland businesses and the community the amendments to Local Law 21 and provide the opportunity for submissions to be made to Council relating to the amendments
Objectives	To advise Redland businesses and the community of amendments to Local Law 21
	To give Redland businesses and the community the opportunity to forward submissions regarding Local Law 21
	To make available information relating to the amendments to Local Law 21

Who (Target audience)	What (Key messages for audience)	How (Communication method and tools)	When (Timing and frequency for communications)
Redland City – City wide	To advise them of the amendments to the Local Law by detailing a link for them to source the information	Notice to appear in the local newspapers for a period of 30 days and RCC Customer Service Centres and Libraries (Mainland and Bay Islands)	Advertise the Notice two (2) times
Large supermarkets in the Redlands (eg Woolworth, Coles, Aldi, IGA)	To advise them of the amendments to the Local Law by detailing a link for them to source the information	1 x letter	The date the community consultation commences
Shopping Centre Management – Cleveland, Capalaba (Park & Central), Birkdale, Victoria Point and Wellington Point	To advise them of the amendments to the Local Law by detailing a link for them to source the information	1 x letter	The date the community consultation commences
North Stradbroke Island, Bay Islands and Coochiemudlo Island communities	To advise them of the amendments to the Local Law by detailing a link for them to source the information	Notices to be displayed at the Ferry Terminals	For the duration of the community consultation

Roles & Responsibilities

Project Co-ord. (IPG) to prepare letters to Supermarkets and and Notices (the notices appearing at the Ferry Terminals, Customer Service Centres and Libraries)
Comms to advise and prepare Notice to appear in the local newspapers

Amendments to Local Law 21 - Submissions following Community Engagement

Customers Names	Address	Agree with		Other	Comments	Officer's Comments
		Yes	No			
Coles	PO Box 2000, Glen Iris, Victoria 3146	0	1	0	Part 2 Section 4 - Amendment of Section 3 (Definitions) Coles believes the definition of 'person' is currently unclear. For clarity, we recommend that 'person' be clearly defined in the Local Law.	The <i>Acts interpretation Act 1954</i> defines a person as "person includes an individual and a corporation". No change required.
					Part 2 Section 14 - Insertion of Section 33A - Unattended shopping trolleys As stated above, Coles believes the definition of 'person' is currently unclear. For clarity we recommend that both 'person' and 'retailer' be clearly defined in the Local Law.	The <i>Acts interpretation Act 1954</i> defines a person as "person includes an individual and a corporation". It is the intent of this local law that neither an individual member of the community or an employee of the retailer should without reasonable excuse, deposit, store, dump or leave as shopping trolley on a road. No change required.
					Part 2 Section 14 - Insertion of Section 33B - Seizure of shopping trolleys Coles is concerned that the proposed amendment implies seize on sight. In our view, a reasonable time period should be provided for retailers to collect any misappropriated or abandoned shopping trolleys. Coles submits that seizure should only occur if a retailer has failed to collect an abandoned shopping trolley that has been notified to it after 24 hour notice. To reflect this, we recommend the words be amended as follows: <i>If an authorised person finds a trolley on a local government road or a State-controlled road, the authorised person may seize the trolley only if it has not been collected within 24 hours after notification to the retailer.</i>	Council does not have the resources to undertake the task of notifying the retailer. However, Council will work with retailer during the preparation of guidelines process to establish means and methods of collection and reclaim of seized trolleys.
					Part 2 Section 14 - Procedure for disposal of seized property (33B-33I) Coles notes that it is proposed that if any seized property is not reclaimed under section 33F(2) then the Local Government may destroy or otherwise dispose of the seized property. Coles would like to work with Council to ensure that effective and efficient systems are in place to ensure that there is no disposal of our trolley assets. This should involve having a reasonable time frame for providing notification of seized trolleys, a reasonable period for collection, and reasonable fees for release of the trolleys. We submit that holding the trolleys for collection for three days is far too short 33F(c). We submit this should be at least two weeks, to allow for notices to be served, ownership verified and collection arranged.	The proposed law states 3 - 60 Days of confiscation. Council will work with retailer during the preparation of guidelines process to establish means and methods of collection and reclaim of seized trolleys
					Coles would like to work with Council to develop a comprehensive education campaign on the responsible use of trolleys given the significant number of community members that choose to walk to do their shopping and use trolleys in the Redland City Council area.	Council will work with retailers during the preparation of guidelines process to develop a comprehensive education campaign.
Kmart	PO Box 350, Glen Iris, Victoria 3146	0	1	0	Part 2 Section 4 - Amendment of Section 3 (Definitions) It is noted that the word 'Person' is not defined in either the local law or the current local law 21 (Roads). Kmart submits that, if a strict interpretation of the word 'person' is drawn from the Acts Interpretation Act 1901 (Cth), then several proposed sections could be used and/or interpreted in a different manner to which we believe could / would primarily intend. To ensure correct interpretation and operation of the amended local law, we submit that a separate definition for 'retailer' be inserted into the local law. We suggest that the following definition (or similar) be used <i>A business which sells goods to a consumer</i>	The <i>Acts interpretation Act 1954</i> defines a person as "person includes an individual and a corporation". It is the intent of this local law that neither an individual member of the community or an employee of the retailer should without reasonable excuse, deposit, store, dump or leave as shopping trolley on a road. No change required.
					Part 2 Section 4 Sub-section 2 <i>'Shopping trolley means a wheeled basket or frame used for transporting purchases from a supermarket or shop'</i> It is our submission that this definition is too constrictive and could be interpreted in such a way that would disassociate it from the spirit of the local law. In our experience, the following definition is a shopping trolley is best suited for use within local legislation: <i>'a container or receptacle on wheels provided by a retailer for customers to transport goods'</i>	The definition listed in the draft law is considered appropriate. No change required.
					Part 2 Section 14 - Insertion of Section 33A - Unattended shopping trolleys Please refer to the submission above regarding the meaning of 'person'.	
					Part 4 Section 14 - Insertion of Section 33B We wish to submit that this section should dictate a timeframe with respect to how long Council would allow a trolley to be abandoned prior to being impounded. In the interests of fostering a cooperative relationship with Council, Kmart submits that a 24 hour notice period should be provided within the local law. To reflect this, we suggest the words <i>'after 24 hours'</i> should be added to the end of sub-section 1. Furthermore, to ensure that the section operates as intended, an additional sub-section should be included following sub-section 1, stating <i>'when taking action pursuant to sub-section 1, Council must tag an abandoned trolley and take steps to notify the alleged owner prior to commencing the 24-hour notice period'</i> .	Council does not have the resources to undertake the task of notifying the retailer. However, Council will work with retailer during the preparation of guidelines process to establish means and methods of collection and reclaim of seized trolleys.
					Penalties Kmart considers the penalty for a breach under both section 33A and B to be disproportionate, when considering that the cost of a new trolley is around \$100. With this in account, and, given that a penalty unit in Queensland is \$100, the maximum penalty of \$2000 and \$5000 respectively per trolley is therefore clearly disproportionate when considering the cost of a trolley. We believe that the penalty applied should be relative to that cost. Accordingly, we submit that the maximum penalties should be re-evaluated.	If a person is issued with a penalty infringement notice (PIN) under s 33A & B, the fine is \$200 and \$500 respectively. If a person decides to contest the fine in a court of law and is found guilty, the maximum fines are \$2,000 and \$5,000. The fines are not meant to relate to the cost of a shopping trolley, but relate to the act of depositing, storing, dumping or leaving unattended a shopping trolley on a road (33A); and the act of obstructing an authorised person in effecting the seizure of a shopping trolley deposited, stored, dumped or left unattended on a road (33B). No change required.
					Kmart recognises the problem caused by abandoned shopping trolleys in Redland City Council. This problem cannot be addressed by any one method. The solution is one best arrived at with the involvement of retailers, Council and the community. To that end, Kmart is committed to taking proactive steps to manage the problem. Accordingly, we have changed our handle bar artwork. You will find an example of this artwork included at appendix 1 to this submission. We have also rolled out in store announcements using our Kmart radio system, designed to discourage customers from taking trolleys outside of the shopping precinct and collaborated with Coles Supermarkets in the use of the 1800 TROLLEY free call reporting line. We believe that these proactive measures are already working within your constituency and will only continue to improve the situation.	
Total		0	2	0		
		0%	####	0%		
Total Responses		2				

12.2.4 HIGHER MASS LIMITS [HML] FOR TRUCK AND QUAD-DOG TRAILER APPLICATION ON WEST MOUNT COTTON ROAD

Datworks Filename:	RTT: Policy – Higher Mass Limits
Responsible Officer Name:	David Elliott Manager, Infrastructure Planning
Author Name:	Wal Lloyd Advisor, Traffic Investigations

EXECUTIVE SUMMARY

Karreman Quarries Pty Ltd is located on West Mount Cotton Road at Sheldon and transport their quarried material along West Mount Cotton Road, a Redland City Council controlled road which is not a B-double route, onto Mount Cotton Road which is a B-double route under Department of Transport and Main Roads control.

Karreman Quarries maintain West Mount Cotton Road from the quarry entrance to the intersection with Mount Cotton Road as a condition of their development approvals.

Karreman Quarries have requested Higher Mass Limit approval for their Truck and Quad-Dog Trailer combinations on West Mount Cotton Road, which would allow them to transport extra nett loads of 5.5 tonne per trip, thus resulting in a more efficient business process from their perspective with an approximate 17% reduction in truck movements, and with flow-on benefits to Council and the general community with fewer heavy vehicles on the roads and also a contribution to reductions in greenhouse gas emissions.

This report recommends that Council support the Karreman Quarries request.

PURPOSE

To report to the Planning and Policy Committee regarding the request from Karreman Quarries Pty Ltd for approval for usage of Higher Mass Limits (HML) for Truck and Quad-Dog Trailers on West Mount Cotton Road, Sheldon

BACKGROUND

Karreman Quarries is located at 616 – 632 West Mount Cotton Road. They transport their quarried material along West Mount Cotton Road, which is Council controlled and not a B-double route, onto Mount Cotton Road which is Department of Transport and Main Roads (DTMR) controlled and is a B-double route, and then on to their destinations.

As part of the quarry development approvals, Karremans have been responsible for the on-going maintenance of West Mount Cotton Road from the quarry entrance to the Mount Cotton Road intersection.

During 2007-08, Karremans processed requests through DTMR and Council as required for approvals for Higher Mass Limits for its vehicles along the routes mentioned above and also in relation to B-double approval for West Mount Cotton Road.

Karremans applied for Higher Mass Limits for its vehicles under DTMR's Performance Based Standards Scheme (PBS) and gained National Transport Commission (NTC) approval under Design approval number DA090705.

DTMR advised Karremans that they required Council approval for HML on Council controlled roads, specifically West Mount Cotton Road.

At that time, the proposal was subject to the DTMR approval process condition that the HML route requested, firstly had to be approved as a 23 or 25 metre B-double or Road Train route or Specifically Approved Additional Route by permit issue only, in this case by Council in relation to West Mount Cotton Road.

On 30 September 2009, Council issued written advice to Karreman Quarries Pty Ltd granting approval for the usage of Truck and Quad-Dog Trailer, as outlined in the NTC Design approval number DA090705, along West Mount Cotton Road.

In January 2010, DTMR issued advice stating that "In October 2009 the HML policy framework in relation to approving HML routes was amended. The current framework for additional HML route eligibility no longer requires the route to be a B-double route as a pre-requisite."

Karremans application for Higher Mass Limits for its vehicles under DTMR's PBS scheme was issued a "Notification of PBS Final Approval" by NTC on 16 August 2010, which approval is covered under a new Design Approval number DA100503.

This approval is for the vehicle at 55.5 tonnes Gross Combination Mass (GCM) under HML, and approves the vehicle at Level 2 standard of PBS which is Equivalent Prescriptive Access of B-double route.

To meet all requirements of the new specified approval, and as advised by DTMR, Karremans now seek Council approval for HML for Truck and Quad-Dog Trailer for West Mount Cotton Road under the new NTC Design Approval number DA100503.

ISSUES

Queensland Transport advice states that the PBS is a policy framework that provides industry additional opportunities to innovate, resulting in improved productivity for a given freight task, safer performance and the least possible effects on roads and bridges.

The scheme focuses on how well the vehicle behaves on the road, rather than how big and heavy (length and mass) it is, through a set of safety and infrastructure protection standards.

The basic principle is that heavy vehicles seeking wider access to the road network must meet tougher safety standards. For example, a level 2 vehicle must be assessed and approved to safety standards (turning, stability, road space) consistent with level 2 road characteristics (lane width, traffic volume and so on).

A Performance Based Standards Review Panel (PRP) with assistance of the NTC manages the assessment and approval of applications under the scheme.

At present, Karreman Quarries are using the Truck and Dog combination as a PBS level 1 standard vehicle, with a maximum vehicle length of 20 metres and GCM limited to 50 tonnes Gross Mass Limit (GML).

If approval is granted to allow Karremans to use Truck and Quad-Dog Trailer under PBS Level 2 standard on West Mount Cotton Road, it would allow vehicle maximum length of 26 metres and GML of 55.5 tonnes.

This in turn would allow an increase in Karremans' nett loads from 33.0 tonne to 38.5 tonne. This would result in an estimated reduction in truck movements of approximately 17%, with the resulting traffic volume and safety benefits to the community of the fewer heavy vehicle trips, and also reductions in greenhouse gas emissions.

The approval would be for the designated route only, namely West Mount Cotton Road and the DTMR controlled section of Mount Cotton Road. It would not include other Council controlled roads, most specifically Mount Cotton, Lyndon and Ney Roads through Capalaba.

In the past, Karreman Quarries have been approached to limit their trucks travelling along Mount Cotton Road at Capalaba to outside of school hours only.

One or more of these roads could receive conditional temporary approval upon application to Council if the approved State controlled roads route is inaccessible due to unforeseen circumstances.

The outcomes stated above provide a win-win solution for both Council and Karreman Quarries

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Wise planning and design' outcome:

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

FINANCIAL IMPLICATIONS

No financial implications have been identified.

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 Councillors for Divisions 6 and 9 have previously been consulted regarding the proposed outcomes that would eventuate from the recommendations contained in this report and were supportive of those outcomes.

OPTIONS

PREFERRED

That Council resolve as follows:

1. That Council grants approval to Karreman Quarries for usage of Truck and Quad-Dog Trailer along West Mount Cotton Road in respect of application of Higher Mass Limits (HML) under PBS Level 2 vehicle standard and as outlined in NTC Design Approval number DA100503;
2. That this approval does not extend to Council controlled Mount Cotton, Ney or Lyndon Roads;
3. That this approval does not change or diminish the development approval conditions for the operation of the quarry in West Mount Cotton Road, and that any amendments to those approvals must be dealt with under the relevant legislation; and
4. That Karreman Quarries and Department of Transport and Main Roads be advised of Council's resolution in this matter.

ALTERNATIVE

No alternative option is proposed.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That Council grants approval to Karreman Quarries for usage of Truck and Quad-Dog Trailer along West Mount Cotton Road in respect of application of Higher Mass Limits (HML) under PBS Level 2 vehicle standard and as outlined in NTC Design Approval number DA100503;
2. That this approval does not extend to Council controlled Mount Cotton, Ney or Lyndon Roads;
3. That this approval does not change or diminish the development approval conditions for the operation of the quarry in West Mount Cotton Road, and

that any amendments to those approvals must be dealt with under the relevant legislation; and

4. That Karreman Quarries and Department of Transport and Main Roads be advised of Council's resolution in this matter.

COMMITTEE RECOMMENDATION

That Council resolve as follows:

1. That Council grants approval to Karreman Quarries for usage of Truck and Quad-Dog Trailer along West Mount Cotton Road in respect of application of Higher Mass Limits (HML) under PBS Level 2 vehicle standard and as outlined in NTC Design Approval number DA100503;
2. That this approval does not extend to Council controlled Mount Cotton, Ney or Lyndon Roads;
3. That this approval does not change or diminish the development approval conditions for the operation of the quarry in West Mount Cotton Road, and that any amendments to those approvals must be dealt with under the relevant legislation;
4. That Karreman Quarries and Department of Transport and Main Roads be advised of Council's resolution in this matter; and
5. That, as part of the approval for the use of the truck and quad dog trailer combination, a traffic counter be installed on West Mount Cotton Road between Karreman Quarries and Mount Cotton Road as soon as possible at the cost of Karreman Quarries.

COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Boglary

That this matter be deferred and referred to the Planning & Policy Committee of 27 October 2010 and that Committee be delegated authority, under s.257(1)(c) of the *Local Government Act 2009* to determine the matter.

CARRIED

12.2.5 STREET RENAMING - FACCIO LANE, RAYMOND STREET AND LORAIN STREET, CAPALABA

Dataworks Filename: RTT Naming - Roads
Attachments: [Attachment A : Locality Plan](#)
Responsible Officer Name: David Elliott
Manager, Infrastructure Planning
Author Name: Wal Lloyd
Advisor, Traffic Investigations

EXECUTIVE SUMMARY

At the General Meeting of 26 August 2009, Council resolved as follows:

“ That Council investigate the renaming of a street in Capalaba that currently has three different names in less than 400m; being Faccio Lane, Raymond Street and Loraine Street, Capalaba.”

This report recommends that the existing street names remain as is and that signage upgrades be undertaken at key intersections to improve direction to property.

PURPOSE

To respond to the Council resolution requesting an investigation of the renaming of the road at Capalaba that links Dollery Road to Old Cleveland Road and which over its length has the three different names of Faccio Lane, Loraine Street and Raymond Street.

BACKGROUND

At the General Meeting of 26 August 2009, Council resolved to investigate the renaming of a length of road at Capalaba which is comprised of three sections with different names, which are Faccio Lane, Loraine Street and Raymond Street.

In regard to the road information in Council's Red-E-Map database, the following points are noted :- (Refer Attachment A – aerial photograph of road)

- Currently, Raymond Street starts from Old Cleveland Road and terminates at its intersection with Loraine Street, a distance of approximately 75metres.
- Loraine Street then runs from Raymond Street towards Dollery Road for approx 120metres, and then branches directly south for a further 135metres before culminating at a dead-end.
- Faccio Lane connects between Loraine Street (from where it branches south) and Dollery Road, a distance of 105metres.

Searches of Council records have not revealed any written requests being received for renaming of these roads.

ISSUES

Current Street Naming

Approximately nine years ago, Faccio Lane was extended to link Dollery Road to Loraine Street at the curve where Loraine Street branches south.

No properties are addressed to Faccio Lane in Council ownership records.

The renaming of Faccio Lane to Loraine Street would not be supported due to resulting property numbering issues and also the subsequent undesirable T-shape layout for Loraine Street.

Raymond Street is currently shown in Red-E-Map as connecting from Old Cleveland Road through to Loraine Street, terminating in line with the southern property boundary of 125 Old Cleveland Road (Lot 1 RP152925) at the curve.

No properties are addressed to Raymond Street in Council ownership records, although some businesses in Capalaba Central Shopping Complex and some others fronting Old Cleveland Road do promote Raymond Street as an access point within their white/yellow pages listings and also in direction information on websites.

In regard to Loraine Street between Raymond Street and Faccio Lane, the commercial property on the south-east corner of the intersection of Rickey and Loraine Streets is addressed as 2 Loraine Street. There are eighteen distinct tenant records within these premises addressed to Loraine Street in Council's property database.

Also, number 6 Loraine Street currently fronts the section of Loraine Street between Rickey Street and Faccio Lane.

In 2009 complaints were received by telephone from the operators of the BoysTown facility in Loraine Street in regard to their clients having difficulty locating the premises. Subsequently, a direction sign was installed at the intersection of Raymond Street and Old Cleveland Road. No further complaints are known to have been received.

The draft Capalaba Centre Master Plan maintains the existing through connectivity of this roadway between Dollery Road and Old Cleveland Road.

Street Renaming

Council's Guideline Document GL-3012-003 "Assessment for Renaming of Streets" sets out the criteria for consideration of a street renaming proposal, and details the renaming process.

In considering the criteria for renaming a street, there is no suitable warrant for renaming any of the three sections of separate streets which together form the

through link between Dollery Road and Old Cleveland Road as referred to in the Council Resolution.

It is recommended that the existing street names be maintained, but that the street name signage at all four intersections associated with these streets are upgraded to more effectively identify the streets and improve direction for property access.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's Wise planning and design outcome: 5.12 - Plan, provide and advocate for essential and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved.

FINANCIAL IMPLICATIONS

The cost implications are minimal and can be absorbed in the existing 2010-11 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

Consultation has been undertaken with Land Use Planning Group, GIS Technical Officer and the Division 9 Councillor.

The Divisional Councillor advised that she had received some complaints from Loraine Street business operators in regard to the existing street names between Old Cleveland Road and Dollery Road.

The Divisional Councillor has stated her preference for renaming one or both of Raymond Street or Faccio Lane as extensions of the existing "Loraine Street".

OPTIONS

PREFERRED

That Council resolve to:

1. Retain the existing street names of Faccio Lane, Loraine Street and Raymond Street, Capalaba; and
2. Upgrade street name signage at the four intersections associated with these streets.

ALTERNATIVE

No alternative is recommended as any proposed renaming of any of the road sections is not currently support by the criteria in Council's Guideline.

OFFICER'S RECOMMENDATION

That Council resolve to:

1. Retain the existing street names of Faccio Lane, Loraine Street and Raymond Street, Capalaba; and
2. Upgrade street name signage at the four intersections associated with these streets.

PROCEDURAL MOTION

Moved by: Cr Williams

That the item lie on the table.

CARRIED

In accordance with part 3, Division 5, Section 29(7) of Subordinate Local Law No 5 (Meetings), a procedural motion is required, "*that the item be taken from the table*" before the matter can be reconsidered and concluded.

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Henry

That Council note that this matter is lying on the table.

CARRIED

Attachment A – Locality Plan



12.2.6 PROPOSED PARK AND RIDE FACILITY, CAPALABA

Dataworks Filename: RTT: Public Transport - Translink Study -
Capalaba Bus Station & Park n Ride
Lot 1, RP861500

Attachments: [Attachment 1 - TTA Letter + Preliminary Plan](#)
[Attachment 2 - Site Plan](#)

Responsible Officer Name: David Elliott
Manager, Infrastructure Planning

Author Name: Len Purdie
Principal Engineer, Roads & Drainage

EXECUTIVE SUMMARY

Council has received a request from Translink Transit Authority (TTA) to lease Lot 1 on RP861500 Redland Bay Road, Capalaba to facilitate the construction of a proposed park and ride facility.

The report recommends that Council agree to the request and approve a lease over the land for an initial period of ten [10] years.

PURPOSE

To investigate and recommend, on a request from TTA, to lease Lot 1 on RP861500 for the use of a park and ride facility and to delegate authority to the CEO to make, vary or discharge the lease, including negotiating lease rental, and sign all relevant documents in accordance with section 257(1)(b) of the *Local Government Act 2009*.

BACKGROUND

TTA is proposing to develop a park and ride facility at the intersection of Moreton Bay Road and Redland Bay Road (refer Attachment 1).

Council owns Lot 1 on RP861500. The lot was taken to support access for BUP106222 and the future transport corridor. It was intended that:

1. a small triangular section of Lot 3 on RP75195 be taken to align the boundary for the transport corridor;
2. Lot 1 on RP861500 was amalgamated with Lot 3 on RP75195 to compensate for the triangular section of land and provide an easement access for BUP106222. This lot has direct access to the road reserve and uses Lot 1 on RP861500.

The park and ride facility proposes to use Council owned Lot 1 on RP861500 (refer Attachment 2) for access and parking. It also provides for access to BUP106222 from the internal road.

In developing the park and ride, access requirements are resolved for BUP106222 and amalgamation of Lot 1 on RP861500 is not needed and can be leased to TTA for use as a park and ride.

The lot is also zoned CP7 for road purposes.

ISSUES

In leasing Lot 1 on RP861500, Council will not be able to amalgamate it with Lot 3 on RP75195 should future development of the site occur.

The lease of the land to TTA will facilitate an improved and safer park and ride layout by allowing:

1. The ingress/egress to Redland Bay Road to be located further away from Moreton Bay Road; and
2. a more effective and efficient car parking layout in the area adjacent Redland Bay Road.

RELATIONSHIP TO CORPORATE PLAN

Council's 'Wise planning and design' outcome. Strategy 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

FINANCIAL IMPLICATIONS

There are no expenditure financial implications as TAA will bear all lease set up costs. There will be an income from the lease, to be negotiated.

CONSULTATION

The Senior Property Officer and Manager Land Use Planning have been consulted and support the recommendation.

OPTIONS

PREFERRED

That Council resolve to:

1. Lease Lot 1 on RP861500 to Translink Transit Authority for an initial period of 10 years;
2. Delegate authority to the Chief Executive Officer to make, vary or discharge the lease including negotiating lease rental; and
3. Delegate authority to the Chief Executive Officer to sign all relevant documents.

ALTERNATIVE

No alternative recommended.

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

Moved by: Cr Elliott
Seconded by: Cr Henry

That Council resolve to:

1. Lease Lot 1 on RP861500 to Translink Transit Authority for an initial period of 10 years;
2. Delegate authority to the Chief Executive Officer to make, vary or discharge the lease including negotiating lease rental; and
3. Delegate authority to the Chief Executive Officer to sign all relevant documents.

CARRIED



TransLink Transit Authority
Level 13, 420 George Street,
Brisbane Q 4000
GPO Box 50, Brisbane Q 4001
Tel: (07) 3167 4265
Fax: (07) 3167 4001
Enquiries: Craig Wallace
Email: craig.wallace@translink.com.au
Website: www.translink.com.au

Our Ref: DOC10/1931

25 August 2010

Mr David Elliott
Manager
Infrastructure Planning
Redland City Council
PO Box 21
Cleveland Qld 4163

Dear Mr Elliott

Capalaba Park 'n' Ride

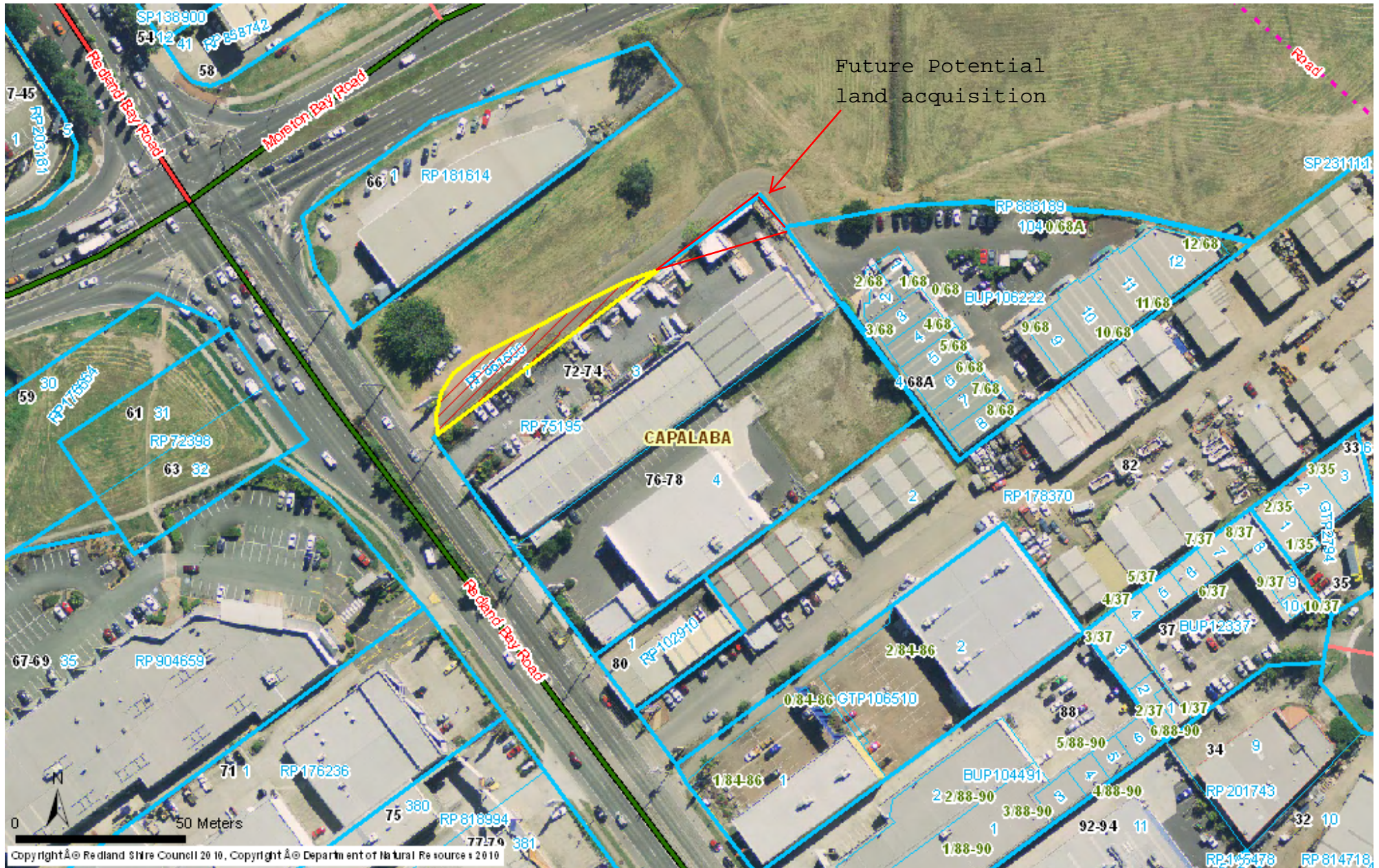
I am writing in response to recent discussions held on 17 August 2010 about the Capalaba Park 'n' Ride project. The meeting was attended by Redland City Council (RCC) officers including yourself, Mr Greg Underwood, Mr Wayne Dawson, representatives from the TransLink Transit Authority and Department of Transport and Main Roads (DTMR).

Capalaba has been identified as a strategic location for a park 'n' ride facility. TransLink is investing \$3.3 million to design and construct the new car park on existing road reserve owned by the State Government which fronts Moreton Bay Road.

Two key issues were raised at the meeting:

1. The opportunity for TransLink to enter into an agreement with RCC to use Lot 1 RP861500 for the purpose of access to the park and ride site for buses and motor vehicles.
2. Allowing sufficient setback of the park and ride facility from the Coastal Management District (CMD).

It would be appreciated if a resolution could be passed to Council for the TransLink to formally use Lot 1 RP861500 (Redland Bay Road, Capalaba) for the purpose of access to the site via a lease arrangement or alternative legal instrument.



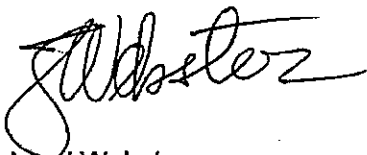
In addition it is requested that RCC review the attached drawing no. GA-001 with respect to the CMD setback and provide advice as to whether a 40 metre buffer from the mean high water spring (1.05 AHD) is supported with respect to Council's planning scheme.

It would be appreciated if RCC provide a written response to TransLink outlining support for the above two issues and overall support of this significant infrastructure investment in Redland City.

Please find enclosed drawing no. GA-001, which outlines the proposed Capalaba Park 'n' Ride proposal.

Should you have any inquiries please contact Mr Craig Wallace on (07) 3167 4265 or via email on craig.wallace@translink.com.au.

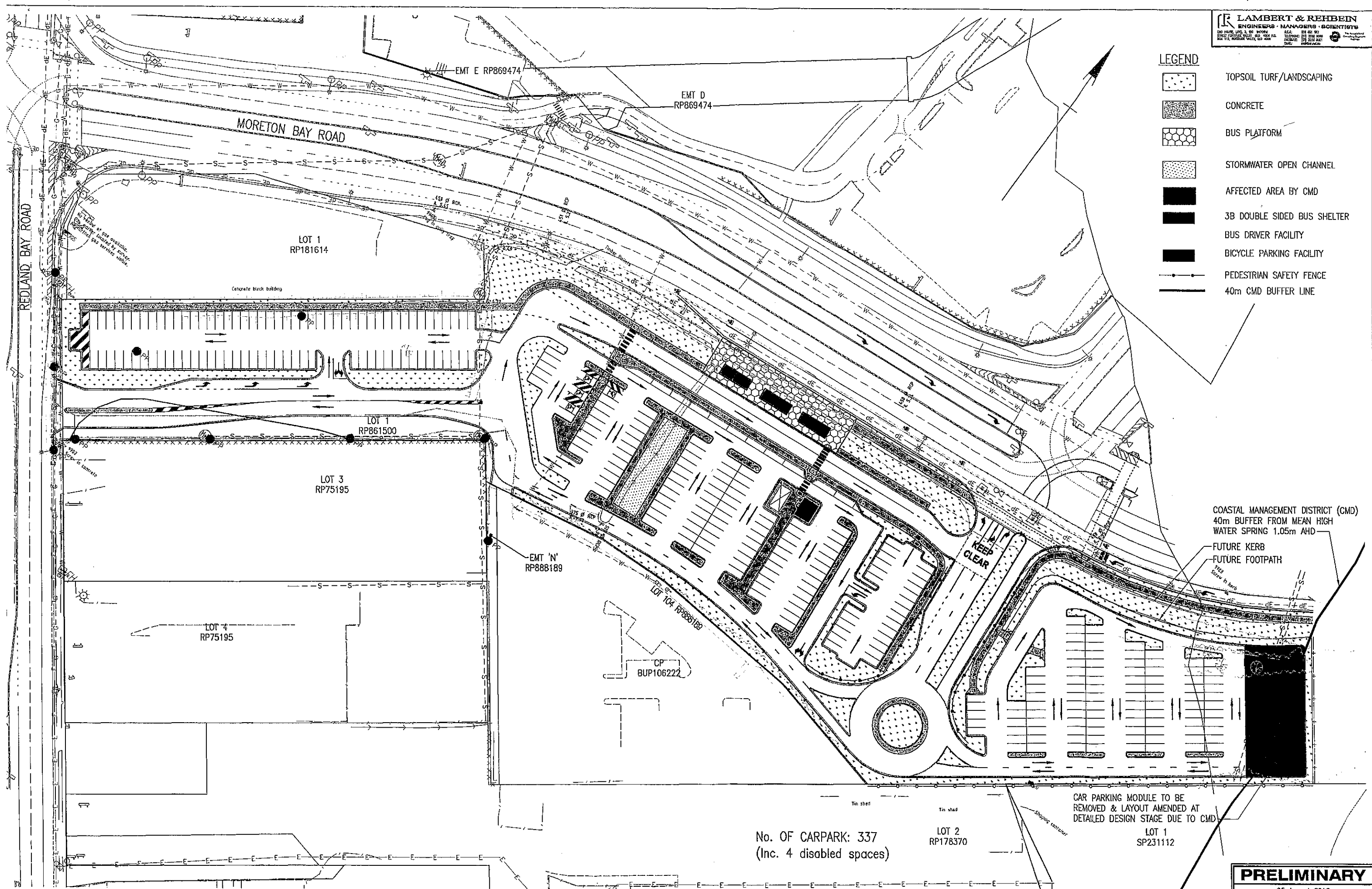
Yours sincerely



Jared Webster
Manager (Infrastructure Program)
TransLink Transit Authority

Enc (1)

- LEGEND**
- TOPSOIL TURF/LANDSCAPING
 - CONCRETE
 - BUS PLATFORM
 - STORMWATER OPEN CHANNEL
 - AFFECTED AREA BY CMD
 - 3B DOUBLE SIDED BUS SHELTER
 - BUS DRIVER FACILITY
 - BICYCLE PARKING FACILITY
 - PEDESTRIAN SAFETY FENCE
 - 40m CMD BUFFER LINE



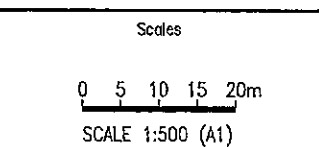
COASTAL MANAGEMENT DISTRICT (CMD)
 40m BUFFER FROM MEAN HIGH
 WATER SPRING 1.05m AHD
 FUTURE KERB
 FUTURE FOOTPATH

CAR PARKING MODULE TO BE
 REMOVED & LAYOUT AMENDED AT
 DETAILED DESIGN STAGE DUE TO CMD

No. OF CARPARK: 337
 (Inc. 4 disabled spaces)

PRELIMINARY
 25 August 2010

Revisions				Survey Data			
Certified	Date	Microfiled	Associated Job Nos	Horiz. Datum	MGA		
				Height Datum	PM 113311, RL 7.221, AHD		
				Survey Books			
				Auxiliary Drg Nos			



CAPALABA PARK "N" RIDE FACILITY REDLAND BAY RD & MORETON BAY RD				
Reference Points				
Preceding RP	Dist. to start of job (km)	From start to end of job	From end to Following RP	Following RP

PRELIMINARY GEOMETRIC LAYOUTS GENERAL ARRANGMENT PLAN OPTION 1				
Drawing HT	Design AB	Design Review	Engineering Certification (XXXX)	For scheme approval status refer

Queensland Government	
Transport and Main Roads	
Job No.	2010/031/003
Contract No.	
Drawing No.	SK_013_1A

12.3 ITEM DELEGATED TO COMMITTEE FROM COUNCIL

This item was resolved at the Planning & Policy Committee meeting of 29 September 2010. The Committee's decision is now presented to Council for noting only, as part of this report on the Committee's deliberations.

12.3.1 SUPPORT FOR ECOVATION PTY LTD SOLAR NEIGHBOURHOODS PROGRAM

Datworks Filename: EM Mitigation & Energy Transition - Community

Responsible Officer Name: Gary Photinos
Manager Environmental Management

Author Name: Warren Mortlock
Principal Adviser Environmental Protection
Luke Reade
Adviser Environmental Performance

EXECUTIVE SUMMARY

Council has been approached to participate with Logan City Council in promoting a Solar Neighbourhoods Program in Redlands.

In accordance with Section 141 (1) (a) (ii) of *Local Government (Finance Plans and Reporting) Regulations 2010*, Council resolution is sought to support the advertising campaign for the Solar Neighbourhoods Program with Ecovation Pty Ltd for one year.

PURPOSE

To seek Council endorsement for an advertising arrangement with Ecovation Pty Ltd to carry out the Solar Neighbourhoods Program.

BACKGROUND

- Logan City Council (LCC) and Ecovation initially approached Redland City Council in August 2009 to run the Solar Neighbourhoods Program in Redlands. This followed a successful pilot of the program they had developed in the Logan Council area under a partnership agreement. LCC interviewed several providers and chose Ecovation. Logan City and Ecovation ran the scheme under a similar partnership arrangement successfully for the last 18 months.
- Ecovation are one of two commercial suppliers engaged by the State Government's Climate Smart Solar Hot Water Rebate Scheme following an Australia-wide tender process run by the state government (therefore pre-qualified suppliers). Ecovation has been supplying and installing systems successfully under this scheme for in excess of 18 months.

ISSUES

Council endorsement of the Solar Neighbourhoods Program is sought because the program will have a significant public profile and carries Councils logo on promotional and publicity materials. The program will be run in parallel to several new Council sustainable energy initiatives in the community (and more to be developed) and encourage Redland residents to sign up to all these initiatives.

Council community programs to run in parallel to Solar Neighbourhoods are:

- Green Cross – Green Land Diaries (as committed to under Community Plan)
- CSIRO – Energymark
- Energex’s Energy Conservation Communities
- Library loan of Powermate meters and home audit

We anticipate further announcements and the recommendation does not restrict Council from engaging with other service providers who express an interest to provide similar Solar Neighbours programs that would provide a community benefit through value added services.

SOLAR NEIGHBORHOODS PROGRAM

The Solar Neighbourhoods program aims to encourage residents to install Solar Power and Solar Hot Water, as well as promote energy efficiency and conservation.

The unique features of Solar Neighbourhoods are that the program:

- has been successfully developed and trialled in Logan City in a partnership between Ecovation and Logan City Council;
- provides local employment for the Redland Community (minimum of 4 plumbers and 3 electricians);
- includes a behaviour change component (called PowerIN Your Community) in the form of workshops run in local venues for residents;
- is run by Ecovation, which is an SEQ company (while the others are interstate or international);
- will install a solar hot water system from \$495 for a standard installation. For pensioners and low income earners, the cost will be \$95;
- will install solar power systems for \$300 less than the current price - 1kW for \$995 (usually \$1295) or 1.5kW for \$1695 (usually \$1995).

CONTRACT ARRANGEMENTS

The publicity arrangement that is Solar Neighbourhoods is proprietary to Ecovation and not offered by other providers at this time. Redland City Council is required to sign a ‘program agreement’ with Ecovation. This agreement commits Council to participate in the publicity for Solar Neighbourhoods for up to \$15,000 contribution by Council. There are no other requirements of Council.

Council's legal and contracting changes have been accepted by Ecovation and agreement is in the final stages of development between Ecovation and Council. Ecovation is responsible for and indemnifies Council against risks associated with Solar Neighbourhoods arising from:

- ensuring that Ecovation and subcontractors are qualified and certified adequately to carry out work on private premises;
- ensuring that adequate insurance cover is in place;
- ensuring that workplace health and safety is maintained in accordance with relevant legislation;
- ensuring that quality equipment is installed for all clients of the program.

It must be noted that Council does not receive a direct service under this agreement. Rather, a service is offered to residents who choose to install either (or both) a solar hot water or solar PV system.

Council has no expectation of commercial return, and this contract agreement is a 'recognised program for a specified purpose', and therefore does not satisfy the definition of sponsorship in the Council guideline 3084-001.

BENEFITS

- Solar Neighbourhoods and the above Community Climate Change and sustainable energy initiatives satisfy the requirements of the "Green Living" component of both the Community Plan and the Corporate Plan, and in turn those of the Climate Change Strategy.
- The initiative is supporting local business and providing the community assistance in being green and reducing greenhouse gas emissions.
- Announcing these programs has raised their profile and community expectations which should now be delivered as swiftly as practicable.
- The program will enhance the public image of Council.
- The program will lead to the reduction of community energy use and greenhouse gas emissions, as resolved by Council (Greenhouse Gas Emission Targets 2010 – 2030, 26 February 2010).

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priorities:

- 2.2 Promote, support and encourage commitment to green living in our community by improving residents' understanding of climate change and achieving greater water, energy and waste conservation and efficiency
- 2.3 Promote a 'go local' attitude towards working, socialising, shopping, playing and supporting local production of food
- 2.6 Conserve energy and water, improve efficiency and reduce greenhouse gas emissions resulting from Council's energy consumption

- 2.7 Keep Redlands clean and green through programs that increase community participation in practical and positive local action to build a sense of ownership and an increasing pride in our city

FINANCIAL IMPLICATIONS

Council will contribute up to \$15,000 (budgeted in this financial year), which will be paying marketing and advertising.

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 amendments to the Redlands Planning Scheme.

CONSULTATION

Officers have consulted widely with suppliers of 'similar' services and continue to do so.

The Contracts Manager and Manager Legal Services have reviewed the contract and purchasing arrangements, and varied the agreement limiting its scope to the media program plan, and to manage risks associated with work.

The Manager Legal Services has commented that the contractual arrangement commits Council to the Media Plan for the Solar Neighbourhoods Program, but otherwise does not commit Council to the procurement, endorsement or installation of the 'hot water system' or 'PV system' which will be subject to individual contractual arrangements.

Council officers have assessed and Ecovation Pty Ltd advises that they have the technical, financial and managerial capability necessary to perform the individual contracts consistent with the legislative requirements in particular Work Place Health and Safety laws".

Manager Marketing and Communications has been briefed on this program and Councils likely media commitments under it.

OPTIONS

PREFERRED

To endorse Council's support and provide an advertising arrangement for the Solar Neighbourhoods Program with Ecovation Pty Ltd.

ALTERNATIVE

Council provide further direction in regard to the Solar Neighbourhoods Program partnership.

OFFICER'S RECOMMENDATION

That Council resolve, under delegated authority, to endorse Council's support and provide an advertising arrangement for the Solar Neighbourhoods Program with Ecovation Pty Ltd.

COMMITTEE RESOLUTION

Moved by: Cr Hobson
Seconded by: Cr Henry

That Council resolve, under delegated authority, to:

- 1. Endorse Council's support and provide an advertising arrangement for the Solar Neighbourhoods Program with Ecovation Pty Ltd; and**
- 2. Consider other local providers who want to offer incentive programs that encourage the take-up of SHWS and solar power.**

On being put to the vote, the motion was **LOST**.

A division was called for.

Crs Hobson, Henry, Townsend, Elliott and Bowler voted in the affirmative.

Crs Boglary, Ogilvie, Williams, Murray, Reimers and Burns voted in the negative.

The motion was declared by the Chair as **LOST**.

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Henry

That the item be noted.

CARRIED

12.4 GENERAL BUSINESS AT COMMITTEE**PROPOSED MOTION 1 AT COMMITTEE**

That Cr Williams be granted permission to bring forward an item of General Business requesting a report on all expenditure relating to the current koala strategy.

On being put to the vote, the motion was LOST at Committee.

PROPOSED MOTION 2 AT COMMITTEE

That Cr Hobson be granted permission to bring forward an item of General Business requesting that Council be provided with a report against achievements of the Koala Strategy.

The Chair ruled, at Committee, that this was not an item of urgent business.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Henry

That the General Business items be noted.

CARRIED

13 CUSTOMER SERVICES COMMITTEE 13/10/2010 – RECEIPT AND ADOPTION OF MINUTES

Moved by: Cr Boglary
Seconded by: Cr Reimers

That the Customer Services Committee Minutes of 13 October 2010 be received.

CARRIED

13.1 CUSTOMER SERVICES**13.1.1 MONTHLY REPORT FOR CUSTOMER AND COMMUNITY SERVICES GROUP AUGUST 2010**

Dataworks Filename: GOV Reports to Committee - Customer & Community Services (CCS)
Attachment: [Customer & Community Service Performance Reporting – August 2010](#)
Responsible Officer Name: Greg Jensen
Manager, Customer & Community Services
Author Name: Jodi Marchant
Group Business Services Coordinator

EXECUTIVE SUMMARY

This report outlines the key monthly activities for the Customer & Community Services Group including:

- Human Services Unit;
- Cultural Services Unit;
- Leisure and Recreation Unit;
- Customer Service Unit;
- Redland Performing Arts Centre

PURPOSE

To provide information to the Council on current performance levels and significant issues affecting service delivery.

BACKGROUND

The Customer & Community Services (C&CS) Group delivers a wide range of services at multiple locations throughout the City. The Group comprises five Units; these being Human Services, Cultural Services, Leisure and Recreation Services, Customer Service and Redland Performing Arts Centre.

While the group has its predominant focus on community services delivery a number of the services are operational under the Code of Competitive Conduct (Type 3 Businesses) under the Local Government Act. These include the Redland Performing Arts Centre, Straddie Holiday Parks and School Age Care Services.

Each of the teams in the Group reports monthly against a set of performance indicators. Variations from performance expectations are highlighted in the attached annexure. Achievements are also reported on as well as significant future events. Program deliverables and key projects are reported in tables. Each Service Manager summarises the most significant of these each month within the report to the Customer Services Committee. The annexure is provided for Councillors for reference to more detailed reporting if required.

ISSUES

Human Services Unit:

Refer attachment 1

- School Age Care
- Respite
- Home Assist Secure
- Community Grants Program
- Community Development

Summary of Activities

- Support and sponsorship was provided to RDCOTA and Blue Care in the co-ordination of Seniors Week events held in the Redlands including - A Seniors Walk with 220 seniors participating was held on 15 August. Seniors Concert where 100 people attended on 15th August. The Inspiring Seniors event was held on 19th August and 80 people attended.
- A Graffiti Cleanup day was conducted by the Cage Graffiti Removal team and a young person on juvenile justice order in Ormiston in response to complaints raised by the Retirement Village. The area cleaned up adjoins a senior's retirement village and a badly vandalised underpass.
- The Community Grants Team held 7 workshops within the Redlands for the opening of Round 1 in 2010/11. Approximately 50 people attended the workshops in Capalaba, Victoria Point, Dunwich, Russell Island and Cleveland
- The Killara Place open day was held on Monday 16th August 2010. On the day, we signed up 3 new clients and 1 other client signed up later that week after attending the open day. Other services present at the open day were the Queensland Vintage Vehicles Club who brought along three Vintage Cars to view. Redlands City Council's Home Assist department had a table and signed up 5 new clients and got 6 new jobs from existing clients. CARELINK attended with their Information Van. We also had musical performances by The Top Notes and also by Melissa Thompson who are from the Redlands

Cultural Services Unit:

Refer attachment 2

- Libraries
- Redland Art Gallery
- Museums

Summary of Activities

Libraries:

- Jessica Watson launched her book 'True Spirit' at the Victoria Point Lakeside/Victoria Point Library in August. The Acting CEO, Mike Hyde was the MC for this event and the Mayor officially welcomed Jessica to the Redlands. 400 plus people attended. The event took place in partnership with Redland Libraries, Lakeside Shopping Centre and Angus and Robertson Booksellers. Local school children attended and also provided introductory entertainment. The school captain of Victoria Point High School interviewed Jessica Watson.

Redland Art Gallery:

- An art gallery flyer was included in the new resident's pack and resulted in an increase in visitors to the Tracey Moffat: Narratives exhibition currently on in the gallery.

Leisure & Recreation Unit:

Refer attachment 3

- Major Venues (Showgrounds, Aquatic Centre and Russell Island Pool)
- Community Halls
- Recreation (Lifeguard Services)
- Cemeteries
- Camping Grounds (Straddie Holiday Parks)

Summary of Activities

- There was a lot of activity at the Cleveland Showgrounds at the end of August with the preparation and set-up of the Spring Festival. Organisers of the Spring Festival commenced their set-up for this year's show in the last week of August in preparation for the event held on the 3rd, 4th and 5th of September.
- Regarding the future management of the Straddie Holiday Parks, clauses relating to the Trustee Lease for the Holiday Parks have been reviewed in preparation for final negotiations with Minjerribah Camping. In light of the native title discussions with Council and State Government and the State's recent announcement of their vision for North Stradbroke Island, the final negotiation of the Trustee Lease has been deferred pending the outcome of the native title discussion.

- Work has commenced on the construction of the K.E.W.T. Evapotranspiration System at Amity Point Holiday Park. Construction of the system commenced on 30 August 2010 and it is anticipated that the K.E.W.T Evapotranspiration System will be commissioned before December 2010.

Customer Services Unit:

Refer attachment 4

Summary of Activities

- The Cleveland and Capalaba Customer Service Centres saw large increases in customer in August, mainly due to rating week and Allconnex enquiries.

Redland Performing Arts Centre:

Refer attachment 5

Summary of Activities

- August at RPAC was a busy month full of diverse events and performances. The highlights for the period included the continued success of the RPAC seniors' concert series – Musical Melodies. The fourth presentation of the series sold out, continuing the trend of strong growth in attendance at the seniors' concerts in 2010. The August concert featured Phillip Gould and the Gaslight Company, who performed their show "Lloyd Webber and Friends", which sold out well in advance of the performance date.
- Gene Peterson performed his self title show 'Gene Peterson Live'. Gene is a phenomenal drummer, an exceptional pianist and a prolific composer and producer. The show featured his amazing keyboard playing, and the crowd-pleasing collaborations with his world-class special guests – percussion genius, Seleni Seluci and internationally acclaimed tap-dancers from Raw Dance Company.
- Gene also presented Percussion Workshops for local high school students, as part of the RPAC education program. Ten young people attended the workshops and gained valuable experience from professional musicians.
- RPAC can report a 17% growth in venue hire use for the Centre, from 2008/09 to 2009/10. This includes commercial, community and internal hirers. RPAC has received a lot of very positive feedback about our venue and services from hirers this year which we believe has contributed to the growth in venue hire usage of the Centre.
- RPAC are also able to report a 10% increase in attendance at the RPAC performance season from 2008/09 to 2009/10. A number of sell out performances contributed to this success.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's following outcomes:

Outcome 7 - '**Strong and connected communities**' – 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. Strategies in this outcome supporting are: 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 & 7.9.

Outcome 8 - '**Inclusive and ethical governance**' – Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals: Strategy 8.5 – Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities.

Outcome 9 - '**An efficient and effective organisation**' – Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way.

Strategy 9.1 – Deliver excellent leadership throughout the organisation for the benefit of the community.

FINANCIAL IMPLICATIONS

The Customer & Community Services Group is within budget expectations.

CONSULTATION

Consultation has occurred with all Customer & Community Service Managers and the General Manager Customer Services.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

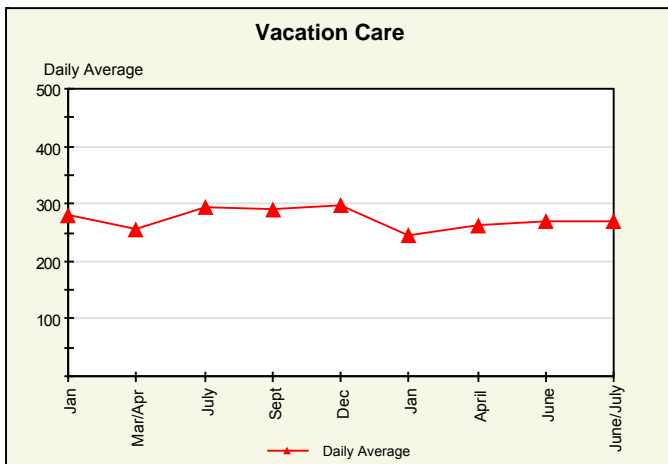
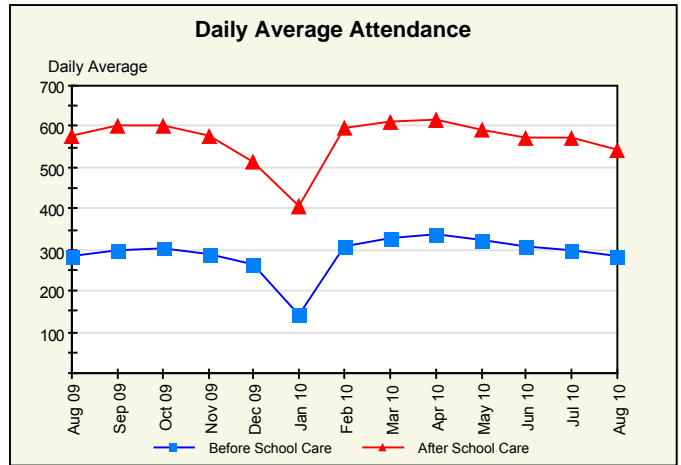
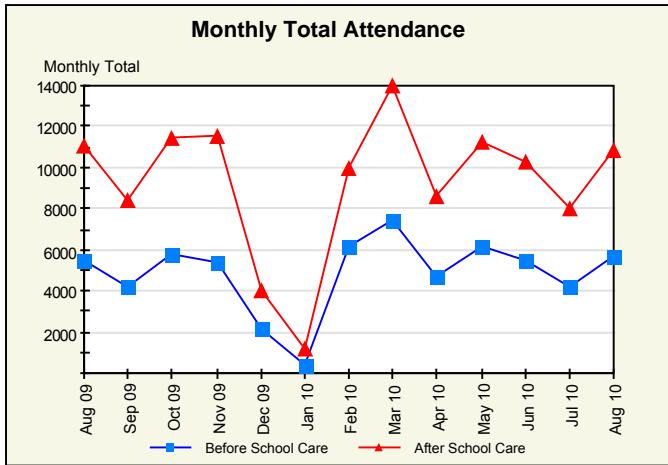
Moved by: Cr Boglary
Seconded by: Cr Reimers

That Council resolve to note the report and annexure.

CARRIED

Customer & Community Service
Human Services
Attachment 1

School Age Care



Summary of Activities

The draft framework for School Age Care (SAC) was released, 'My Time, Our Place'. This framework is currently in draft and will come in to effect 2012 pending the outcome of the election. This is the first time SAC will have a framework recognising it as a separate industry to long day care. The draft is a positive move for the SAC industry.

Seven SAC staff attended the annual Queensland Children's Activity Network (QCAN) conference. This years theme was Communication, Partnerships & Relationships (CPR) Reviving the Heart of OSHC. RCC SAC entered the short film festival and won a \$50 book voucher which was used to purchase two children's books for the resource library. The books focus on sustainability education.

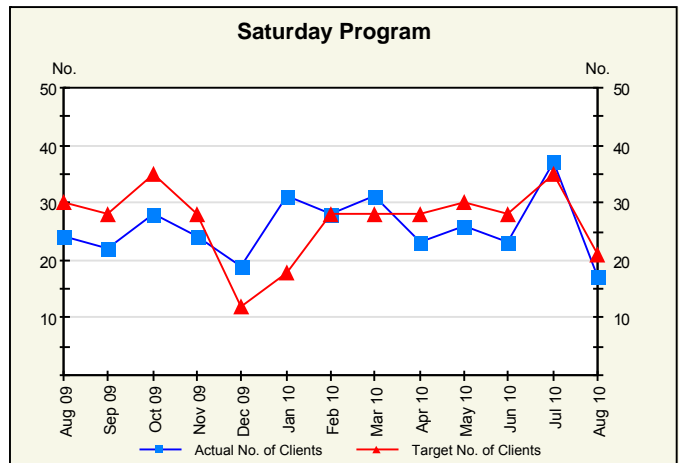
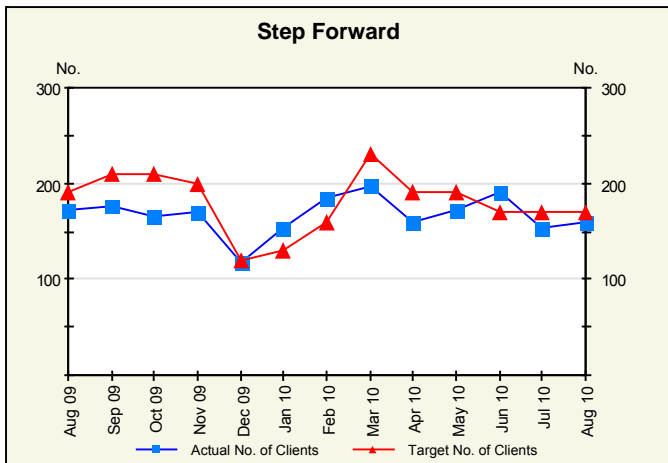
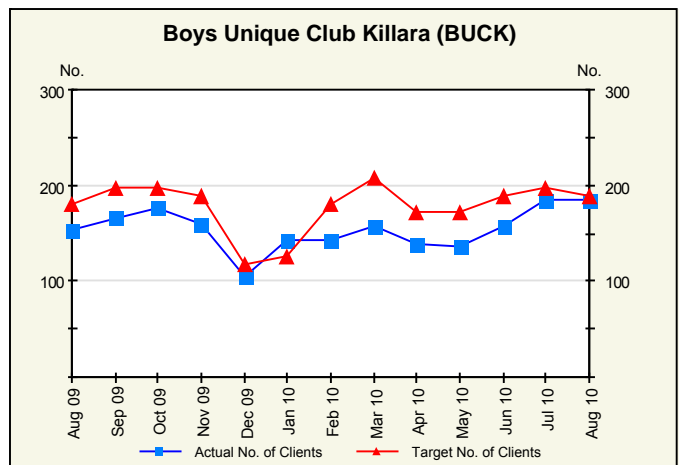
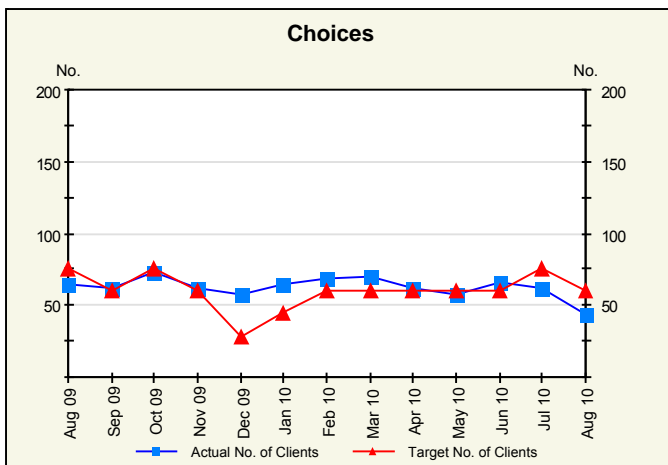
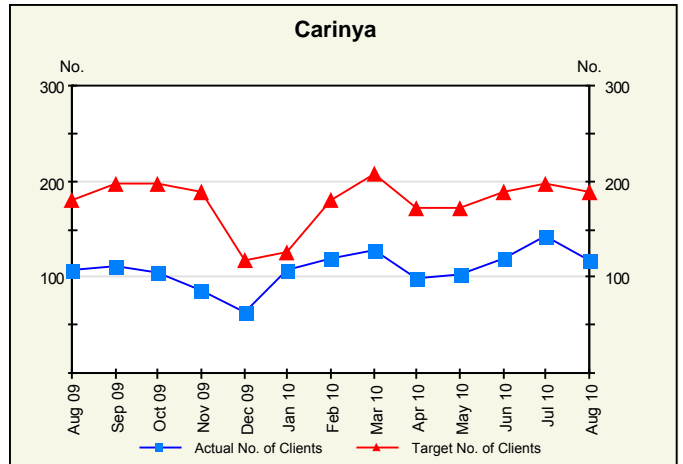
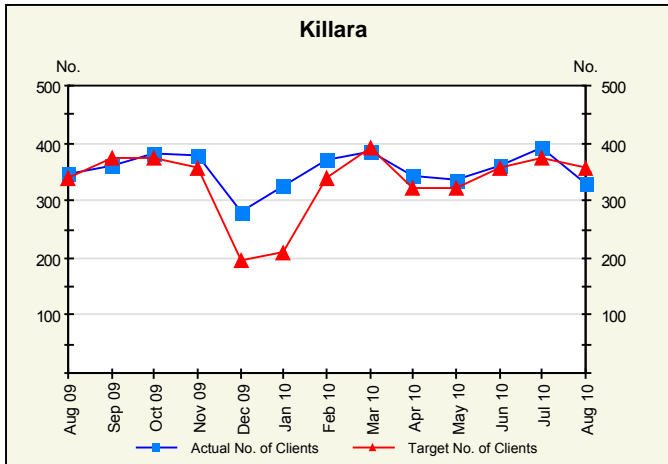
Thorncroft SAC has relocated to the music room due to construction.

Magic Mike and Karaoke 4 Kids have been booked for Sept vacation care incursions.

The August monthly Coordinators meeting was a 'Programming Tool Box' meeting. A sharing session on program planning and activity ideas. We did science experiments, recycling games, mini sandpits, scented playdough, group games, cooking ideas and much more. Naomi has developed a 'Programming Tool Box' resource for the staff, to assist with program planning ideas for the children. This is to encourage staff to plan and implement open ended, unstructured activities for the children encouraging further creative development, a sense of belonging, development of life skills, a belonging to the community, team work, positive behaviours, leadership and FUN. This forms part of the services continual improvement plans as well as extending on the quality of service that we offer to the children in our care.

Human Services

Respite

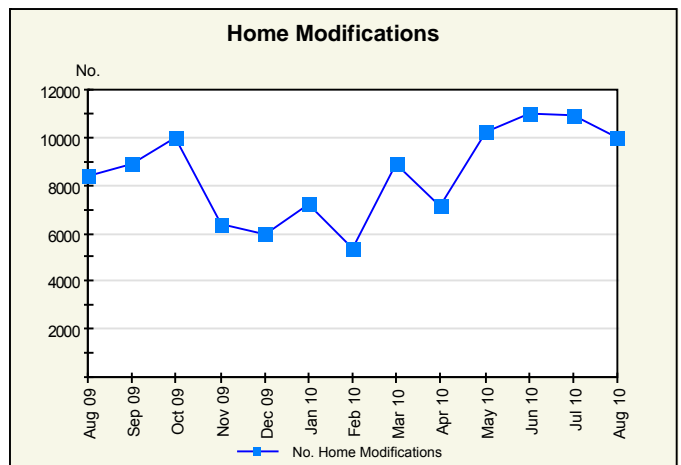
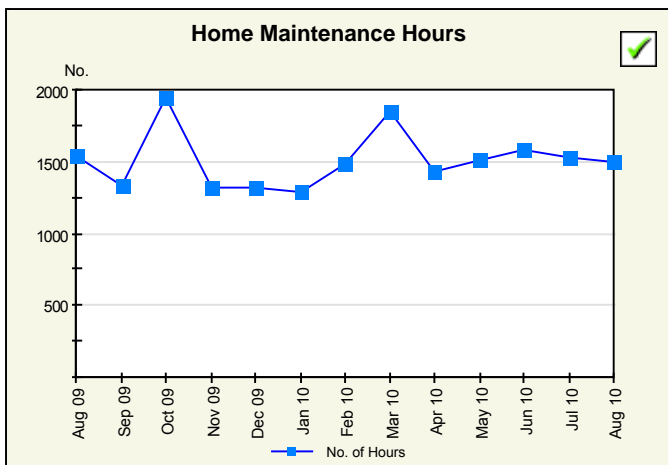
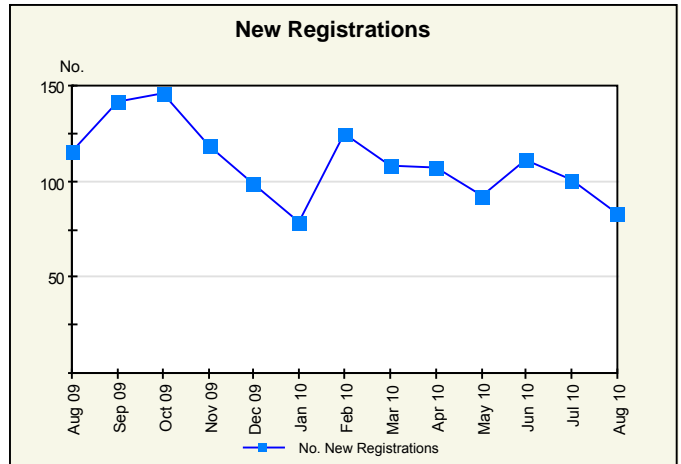
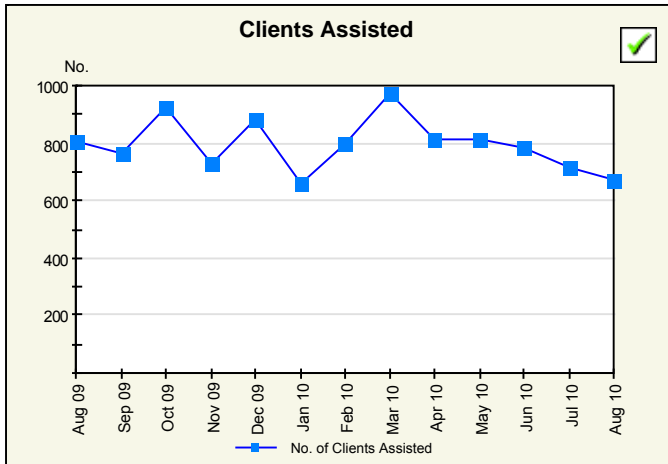


Summary of Activities

Killara Place Day Respite Centre held an Open Day on Monday 16th August to celebrate Seniors Week 2010. Mayor Melva Hobson and Councillor Wendy Boglary attended the morning tea. Music and entertainment, a vintage cars display, tours of the Centre and an information stall for seniors were provided on the day.

Human Services

Home Assist Secure



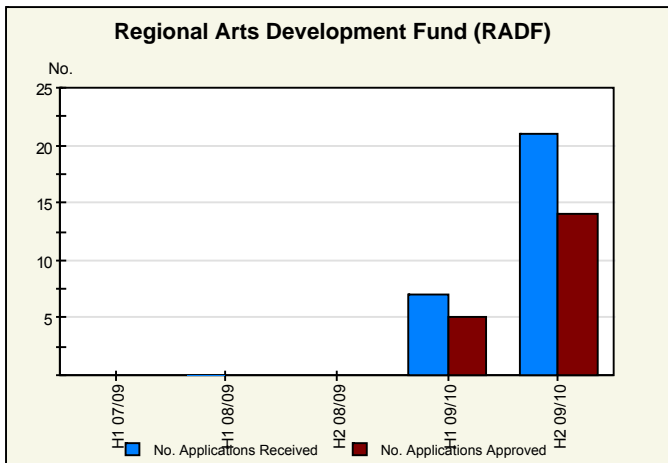
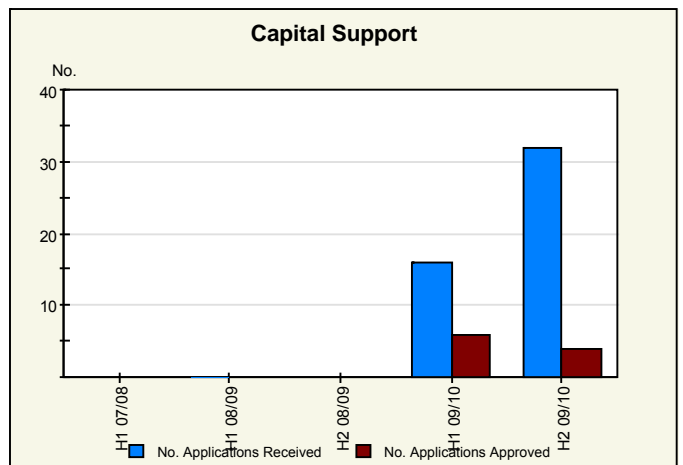
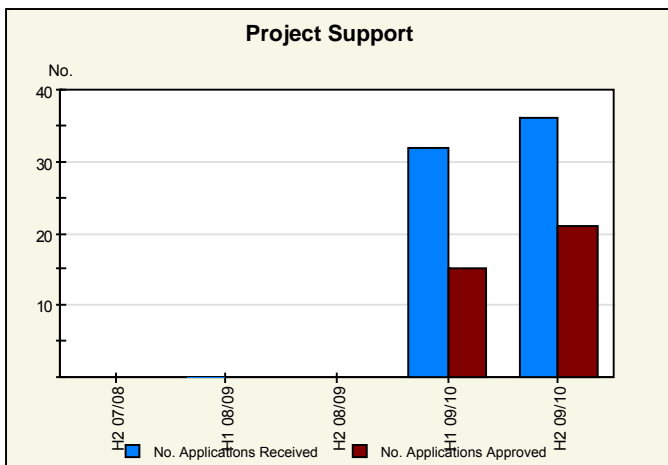
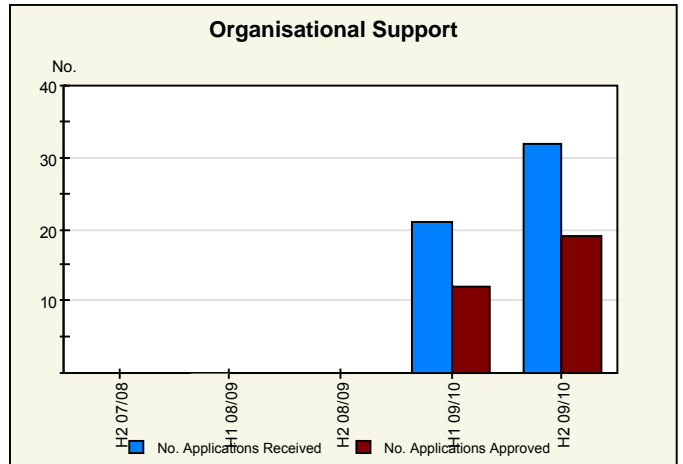
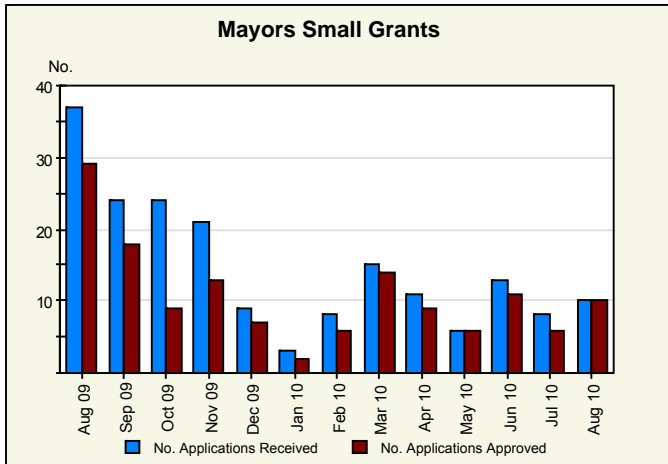
Summary of Activities

Home Assist Secure presentation was held at the Cleveland RSL for 100 people. New client registrations are an outcome from the presentations.

Home Assist Secure provided a display table at the Killara Place Open Day for Seniors Week. The display table includes; general information about the service and hardware items such as; grab rails, tyrex wedges for wheelchair access, security locks, hand held showers, key safes and lever taps. The items assist eligible clients who wish to remain living in their homes.

Human Services

Grants



Summary of Activities

Round 1 of the Community Grants Program for Organisational, Project, Koala and the Regional Art Development Fund (RADF) has now closed. Applications received for these categories: Organisational - 11, Project - 12, Koala Art - 1, and RADF - 7. These applications will be assessed on the 22 September 2010. Capital Grants opened on 13 September and will close on the 29 October 2010.

Human Services

Community Development

Summary of Activities

28 activities have been delivered by the Community Development Team during August with 1,486 people participating. These activities included facilitating Network meetings, supporting Seniors Week activities, delivering Grants Information sessions and information talks to school aged children.

A number of community safety concerns were reported this month which required initial sight inspections & recommendations. These locations were in Ronnie Street Cleveland, William Street Skate Park in Thornlands, Teak Lane Victoria Point & an area behind the Wellington Point Community hall.

A Graffiti Cleanup day was conducted in Ormiston.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

HUMAN SERVICES UNIT

Responsible Officer Name: Sue Collins
Service Manager Human Services

Author Name: Leanne Tu'ipulotu
Principal Coordinator Community Development

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	⚠
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Community Development / Community Program			
Management of all Networks & the provision of information to the Networks (RIN, RYN & RDN)	The Redlands Interagency Network meeting was held on North Stradbroke Island on Friday 20 August, with 25 members attending. The RIN newsletter was sent out on 12 August, and the minutes of the Redlands Disability Network meeting held on 27 July were distributed on 24 August. RDN Working Group is planning for the Disability Action Week event to be held in Capalaba on 6 September. Email updates continue to be sent to each network on a regular basis.	Redlands Disability Network meeting on 5 October; Redlands Interagency Network meeting on 15 October. Next RYN meeting on 27 September.	✓
Strategy and Policy Development	Work continues on the review of the Community Safety Strategy.		✓
	Consultation meetings held with key internal stakeholders and a workshop was held with the Community Development Team as part of the development of the Community Development Business Plan.		✓
Community Grants Program	Worked in partnership with the Community Grants team to deliver 5 Grants information sessions to community groups.	Community Development to assist in the assessment of all grant applications to be completed late Sept.	✓
Community Education Program - Young Citizens Program	15 information sessions delivered through the Young Citizens Program with a total of 926 children & young people participating. This included 6 primary schools, 1 high school and 1 pre school. Successfully delivered the newly revised version of the local government role play program to four classes of Grade 7 students at Victoria Point State School.		✓
Southern Redlands Community Development	Recruitment for the Community Development Officer South position is complete, Haleel Rane has been appointed. Initial planning underway for Mt Cotton Mapping project.		✓
SMBI Initiatives	No work undertaken in August due to staff recruitment.	SMBI Community Initiative meeting - 16 September 2010. SMBI Forum meeting - 27 September 2010.	✓

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Youth Development			
Redlands Youth Forum	YTALK met on the 3rd August. 12 young people in grades 9 and 10 attended, representing Alex Hills, Ormiston, Victoria Point and Capalaba. Very successful meeting which resulted in evaluation of the team build day, agreeing terms of reference, roles and code of conduct and identifying the group's first project being to develop an anti bullying video. A local film maker will be invited to attend the next meeting.	YTALK meeting 7th September.	✓
Redlands Youth Plaza Activation / Capalaba Youth Space	Youth Worker training delivered for staff and volunteers from The Cage and The Hut Youth Spaces. Planning underway in partnership with The Cage, for a Youth Mini Day Out to be held on 23 October at the Redlands Youth Plaza.	Youth Min Day Out to be held on 23 October at the Redlands Youth Plaza.	✓
Young People and Public Space	No work undertaken in August.		✓
Youth Week	No work required this month		COMPLETE
Seniors			
RAGOSI	No meeting held this month. The August meeting was cancelled due to seniors week events.	Next RAGOSI meeting is the 4th October 2010	✓
Ageing Well in the Redlands strategy implementation	The Physical Activity for Older People event was held on 31st August in partnership with RCC, Seniors Network, RSL Cleveland and Dept of Communities. 60 people attended the event. U3A are now looking at how they can continue the program. Engaged stakeholders in the initial planning for the Living Letters Project which targets the most vulnerable and aims to reduce social isolation. Facilitated partnerships with key stakeholders to progress the Indigenous Literacy Project on North Stradbroke Island.	Mobility Scooter Education Day will be delivered on 6th October at the Donald Simpson Centre. Yulu-Burri-Ba men's shed open day to be held on 25th September. Living Letters Workshops to be held on 24 Sept and 5 October.	✓
Seniors Week	Events held in Seniors Week in the Redlands included - A Seniors Walk with 220 seniors participating on 15 August. Seniors Concert where 100 people attended on 15th August. . The Inspiring Seniors event was co-ordinated by Bluecare and was held on 19th August and 80 people attended. These events were all sponsored by RCC.	Seniors week evaluation committee meeting is to be held in September 2010	✓
Initiatives for Seniors	Attended the Ageing Well Expo for Indigenous Seniors with representatives for Yulu-Burri-Ba on 17th Aug. Presented to the Carers Support Group at Killara Place promoting resources for seniors and future projects.	Yulu-Burri-Ba open day for men's shed/ladies weaving group on 25th Sept	✓
Community Partnerships including Star Transport & Donald Simpson Centre	Attended the Donald Simpson Centre Board meeting		✓

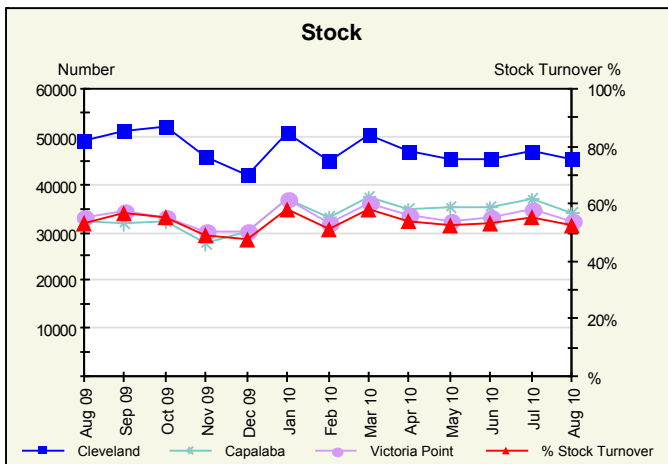
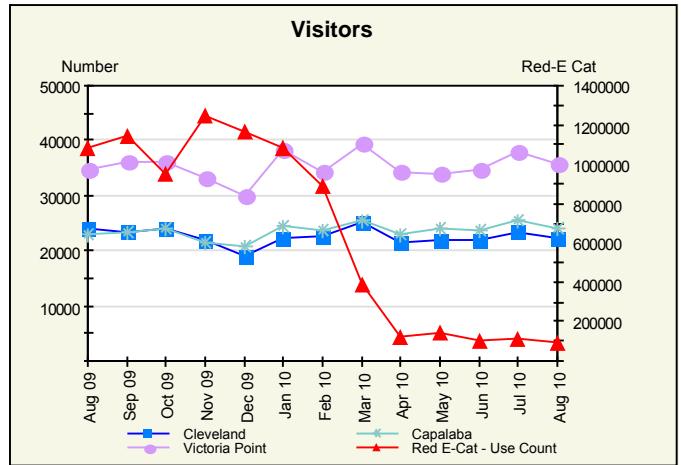
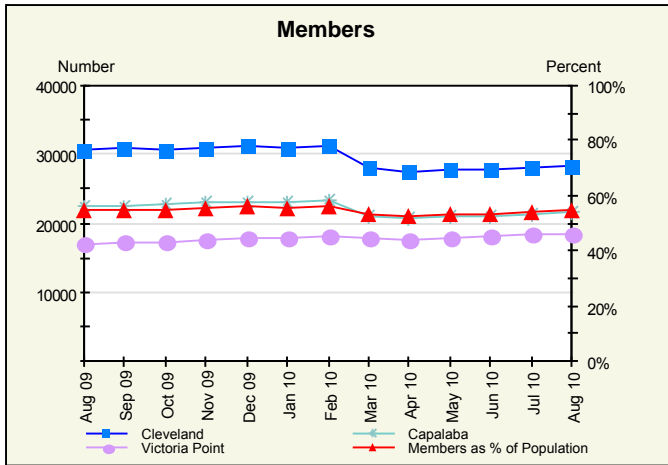
Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Safety			
Graffiti Solutions Projects	Urban smart projects continue to work with artists on designs for the remaining traffic signal boxes throughout the Redlands. Working in partnership with the Community Cultural Development Officer in developing a project to engage aerosol artist.		✓
Community Safety Forums	No work required this month		COMPLETE
Crime Prevention Through Environment Design (CPTED)	Worked with Works Operations to develop a CPTED audit tool and recording database for use in car park audits. Initial testing of three car park audits were conducted. Several Hot Spot issues were reported this month which required initial sight inspections & recommendations. These locations were in Ronnie Street Cleveland, William Street skate park in Thornlands, Teak Lane Victoria Point & an area behind the Wellington Point Community hall.		✓
Graffiti Management Plan Implementation	Graffiti Cleanup day was conducted in Ormiston with an area adjoining a seniors retirement village and a badly vandalised underpass removed by The Cage removal team and a young person on juvenile justice order. Conducted information & viewing sessions with potential users of the Online Graffiti Reporting System. A Working Group was established to inform modifications necessary to suit current work practises of RCC.		✓
Community Cultural Development			
Regional Arts Development Fund (RADF) Grants	Held RADF information sessions at Dunwich, Cleveland, Victoria Point and Russell Island to promote the RADF Grants program. Conducted one to one sessions to assist with RADF funding applications.	Round 1 of 2010-2011 grants close 3 September 2010. RADF assessment meeting 7 October. AGM scheduled for November. RADF cheques presentation 13 December.	✓
SMBI Welcome Signage Project	Community Development has handed project back to Community and Social Planning for future development.		✓
Community Cultural Development Initiatives	Hosted the South East Queensland Cultural Workers Alliance meeting 4 August. 15 members from around SEQ attended to discuss the National Arts and Disability Strategy. Celebration of the Common Threads, a program designed to support young people affected by grief and loss in partnership with The Cage Youth Foundation and Red Thread Stories Pty Ltd was conducted 7 August, with 18 young people attending aspects of the program, and 9 members completing the day long session. Attended Regional Arts National Conference in Tasmania 26- 29 August.	The Wellington Point Kratzman Store Local History Project to commence in Sept.	✓

Customer & Community Services

Cultural Services

Attachment 2

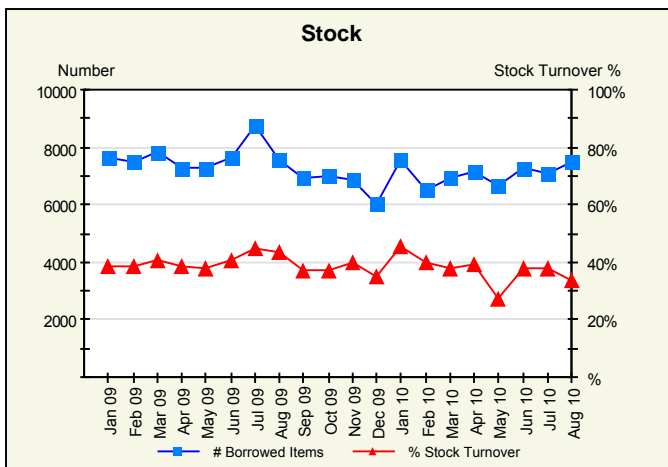
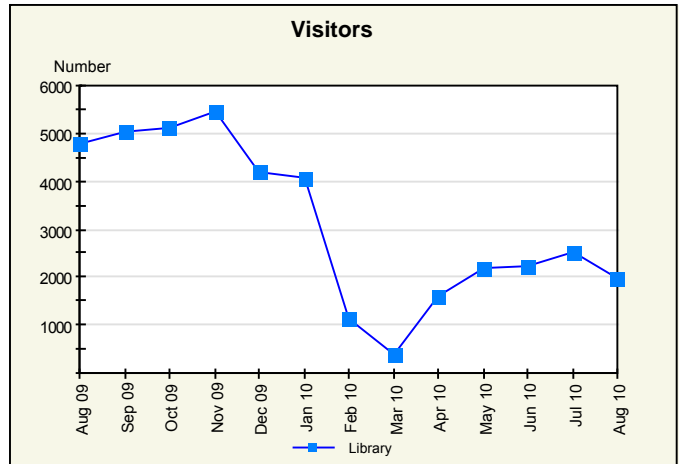
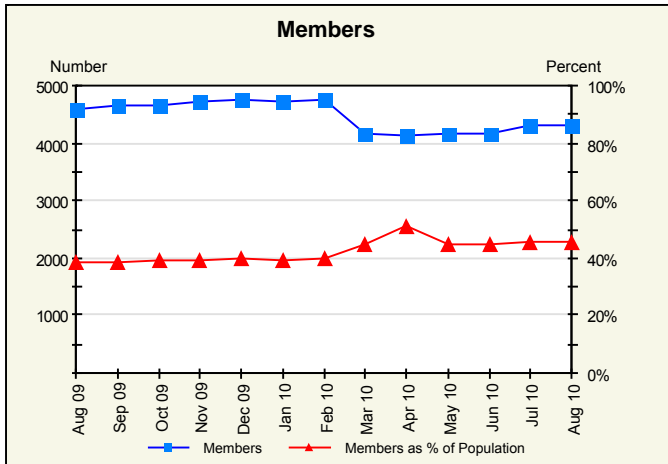
Libraries - Mainland



Visitor Numbers on Red-e-Cat would appear to have been artificially inflated perhaps by web robots or web crawlers. The Information Management Group is investigating this for Redland Libraries. The measure previously used is no longer viable due to this type of web activity. An alternative measure, patron logins on Red-e-Cat, that is now used instead, showing a drop in the number of visitors.

Cultural Services

Libraries - Island & Mobile



Summary of Activities

Victoria Point Library:

- | Jessica Watson Book Launch on 19 August. Approx 400 people attended this event.
- | An Evening with Leonie Norrington on 27 August. Leonie is an author and journalist and the Northern Territory presenter for Gardening Australia.

Capalaba Library:

- | Be Your Own Bodyguard on 10 August. This is an engaging and empowering program for women, designed to give you the tools to recognise, prevent and avoid being a victim of violent crime.
- | Lunch with Leonie Norrington on 27 August.

Cleveland Library:

- | Art and Craft Connections at Cleveland:
 - Basic Stitch Workshops: Make a Bag
 - Embellishing Soap
 - Embellishing Coat Hangers
- | Health Hints to Stay Young by Registered Nurse Bernadette Mercer who shared her tips to regain and/or improve your health and delay the onset of old age.
- | Protect Yourself from Cancer by Registered Nurse Bernadette Mercer.

Cultural Services

Museum (Redland & NSI)

Summary of Activities

Redland Museum

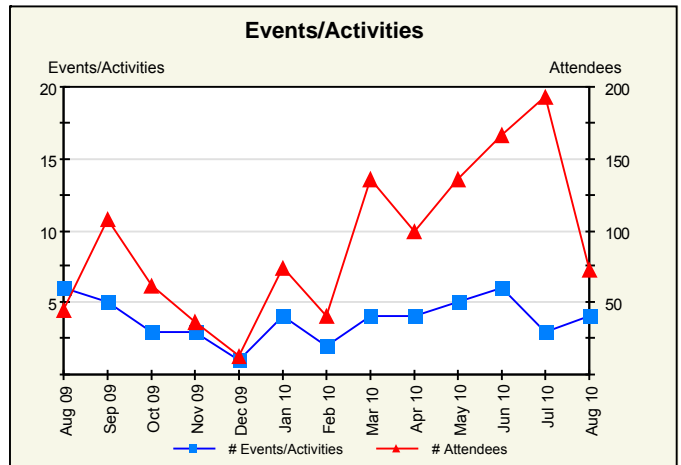
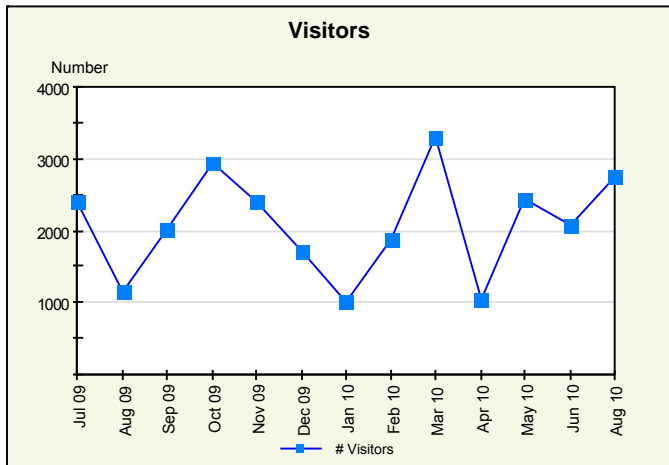
- | Annual General Meeting held on 3rd August
 - President - Ross Bower
 - Vice President - Paul Field
 - Treasurer - Peter Smith
 - Secretary - Annabelle Alexander
- | 18th August - Diana Hacker from Qld Women's Historical Association spoke about her recent publication "The Matildas" - Short biographies of Queensland Women Past and Present
- | Mil Binnung Exhibition - a collaborative venture between the North Stradbroke Island Historical Museum and the Redland Museum
- | Volunteer reward trip on 25th August to Mayes Cottage, Kingston Butter Factory and Old Beenleigh Town
- | There were 334 visitors to the Redland Museum in August.

North Stradbroke Island Historical Museum

- | Mil Binnung Exhibition - a collaborative venture between the North Stradbroke Island Historical Museum and the Redland Museum
- | The Oodgeroo of the Tribe Noonuccal Custodian of the Land Minjerrabah Collection Management Deed is ready for signing.
- | Digitising of the historic photographic collection continues with the corresponding digital file management.
- | There were 599 visitors to the NSI Museum in August.

Cultural Services

Art Gallery



Summary of Activities

- | Nicola Moss Drawing Workshop - Interpreting the natural environment. This workshop provided an opportunity to experiment and develop personal works in response to the Australian landscape. During the workshop participants explored various ways of looking at the natural environment.
- | Photography Workshop - Captured: Tips and Tricks for document your work like a pro. Artist and professional photographer Carl Warner lead a hands-on workshop about how to professionally photograph your artwork using your very own camera and a few tricks and basic techniques.
- | Exhibition Opening Tracey Moffat: Narratives - A Monash Gallery of art travelling exhibition
- | Chit Chat for Tracey Moffat exhibition
- | Children's Workshop - I Spy with my Little Eye *Eye Spy: An art exhibition for kids* encourages visitors to find out more about the Redlands by searching for objects featured in artworks on display. In these workshops, children explored artworks by playing 'I spy with my little eye'. Participants then created their own 'Eye Spy' masterpieces which are displayed as part of the exhibition.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

CULTURAL SERVICES UNIT

Responsible Officer Name: **Glenys Ismail**
Service Manager Cultural Services

Author Name: **Karen Callow**
Business Support Officer

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	⚠
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Libraries			
Young People's Programs	Children's Book Week (August) featured Digital Storytelling on 26th August at Cleveland Library with 378 participants attending, and author/illustrator Leonie Norrington delivered a program for children and young people at Cleveland Library 27th August.	20-30 September - school holiday activities; 16 October - Manga (Japanese cartooning) workshop with David Lovegrove at Capalaba Library	✓
Adult Programs	Author Event: 27 August - Leonie Norrington - meet the author luncheon at Capalaba Library and an evening author talk event at Victoria Point Library Be Your Own Bodyguard with Earl Morris on 10 August at Capalaba Library - this event is an engaging and empowering program for women.	October at Capalaba is Looking @ 2.0: A users guide to online technologies. Workshops in partnership with the State Library of Queensland. 7 October - Francis Bevan: Psychic Photograph Reading at Cleveland Library 14 October - An Evening with Jarvis Finger at Victoria Point Library. Jarvis Finger is the author of The St Helena Story: An Illustrated History of Colonial Queensland's Island Prison 19 October - Eye Health at Capalaba Library. Join local optometrist, Julie Bazzo, as she talks about the role of the optometrist in maintaining eye health. 27 October - Movie Night: The Time Traveler's Wife at Cleveland Library	✓
Special Programs	Art and Craft Connections at Cleveland: Basic Stitch Workshops - Make a Bag; Embellishing Soap and Embellishing Coat Hangers Health Hints to Stay Young and Protect Yourself from Cancer - 2 programs presented by registered nurse Bernadette Mercer	October is "Living on a Shoestring" month at Cleveland Library. - 5 October - The \$21 Challenge. Find out how to feed your family for a week on \$21. - 15 October - Budgeting Hints and Tips - 20 October - Money Managing Online Resources	✓
REDLAND ART GALLERY			
Exhibitions - Cleveland	Plant-Life - An exhibition by Nicola Moss 18 July to 15 August Revisiting the Australian Landscape - Interpreting the landscape on an intimate scale 18 July to 15 August Tracey Moffatt: Narratives - A Monash Gallery of Art travelling exhibition	10 October - Opening of Coochie Art Group Exhibition - This exhibition features new representational and abstract work by The Coochie Art Group Inc members in acrylic, oil, watercolour, mixed media, pastel and various drawing media, responding to the theme 'Art and Soul'.	✓

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Exhibitions - Capalaba	12 July to 18 August - Seasons in the Sun - an exhibition by the Donald Simpson Centre art groups and wood carvers 23 August to 29 September - Eye Spy - An art exhibition for kids	04 October - Opening of The Wallpaper Project exhibition - eight leading Australian artists have produced a striking range of contemporary wallpaper designs	✓
Chit Chat & Floor Talks	Chit Chat for Tracey Moffat Exhibition		✓
Children's Workshops		20 & 23 September children's holiday workshops - I Spy with my little eye	✓
Adult Workshop	03 August - Nicola Moss Drawing Workshop 04 August - Captured: Tips and Tricks for documenting your photography work		✓
Special Events		31 October - Compositions of Sound Concert 2 at Redland Museum - The Art of Song	✓

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

CULTURAL SERVICES UNIT

Responsible Officer Name: Glenys Ismail
Service Manager Cultural Services
Author Name: Karen Callow
Business Support Officer

Legend	
Project Complete	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

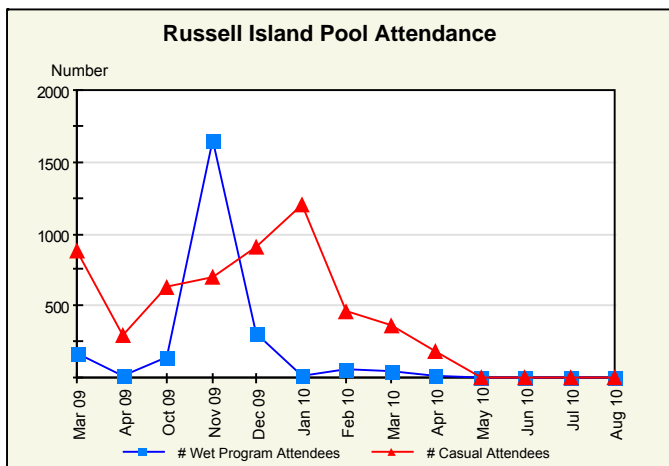
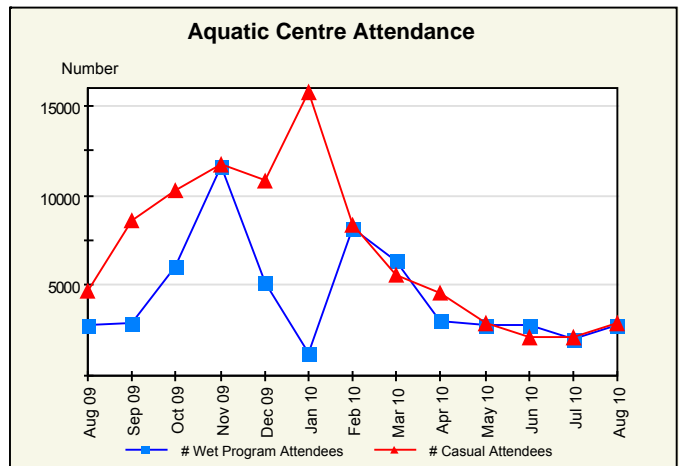
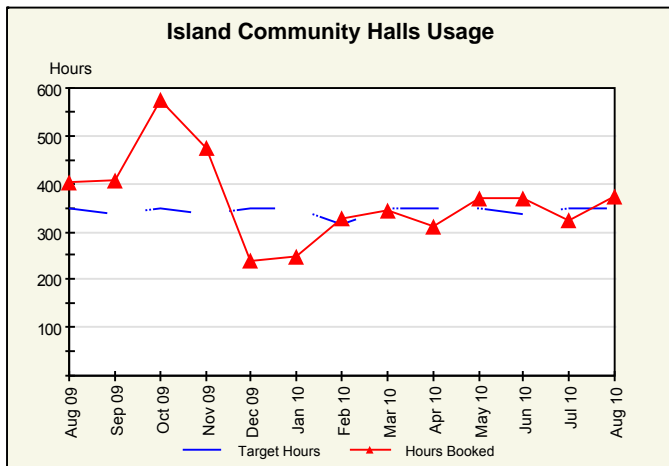
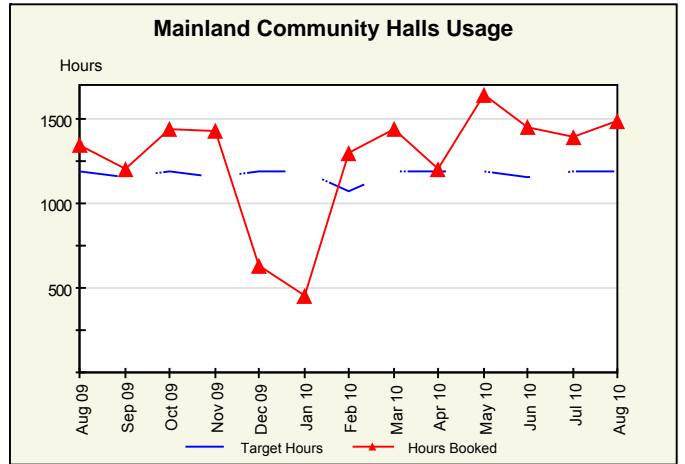
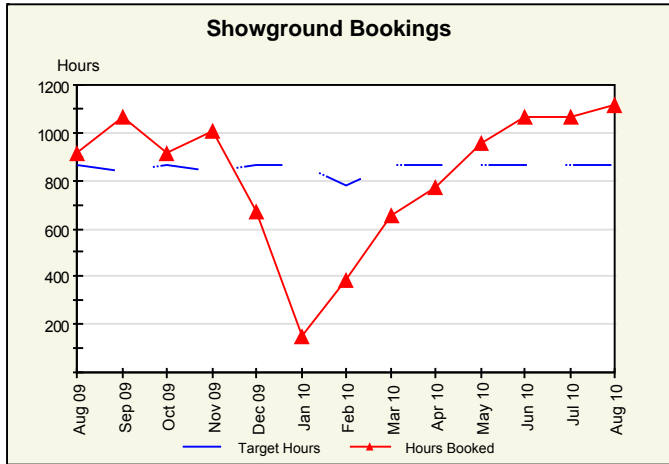
Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
Libraries					
41829 Self check in / check out system (Victoria Pt)	As this project will now not commence until 2011/12 this budget will be given up in the 1st quarter budget review.	\$52,300	2011/2012	2011/2012	✓
45565 Cleveland Library Renovations	Community Engagement being undertaken at the beginning of 2011	\$30,000	2010/2011	2010/2011	✓
Art Galleries					
42324 Virtual Gallery Software	A suitable product is currently being investigated	\$24,000	2010/2011	2011/2012	✓
20579 Gallery Track Lighting Replacement	FSU have identified appropriate light bulbs for this project and are currently checking with procurment of the correct procedure for purchasing these as "sole supplier" or sourcing quotes.	\$40,000	2010/2011	2010/2011	✓

Customer & Community Services

Leisure and Recreation

Attachment 3

Recreation, Showgrounds, Aquatic Centre & Community Halls



Summary of Activities

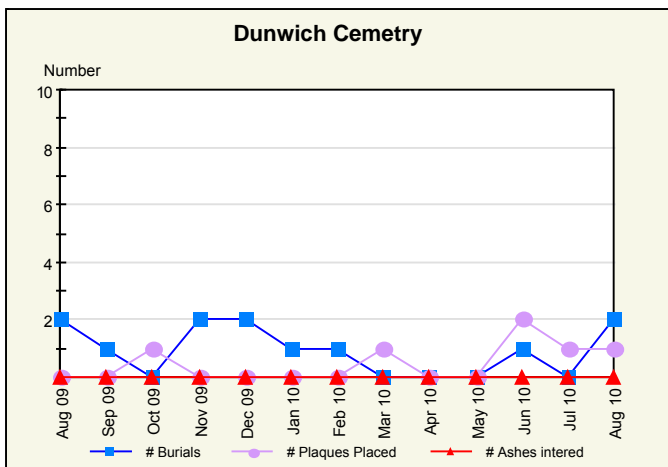
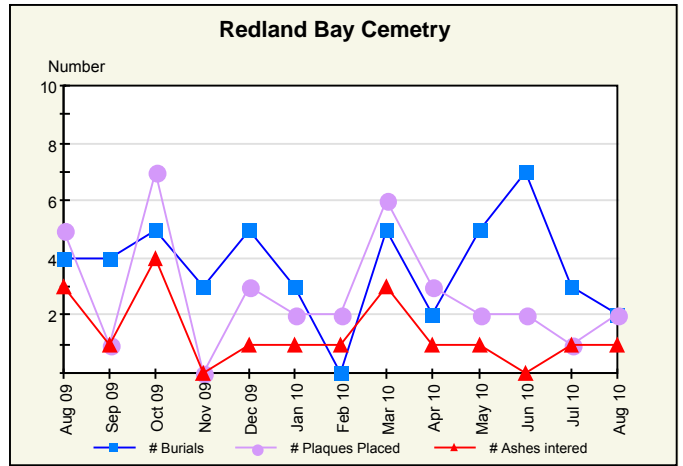
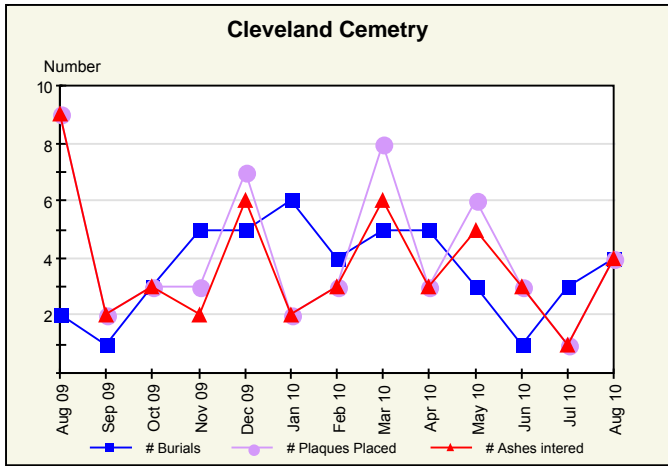
Community Halls usage both mainland and islands was average with mainland slightly more heavily used.

The Cleveland Aquatic Centre usage was slightly below average due to the winter month. Russell Island Pool remains closed for the season and will reopen on 18 September.

Redland Showgrounds numbers remain high due to the continued growth of the regular user sporting groups with most outdoor facilities being used at capacity. No events in August. Redlands Spring Festival and Historic Truck Show events will be held in September.

Leisure and Recreation

Cemeteries



Summary of Activities

Burials, plaques and ashes at the Cleveland cemetery are higher for August and are consistent over the year. Burials, plaques and ashes for Redland Bay cemeteries remained consistent overall. There were 2 burials and 1 plaque placed at Dunwich in August.

Leisure and Recreation

Surf Life Saving QLD

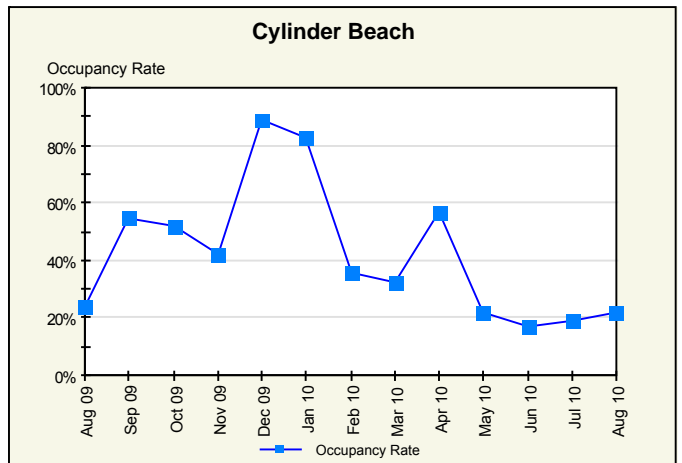
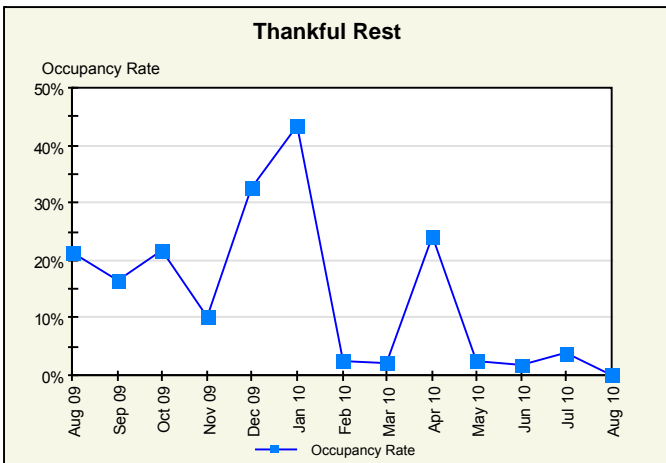
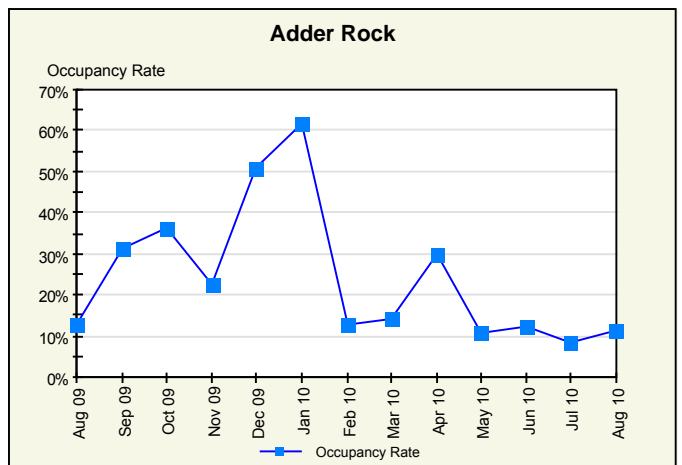
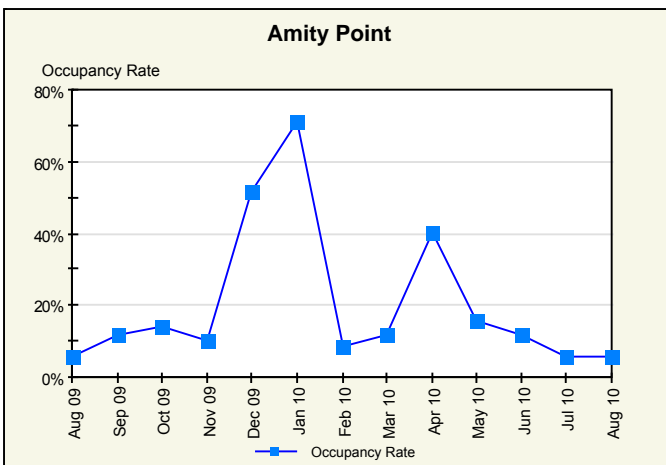
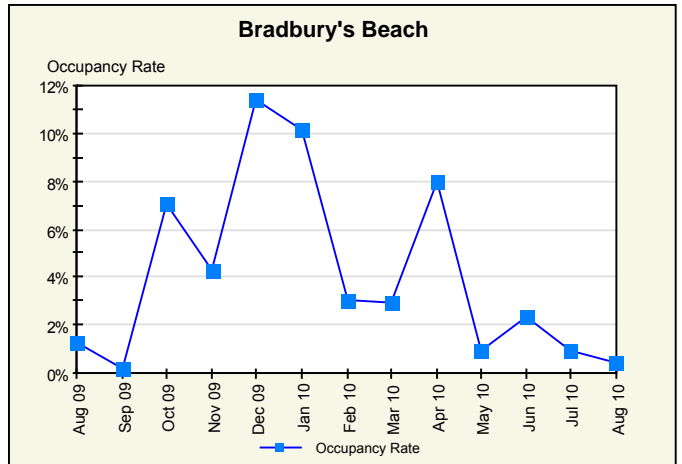
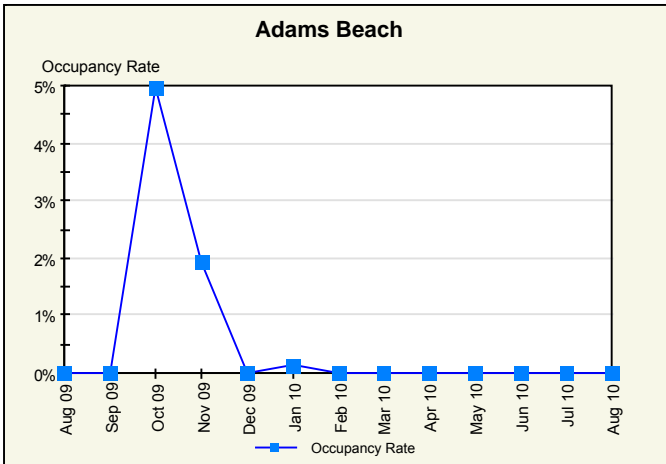
Summary of Activities

Beach usage relatively quiet. Working with SLSQ on appropriate signage to warn drivers at Main Beach and Adder Rock regarding the bathing areas.

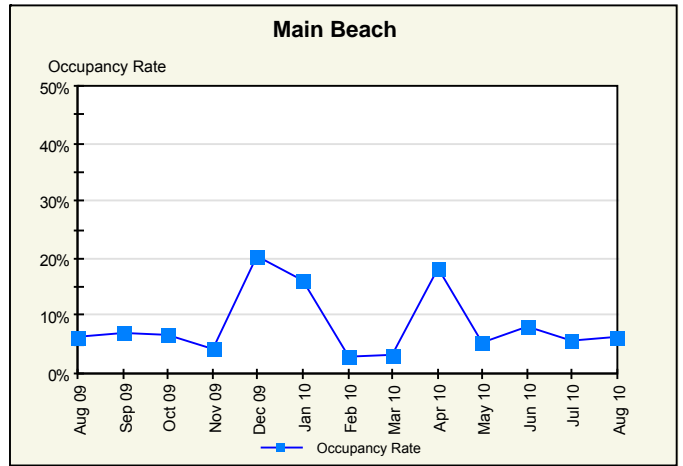
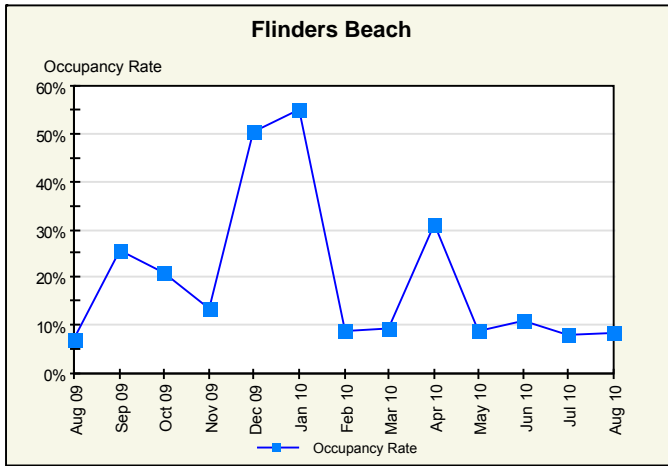
Trial of the Beach Buoys loop line system in collaboration with SLSQ is being conducted at home and main beach. System is new aid for SLSQ in beach rescues.

Leisure and Recreation

Straddie Holiday Parks



Straddie Holiday Parks (cont'd)



Summary of Activities

Occupancy levels within the Holiday Parks are consistent with the same period last year except for Thankful Rest Holiday Park which is down on last year by 20%. This reduced occupancy could be due to the inclement weather experienced in August this year.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

LEISURE & RECREATION SERVICES UNIT

Responsible Officer Name: Russell Cook
Service Manager Leisure & Recreation
Author Name: Michelle Maguire
Administration Officer

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Recreation			
Fun in the Parks		The next program will be in late January 2011	✓
Holiday Programs	The next program will be run in the September School holiday period	Bookings being taken for activities for the September program. An evaluation and review of the program will look at what how this program will run in the future	✓
Club Liaison & Admin Programs	Submitted an application to the Department of Communities Sport and Recreation for funding towards a Sport and Recreation Officer to support clubs in building capacity and funding opportunities. An outcome is not expected to be announced until Oct 2010.	Council officers will continue to work with the remaining Clubs who have yet to sign the Permit to Occupy agreements. Twelve of the 17 clubs met with to date have signed PTOs	✓
Sports Development Programs	The program is currently on hold pending completion of the physical activities strategy.		✓

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

LEISURE & RECREATION SERVICES UNIT

Responsible Officer Name: Russell Cook
Service Manager Leisure & Recreation
Author Name: Michael Tait
Acting Service Manager Leisure & Recreation

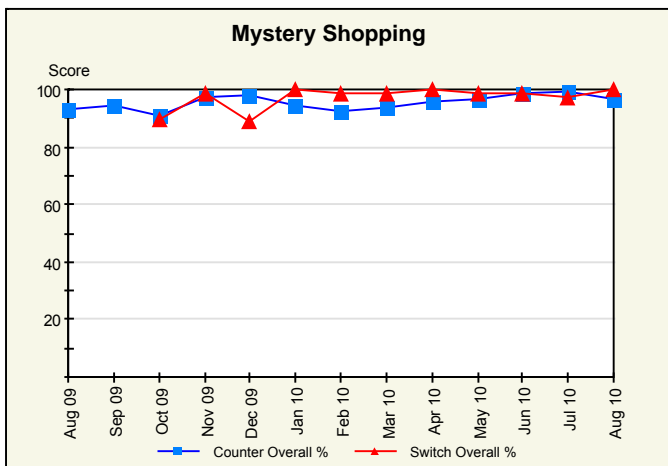
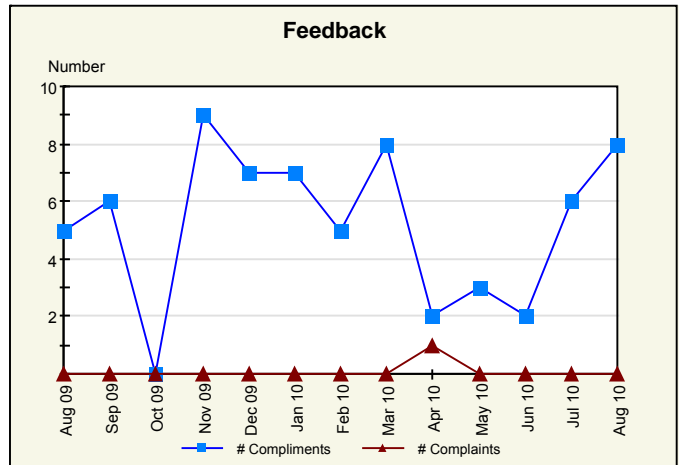
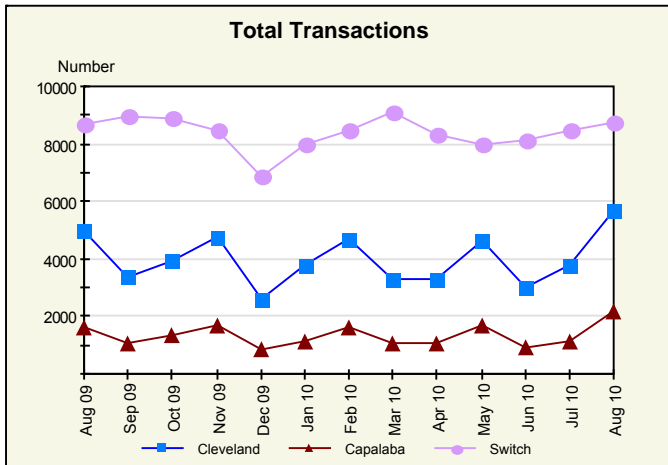
Legend	
Project Complete	Complete
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
Recreation, Showgrounds & Aquatic Centre					
Showground Asset Maintenance Plan	Project on hold due to new Local Government Asset Management guidelines.	\$30,000			✓
Replace Concourse for 25m Pool at Cleveland Aquatic Centre	Project has commenced and is currently in the preliminary stages of the condition audit and engineering report. Ready to engage a consultant to assist with specifying the work required so the job can be tendered. (Project with PDG)	\$50,000	1st QTR 10/11	4th QTR 10/11	✓
Aquatic Centre Filter 50m Pool	Project has commenced and is currently in the preliminary stages of the condition audit and engineering report. Ready to engage a consultant to assist with specifying the work required so the job can be tendered. (Project with PDG)	\$175,000	1st QTR 10/11	4th QTR 10/11	
Community Halls					
Repaint Hall 1	Hall to be determined from the Community Hall review currently being undertaken	\$53,000			✓
Repaint Hall 2	Hall to be determined from the Community Hall review currently being undertaken	\$53,000			✓
Removal of Asbestos from Community Halls	Asbestos removal from the Point Lookout Hall will be included in the hall redevelopment which is expected to start November 2010	\$120,000	2nd QTR 10/11	3rd QTR 10/11	✓
Cemeteries					
Landscaping & Garden Edging at Cleveland Cemetery	Master plan is the predesign phase, design due to be finished by end December 2010.	\$40,000	1st QTR 10/11	2nd QTR 10/11	✓
Landscaping & Garden Edging at Redland Bay Cemetery	Project is currently the functional specification phase awaiting finalisation in October 2010.	\$45,000	2nd QTR 10/11		✓
Cemetery Booking System	Project has commenced. IT currently investigating software options. Budget allocations for December 2010 and June 2011	\$25,000	1st QTR 10/11		✓

Customer & Community Services

Customer Service

Attachment 4



Summary of Activities

Large increase in customers at both Cleveland and Capalaba centres due to rating and Allconnex enquiries.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

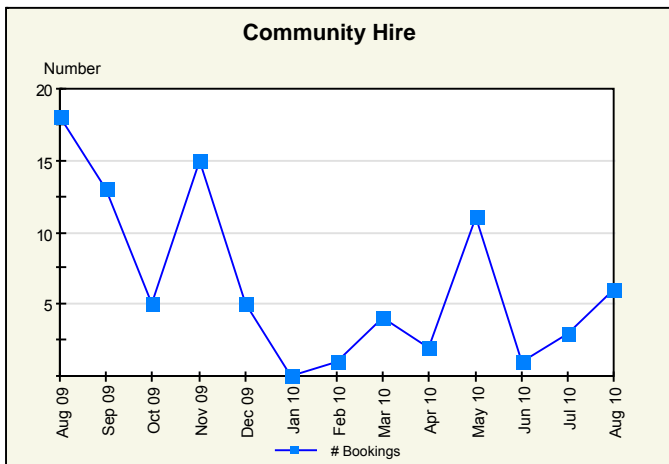
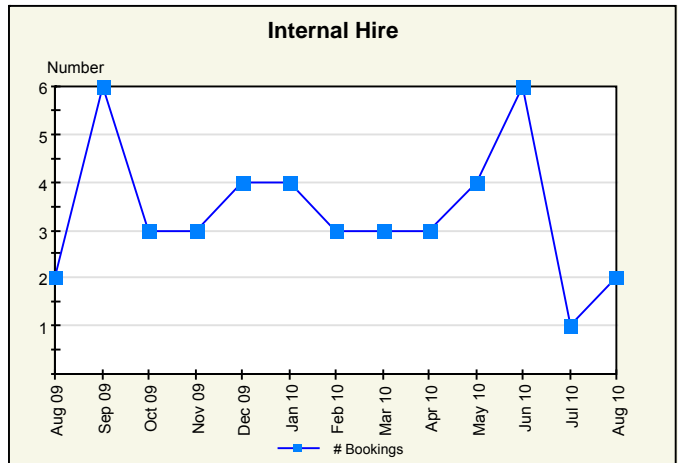
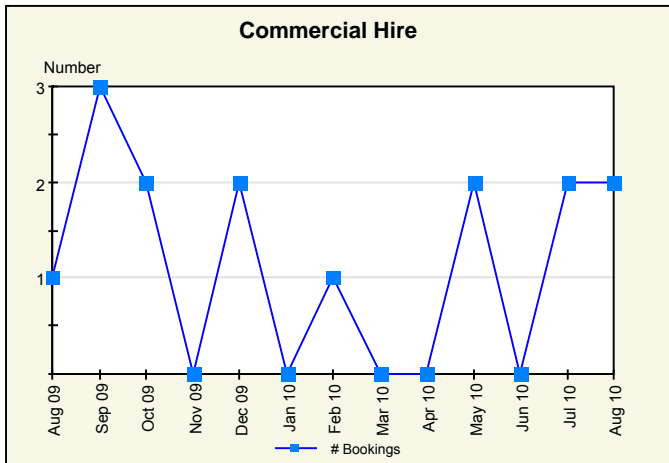
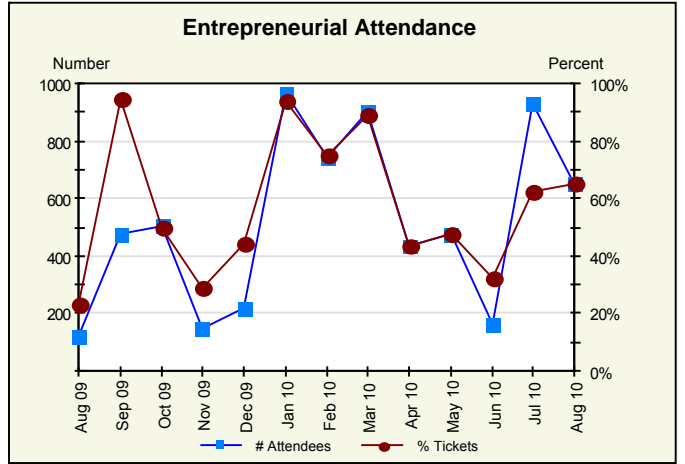
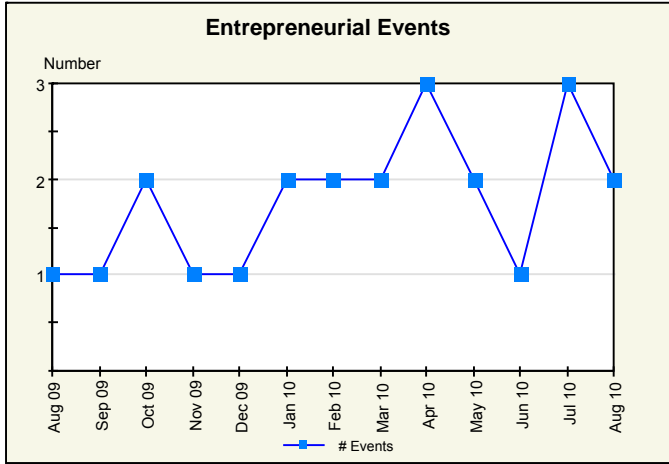
CUSTOMER SERVICE UNIT

Responsible Officer Name: Kym Banks
Service Manager Customer Service
Author Name: Lorri Watego
Business Support Officer

Legend	
Project Complete	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
Customer Service					
Implementation Proposal Plan for Contact Centre	Formalising documentation for tender process to attract consultants	\$100,000	2nd Qtr	1st Qtr 2011	✓

Customer & Community Services
Redland Performing Arts Centre (RPAC)
Attachment 5



Summary of Activities

August at RPAC

- 28 August - Gene Peterson Live - a high energy production, featuring master musician and percussionist, Gene Peterson was attended by 146 patrons. Gene seamlessly combined technically astounding drumming with humorous novelty acts, and showcased his ability to make music from kids' toys, office equipment, and junk kitchen utensils. Gene also presented Percussion Workshops for local high school students, as part of the RPAC education program. Ten young people attended the workshops and gained valuable experience from professional musicians.
- 29 August - RPAC'S popular seniors' concert series, Musical Melodies saw "Andrew Lloyd Webber and Friends" starring Philip Gould and celebrating the life in words and music of the most prolific and successful musical theatre composer in the world in the past 100 years. The performance was another sell out in this popular series.

Commercial Hires - August featured the second performance of the ever popular Busting Out with 287 patrons attending and psychic medium Charmaine Wilson - The Spirit Whisperer with 271 patrons attending.

Community Hires - Here's to Life Concert.

Internal Hires - one CEO presentation and an Immunisation Clinic were held in August.

October at RPAC

- 12 October - RPAC will present Special Delivery as part of its primary schools program. This visual theatre work is perfectly pitched at the 4-8 year old target group.
- 29 October - TaikOz - "Blessings of the Earth" - features the full range of TaikOz's dynamic taiko drums including the 250kg ōdaiko Grand Drum- as well as a solo dance, *Solo from Kaidan: A Ghost Story* choreographed by the internationally acclaimed Meryl Tankard.

13.1.2 MONTHLY REPORT FOR OPERATIONS AND MAINTENANCE GROUP

Dataworks Filename: GOV Reports to Committee - Operations and Maintenance (OPM)

Attachment [Operations and Maintenance – August - 2010](#)

Responsible Officer Name: Lex Smith
Manager, Operations and Maintenance

Author Name: Tracy Carrick
Business Support Officer

EXECUTIVE SUMMARY

The core activities of the Operations and Maintenance Group are contained within this report and cover the period 1 August to 31 August 2010.

- The Roads and Drainage Maintenance Unit;
- Parks and Conservation Unit;
- Environmental Education Unit; and
- Waste Unit

have all contributed to this report.

The Waste Management Unit is a type 2 business unit and this report will provide Council with a monthly update and on a quarterly basis the unit will report its performance against the key performance Indicators in the business performance plan.

PURPOSE

To provide information to Council on the activities undertaken by the Operations and Maintenance Group and on a quarterly basis report on the performance of the Waste Business Unit against key performance indicators.

BACKGROUND

The Operations and Maintenance Group undertakes the day to day operational activities of environmental education and environmental extension programs, the maintenance and operation of Council's waste collection and disposal facilities, the maintenance of roads, drains, marine and quarry facilities and the maintenance of Council's parks reserves and assets. This range of activities is undertaken by Council's day labour and contractor workforce.

The group generally operates between the hours of 7am to 4.45 pm weekdays with an on call service for after hours, however the environmental education operates 6 days per week and many evenings, with the waste facilities operating 7 days per week.

ISSUES**ROADS AND DRAINAGE UNIT – Unscheduled Activities and Significant Events****Graffiti**

94 Instances rectified for a cost of \$1119.90 – 20 instances were street signs

Vandalism

138 instances rectified for a cost of \$ 8498.00– 74 instances were street signs – repaired or replaced. 64 other instances related mainly to damage to bus shelters.

Illegally Dumped Refuse

12.75m³ / 12.82 tonne. Cost to dispose \$2 134.89

Activities Status

Nil comments – All Activities on target.

PARKS AND CONSERVATION UNIT– Unscheduled Activities and Significant Events**Graffiti**

110 instances of graffiti rectified – Cost to clean \$3849.58

Vandalism

1 instance of vandalism rectified. 8 wheelie bins burnt in Mount Cotton skate bowl. Cost to rectify and replace bins – Cost to Council \$ 835.00. Replacement of bins \$440.00 (not a direct cost to Council as the bins were from the neighbouring shops)

Illegally Dumped Refuse

Total 15.75m³ – 8.2025 tonnes - \$1,237.95

Activities Status

Nil comments – All Activities on target.

ENVIRONMENTAL EDUCATION UNIT– Unscheduled Activities and Significant**Events**

- Dogs Day Out held at Capalaba Regional Park on 22 August with an estimated 800 participants (plus their dogs). All participants received a bag with giveaway goods and educational materials about keeping koalas safe from dogs. This event

is organised in partnership with the Animal Management team to combine education with information on legal obligations.

- National Tree Day was held on 1 August, adjacent to Moores Rd in Redland Bay. There were 150 participants on the day and 4500 plants were planted, 400 of these being koala food trees.

IndigiScapes

- The Fairy-wren walk that links the IndigiScapes botanic gardens with Lyndon Rd has been re-opened. This walk through ferns and along the creek line had been closed for several months while some repairs were carried out.
- New security measures have been put in place at the centre including cameras. This is to help prevent further break-ins that have caused disruption over the past couple of months.

Extension Programs

- The Community Bushcare Program has received a grant of \$13,000 from Holden Australia to carry out extra works in the Station St Wetlands, Wellington Point. The focus of this will be weed management, with some revegetation.
- The Habitat Protection Program, in partnership with Karingal Scouts, has received a Federal Government Caring for Country grant of \$43,982 to continue the works on the scout's property in Mount Cotton. This is a further extension of what has been a very good working relationship on this important private property. The grant will be mostly used for weed management.

Wildlife Issues

- Koala breeding season continues so there is more movement than usual.
- A letter was sent to wildlife carers in the city reminding them of their obligations with regards to cutting leaf for animals in their care. This was in response where young street trees and revegetation areas were cut. It pointed out the Council supported Fodder Forest that was available for their use.

Activities Status

- The production of the eucalypt identification booklet for landholders has been held up and is now expected in late September/early October.

WASTE UNIT

Complaints

There were no complaints received about the sites for the month of August.

SITE REPORTS

Birkdale Landfill and Transfer Station

All operations have been continuing as normal.

Council received its first royalty statement from electricity generated from the Renewable Energy Facility, powered by landfill gas from Birkdale Landfill.

Redland Bay Waste Transfer Station

All operations have been continuing as normal.

A new contract commenced for the operation of the Recycleworld market facility.

Giles Rd Hard fill Site

All operations have been continuing as normal.

North Stradbroke Island Waste Transfer Stations

All operations have been continuing as normal.

SMBIs and Coochiemudlo Island Waste Transfer Stations

All operations have been continuing as normal.

The green waste pad on Russell Island was upgraded using crushed concrete.

WASTE EDUCATION ACTIVITIES

August 2010

Highlights of the month

- A new excursion run by Redland City Council, with the help of various contractors, saw University of Queensland's International students from Japan visit a number of key waste management sites. Students went to Rocky Point Green Power Plant, Visy Recycling, Birkdale Landfill and Judy Holt Park. This excursion was well received by the students and gave them a real snap shot of how well Redland City Council is managing its waste.
- Redland City Council received the honourable 'Sustainable Cities Award' from Keep Australia Beautiful (Queensland) 2010. This meant that Council received outstanding achievement in all award categories including SITA'S Litter and Waste Management Award. Redland City Council demonstrated measurable benefits in the application of the "four Rs": refuse, reduce, reuse, recycle. This was largely due to the effective policies on waste minimisation initiatives we have in place, as well as the on the ground delivery of waste education programs run by Council's Education Officer (Resources and Waste).
- Our Education Officer (Resources and Waste) developed and delivered a presentation to Council's 'Earth Smart Science Schools' teachers outlining how Council can assist schools with their waste minimisation components of their

School Environmental Management Plan (SEMP). This SEMP will see (among a reduction in water and electricity usage) a 50% decrease in waste in all Education Queensland schools across the state by 2013. Council is playing a key role in helping these 'Earth Smart Science School's (as well as a number of other local schools) gain access to a Department of Environment and Resources Management (DERM) grant that will see schools gain the necessary infrastructure and signage to roll out recycling and resource recovery program in schools.

Feedback from Council's new Waste Education Programs has been extremely positive. Some of the comments from teachers this month included:

- "Excellent presenter, high energy, well organised, positive".
- "Well thought out, thought provoking content".
- "Content and quality of the presenter really got the kids thinking!"
- "Reinforced students' existing knowledge and expanded their knowledge and understanding of the unit topic".
- "Spoke to the students in a way they could understand. Interesting and engaging presentation. The students were all very excited."

Locations of visits

- Victoria Point State High School (6 visits – Year 7)
- Wellington Point State School (3 visits – Year 5)
- University of Queensland (International mature age students – Japanese)
- Ormiston Preschool and Childcare Centre (2 visits – Pre-school)
- Moreton Bay Environmental Education Centre (Primary school teachers)
- Macleay Island State School (whole school parade – Prep to Year 7)

RELATIONSHIP TO CORPORATE PLAN

The activities undertaken within this report primarily support Council's following outcomes:

Outcome 1: "**Healthy natural environment**" - 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.

Outcome 2: "**Green Living**" – 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.

Outcome 3 “**Embracing the Bay**” – 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.

FINANCIAL IMPLICATIONS

The Operation and Maintenance Group is within budget.

CONSULTATION

This report was prepared in consultation with Unit Service Managers and numerous staff within the Operations and Maintenance group.

OFFICER’S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Reimers

That Council resolve to note the report.

CARRIED

MONTHLY ATTACHMENT FOR REPORT FOR OPERATIONS AND MAINTENANCE GROUP FOR THE PERIOD 1st AUGUST TO 31st AUGUST 2010

Responsible Officer: Lex Smith
Manager Operations and Maintenance
Author: Tracy Carrick
Business Support Officer

In Progress	✓
Watch List - Possible concern	!
Major Issue	✗

Roads and Drainage Unit

Programmed Activities	Activities over August	Scheduled activities over September	Achievements over this financial year	Status
Marine				
Projects	Maintenance repairs to hand rails and posts at Masthead Drive, Jetty Raby Bay completed. Minor maintenance works to the top section of the Cleveland Point boat ramp completed. Marine Parks Permit number (QS2010/CVL1171) from Department of Environment and Resource Management has been approved. These permits cover all scheduled maintenance in foreshore areas.	Maintenance repairs to swimming enclosures located at Moore's Road Redland Bay ,Amity Point, Dunwich on North Stradbroke Island and SMBI are expected to commence late September early October.	Marine projects for this year are on schedule.	✓
Unsealed Roads - Mainland				
Roads programmed	Road Maintenance completed to areas in Redland Bay: Heinerman Road, Orchard Road, Unwin Road, Cherman Church Road, Muller Street, Kidd Road. Road Maintenance completed to areas in Mount Cotton: Gramzow Road, Habermann Road. Car park maintenance completed to Cleveland Show grounds for festival events. As is common these days with the shifting workloads, the majority of time spent on this activity is on SMI or NSI.	Unsealed Road Mtce grading crew will be on the on bay Islands for approx 4 weeks undertaking grading and drainage works.	13.2km of Roads maintained.	✓
Unsealed Roads – Bay Islands				
Roads programmed	7 roads maintained, largely on Russell Island. Total length 2.955km	Mainland unsealed road mtce grading crew to continue with Russell Island / Macleay Island maintenance.	27 roads totalling 11.855km maintained for year to date.	✓
Sealed Roads				
Overlays - <25mm thick asphalt layer - usually over a large area - carried out to correct surface roughness	500m2 of overlays for August incorporating 21 tonne of asphalt	Minimal overlays scheduled for August	A total of 15,385m2 overlays at total of 188 locations, largely in the mainland suburbs north of Redland Bay Road.	✓
Potholes	674 potholes repaired in August	Potholes repaired on a reactive basis	1,549 potholes repaired year to date	✓
Road Failure Repairs - Usually involves removing a section of road to a depth of 100mm and replacing with hot asphalt	A total of 1,089m2 failure repairs using a total of 275 tonne of asphalt, largely in the Victoria Point area.	Failure repair will continue to be a major focus for September.	Year to date figures 4,347m2, 1095 tonne asphalt in 24 streets	✓

Roads and Drainage Unit con't

Programmed Activities	Activities over August	Scheduled activities over September	Achievements over this financial year	Status
Footpaths				
Kilometres Inspected	50 km's inspected this month. Programme completed to 42 faults above intervention levels. 46 action items was received by the general public, 4 of these required urgent repairs.	Inspections carried out in Redland Bay, works programme in these areas to start October 2010.	Continue to improve the efficiency in the way footpath inspections are inspected and programmed.	✓
Number of hazards repaired and estimated costs	Works programme for August completed to areas: Alexandra Hills, Birkdale, Cleveland, Redland Bay , Thornlands & Victoria Point. Approx 370m2 of concrete footpath was replaced at cost of 45k 25m of grinding footpaths was completed.	67 repairs are programmed for September / October in Alexandra Hills, Birkdale, Capalaba, Cleveland estimated costs of 48k.	Substantial increase in budget has been included in the ten year operational for plan to try and eliminate the backlog and enable the network to be maintained at or below the current intervention level.	✓
Street Sweeping				
Area activities	Northern Truck: Cyclic sweeping program completed: Capalaba West, Wellington Point, Birkdale. Southern Truck: Dollyer & Smith Streets Capalaba , Moreton Bay Rd, Thornlands.	Northern Truck: Cyclic sweeping program to sweep Ormiston, Thorneside, Wellington Point. Southern Truck: Victoria Point, Sheldon, & Thornlands East.	On going planning and future implementation of global positioning system (GPS) to sweeping trucks is being discussed with contractor, to improve efficiency in sweeping. Discussions with Council and GPS provider to investigate Councils requirements, implementation expected November 2010.	✓
Street signage				
Maintenance	156 signs repaired or replaced in August . 145 signs vandalism, graffiti or vehicle damage.	Signage maintenance is mainly reactive therefore minimal scheduling possible.	Looking at options to reduce workload due to vehicle damage. Eg. Flexible signpost bases for keep left signs.	✓
Stormwater catchpits	Regular catchpit cleaning program was completed to areas: Redland Bay, Thornlands, Cleveland, Alexandra Hills.	Continual hot spots cleaned up, these areas will be monitored and visited regularly on cyclic maintenance program. The catchpit replacement programme is mainly reactive and therefore minimal scheduling possible, average of 10 catchpit grates are installed each month.	No achievements to record for year to date.	✓
Relocatable building movements	1 Application for house removal received during August. 1 house removal leaving the Redland City area	Applications processed as received	9 applications have been processed in the 2010/2011 financial year	✓
Traffic Control Permits - approval of plan for the control of traffic when work being carried out on roads will impact on the flow of traffic	30 Traffic Control Permits raised through the Customer request system were processed during August.	Permit applications are processed as they are received.	58 Traffic Control Permits have been processed during the 2010/2011 financial year.	✓
Lighting Requests	12 Lighting requests were received during August. New installations - 0 , Streetlight glare - 1 , Bollard lighting - 1, Park lighting (including solar lights) - 5 , Streetscape lighting - 2, Marine lighting - 3.	Lighting requests are processed as they are received.	29 lighting requests have been received during the 2010/2011 financial year. These include installation of new lights and maintenance to existing lighting. Glare shield installations tend to be self regulating as the 50% cost sharing guideline for shields on existing lights causes many applications to be withdrawn.	✓

Environmental Education Unit

Programmed Activities	Activities over August	Scheduled activities over September	Achievements over this financial year	Status
Visitor numbers	4095	N/A	8595	✓
Projects and Events	<i>Dogs Day Out</i> was held at Capalaba Regional Park on 22 August with an estimated 800 participants (plus their dogs). All participants receive a freebie bag with goods and educational materials about keeping koalas safe from dogs. Very positive feedback on the day. <i>National Tree Day</i> was held on 1 August (details in Bushcare section). <i>Wildflower walk</i> at Judy Bushland Reserve held on August 28. Winner of Queensland Keep Australia Beautiful Sustainable Cities award for Volunteer/community contribution.	<i>World Rivers Day Family Fun Day</i> will be held at IndigiScapes on 26 September. It will include a range of family oriented activities including tree planting, water bugs and face painting. For <i>Koala Week</i> (21-24 September) IndigiScapes will have a range of activities, mostly aimed at kids, as well a visit from the Daisy Hill koala and free koala food trees all week. <i>Wildflower walk 2</i> will be held on September 11 at Squirrel Glider Reserve in Alexandra Hills. <i>Wildflower walk 3</i> will be held on September 19 a Turtle Swamp, Russell Island.	<i>Dogs Day Out</i> was held at Capalaba Regional Park on 22 August with an estimated 800 participants (plus their dogs). <i>National Tree Day</i> was held on 1 August. <i>Wildflower walk</i> at Judy Bushland Reserve held on August 28.	✓
Training & workshops	Staff training on eucalypt identification	<i>Introduction to Nature Photography</i> workshop on 25 September. Staff training on wattle identification on 1 September.	2 internal staff training sessions (on regional ecosystems and eucalypt identification).	✓
Hall Occupation	38%	NA	40%. This figure is calculated on a three session per day basis, with morning, afternoon and evening. (so an all day booking without the evening would equate to 66%).	
Bushcare				
Plants in ground (Total of plants place in ground across Bushcare and Community Plantings)	5030 plants in total, including 494 koala food trees	Plantings are dependant on weather conditions. Accurate data will be reported on after they have occurred.	5600 plants have been planted in total by the Bushcare program and in community plantings. Of these, 564 have been koala food trees.	✓
Community Plantings (Breakdown of where the plants went for the Community plantings. These figures are included in the Plants in ground total)	The <i>National Tree Day</i> planting was held adjacent to Moores Rd, in Redland Bay on August 1. There were 150 participants on the day and 4500 plants were planted, with 400 of these being koala food trees. A planting with a Junior Landcare Group was held at Alexandra Hills - 30 participants put in 400 plants, including 40 koala food trees.	<i>Glossy Black-cockatoo Community Planting</i> will be on September 4. This coincides with Threatened Species Day and this year will be on Macleay Island. Planting at IndigiScapes for the Australian Koala Foundation on 27 September.	The <i>National Tree Day</i> planting was held adjacent to Moores Rd, in Redland Bay on August 1. There were 150 participants on the day and 4500 plants were planted, with 400 of these being koala food trees.	✓
New/Closed groups	A new group has been approved at Allan Day Drive, Wellington Point. Just waiting on confirmation from the group applicants as to a start date. A new group approved for Russell Island. A new group application has been received from Karragarra Island.	NA	Two new groups awaiting public meetings, one new application received.	✓

Environmental Education Unit con't

Programmed Activities	Activities over August	Scheduled activities over September	Achievements over this financial year	Status
Land for Wildlife	4 return visit to Land for Wildlife properties	NA	11 return visits	✓
Rural Support	2 new Rural Support properties, totalling 2.8ha of land. One is located at Pioneer Rd, Sheldon and the other at Creek Rd, Birkdale. 4 return visits to existing participants.	NA	2 new Rural Support properties, totalling 2.8ha of land. 6 return visits to existing participants.	✓
Koala Conservation Agreement Programs	2 new Koala Conservation Agreement Program (KCAP) properties, totalling 1.7ha, 3 return visits to existing participants.	NA	2 new KCAP properties, totalling 1.7ha, 8 return visits to existing participants.	✓
Your Backyard Garden	11 new participants, 1 return visit to existing participant.	NA	18 new participants, 3 return visits to existing participants.	✓
Voluntary Conservation Agreements	No new Voluntary Conservation agreemCA's this month	NA	1 new VCA with covenanted area of 10.5ha	✓
Waterways Extension Program	2 Waterways Extension properties, totalling 3.9ha. One is on Redland Bay Rd, Thornlands and the other Springacre Rd, Thornlands. 21 return visits to existing participants.	NA	3 new participants, 39 return visits to existing participants.	
Projects	Bio-weed control trial	Eucalypt ID booklet to go to print		✓
Wildlife				
Number of Calls to the wildlife care network (hours of operation 8am to 5pm - manned by volunteers. Advice given or co-ordination of site visits - Funded by Council)	The wildlife care network phone received 271 calls in August about 234 animals. This includes 41 animals picked up by carers, 54 animals taken to the vet, 17 animals DOA and 80 calls where general advice was provided.	NA	The phone network has received a total of 418 calls this financial year.	✓
Number of calls to the ambulance (hours of operation 5pm to 8am - On call Volunteers for wildlife issues - Funded by Council)	The wildlife ambulance attended 28 calls about koalas during August. Of these 6 were rescued and taken into care, 6 were deemed safe and left alone, 8 were not found or captured and 8 were dead on arrival. The ambulance also attended 60 non-koala related calls, leading to 76 rescued animals.	NA	54 koala calls attended with 12 koalas taken into care and 10 found dead on arrival. 102 non-koala calls attended with 111 animals taken into care.	✓
Projects	No specific projects in August	No projects scheduled for September		✓
Schools				
Visits to schools	8 (Sheldon College, Alexandra Hills PS (twice), Redland Bay PS, Wellington Point PS, Star of the Sea Catholic PS, Victoria Point HS (twice). 521 students in total.	NA	14 school visits with a total of 741 student participants.	✓
Visits from schools	2 (English language group from TAFE, Highland Reserve PS (near Oxenford). 38 students in total.	NA	4 visits by schools to IndigiScapes with a total of 127 student participants.	✓
Holiday Program Activities	None in August	Koala Detective Walk (22 & 24 Sept), Koala Kitchen - Biscuit making (22 &23 Sept), Koala Spotlight (23 Sept), Wonderful Waterbugs (29 Sept), Creatures of the Dark spotlight (30 Sept)	3 school holiday activities with a total of 75 participants.	✓

Parks and Conservation Unit

Programmed Activities	Activities over August	Scheduled activities over September	Achievements over this financial year	Status
Turf Management				
Mowing	Mowing has remained on schedule	Grass will start to grow quickly due to warmer weather and regular rain.	Mowing remains on schedule.	✓
Sports field Renovations	Work continued on Henry Zigenfucz with the bare areas turfed and weed management commencing	Sportsfield renovations are booked in for the clubs that have completed the season	Work remains on schedule	✓
Park Renovations	Park areas selected for tall weed management program, contractors have been appointed to commence species analysis and program development. Crystal waters (Margery St) frontage returfed and relevelled.	Initial weed treatments should commence in tall weed program.	Renovations remain on schedule	✓
Tree Management				
Street/Parkland Trees	Received and attended to 330 tree related requests. Planted 85 street/parkland trees in the month of August.	Street Tree Planting Program to be initiated in the following streets late September weather permitting planting approxiametely 650 trees. Marlborough Rd Wellington Point, Collingwood Rd Birkdale, Allenby Rd Alexandra Hills, Vienna Rd Alexandra Hills, Benfer Rd Victoria Point, South St Cleveland, Salisbury St Redland Bay.	Have received and attended to 539 tree related requests and have also planted 105 trees in road reserves and parks so far this financial year.	✓
Koala Tree Plantings	50 Koala Street trees were infill planted to streets planted during the 09/10 financial year	Koala street tree plantings to be undertaken at Fitzroy St, Beach St - Cleveland, Lorikeet Dr - Thornlands, Apex Pk - Wellington Pt, Ogorman St Parkland, Hyde Crt and William St Parkland - Alex Hills, Pitt St - Wellington Pt. Koala Habitat patch plantings to be undertaken at Barcrest Dr, Mc Coneghy Dr parkland - Vic Pt.	Sites have been prepared for planting of Koala Habitat patch plantings & corridors.	✓
Conservation/Waterways Management				
Bushland Regeneration	On going rehabilitation/maintenance of all sites worked on in the previous financial year. Further works undertaken at Kingfisher /Springacre Rd, Orchard Beach, Wellington Pt & Ormiston Foreshore, Hardwood Dr, Montgomeray Dr, Smith St/Crotona Rd, Beach St & Dan St at Capalaba. 2000 plants were planted on NSI during August.	On going rehabilitation/maintenance of all sites worked on in the previous financial year. Further works planned for Hardwood Dr, Montgomeray Dr, Tingalpa Ck, Tarradarrapin Ck, Neldon Rd Wetland, Beach St, Sleath St, Carolina St, Judy Holt, Hilliards Ck and Christopher St at Redland Bay. Plantings are planned at Hilliards Ck, Valentine Pk, Mindarie Cres & Torquay shores etc.	Ongoing rehabilitation/maintenance of all sites worked on in the previous financial year. Large regeneration projects have been completed at Baythorne Dr & King St, Rivergum Close, Valentine Park, Montgomeray Dr, Beach St, Dan St Tarradarrapin Ck, Pinklands, Wellington Pt & Ormiston & Redland Bay Foreshore. 2000 plants have been planted in 10/11.	✓
Waterway Rubbish Collection	15m3 of rubbish was removed from 89 council sites during August.	14 m3 of rubbish has been removed so far during the rubbish collection run undertaken in September	There have been 2 rubbish collection runs completed in 10/11. So far 29m3 have been removed from our waterways.	✓

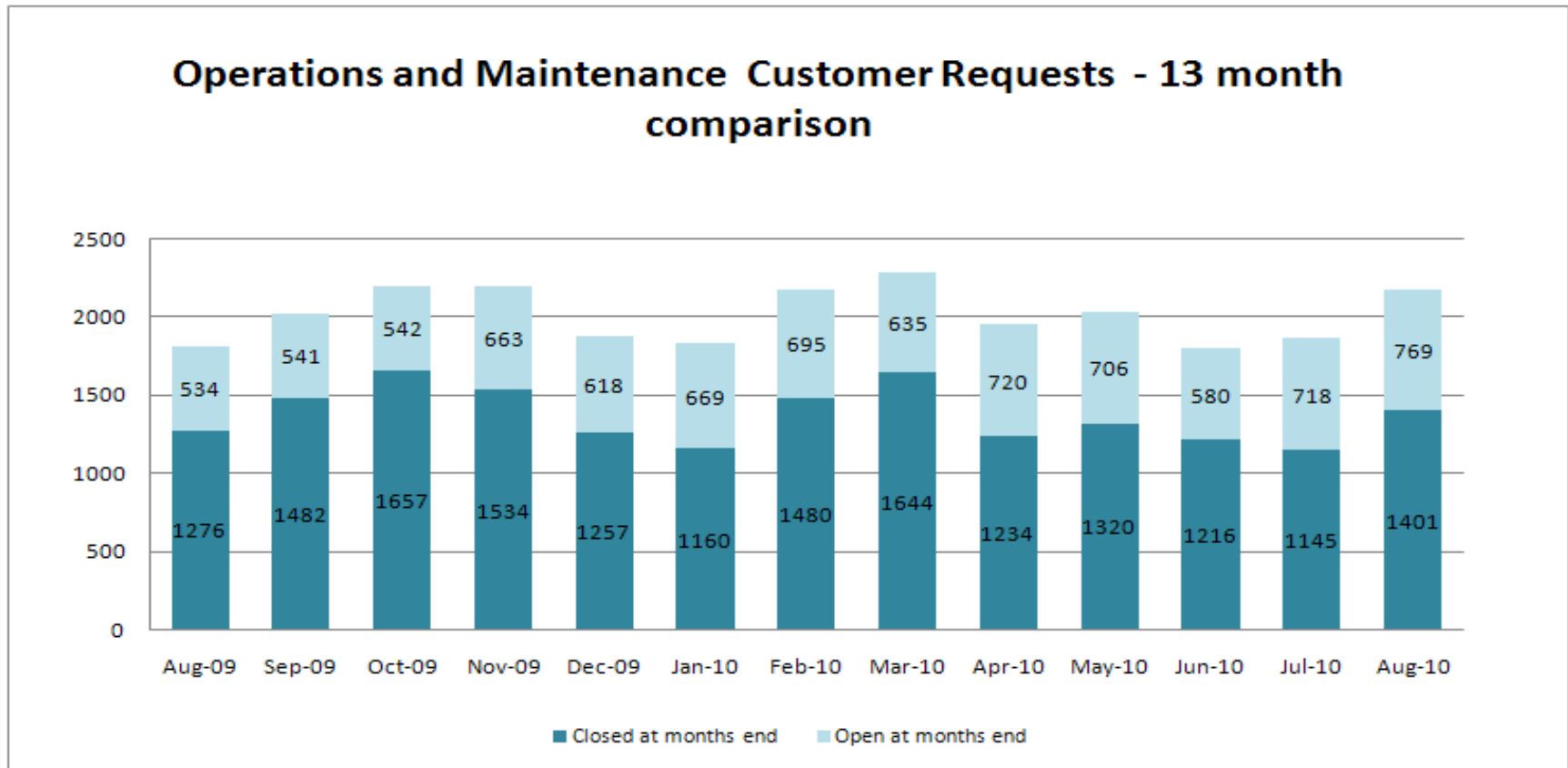
Parks and Conservation Unit con't

Programmed Activities	Activities over August	Scheduled activities over September	Achievements over this financial year	Status
Fire Management/Fuel Reduction Burns	<p>Fuel reduction/regeneration burns planned to occur on North Stradbroke Island delayed due to wet weather. Inspections with QF&RS of NSI tracks and planned burn areas.</p> <p>4 August - weed control burn, Main Rd, Wellington Point 5 August - secondary burning of Greater Glider reseve - 4 ha. New radio communications (hand held and vehicle) set up for fire managment with QF&RS, SES and BCC frequencies.</p>	<p>NSI- Fire Management Committee meeting 11/9 Planned burns for : Coolwynpin bushland 5ha Birkdale Bushland - 1 ha Indigiscapes - 0.5ha Eastern Eascarpment -10ha Ford Road CA - 15 ha Judy Holt - 1/2 ha - Tramican st - 5 ha George Nothling Drive - 20ha.</p> <p>Preperation of planned burn sites for September and for October. Sorting installation of Fire Hazard Rating signs for SMBI's and NSI and Redland Bay Fire Station. Staff to undertake incident management training with QF&RS.</p>	<p>Interagency planned fuel reduction burn undertaken on North Stradbroke Island in conjunction with DERM, QF&RS & The Quandamooka Lands Council. Two area areas were burnt being the Tripod track and Five ways track areas. Also 3.5ha fuel reduction burn occurred in Greater Glider Conservation area in conjunction with QFRS training wing. Attended to a wildfire Pt Halloran Reserve in July with 1/2 ha burnt.</p> <p>Fuel reduction/regeneration burns planned to occur on North Stradbroke Island (Pt Lookout Township Southern side) and the Mainland (Homestead Park Wetlands, Birkdale Bushland, Coolwynpin Conservation Area and Indgiscapes.</p>	<p>✓</p>
Trail Upgrades	<p>Eastern Eascarpment - Track upgrades to the northern track system.</p> <p>Continue upgrades and repiars to Mountian Bike trails Don and Christine Burnett Reserve</p> <p>Ongoing minor track maintenance works.</p>	<p>Eastern Eascarpment - Track upgrades to the northern track system to be completed.</p> <p>Continue upgrades and repiars to Mountian Bike trails Don and Christine Burnett Reserve</p> <p>Meeting undertaken to develop Mountian Bike trail care group within Redlands.</p>	<p>Don and Christine Burnett Reserve - upgrades to Wiry Panic Trail.(500 metres)</p> <p>Eastern Eascarpment - Track upgrades to the northern track system. (2km)</p> <p>Meeting with KBCCA (Koala Bushland Co-ordinated Conservation Area) to coordinate operational activities in the coming year.</p>	<p>✓</p>
Asset Maintenance	<p>Minor facelift of play equipment and facilities at Beth Boyd Park is scheduled – Div 10.</p> <p>Bollard work planned on Coochiemudlo Foreshore Reserve to restrict vehicle intrusions - Div 4</p> <p>Boardwalk refurbishment being undertaken at Orana Street Victoria Point - Div 4.</p> <p>Repaint of gazebos at Beth Boyd Park – Div 10.</p> <p>Boardwalk refurbishment being undertaken at Orana Street Victoria Point - Div 4.</p>	<p>Treat timber boardwalk/steps North Stradbroke Island. Postponed due to wet weather and upcoming School holidays - Div 2</p> <p>Replacement of Shade top at Windermere Road Park - Div 7</p>		<p>✓</p>
Significant Asset Installation/Repairs	<p>Minor upgrade of park facilities at Lobelia Street Park Birkdale - Div 10</p>	<p>Boardwalk refurbishment being undertaken at Orana Street Victoria Point by Max Employment Group - Div 4.</p> <p>Bollard renewal planned various locations Coochiemudlo Island Postponed due to wet weather and upcoming School holidays</p>		<p>✓</p>

Waste Unit

Programmed Activities	Activities over August	Scheduled activities over September	Achievements over this financial year	Status
<i>Waste Education</i>	14	16	60	✓
<i>Landfill site Gate Numbers</i>				
<i>Birkdale</i>	7767		14423	✓
Recycling	1765		3637	✓
Green waste	3911		7395	✓
Mixed	2091		3391	✓
<i>Redland Bay</i>	4522		8779	✓
Recycling	1136		2150	✓
Green waste	2445		4524	✓
Mixed	941		2105	✓
<i>Home Assist Secure Bulky item Collection trial</i>	17		29	✓
<i>Waste Incentive Program - bin downsizing registrations</i>	161		308	✓
<i>Waste Incentive Program - greenwaste refund completed</i>	28		37	✓

Operations and Maintenance Requests 13 Month Comparisons



Statistics reflect Customer requests recorded in the Proclaim Customer request management system and primarily relate to Park Maintenance, Tree Management, Road Maintenance, Drainage and Waste

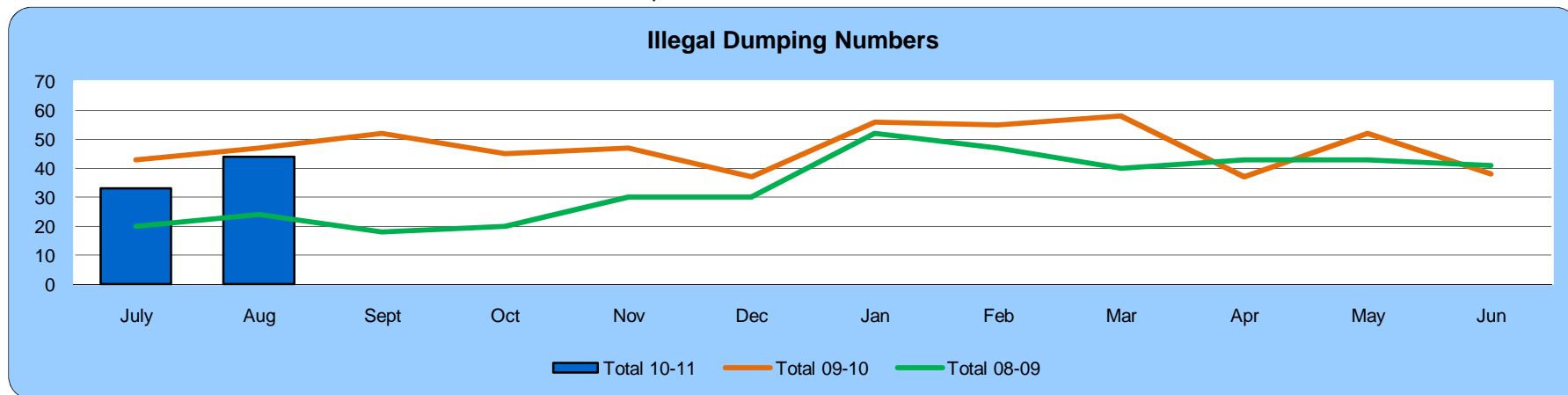
Illegal Dumping Numbers - Yearly Comparisons

Recorded under CRM021 Ops & Maintenance

10/11 Monthly Numbers

Description	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total YTD
Scrap Metal	-	1											1
Green Waste	5	3											8
Furniture - Other	7	13											20
Fridges/freezers	-	-											
Lounge/sofa	-	-											
Chairs/Tables	-	-											
Bedroom	-	-											
General Waste - Other	18	19											37
Household													
Paper													
Car Bonnet/ Tyres	-	1											1
Building Materials	2	4											6
Other	1	4											5
Oil from Drain	-	-											-
Sharps Containers	-	-											-
Asbestos	-	-											-
Shopping Trolleys													
Total 10-11	33	44	-	-	-	-	-	-	-	-	-	-	78
Total 09-10	43	47	52	45	47	37	56	55	58	37	52	38	567
Total 08-09	20	24	18	20	30	30	52	47	40	43	43	41	408

Statistics reflect Customer requests from Proclaim only. Figures do not include refuse collected as part of routine maintenance



13.1.3 MONTHLY REPORT FOR PROJECT DELIVERY GROUP

Datworks Filename:	GOV Reports to Committee - Project Delivery Group
Attachment:	<u>Monthly attachment 1 Project Delivery Group</u> <u>Monthly attachment 2(a) Project Delivery Group</u> <u>Monthly attachment 2(b) Project Delivery Group</u> <u>Monthly attachment 3 Project Delivery Group</u>
Responsible Officer Name:	Nigel Carroll Acting Group Manager, Project Delivery Group
Author Name:	Delia Dowthwaite Project Delivery Group

EXECUTIVE SUMMARY

The Project Delivery Group Monthly Report is presented to Council for noting.

The report provides a project status as at 24 September and an overall financial summary as at 31 August for projects undertaken by the Project Delivery Group.

PURPOSE

To provide Council with a summary report of projects currently being managed by the Project Delivery Group.

BACKGROUND

The Project Delivery Group (PDG) is responsible for the delivery of capital and major operational projects. This involves developing detailed designs and costing for each project, coordinating the quotation or tendering process and the project delivery and/or construction of the work program.

ISSUES

Listed below are projects that reached practical completion between 30th August & 24th September 2010. Refer Attachment 1 for more detail.

- 70021-3 – Runnymede Project
- 40112-1 – Construction of Trial Dog Off Leash Area – Pt Talburpin, Redland Bay
- 41774-2 – Victoria Point Reserve Stage 1
- 40318 – Cleveland Lighthouse Conservation Works – Stage 2
- 10005 – Apex Park BMX Track, Ormiston

RELATIONSHIP TO CORPORATE PLAN

Outcome 7: **‘Inclusive and Ethical Governance’** – Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents’ participation in local decision-making to achieve the community’s Redlands 2030 vision and goals.

8.5 Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities.

FINANCIAL IMPLICATIONS

No direct financial implications for the Planning Scheme arising from this report.

CONSULTATION

The Survey Services Manager, Design Services Manager and Project Management Services Manager have been consulted in the preparation of this report and are supportive of the recommendation.

OFFICER’S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Reimers

That Council resolve to note the report.

CARRIED

MONTHLY ATTACHMENT (1) FOR COMMITTEE REPORT FOR PROJECT DELIVERY GROUP as at 24 September 2010

Responsible Officer Name: **Nigel Carroll**
 Acting Manager Project Delivery Group
 Author Name: **Delia Douthwaite**
 Project Administrator Project Delivery Group

Legend	
Project Completed	Complete
In Progress	✓
Watch List - Possible Concern	⚠
Major Issue	✗
Outside PDG Control	Blank

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Current Projects								
Upgrade Caravan Parks								
45744-3	C	Waste Water Disposal - Amity Pt Caravan Pk NSI	Supervising consultant for disposal of grey water from the amenities blocks at Amity Pt Tourist Park.	Report phase	2	1st Qtr 1011	2nd Qtr 1011	✓
45744-4	C	Waste Water Disposal - Amity Pt Caravan Pk NSI	Construction & design of KEWT Wastewater Treatment System at Amity Pt Tourist Park.	Construction phase	2	1st Qtr 1011	2nd Qtr 1011	✓
Conservation Areas								
70021	C	Runnymede Project	Due diligence, structural inspection, environmental & asbestos audit.	Report phase	7	2nd Qtr 1011	2nd Qtr 1011	✓
70021-3	C	Runnymede Project	Demolition & removal of building & associated works.	Construction complete	7	1st Qtr 1011	1st Qtr 1011	✓
Community Halls								
20383	C	Pt Lookout Hall Refurbishment	Design and construct additions & alterations to community hall.	Pre construction	2	1st Qtr 1011	4th Qtr 1011	✓
42326	C	Verandah Cover Redland Bay Hall	Replace existing shade cover veranda with weather proof cover.	Pre procurement phase	5	2nd Qtr 1011	3rd Qtr 1011	✓
Cultural								
10272	C	RCCC Stage 1 SDP Works (RPAC)	Urgent repairs to RCCC roof, guttering and glazing to address serious water damage/leakage issues.	Pre procurement phase	2	2nd Qtr 1011	2nd Qtr 1011	✓
42315	C	Fire Detection Emergency Lighting System RPAC	Emergency lighting and fire detection systems replacement.	Pre procurement phase	2	3rd Qtr 1011	3rd Qtr 1011	✓
Cycleway Trunk Infrastructure								
45212	C	Intrepid Dr/Ondine Court Vic Point	Design & construct bridges at Creek Side Circuit East.	Construction phase	6	1st Qtr 1011	2nd Qtr 1011	✓
45212-1	C	Intrepid Dr/Ondine Court Vic Point	Construct concrete track over top of sewage line from bridge at Creek Side Circuit East.	Pre construction	6	2nd Qtr 1011	2nd Qtr 1011	✓
45741	C	Queens Esplanade Cycleway	Construct 3m wide concrete pathway as part of Moreton Bay Cycleway through Thorneside.	Procurement phase	10	2nd Qtr 1011	2nd Qtr 1011	✓
Foreshore Protection								
45482	C	Wilson Esplanade Cnr Wilson St Foreshore Access Stairs Vict Pt	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails.	Pre design phase	4	3rd Qtr 1011	4th Qtr 1011	✓
Intersections								
40048	C	Wellington & Bainbridge Sts Intersection Ormiston	Minor intersection upgrade, including pedestrian pathway on sw side of Bainbridge St.	Pre construction	1	2nd Qtr 1011	3rd Qtr 1011	✓
LATM'S								
40148	C	Conley Ave, Thornlands	Proposed chicane traffic islands at the intersection of Lidgard St.	Design phase	3	4th Qtr 1011	4th Qtr 1011	✓
40092	C	South Street Thornlands	Construct threshold treatments, install blister islands & warning signs.	Design phase	3	3rd Qtr 1011	3rd Qtr 1011	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
40159	C	Orana St Intersection Improvements, Victoria Pt	Install 2 precast traffic islands with pavement markings & signs.	Pre construction	4	4th Qtr 1011	4th Qtr 1011	✓
45394	C	Willard Rd, Capalaba	Installation of 'pinch point' side and central splitter precast concrete traffic islands in Willard Rd at the Elwyn St intersection, and painting of associated pavement.	Design complete	8&9	4th Qtr 1011	4th Qtr 1011	✓
Marine SMBI								
41138	C	Upgrade Macleay Island Berthing Piles	Upgrade 2 western berthing piles at barge ramp on Macleay Island & remove 1 pile.	Procurement phase	5	2nd Qtr 1011	2nd Qtr 1011	✓
42140	C	Lamb Island - Boat Ramp Toe Planks	Installation of Keying Beam & toe planks as ramp maintenance.	Pre design phase	5	3rd Qtr 1011	4th Qtr 1011	✓
Marine Mainland & NSI								
40030	C	Amity Pt Upgrade Landside Facilities NSI	Build pavement & surfacing in asphalt. Accommodation for carparks, CTUs & de-rigging area.	Pre Design phase	2	3rd Qtr 1011	4th Qtr 1011	✓
42299	C	Weinam Creek Carpark Upgrade	Design & construct for Weinam Creek Carparking facility. Description and scope completed by KBR consultants.	Pre design phase	5	TBA	TBA	✓
42320	C	Wellington Point Queuing Beach	Construct sand queuing beach on the northern end of the main 4 lane ramp on the south side of the jetty.	Design complete	1	3rd Qtr 1011	3rd Qtr 1011	✓
Marine Transport								
10911	C	Dredging Emmett Drive Boat Ramp Toondah Harbour	Use long arm excavator to remove silt from toe of boat ramp. Place spoil in spoil pond.	Pre construction	2	2nd Qtr 1011	2nd Qtr 1011	✓
Open Space Trunk Infrastructure								
40102	C	Dundas St, Bushland Refuge, Ormiston Upgrade	Construction of concrete pathways, landscaping and nature based play elements.	Pre design phase	1	4th Qtr 1011	4th Qtr 1011	✓
40108	C	Bailey Rd Park, Birkdale upgrade	Construction of concrete pathways, landscaping & nature based play elements.	Design phase	8	4th Qtr 1011	4th Qtr 1011	✓
40109	C	Chantelle Park Capalaba Upgrade	Construction of concrete pathways, landscaping & nature based play elements.	Design phase	9	4th Qtr 1011	4th Qtr 1011	✓
40112-1	C	Dog of Leash areas-Point Talburpin, Redland Bay	Trial only of Dog Off Leash Area	Construction complete	5	1st Qtr 1011	1st Qtr 1011	✓
40112-2	C	Dog of Leash areas-Point Talburpin, Redland Bay	Construct fully fenced dog off leash area with seating, signage, bin & bag dispenser & water bubbler.	Pre procurement phase	5	3rd Qtr 1011	3rd Qtr 1011	✓
40174	C	Water bubblers/taps Upgrade Sandy Bay Dr Park Victoria Pt	Installation of new water bubbler adjacent to Fit for Life Station	Design phase	4	4th Qtr 1011	4th Qtr 1011	✓
40175	C	Water bubblers/taps Upgrade Capalaba Regional Park	Installation of new water bubbler adjacent to Fit for Life Station	Design phase	9	4th Qtr 1011	4th Qtr 1011	✓
40176	C	Water bubblers/taps Upgrade Raby Bay Esp Park Ormiston	Installation of new water bubbler adjacent to Fit for Life Station	Design phase	1	4th Qtr 1011	4th Qtr 1011	✓
42114	C	Henry Ziegenfusz Reserve, Fitzroy Street Cleveland Carpark NSI	Upgrade existing gravel carpark to a concrete carpark. This includes the construction of pathway, landscaping bays within carparks & upgrades to drainage.	Construction phase	3	1st Qtr 1011	2nd Qtr 1011	✓
42260	C	Raby Bay Foreshore Park Playground	Upgrade existing playground with new proprietary play equip & provide new shade sails.	Design phase	2	3rd Qtr 1011	3rd Qtr 1011	✓
80539	C	Cleveland Point Reserve	Maintain ring road but increase foreshore space for pedestrians. Improve play area & recreation facilities.	Design Phase	2	3rd Qtr 1011	4th Qtr 1011	✓
80539-1	C	Cleveland Point Reserve	Amenities block and shelters	Procurement phase	2	2nd Qtr 1011	3rd Qtr 1011	✓
41773-4	C	Capalaba Regional Park Upgrade Stg 3b - Playground, Regional Recreational Park	Extension of all abilities playground & installation of a retaining wall along the gazebo seating area	Construction phase	9	4th Qtr 0910	2nd Qtr 1011	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
41774-2	C	Victoria Point Reserve Stage 1	Upgrade Stage 1 of Vic Pt Reserve to Regional Park stds in accordance with approved Land Mgt Plan. Includes playground, footpath & picnic facilities such as shelters, water fountains, bins & BBQs- playground upgrade.	Construction complete	4	4th Qtr 0910	1st Qtr 1011	✓
41774-4	C	Victoria Point Reserve Stage 1	Upgrade Stage 1 of Vic Pt Reserve to Regional Park stds in accordance with approved Land Mgt Plan. Includes carpark & landscape upgrade works.	Construction phase	4	1st Qtr 1011	2nd Qtr 1011	✓
Parks & Conservation								
20020	C	Indigiscapes Shed	Construction of a concrete slab and 6mx9m shed adjacent to nursery.	Design complete	7	3rd Qtr 1011	3rd Qtr 1011	✓
40167	C	Shade Shelter Extension Windemere Rd, Alex Hills	Shade shelter extension	Design complete	7	3rd Qtr 1011	4th Qtr 1011	✓
40181	C	Harbour Park Cleveland Shade Structure Refurbishment	Replace roof & supports of existing bus shelter type shade structures in park as per report.	Pre Design phase	2	3rd Qtr 1011	3rd Qtr 1011	✓
Parks Maintenance								
40124	C	Shade Structure William Stewart Park Thornlands	Supply & install 1 freestanding framed shade structure.	Pre construction	3	3rd Qtr 1011	4th Qtr 1011	✓
40139	C	Shade Structure Ern & Alma Dowling Memorial Park Vic Point	Supply & install 1 freestanding framed shade structure	Pre construction	4	2nd Qtr 0910	2nd Qtr 1011	✓
Paths & Trails								
40088	C	Point Lookout Gorge Boardwalk	Upgrade existing lengths of track in line with current Australian Stds & Cultural Heritage requirements.	Design phase	2	3rd Qtr 1011	4th Qtr 1011	✓
40134	C	Ziegenfusz Rd, Thornlands - Footpath	Construction of 2.0m wide pathway, 170m long, on the southern side of Ziegenfusz Rd in-between Trundle Rd & Conley Ave.	Design phase	3	2nd Qtr 1011	2nd Qtr 1011	✓
40158	C	Mt Cotton Village to State School Pathway (Stage 1 Link)	Construct a 2.5m shared use pathway from Sanctuary Dr to Community Park.	Design phase	6	3rd Qtr 1011	3rd Qtr 1011	✓
42290	C	Brosnan Dr Stage 2 Barber to Nth Parkland	Concrete pathway	Design Complete	9	3rd Qtr 1011	3rd Qtr 1011	✓
42296	C	Valley Rd Solar Lighting Stg 1	Installation of 2 x solar lights along the pathway from Valley Rd through to Galena St. Locations of the solar lights as indicated on scope.	Construction phase	1	1st Qtr 1011	1st Qtr 1011	✓
45863	C	Footpath - Larbonya Cres, Capalaba	1.5m concrete pathway approx 170m in length from existing pathway outside no 5 Larbonya Cres through to no. 28 Larbonya Cres Capalaba	Pre construction	9	1st Qtr 1011	2nd Qtr 1011	✓
45864	C	Footpath - Saul St, Thorneside	Construction of a 1.5m concrete footpath approx 360m in length, along the eastern side of Saul St Birkdale from Queens Esplanade to Mooroodu Rd	Pre procurement phase	10	3rd Qtr 1011	3rd Qtr 1011	✓
Public Amenities								
45905	C	Public Amenities - Les Moore Park Victoria Point	Construct an amenities block as per Les Moore Park Revised Landscape Master Plan.	Pre procurement phase	4	3rd Qtr 1011	3rd Qtr 1011	✓
Raby Bay Revetment Wall								
46044	C	Raby Bay Revetment Walls - Wall repairs Masthead Drive 95-105	Wall repairs Masthead Drive 95-105 (Was JN 45365 - Raby Bay Revetment Walls, also funds coming from 30125 the 10YR Opex planning Job)	Procurement phase	2	2nd Qtr 1011	3rd Qtr 1011	✓
Regional Parks								
40142	C	Raby Bay Foreshore Park Pathway	To continue the pedestrian circulation pathway system as per the approved master plan 2008. Construct a reinforced 2.0 wide concrete footpath.	Procurement phase	2	2nd Qtr 1011	2nd Qtr 1011	✓
40168	C	Windemere Road Park, Alexandra Hills	Construct physical activity station & seating	Design phase	7	3rd Qtr 1011	3rd Qtr 1011	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
40169	C	Aquatic Paradise Park West, Birkdale	Construct physical activity station & seating	Design phase	10	3rd Qtr 1011	3rd Qtr 1011	✓
40170	C	Bailey Road Park, Birkdale	Construct physical activity station & seating	Design phase	8	3rd Qtr 1011	3rd Qtr 1011	✓
40171	C	Capalaba Regional Park, Capalaba	Construct physical activity station & seating	Design phase	9	3rd Qtr 1011	3rd Qtr 1011	✓
40172	C	Raby Esplanade Park, Ormiston	Construct physical activity station & seating	Design phase	1	3rd Qtr 1011	3rd Qtr 1011	✓
40173	C	Sandy Drive Park, Victoria Point	Construct physical activity station & seating	Design phase	6	3rd Qtr 1011	3rd Qtr 1011	✓
45799	C	Physical Activity Station In Sel Outridge Park Red Bay	Installation of physical activity stations	Construction phase	5	2nd Qtr 1011	2nd Qtr 1011	✓
45800	C	Physical Activity Station Yeo Park, Vic Pt	Installation of physical activity stations	Construction phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
Reseals & Resurfacing								
46033	C	AO - Holz Street Victoria Point	Yeo Street to Colburn Avenue	Pre procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46100	C	AO - Heffernan Road Alexandra Hills	School carpark	Pre construction	7	1st Qtr 1011	1st Qtr 1011	✓
46101	C	AO - Koorong Court Alex Hills	Palana St - Cul-de-sac	Procurement phase	7	2nd Qtr 1011	2nd Qtr 1011	✓
46102	C	AO - Lapford Court Alex Hills	Vienna Rd - Cul-de-sac	Pre construction	7	1st Qtr 1011	1st Qtr 1011	✓
46103	C	AO - Palana Street Alex Hills	Hanover Drive - Hanover Drive	Procurement phase	7	2nd Qtr 1011	2nd Qtr 1011	✓
46104	C	AO - Pangela Court Alex Hills	Palana St - Cul-de-sac	Procurement phase	7	2nd Qtr 1011	2nd Qtr 1011	✓
46105	C	AO - Wandana court Alex Hills	Palana St - Cul-de-sac	Procurement phase	7	2nd Qtr 1011	2nd Qtr 1011	✓
46108	C	AO - Haig Road Birkdale	Collingwood Rd - Pandanus St	Pre construction	10	2nd Qtr 1011	2nd Qtr 1011	✓
46109	C	AO - Pandanus St Birkdale	MacFarlan St - Cul-de-sac	Pre construction	10	2nd Qtr 1011	2nd Qtr 1011	✓
46110	C	AO - Spoonbill Street Birkdale	Sunnybay Dr - House no.42	Pre construction	10	2nd Qtr 1011	2nd Qtr 1011	✓
46111	C	AO - Banbury Street Capalaba	Wardley St - Ney Rd	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46112	C	AO - Brosnan Drive Capalaba	Callaghan way - Callaghan way	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46113	C	AO - Bute Street Capalaba	Handsworth St - Wentworth Dr	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46114	C	AO - Cunningham Street Capalaba	Wentworth Dr - Kennedy Dr	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46115	C	AO - Diana Street Capalaba	Rhoades St - Dead end	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46116	C	AO - Dublin Street Capalaba	Killarney Cres - Blarney Rd	Pre construction	9	2nd Qtr 1011	2nd Qtr 1011	✓
46117	C	AO - Galaxy Court Capalaba	Gundagai Dr - Cul-de-sac	Pre construction	7	2nd Qtr 1011	2nd Qtr 1011	✓
46118	C	AO - Gibson Street Capalaba	Logan St - Macquarie St	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46119	C	AO - Gregory Street Capalaba	Handsworth St - Wentworth Dr	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46120	C	AO - Handsworth Street Capalaba	Ney Rd - Parkway St	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46121	C	AO - Jameson Street Capalaba	Killarney Cres - Blarney Rd	Pre construction	9	2nd Qtr 1011	2nd Qtr 1011	✓
46122	C	AO - Jefferey Street Capalaba	Ney Rd - Jon St	Pre construction	9	2nd Qtr 1011	2nd Qtr 1011	✓
46123	C	AO - Jon Street Capalaba	Jefferey St - Silvara Cct	Pre construction	9	2nd Qtr 1011	2nd Qtr 1011	✓
46124	C	AO - Kevin Street Capalaba	Diana St - Handsworth St	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
46125	C	AO - Logan Street Capalaba	Wentworth Dr - Mitchell St	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46126	C	AO - Mitchell Street Capalaba	Cunningham St - Macquarie St	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46127	C	AO - Nova Court Capalaba	Gundagai Dr - Cul-de-sac	Pre construction	7	2nd Qtr 1011	2nd Qtr 1011	✓
46128	C	AO - Parkway Street Capalaba	Handsworth St - Rhoades St	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46129	C	AO - Randwick Street Capalaba	Crotona Rd - Cul-de-sac	Pre construction	9	2nd Qtr 1011	2nd Qtr 1011	✓
46130	C	AO - Rhoades Street Capalaba	Diana St - House no.32	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46131	C	AO - Simpson Street Capalaba	Logan St - Macquarie St	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46132	C	AO - Spirit Drive Capalaba	Frost St - House no.30	Pre construction	7	2nd Qtr 1011	2nd Qtr 1011	✓
46133	C	AO - Stuart Street Capalaba	Cunningham St - Cul-de-sac	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46134	C	AO - Toni Street Capalaba	School Rd - Diana St	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46135	C	AO - United Court Capalaba	Gundagai Dr - Cul-de-sac	Pre construction	7	2nd Qtr 1011	2nd Qtr 1011	✓
46136	C	AO - Wardley Street Capalaba	Handsworth St - End	Procurement phase	9	2nd Qtr 1011	2nd Qtr 1011	✓
46138	C	AO - Channel Street Cleveland	Middle St - RSL turn around	Procurement phase	2	2nd Qtr 1011	2nd Qtr 1011	✓
46139	C	AO - Fitzroy Street Cleveland	Princess St - Coburg St East	Procurement phase	2	2nd Qtr 1011	2nd Qtr 1011	✓
46140	C	AO - Kassandra Street Cleveland	Island St - Fitzroy St	Procurement phase	3	2nd Qtr 1011	2nd Qtr 1011	✓
46143	C	AO - Longland Street Cleveland	Passage St - Cul-de-sac	Procurement phase	2	2nd Qtr 1011	2nd Qtr 1011	✓
46144	C	AO - Masthead Drive Cleveland	Compass Ct - Plymouth Ct	Pre construction	2	2nd Qtr 1011	2nd Qtr 1011	✓
46148	C	AO - Weippin Street Cleveland	Wellington St - Bus Stop	Pre construction	2	1st Qtr 1011	1st Qtr 1011	✓
46149	C	AO - Hibiscus Drive Mt Cotton	Orchid Dr - PVM CH	Procurement phase	6	2nd Qtr 1011	2nd Qtr 1011	✓
46150	C	AO - Hibiscus Drive Mt Cotton	Hibiscus Dr - PVM CH	Procurement phase	6	2nd Qtr 1011	2nd Qtr 1011	✓
46151	C	AO - Marigold Place Mt Cotton	Hibiscus Dr - Cul-de-sac	Procurement phase	6	2nd Qtr 1011	2nd Qtr 1011	✓
46152	C	AO - Orchid Drive Mt Cotton	Papaya St - Hibiscus Dr	Procurement phase	6	2nd Qtr 1011	2nd Qtr 1011	✓
46153	C	AO - Papaya Street Mt Cotton	Valley Way - Hardwood Dr	Procurement phase	6	2nd Qtr 1011	2nd Qtr 1011	✓
46154	C	AO - Blackthorne Street Ormiston	Armagh St - End	Procurement phase	1	2nd Qtr 1011	2nd Qtr 1011	✓
46155	C	AO - Hilliard Street Ormiston	Wellington St - Cul-de-sac	Procurement phase	1	2nd Qtr 1011	2nd Qtr 1011	✓
46156	C	AO - McCartney Street Ormiston	Wellington St - Rose St	Procurement phase	1	2nd Qtr 1011	2nd Qtr 1011	✓
46158	C	AO - Shamrock Street Ormiston	Hilliard St - Oak St	Procurement phase	1	2nd Qtr 1011	2nd Qtr 1011	✓
46159	C	AO - Thistle Street Ormiston	Hilliard St - Oak St	Procurement phase	1	2nd Qtr 1011	2nd Qtr 1011	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
46160	C	AO - Thorne Street Ormiston	Hilliard St - Oak St	Procurement phase	1	2nd Qtr 1011	2nd Qtr 1011	✓
46161	C	AO - Wellington Street Ormiston	McCartney St - Pryor St	Procurement phase	1	2nd Qtr 1011	2nd Qtr 1011	✓
46162	C	AO - Winship Street Ormiston	Bainbridge St West - End	Pre construction	1	1st Qtr 1011	1st Qtr 1011	✓
46169	C	AO - School of Arts Road Redland Bay	Collins St - Donald Rd	Pre construction	5	2nd Qtr 1011	2nd Qtr 1011	✓
46170	C	AO - Serpentine Creek Road Redland Bay	Torquay Rd - Oakland Dr	Pre construction	5	2nd Qtr 1011	2nd Qtr 1011	✓
46174	C	AO - Henry Street Thorneside	Railway Pde - Thorne Rd	Procurement phase	10	2nd Qtr 1011	1st Qtr 1011	✓
46175	C	AO - Hull Street Thorneside	Roy St - End	Pre construction	10	2nd Qtr 1011	1st Qtr 1011	✓
46176	C	AO - Leon Street Thorneside	Fisher Rd - Thorneside Rd	Pre construction	10	2nd Qtr 1011	1st Qtr 1011	✓
46177	C	AO - Mark Street Thorneside	Mooroonda Rd - Queens Esp	Pre construction	10	2nd Qtr 1011	1st Qtr 1011	✓
46178	C	AO - Railway Parade Thorneside	Mond St - Charles St	Procurement phase	10	2nd Qtr 1011	1st Qtr 1011	✓
46179	C	AO - Roy Street Thorneside	Alma St - Hull St	Pre construction	10	2nd Qtr 1011	1st Qtr 1011	✓
46181	C	AO - Albicore Street Thornlands	Ziegenfusz Rd - Cul-de-sac	Pre construction	3	1st Qtr 1011	1st Qtr 1011	✓
46182	C	AO - Claret Court Thornlands	Hermitage Cr - Cul-de-sac	Pre construction	3	1st Qtr 1011	1st Qtr 1011	✓
46183	C	AO - Dalwood Court Thornlands	Yalumba St - Cul-de-sac	Pre construction	3	1st Qtr 1011	1st Qtr 1011	✓
46184	C	AO - Hawk Street Thornlands	Kite St - house no.3	Pre construction	3	1st Qtr 1011	1st Qtr 1011	✓
46186	C	AO - Moyston Court Thornlands	Yalumba St - Cul-de-sac	Pre construction	3	1st Qtr 1011	1st Qtr 1011	✓
46187	C	AO - Shirley Street Thornlands	Manhattan Ave - Lake View Dr	Pre construction	3	1st Qtr 1011	1st Qtr 1011	✓
46189	C	AO - Butterfield Close Victoria Point	Jeanne Dr - Cul-de-sac	Pre construction	4	1st Qtr 1011	1st Qtr 1011	✓
46190	C	AO - Chestnut Crescent Victoria Point	Sycamore Pde - Sycamore Pde	Procurement phase	4	Future Job	Future Job	✓
46191	C	AO - Jasmine Court Victoria Point	Peppercorn Cr - Cul-de-sac	Pre construction	4	1st Qtr 1011	1st Qtr 1011	✓
46192	C	AO - Jeanne Drive Victoria Point	Link Rd - House no.23	Pre construction	4	1st Qtr 1011	1st Qtr 1011	✓
46193	C	AO - Jeanne Drive Victoria Point	Fryar St - Gannet St	Pre construction	4	1st Qtr 1011	1st Qtr 1011	✓
46194	C	AO - Lexington Court Victoria Point	Trafalgar Dr - Cul-de-sac	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46195	C	AO - Lindabel Court Victoria Point	Seagull St - Cul-de-sac	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46197	C	AO - Magnolia Parade Victoria Point	Redland Bay Rd - Waratah Ave	Pre construction	4	2nd Qtr 1011	2nd Qtr 1011	✓
46198	C	AO - Nottingham Drive Victoria Point	Regency St - traffic Island (Seaholly)	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46199	C	AO - Nottingham Drive Victoria Point	Regency St - Cul-de-sac	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46200	C	AO - Paddington Place Victoria Point	Trafalgar Dr - Cul-de-sac	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46201	C	AO - Parklane Road Victoria Point	Nottingham Dr - Pavement Change	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46202	C	AO - Peppercorn Crescent Victoria Point	Poinciana Ave - Poinciana Ave	Pre construction	4	1st Qtr 1011	1st Qtr 1011	✓
46204	C	AO - Point O'Halloran Road Victoria Point	Colburn Ave - Seagull St	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46205	C	AO - Point O'Halloran Road Victoria Point	Minetta St - Lakefield Dr	Pre construction	4	2nd Qtr 1011	2nd Qtr 1011	✓

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46206	C	AO - Kalmia Dve Redland Bay	House 3 to House 14	Pre procurement phase	5	2nd Qtr 1011	2nd Qtr 1011	✓
46207	C	AO - Bunker Road Victoria Point	Intersection of Bunker Rd and Kingfisher Rd	Pre procurement phase	6	2nd Qtr 1011	2nd Qtr 1011	✓
46208	C	AO - Yeo Street Victoria Point	Thompson St to Holz St	Pre procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46211	C	AO - Regency Street Victoria Point	School Rd - Nottingham Dr	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46214	C	AO - Sycamore Parade Victoria Point	Link Rd - Magnolia Pde	Pre construction	4	2nd Qtr 1011	2nd Qtr 1011	✓
46215	C	AO - Trafalgar Drive Victoria Point	House no.6 - Cul-de-sac	Procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
46216	C	AO - Waratah Avenue Victoria Point	Sycamore Pde - Sycamore Pde	Pre construction	4	2nd Qtr 1011	2nd Qtr 1011	✓
46217	C	AO - Wilson Esplanade Victoria Point	Wilson St - House no.41	Pre construction	4	1st Qtr 1011	1st Qtr 1011	✓
46218	C	AO - Wilson Street (West) Victoria Point	Colburn Ave - Wilson Esp	Pre construction	4	1st Qtr 1011	1st Qtr 1011	✓
40132	C	AO - Sand Street - Ormiston	Raby Esplanade to End	Pre construction	1	Future Job	Future Job	✓
46057	C	AO - Marlborough Road, Wellington Point	Main Rd to Birdwood Rd	Pre construction	1	Future Job	Future Job	✓
46058	C	AO - Cowley Street, Ormiston	Gordon St to Raby Esp	Pre construction	1	Future Job	Future Job	✓
Residential Street Upgrade Program								
42297	C	Curlew Creek Rehabilitation	Install 375mm pipe to Elizabeth St, Coochiemudlo Is through to the 2x1050 pipes at intersection of Victoria Pde.	On hold by Client	4	TBA	TBA	✓
40047	C	Wellington St Ormiston	K&C Road widening front of carpark Ormiston Station	Design phase	1	2nd Qtr 1011	3rd Qtr 1011	✓
65049	C	Days Rd upgrade link to Resources & Waste Facility	Days Rd Upgrade Link to Resources & Waste Facility	On hold by Client	6	TBA	TBA	✓
Road Reconstruction Program								
40080	C	Mako Avenue, Birkdale	The paved section in Mako Ave is failing. The removal of existing pavers is required & resealed with bitumen.	Pre construction	10	2nd Qtr 1011	2nd Qtr 1011	✓
40178	C	Dunwich Streetscape Footpath Renewal	Renewal of existing concrete pathway leading to the shops in Stradbroke Place Dunwich.	Pre construction	2	3rd Qtr 1011	3rd Qtr 1011	✓
School Safe								
45762	C	Anson Road Car Park Wellington Pt	Bitumen carpark, line marking & Islands 70-100 carparks Redlands College.	Pre construction	1	2nd Qtr 1011	3rd Qtr 1011	✓
Seal Gravel Road								
40042	C	Judith St Russell Island	To upgrade and bitumen seal the existing surface of the road 5.5m wide road from Kings Rd to Beryl St.	Pre construction	5	2nd Qtr 1011	2nd Qtr 1011	✓
40045	C	Scarborough Tce Macleay Island	To upgrade and bitumen seal the existing surface of the road 5.5m wide from the existing concrete rd to house 30.	Pre construction	5	3rd Qtr 1011	3rd Qtr 1011	✓
40049	C	Alkira St, Macleay Island	Upgrade & bitumen seal existing surface of the road.	Pre construction	5	3rd Qtr 1011	3rd Qtr 1011	✓
40051	C	Eastbourne Tce Macleay Island	To upgrade & bitumen seal the existing surface of the road 5.5m wide road from Brighton Tce to Cowes St.	Design phase	5	4th Qtr 1011	4th Qtr 1011	✓
45631	C	Orange Grove Road, Coochiemudlo Island.	Erobin St to Mooroondu - 230m	Construction phase	4	1st Qtr 1011	2nd Qtr 1011	✓
45632-2	C	Vista / Short St Russell Island	Seal gravel from High to Short to Highland Sts - Stage 2	Construction phase	5	1st Qtr 1011	2nd Qtr 1011	✓
45635	C	Tina Ave Lamb Is - Leonie to Paula	Construction of a 5.5m bitumen road and associated piped drainage in Tina Av, Lamb Is from Paula Pde to Pine Av. Works also include the installation of kerb & channel on the north western side of the road.	Pre construction	5	1st Qtr 1011	2nd Qtr 1011	✓
SMBI Reserve								

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40040	C	High/ Minjerriba Streets Intersection Upgrade Russell Island	High/Minjerriba - intersection upgrade Minjerriba/Centre St Intersection upgrade	Construction phase	5	1st Qtr 1011	2nd Qtr 1011	✓
40043	C	McBean/Nina St Karragarra Is	Upgrade the existing gravel road in Nina St (at the intersection of Betram St) to the intersection of McBean St, Karragarra Is. These works will include 2 coat bitumen sealing and associated drainage works.	Construction phase	5	1st Qtr 1011	2nd Qtr 1011	✓
40046	C	Stg 3 Melaleuca Dr Lamb Island	Sealing of the gravel road from Lucas Dr to where it meets the existing sealed road along Melaleuca Dr, including Basil Crt.	Construction phase	5	1st Qtr 1011	1st Qtr 1011	✓
40050	C	East Rd Karragarra Island	To upgrade & bitumen seal the existing surface - 5.5m wide road.	Construction phase	5	1st Qtr 1011	2nd Qtr 1011	✓
40059	C	The Shack - Southsea Tce, Macleay Is	A 2.5m covered walkway is to be constructed between the veranda of the Macleay Is Community Centre & the Veranda of 'The Shack'.	Pre design phase	5	3rd Qtr 1011	3rd Qtr 1011	✓
40136	C	Canaipa Road Path Russell Island	Construction of a 2.5m pathway from High St to Oasis Dve. Stage 1 High St to Akebia St .	Design phase	5	2nd Qtr 1011	2nd Qtr 1011	✓
40146	C	Crescent Dve Russell Island	Provide access through 83 Crescent Dr & 37 Victoria Pde	Pre construction	5	1st Qtr 1011	2nd Qtr 1011	✓
45780	C	Noyes Parade, Karragarra Is (Causeway)	Construct concrete causeway along Noyes Pde from house 96 to the intersection of Treasure Island Av.	Construction phase	5	1st Qtr 1011	1st Qtr 1011	✓
45798	C	Attunga Street Recreational Bridge Macleay Island	Attunga St recreational bridge and pathway.	On hold - insufficient budget	5	TBA	TBA	✓
45787	C	Pats Park Stage 1, Beelong St, Macleay Island	Upgrade park facilities and provide new CPTED compliant toilets.	Construction phase	5	1st Qtr 1011	2nd Qtr 1011	✓
45881	C	Kennedy Farm Site Remediation, Russell Island	Remove 2 buildings as indicated on map provided & remove asbestos. The site to be made good on completion.	Pre procurement phase	5	2nd Qtr 1011	2nd Qtr 1011	✓
Special Maintenance								
40318	C	Cleveland Lighthouse Conservation Works - Stage 2	Restoration Works to existing lighthouse	Construction complete	2	1st Qtr 1011	1st Qtr 1011	✓
Sporting Facilities								
20586	C	Replace Aquatic Centre Filter 50M Pool	Replace existing filtration system to 50m at Aquatic Centre	Pre procurement phase	2	4th Qtr 1011	4th Qtr 1011	✓
Sport & Recreation								
45856	C	Security Improvements - pathway lighting EGW Wood Wellington Point	Safety lighting along the newly constructed netball courts from the carpark.	Design complete	1	3rd Qtr 1011	3rd Qtr 1011	✓
Stormwater Trunk Infrastructure								
81163	C	Beckwith Street Ormiston	Rehabilitation of water course. Possible use of rock lining.	Pre construction	1	3rd Qtr 1011	3rd Qtr 1011	✓
81164	C	Sturgeon St Ormiston	Rehabilitation of water course. Possible use of rock lining.	Pre construction	1	3rd Qtr 1011	3rd Qtr 1011	✓
Transport Trunk Infrastructure								
40179	C	Thorneside Rd Concrete Footpath	Construction of footpath Rickertt Rd to Railway Pde	Procurement phase	10	1st Qtr 1011	2nd Qtr 1011	✓
41870	C	Queen Street & Government Road Redland Bay	Installation of kerb & channel, footpath, drainage & median island - Stage 1	Pre construction	5	3rd Qtr 1011	4th Qtr 1011	✓
45467-1	C	Quarry/Rickertt Road, Thorneside/Birkdale	Design & Contract Mgt of JN 45467-3	External Project Management	10	1st Qtr 0809	2nd Qtr 1011	✓
45467-3	C	Quarry/Rickertt Road, Thorneside/Birkdale	Construction - Upgrade all road infrastructure incl widening 2-4 lanes.	Construction phase	10	1st Qtr 0910	1st Qtr 1011	✓
Waste Management Facility								
65014-3	C	Sustainable Resource & Waste Facility Redland Bay - D&C	Design and construct the SRWF.	Procurement phase	6	TBA	TBA	✓
65019-2	C	Macleay Island Waste Transfer Station	Remediation of the old landfill site & upgrading the existing transfer station.	Permit phase	5	2nd Qtr 1011	3rd Qtr 1011	✓

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Operational Jobs								
10005	C	Apex Park BMX Track, Ormiston	Construction of a compacted earth BMX jump area	Construction complete	1	4th Qtr 0910	1st Qtr 1011	✓
10037	C	Birkdale Hall	Repaint internal & External	Pre procurement phase	10	2nd Qtr 1011	3rd Qtr 1011	✓
10188	C	Coochiemudlo Public Hall	Replace/repair as needed the handrail to the hall balcony & disabled ramp - Coochiemudlo Hall.	Pre procurement phase	4	2nd Qtr 1011	3rd Qtr 1011	✓
10267	C	Aquatic Centre Repairs 25M Pool Concourse	Repair work to foundations & replace concrete topping to concourse.	Pre procurement phase	2	4th Qtr 1011	4th Qtr 1011	✓
30004	C	Coochiemudlo Island Jetty Repairs	Repair cracks in Jetty deck & soffit, wrap piles in Marine Tape.	Pre procurement phase	4	2nd Qtr 1011	2nd Qtr 1011	✓
30071	C	Demolition 2 Outridge Street, Redland Bay	Preliminary security works to property, house demolition, re-establish yard & fence off property.	Permit phase	5	3rd Qtr 1011	3rd Qtr 1011	✓
70006	C	Remediation Works, Judy Holt Park, Eastern Batter Birkdale	Major capping & reprofiling works, stormwater mgt, leachate mgt system and walking track re-establishment.	Pre design phase	8	4th Qtr 1011	4th Qtr 1011	✓
70019	C	Baythorn Restoration	Establishment of Council conservation area	Construction phase	4	1st Qtr 1011	2nd Qtr 1011	✓
70023	C	Duncan Rd Baseball Fields Surface Water Management	Design surface water management treatments to improve main drainage between fields 1 & 2.	Design Phase	7	3rd Qtr 1011	4th Qtr 1011	✓
70026	C	German Church Rd Redland Bay Due Diligence Project	Undertake safety assessments & due diligence checks & prepare SMP on properties	Pre procurement phase	6	2nd Qtr 0910	3rd Qtr 1011	✓
70027	C	Smith St Capalaba Due Diligence Project	Undertake safety assessments & due diligence checks & prepare SMP on properties	Pre procurement phase	9	2nd Qtr 0910	3rd Qtr 1011	✓
70002-2	C	Dredging Emmett Dve. Boat Ramp Toondah Harbour	Removal of spoil from dredge pond area - phase 2	Construction phase	2	4th Qtr 0910	2nd Qtr 1011	✓

Future Projects

Carparks Parks & Reserves								
41724	F	Amity Point Flinders Beach Access NSI	Carpark upgrade with track pads to Flinders Beach.	Design complete	2	Future Job	Future Job	✓
Cemeteries								
10036	F	Cleveland Cemetery Master Plan	Design all proposed infrastructure within Cleveland Cemetery - Heritage Master Plan.	Pre design phase	2	Future Job	Future Job	✓
Cycleway Trunk Infrastructure								
40009	F	MBC Raby Bay Esplanade Masthead to Wharf St	Design & construct cycleway on road two-way contra flow and shared use pathway & bridge.	Pre design phase	2	Future Job	Future Job	✓
40012	F	MBC Thorneside Rickertt to John St	Design & construct cycleway through Thorneside on foreshore land.	Pre design phase	10	Future Job	Future Job	✓
40160	F	MBC Thorneside to Ormiston BAZ	Install Bicycle Awareness Zone & Bicycle Lane line marking.	Design complete	10	Future Job	Future Job	✓
41710	F	Moreton Bay Cycleway - Hilliards Creek Crossing, Ormiston	Construction of part of the Moreton Bay Cycleway including 3m floating boardwalk/cycle way linking Station St, Wellington Pt to Hilliard St Ormiston.	Design phase	1	Future Job	Future Job	✓
Drainage Program								
45809	F	Fern Terrace, Russell Island	Drainage improvements	Design complete	5	Future Job	Future Job	✓
Foreshore Protection								
40062	F	Pelican Street Seawall	Demolish wall & foreshore access stairs, construct new rip rap type wall to extents indicated & install foreshore access stairs in location identified.	On hold by Client	4	Future Job	Future Job	✓
40258	F	Queens Esplanade Seawall	Concept design	Pre design phase	10	Future Job	Future Job	✓

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41891	F	Cleveland Point Seawall & Foreshore	Foreshore protection. GHD report on Structural Integrity, 10/11 refurb works according to findings of GHD report.	Pre design phase	2	Future Job	Future Job	✓
45481	F	Foreshore Access Stairs - Kalara Street, Macleay Island	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails.	Pre design phase	5	Future Job	Future Job	✓
45225	F	Vic Pt Seawall - West of Nth Boat Ramp	Obtain approval and permits and construct and install 125m of 0.5m high seawall (Near Air Sea Rescue).	Design complete	4	Future Job	Future Job	✓
45229	F	North Street Redland Bay Revetment Wall	Demolish and reconstruct a rip rap revetment wall for the length of wall indicated. Full extent of works to be determined on initial site visit.	Pre design phase	5	Future Job	Future Job	✓
45719	F	Wilson Esp Opp Barron St Foreshore Access Stairs Vic Pt	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails.	Pre design phase	4	Future Job	Future Job	✓
Landfill Sites Maintenance								
65002	F	Landfill Gas Redland Bay	Upgrade of passive venting system to an active venting system.	Pre design phase	5	Future Job	Future Job	✓
LATM'S								
45892	F	Daveson/ Old C'land Rd East - Path Extension	Extend footpath & install/re-align new pram ramps at the intersection.	Design Complete	9	Future Job	Future Job	✓
Marine SMBI								
40063	F	Macleay Island Bowls Club Seawall	Construct seawall along western boundary of club. Job scheduled to coincide with Foreshore Access Stairs - Kalara St.	Pre design phase	5	Future Job	Future Job	✓
45233	F	Upgrade Russell Island Berthing Piles	Upgrade 2 eastern & inner western berthing piles at barge ramp on Russell Island.	Design complete	5	Future Job	Future Job	✓
Marine Mainland & NSI								
40035	F	Moores Road Boat Ramp Resurfacing	Resurfacing of the Moores Rd Boat Ramp using std toe planks as per the Queensland Transport std design drawings supplied.	Design Phase	5	Future Job	Future Job	✓
40137	F	William Street Boat Ramp Extra CTU Parking	Design CTU parking as extension to existing parking at William St boat ramp. Design to work with new boat ramp (Job 42318) - channelised traffic should be able to flow between ramps and parking areas.	Pre design phase	2	Future Job	Future Job	✓
42132	F	Victoria Point Boat Ramp Floating Pontoon	Remove old plastic floating pontoon. Install new concrete floating pontoon system.	Pre design phase	4	Future Job	Future Job	✓
42318	F	William Street Southern Ramp	Construct a 2 lane boat ramp on the southern side of the VMR facility at William St Boat Haven as per Qld Transport std specs.	Pre design phase	2	Future Job	Future Job	✓
45252	F	Weinam Creek Walkway & Pontoon Redland Bay	Removal of current pontoon & walkway, install alternative pontoon & walkway.	Design complete	5	Future Job	Future Job	✓
Open Space Trunk Infrastructure								
40103	F	Water bubblers/taps Upgrade Bellini Court Park, Alexandra Hills	Install a new water bubbler.	Design complete	7	Future Job	Future Job	✓
40104	F	Water bubblers/taps Upgrade Chantelle Court Park, Capalaba	Upgrade existing tap with a new water bubbler.	Design complete	9	Future Job	Future Job	✓
40105	F	Water bubblers/taps Upgrade Jasper St Park, Alexandra Hills	Upgrade existing tap with a new water bubbler.	Design complete	8	Future Job	Future Job	✓
40106	F	Water bubblers/taps Upgrade Macfarlan St Park, Birkdale	Upgrade existing tap with a new water bubbler.	Design complete	10	Future Job	Future Job	✓
40107	F	Water bubblers/taps Upgrade Sylvania St Park, Wellington Point	Upgrade existing tap to water bubbler.	Design complete	8	Future Job	Future Job	✓
40111	F	John Fredericks Park Shade	Detailed design for shade through the park (natural and structured) - client consult on location and type of trees for remediation plans.	Pre design phase	9	Future Job	Future Job	✓
40151	F	W/Bubbler Skinner Ave, Wellington Pt	Installation of water bubbler & anti vandal fitting.	Design complete	8	Future Job	Future Job	✓
40152	F	W/Bubbler Babiana St Park, Alex Hills	Upgrade existing tap to water bubbler.	Design complete	8	Future Job	Future Job	✓

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40153	F	W/Bubbler Crotona Rd East Park, Alex Hills	Installation of water bubbler, tap & dog bowl.	Design complete	9	Future Job	Future Job	✓
40154	F	W/Bubbler Goodge Crt Park, Birkdale	Installation of water bubbler, tap & dog bowl.	Design complete	8	Future Job	Future Job	✓
40155	F	W/Bubbler Lobelia St Park, Birkdale	Installation of water bubbler & dog bowl.	Design complete	10	Future Job	Future Job	✓
40156	F	W/Bubbler O'Gorman St Park, Alex Hills	Upgrade 2 taps to water bubblers	Design complete	7	Future Job	Future Job	✓
40163	F	Crystal Waters Wetlands Thornlands	New concrete pathway, seating & upgrade existing playground equipment	Pre design phase	3	Future Job	Future Job	✓
41793	F	Valentine Park Stage 1	To remove old play equipment, supply & install as per design brief (Valentine Park Master Plan District Park stds).	Pre design phase	8	Future Job	Future Job	✓
42109	F	Upgrade Cleveland Ramp Park	Concept Design only for Ramp Park Upgrade	Design complete	2	Future Job	Future Job	✓
42116	F	Pinklands Sporting Complex Carpark	Stage 1 - Concept Design of parking layout. Stage 2 - Community Engagement. Stage 3 - Detailed design.	Design complete	4	Future Job	Future Job	✓
Parks & Conservation								
45867	F	Water Bubblers/taps Upgrade- Winter Memorial - 53 Mount Cotton Rd	Install water bubblers where required or upgrade existing & anti vandalism fitting.	On hold by Client	9	Future Job	Future Job	✓
Paths & Trails								
40161	F	Wellington St Cleveland Pathway	Construct pathway along western side of road, cnr Russell St (in front of the Fire Station) past the SES building and the ambulance station and joining into the existing concrete pathway in front of the retirement village.	Design complete	2	Future Job	Future Job	✓
40162	F	Beveridge Road Rachow to Eprapah	Design & construct cycleway to link to new Moreton Bay Cycleway Bridge.	Pre design phase	4	Future Job	Future Job	✓
40164	F	Osprey Dve Thornlands Pedestrian Path	Construct pathway over 2 stages.	Pre design phase	3	Future Job	Future Job	✓
40165	F	Burnett St Wellington Pt - Pedestrian Path	Construct pathway between Edith & Station Sts.	Pre design phase	1	Future Job	Future Job	✓
41920	F	Ferry Road New Boat Ramp	Conceptual Design at this time. As per specifications supplied.	Design phase	10	Future Job	Future Job	✓
45557	F	Pt Halloran Rd, Victoria Point	Orana Esp. to Lakefield Dr - east side (inc. road edge)	Design complete	4	Future Job	Future Job	✓
45558	F	Esplanade, Redland Bay	Banana St to Esplanade existing pathway (sth of Peel St)	Design complete	5	Future Job	Future Job	✓
45559	F	Main Rd Path, Wellington Pt	On road bikeway	Design complete	1	Future Job	Future Job	✓
45563	F	Wellington St, Cleveland	Russell to Queen St (west side)	Design complete	2	Future Job	Future Job	✓
45850	F	Illidge Road, Victoria Point - Pathway	Construct 2.5 m shared pathway Western side Illidge Rd, Vic Pt. 170m along Nottingham Dr & Regency St through to School Rd.	Design complete	4	Future Job	Future Job	✓
45851	F	Cavell Street, Birkdale - Pathway	Construct 1.5 m pathway south of Cavell St, Birkdale extending 700m from Birkdale Rd to Bath St.	Design Complete	10	Future Job	Future Job	✓
45862	F	Pathway - Wellington Point School	2.5m concrete pathway approx 250m in length, connecting the existing shared pathway at the southern end of 347-371 Birkdale Rd, Wellington Pt with a bridge crossing over drainage, and extending to Wharton St.	Design complete	1	Future Job	Future Job	✓
46099	F	Anita Street, Redland Bay	Install correct std handrails on pedestrian footbridge	Pre design phase	5	Future Job	Future Job	✓
42258-2	F	Brosnan Drive Capalaba Pathway - Stage 2	To construct 1.8 wide pathway along southern side Brosnan Dr from Barber Dr to Northern Parkland.	Design complete	9	Future Job	Future Job	✓
Raby Bay Revetment Wall								
40065	F	Seahaven 12 Revetment Wall	Revetment wall remediation works 63.0m	Pre design phase	2	Future Job	Future Job	✓
40066 - 46045 - 30490	F	Seacrest Crt Cleveland (Raby Bay) (24,25&26) Revetment Wall Repairs	Revetment Wall remedial works at Lots 24, 25 & 26 to RCC Std. Design must stabilise revetment wall slip circle. Concrete revetment reinstated to design height and alignment.	Design phase	2	Future Job	Future Job	✓
42092	F	Mainroyal Crt Cleveland (Raby Bay)	Raby Bay Revetment Wall	Design complete	2	Future Job	Future Job	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Reseals & Resurfacing								
46106	F	AO - Wimborne Road Alex Hills	Vienna Rd - Redruth Road	Pre procurement phase	7	Future Job	Future Job	✓
46107	F	AO - Burbank Road Birkdale	Randall Rd - Spoonbill St	Pre procurement phase	10	Future Job	Future Job	✓
46137	F	AO - Bay Street Cleveland	Arlington St - Brief St	Pre procurement phase	2	Future Job	Future Job	✓
46141	F	AO - Langdon Street Cleveland	Beach St - South St	Pre procurement phase	3	Future Job	Future Job	✓
46142	F	AO - Long Street Cleveland	Bloomfield St - Smith St	Pre procurement phase	2	Future Job	Future Job	✓
46145	F	AO - McLeod Street Cleveland	Beach St - South St	Pre procurement phase	3	Future Job	Future Job	✓
46146	F	AO - Ocean Street Cleveland	Bloomfield St - Fitzroy St	Pre procurement phase	3	Future Job	Future Job	✓
46147	F	AO - Shore St North Cleveland	Paxton St - William St	Pre procurement phase	2	Future Job	Future Job	✓
46157	F	AO - Northern Arterial Road Ormiston	Wellington St - Sturgeon St	Pre procurement phase	1	Future Job	Future Job	✓
46163	F	AO - Christopher Street Redland Bay	Serpentine Creek Rd - End	Pre procurement phase	5	Future Job	Future Job	✓
46164	F	AO - Janita Street Redland Bay	Torquay Rd - Cul-de-sac	Pre procurement phase	5	Future Job	Future Job	✓
46165	F	AO - Junee Street Redland Bay	Shanahan St - End	Pre procurement phase	5	Future Job	Future Job	✓
46166	F	AO - Lisa Street Redland Bay	Torquay Rd - Cul-de-sac	Pre procurement phase	5	Future Job	Future Job	✓
46167	F	AO - McWilliam Street Redland Bay	Torquay Rd - Phillip St	Pre procurement phase	5	Future Job	Future Job	✓
46168	F	AO - Sandra Court Redland Bay	Torquay Rd - Cul-de-sac	Pre procurement phase	5	Future Job	Future Job	✓
46171	F	AO - Tina Street Redland Bay	Torquay Rd - Phillip St	Pre procurement phase	5	Future Job	Future Job	✓
46172	F	AO - Torquay Road Redland Bay	McWilliam St - End	Pre procurement phase	5	Future Job	Future Job	✓
46173	F	AO - Wilkie Street Redland Bay	Torquay Rd - Cul-de-sac	Pre procurement phase	5	Future Job	Future Job	✓
46180	F	AO - Thorneside Road Thorneside	John St - Fisher Rd	Pre procurement phase	10	Future Job	Future Job	✓
46185	F	AO - Island Lookout Avenue Thornlands	Cleveland/Redland Bay Rd- Vintage Dr	Pre procurement phase	3	Future Job	Future Job	✓
46188	F	AO - Alison Street Victoria Point	Sutton St - Cul-de-sac	Pre procurement phase	4	Future Job	Future Job	✓
46196	F	AO - Link Road Victoria Point	Benfer Rd - Colburn Ave	Pre procurement phase	4	Future Job	Future Job	✓
46203	F	AO - Poinciana Avenue Victoria Point	Benfer Rd - Magnolia Pde	Pre procurement phase	4	Future Job	Future Job	✓
46209	F	AO - Point O'Halloran Road Victoria Point	Lakefield Dr - Orana Esp	Pre procurement phase	4	Future Job	Future Job	✓
46210	F	AO - Regal Court Victoria Point	Sunshine St - End	Pre procurement phase	4	Future Job	Future Job	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
46212	F	AO - Sunshine Street Victoria Point	East - West	Pre procurement phase	4	Future Job	Future Job	✓
46213	F	AO - Sutton Street Victoria Point	Link Rd - Sunshine St	Pre procurement phase	4	Future Job	Future Job	✓
46219	F	AO - Bagden Road Wellington Point	Birkdale Rd - Hardy Rd (Bridge)	Pre procurement phase	1	Future Job	Future Job	✓
46220	F	AO - Chermshire Street Wellington Point	Roberts St - Jacob St	Pre procurement phase	1	Future Job	Future Job	✓
46221	F	AO - Chermshire Street Wellington Point	Roberts St - Valley Rd	Pre procurement phase	1	Future Job	Future Job	✓
46222	F	AO - Collingwood Road Wellington Point	Hardy Rd - Pitt Rd	Pre procurement phase	8	Future Job	Future Job	✓
46223	F	AO - Hardy Road Wellington Point	Bagden Rd (Bridge) - Marlborough Rd	Pre procurement phase	1	Future Job	Future Job	✓
46224	F	AO - Hardy Road Wellington Point	Marlborough Rd - Collingwood Rd	Pre procurement phase	1	Future Job	Future Job	✓
46225	F	AO - Harris Street Wellington Point	Herbert St - Cul-de-sac	Pre procurement phase	1	Future Job	Future Job	✓
46226	F	AO - Harris Street Wellington Point	Herbert St - Fernbourne Rd	Pre procurement phase	1	Future Job	Future Job	✓
46227	F	AO - Harris Street Wellington Point	Cul-de-sac - End	Pre procurement phase	1	Future Job	Future Job	✓
46228	F	AO - Pitt Road Wellington Point	Collingwood Rd - Nelson Rd	Pre procurement phase	1	Future Job	Future Job	✓
42039	F	AO - Sea View Road, Mt Cotton	Mt Cotton Road to End	Pre design phase	6	Future Job	Future Job	✓
42221	F	MLA - Karingal Road, Mt Cotton	Micro lift Asphalt Karingal Road Mt Cotton from Mt Cotton Rd to dead end	Pre procurement phase	6	Future Job	Future Job	✓
45974	F	AO - Thorneside Road - Thorneside	John to Leon St	Pre procurement phase	10	Future Job	Future Job	✓
46000	F	AO - Avalon Road - Sheldon	Mount Cotton Road to House number 30	Pre procurement phase	6	Future Job	Future Job	✓
Residential Street Upgrade Program								
40094	F	Frederick St Wellington Pt	Install K&C Frederick and Edith Sts, catchpits & drainage works	Pre design phase	1	Future Job	Future Job	✓
40096	F	Kefford Street Stage 2 Wellington Point	Completion of works undertaken 2007 from Sturgeon St to Kelso St. Includes road widening & K&C.	Design complete	1	Future Job	Future Job	✓
41210	F	Beach Street, Cleveland	McLeod to Koala Reserve	Design complete	3	Future Job	Future Job	✓
45764	F	Starkey Street Widening	Starkey St Carpark Upgrade	Design complete	1	Future Job	Future Job	✓
SMBI Road Sealing								
45772	F	Beth St, Russell Island	SMBI Road Sealing Beth St from Jackson St to end	Design phase	5	Future Job	Future Job	✓
SMBI Reserve								
40999	F	High Central Park, Macleay Island	1. Temporary Fence 2. Structural Report on existing building 3. Environmental Site Assessment	Pre construction	5	Future Job	Future Job	✓
46229	F	Russell Island Sport & Recreation Precinct	Designs for soccer field, multipurpose courts, carparking, pathways, stormwater & upgrade Union St	On hold by Client	5	Future Job	Future Job	✓
45827	F	Panorama Street, Russell Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45829	F	Vine Street, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45830	F	Bluewater Crescent, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45831	F	Borrow St (part) & Bunnings St, RI	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45832	F	Coast Road, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45833	F	Hawthornden Drive, RI	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45834	F	Lau Street, Russell Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45835	F	Lemontree Drive, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45836	F	Leonie Crescent, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45837	F	Lovell Parade, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45838	F	Melaleuca Drive, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
45839	F	Noon-Muckle Street, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job	Future Job	✓
Sport & Recreation								
42113	F	EGW Woods Sportsfield Carpark Anson Rd Wellington Point	Revised Functional Scope. A sealed carpark behind Tennis Courts.	Pre design phase	1	Future Job	Future Job	✓
45213	F	Cleveland Aquatic Ctr Carpark Reseal - Delancey St Cleveland	Reseal to the Aquatic Centre carpark	Design complete	2	Future Job	Future Job	✓
45841	F	Sportsfield Lighting (Redlands Soccer) Cleveland	Provide lighting to Soccer field 3 at Cleveland Showgrounds.	Pre design phase	2	Future Job	Future Job	✓
Transport Trunk Infrastructure								
41868	F	Serpentine Creek /Donald Rd Intersection Upgrade	Single lane roundabout to intersection Donald, Torquay, Collins & Serpentine Creek Rd	Pre design phase	5	Future Job	Future Job	✓
45442	F	Panorama Drive, Thornlands (Design Only)	Four laning between Boundary Rd & South of Goddard Rd Intersection	Design complete	3	Future Job	Future Job	✓
45554	F	Panorama/Wellington St Intersection (Design Only) Thornlands	Upgrade of road from 2 to 4 lanes between South St & Goddard Rd (excluding upgrade of Goddard Rd Intersection)	Job complete	3	Future Job	Future Job	✓
45607	F	Collins Street, Redland Bay (Design Only)	Construct a section of Collins Road - Widening from 2-4 lanes.	Design phase	5	Future Job	Future Job	✓
45755	F	Pinklands Sporting Complex Entrance Thornlands	Upgrade entrance into Sporting complex	Design phase	4	Future Job	Future Job	✓
Operational Jobs								
30002	F	Black Swamp Pond Construction	Construction of a permanent pool of water at weir and drainage channels through swamp to improve drainage of wetland.	Design complete	2	Future Job	Future Job	✓
30464	F	Adder Rock to Home Beach, Pt Lookout	Trail construction & sleeper steps - 2 locations.	Design complete	2	Future Job	Future Job	✓
Not Lead Agent								
40033	F	Dunwich Barge Traffic Management - Junner St	Negotiation with stakeholders regarding lease areas & trades offs. Agreement on layout redesign.	On hold - awaiting community engagement	2	Future Job	Future Job	✓
40177	F	Duncan Rd Baseball Fields Remediation Works & Drainage Program	Reprofiling/landfill capping works, upgrade surface drainage, reinstatement baseball fields & assoc infrastructure works.	Future year project	7	Future Job	Future Job	✓
45183	F	Conser Fauna Land Bridge Design Only	It requires a 5m wide bridge to cross over Avalon Rd to allow fauna movement between Don & Christine Burnett & Ford Rd Conservation Area.	Design phase	6	Future Job	Future Job	✓
45789	F	South Sea Tce Park	Technical feasibility check & construction documentation package prepared based upon OSPU landscape design.	On hold - awaiting master plan & community engagement	5	Future Job	Future Job	✓
45790	F	Jock Kennedy Park, Russell Is.	Technical feasibility check & deconstruction documentation package prepared based upon OSPU landscape design.	On hold - awaiting master plan & community engagement	5	Future Job	Future Job	✓
81135	F	Duncan Road Baseball Carpark Sheldon	Duncan Road Carpark (baseball club) next to existing carpark	On hold - awaiting master plan	7	Future Job	Future Job	✓

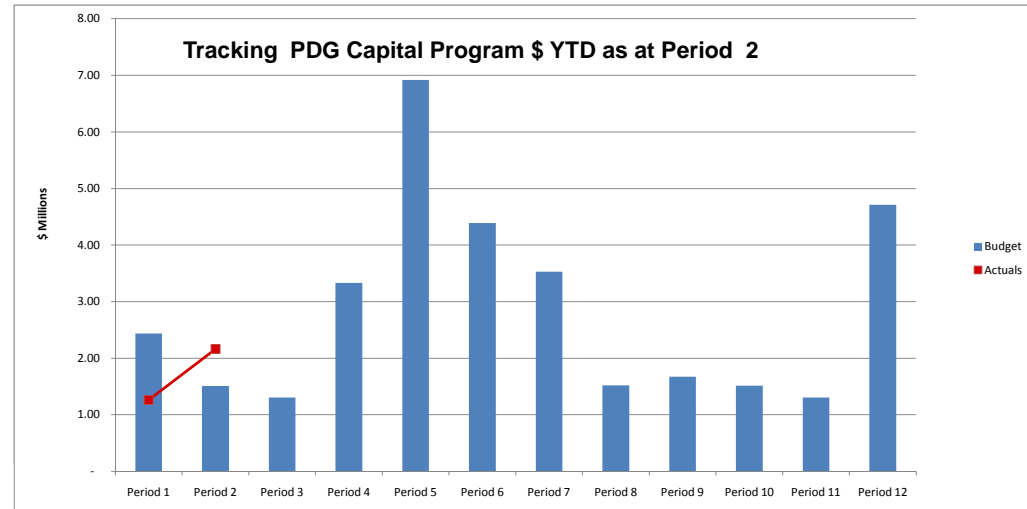
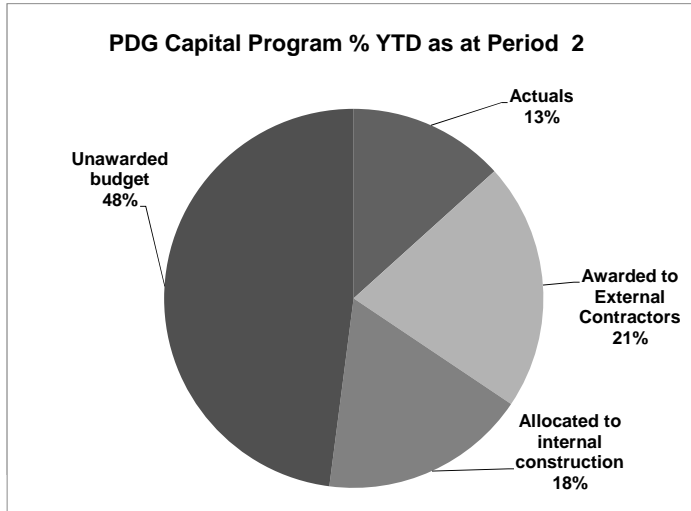
Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
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Acronym descriptions

RLCIP1 - Regional & Local Community Infrastructure Program - Round 1
 AO - Asphalt Overlay, MLA - MicroLift Asphalt
 LATM - Local Area Traffic Management
 SP - Scalping Program
 CPTED - Crime Prevention Through Environmental Design
 SRWF - Sustainable Resource & Waste Facility
 MBC - Moreton Bay Cycleway
 D&C - Design & Construct

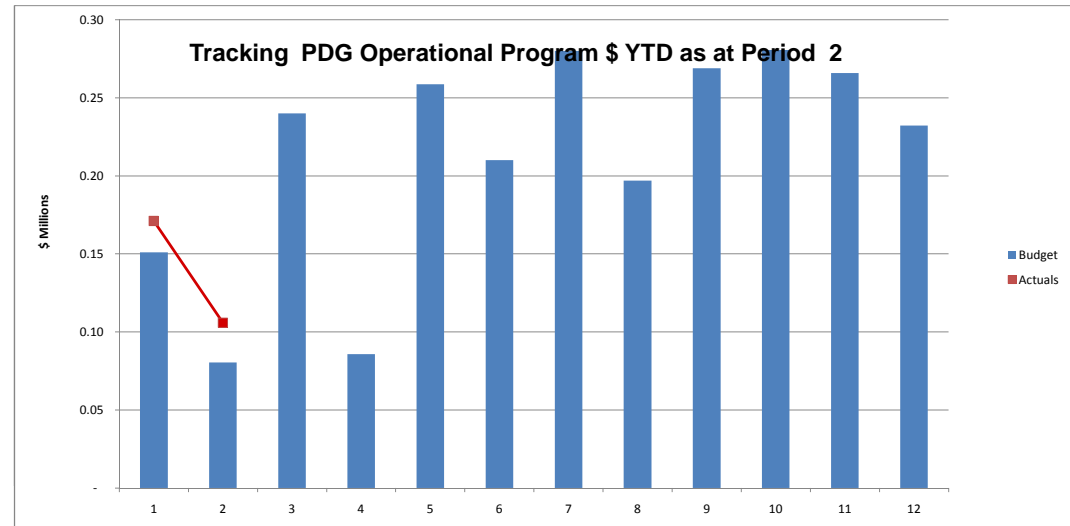
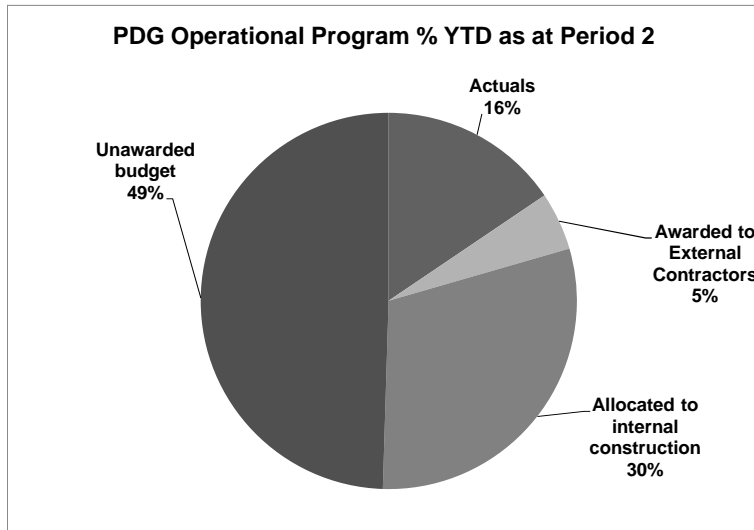
Definitions

Project complete - practical & financial completion
 Construction complete - practical completion only



DEFINITIONS	
Actuals	Actual dollars Spent Year to date.
Awarded to external contractors	YTD Budget assigned for projects undertaken by External Contractors
Allocated to Internal Construction	YTD Budget assigned to cover the costs for projects undertaken by Council's Construction Project Unit (CPU)
Unawarded Budget	Balance of Annual Budget yet to be awarded - includes administrative budgets

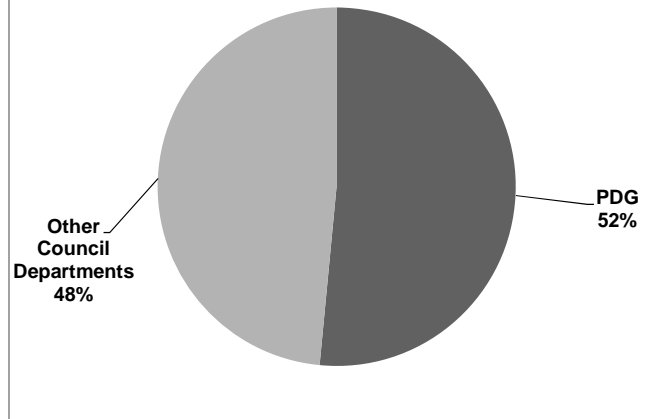
ANALYSIS OF GRAPH'S
PDG Revised annual budget is \$34.135M PDG Actuals as of Period 2 (August 2010) \$4.540M
Awarded to external contractors and assigned to internal construction Year to date \$13.227M
Unawarded Budget Year to date \$16,368M



DEFINITIONS	
Actuals	Actual dollars Spent Year to date.
Awarded to external contractors	YTD Budget assigned for projects undertaken by External Contractors
Allocated to Internal Construction	YTD Budget assigned to cover the costs for projects undertaken by Council's Construction Project Unit (CPU)
Unawarded Budget	Balance of Annual Budget yet to be awarded - includes administrative budgets

ANALYSIS OF GRAPH'S
PDG Revised annual budget is \$2.550M
PDG Actuals as of Period 2 (August 2010) \$376K
Awarded to external contractors and assigned to internal construction Year to date \$873K
Unawarded Budget Year to date \$1.301M

PDG's Financial Responsibility of Capital Works Program as at Period 2



CURRENT FINANCIAL RESPONSIBILITY

Of the 62,659M approved 10-11 Capital Works Program, PDG is directly responsible for the delivery of 52% which equates to \$34,135M.

DEFINITIONS

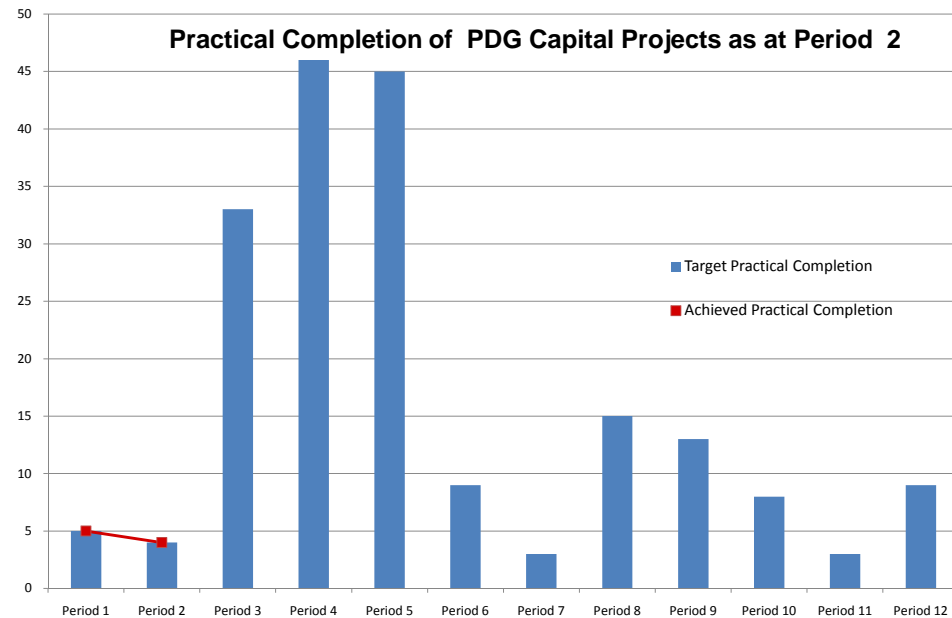
PDG %

Once assigned Lead Agency for a project, PDG is responsible for reporting. However the budget for some of these projects may sit with other areas of Council to expense. This graph is based solely on budget that is the direct responsibility of PDG.

Other %

Difference between adopted 2010-11 Capital Works Program & budget that is the direct responsibility of PDG.

Practical Completion of PDG Capital Projects as at Period 2



ANALYSIS OF GRAPH

Target Practical Completion - programmed practical completion target dates
 Achieved Target Milestones - projects that have reached practical completion

Note: PDG use milestones to plan, monitor and report on progress of projects. Each project can potentially have up to 7 milestones. Graph shows only the tracking of the practical completion milestone.

14 CORPORATE SERVICES & GOVERNANCE COMMITTEE 13/10/2010 RECEIPT AND ADOPTION OF MINUTES

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That the Corporate Services & Governance Committee Minutes of 13 October 2010 be received.

CARRIED

14.1 CORPORATE SERVICES

14.1.1 RESUMPTION FOR DRAINAGE - CANAIPA POINT DRIVE, RUSSELL ISLAND

Datworks Filename: L.146853
Attachments: [Site Plan](#)
Responsible Officer Name: Gail Widrose
Acting Manager Corporate Acquisitions Fleet & Facilities
Author Name: Merv Elliott
Property Services Manager

EXECUTIVE SUMMARY

At its meeting held on 25 November 2009, Council resolved to resume an easement for drainage purposes over privately owned 171 Canaipa Point Drive, Russell Island described as Lot 55 RP130107. The proposed easement is shown on plan A2-C257-2 attached.

An objection to the resumption has been submitted by the land owner and Council is required to consider the objection before proceeding with the final stage of resumption.

PURPOSE

The purpose of this report is for Council to consider whether the objections raised are valid and decide whether to proceed with resumption action.

BACKGROUND

Lots on the Southern Moreton Bay Islands were originally subdivided prior to Council having control of development, without consideration for the provision of stormwater overland flow requirements.

171 Canaipa Point Drive is identified in the Redlands Planning Scheme as being affected by the Drainage Constrained Land Overlay due to natural overland flow.

Council resolved to acquire a drainage easement from the subject property to help manage stormwater discharge in the area and alleviate flooding of private property. Although the proposed easement will not completely eliminate the overland flow problem, it will significantly reduce it for lots immediately downstream of Keats Street by allowing Council to legally construct an open drain through 171 Canaipa Point Drive.

ISSUES

Solicitors acting for the owner of 171 Canaipa Point Drive have submitted an objection to the resumption in accordance with the provisions of the *Acquisition of Land Act 1967*. It is now necessary for Council to consider the objections which are as follows:

Objection 1

“An open drain is inappropriate”.

Officer’s comments

It is considered that the objection raised is invalid as the drain envisaged is a shallow naturally grassed drain of approximately 100mm to 150mm depth. An underground drain will be considered when funds are available.

Objection 2

“Given the location of the proposed easement, there are safety issues in relation to having an open drain in this location due to the possibility of someone falling or tripping in the open drain channel”.

Officer’s comments

Due to the shallow depth of the proposed drain, it is considered that there are no safety issues.

Objection 3

“There would be a requirement for mosquito control measures to occur for any water laying in the open drain”.

Officer’s comments

The proposed drain will be self-draining and provide for better mosquito control than exists at present.

Objection 4

“an open drainage channel is likely to lead to flooding of parts of the property when excess water is carried by the open drain”.

Officer’s comments

The proposed drain will cater for flooding and not affect other parts of the property.

Objection 5

“an open drain is likely to lead to problems with erosion during heavy rain events, and this may then lead to sedimentation issues”.

Officer's comments

The proposed drain will be grassed and offer no erosion problems.

Objection 6

“an open drain would effectively mean that the area of the easement cannot be used for any other purpose, thereby requiring higher amount of compensation. The conditions of easement could restrict the use of the easement area if an underground drainage system was constructed. Should Council implement an underground drainage system, as opposed to the open drain, our client would not object to the taking of the land by way of easement”

Officer's comments

Compensation issues are not grounds for objection. Underground drains will be considered when funds are available.

The grounds for objection numbered 1 to 6 are not considered to be valid reasons for discontinuing resumption action.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority 5. - Wise Planning and Design:

- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community wellbeing and manage Council's existing infrastructure assets to ensure service standards are maintained or improved.

FINANCIAL IMPLICATIONS

There are no further financial implications as road works, land acquisitions etc in relation to this project were previously approved by Council to be allocated from the Capital Works Project funding.

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

Property Services Manager has consulted with Survey Services Manager and Design Service Manager.

OPTIONS**PREFERRED**

That Council resolve as follows:

1. To continue with resumption action to acquire an easement for drainage purposes over land described as Lot 55 RP130107 as shown on plan A2-C257-2 attached;
2. That the Chief Executive Officer be delegated, under s.257(1)(b) of the *Local Government Act 2009*, to:
 - a. sign all relevant documentation; and
 - b. negotiate and settle compensation payable to the affected land owner.

ALTERNATIVE

That Council resolve to take no further action to resume part of Lot 55 RP130107 for drainage purposes.

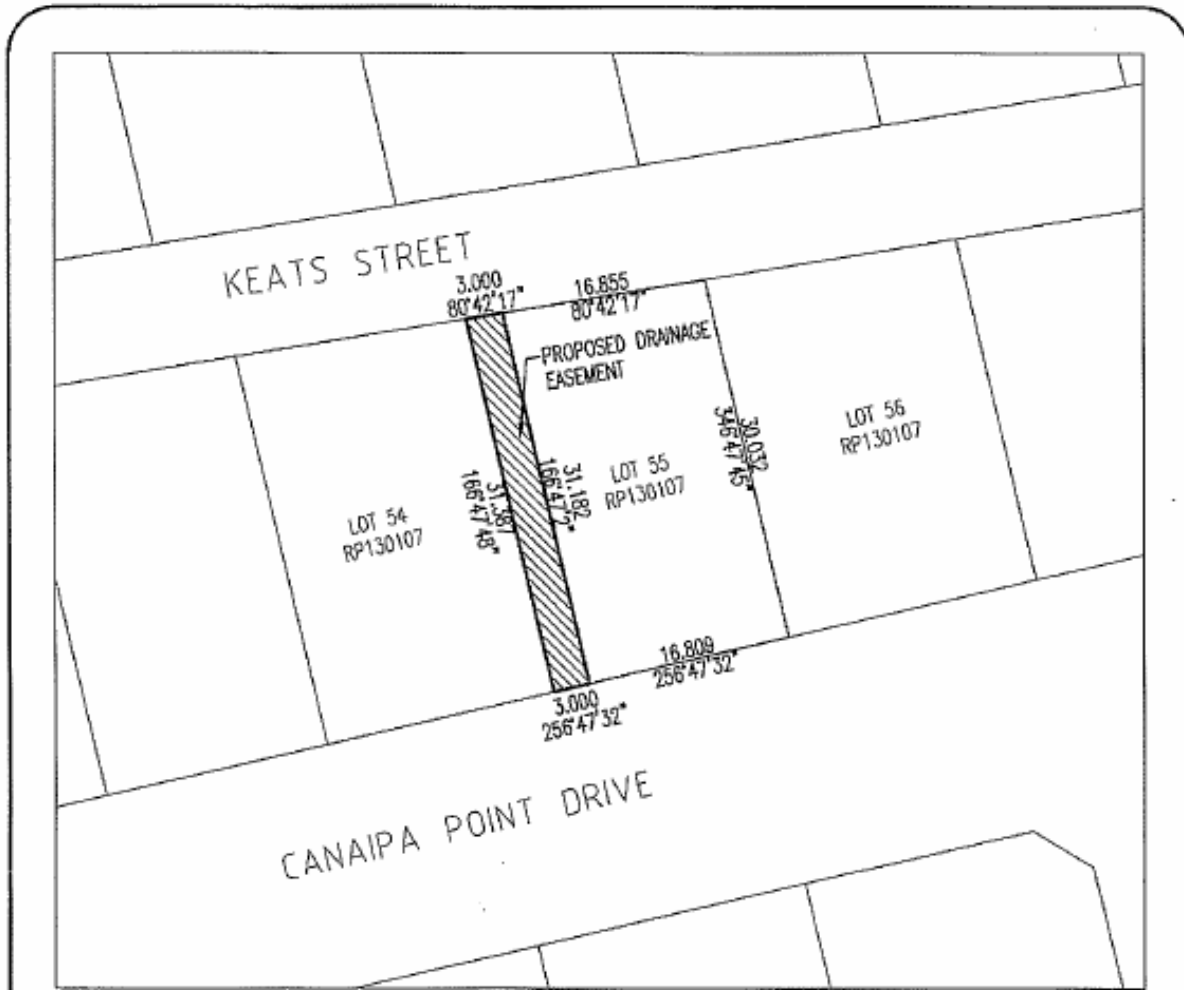
**OFFICER'S/COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve as follows:

1. **To continue with resumption action to acquire an easement for drainage purposes over land described as Lot 55 RP130107 as shown on plan A2-C257-2 attached;**
2. **That the Chief Executive Officer be delegated, under s.257(1)(b) of the *Local Government Act 2009*, to:**
 - a. **sign all relevant documentation; and**
 - b. **negotiate and settle compensation payable to the affected land owner.**

CARRIED

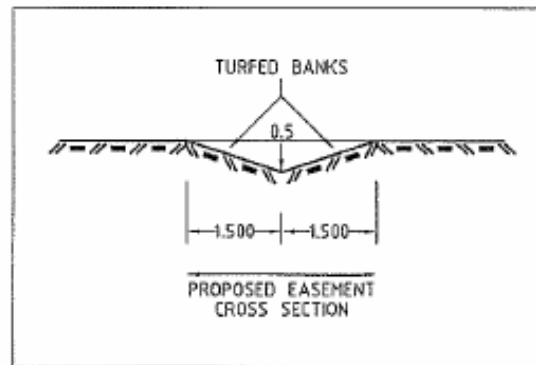


DETAIL

Scale 1:500



LOT 55
RP130107
PARISH OF RUSSELL
TOTAL AREA = 608.314m²
ACQUIRED AREA = 93.744m² (APPROX.)
PROPOSED AREA = 514.570m² (APPROX.)
OWNER: Ms Katherine W.M Lau
105/8 Goodwin Street
Kangaroo Point QLD 4169



NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION.

DATE: 17/09/09
DRAWN: W.DAVIS
APPROVED: *[Signature]*



PROPOSED DRAINAGE EASEMENT
LOT 55 RP130107 PARISH OF RUSSELL
171 CANAIPA POINT DRIVE, RUSSELL ISLAND

DRAWING NO. A4
A2-C257-2
A

14.1.2 RESUMPTION FOR ROAD PURPOSES - DEENYA PARADE, RUSSELL ISLAND

Dataworks Filename: L.151441/L.151132
Attachments: [Site Plans](#)
Responsible Officer Name: Gail Widrose
Acting Manager Corporate Acquisitions Fleet & Facilities
Author Name: Merv Elliott
Property Services Manager

EXECUTIVE SUMMARY

Council have previously approved the resumption of part of Lot 120 RP131862 and part of Lots 208 and 209 RP131864 situated in Deenya Parade, Russell Island for construction of a sealed road.

The land required from Lot 208 has now been resumed by Council.

Notices of Intention to Resume have been served on the owners of Lot 120 and Lot 209 and it is now necessary to continue with resumption action.

PURPOSE

The purpose of this report is to recommend that Council resolve to continue with resumption action to acquire part of Lot 120 RP131862 and part of Lot 209 RP131864 as per plans AD86-3-1 and AD86-2-1 attached.

BACKGROUND

As part of the 2008/09 Seal Gravel Roads Program, sealing of Deenya Parade from Channel Street to Channel Street was undertaken.

To provide increased visibility around corners and a safe buffer zone for pedestrian movements, small portions of 3 privately owned allotments fronting Deenya Parade are required to be acquired for new road. These acquisitions will also provide a standard width to facilitate existing or any new service utilities that may be required.

ISSUES

The owners of Lot 120 and Lot 209 have not objected to the resumption of the land.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority 5. - Wise Planning and Design:

- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community wellbeing and manage Council's existing infrastructure assets to ensure service standards are maintained or improved.

FINANCIAL IMPLICATIONS

There are no further financial implications as road works, land acquisitions etc in relation to this project were previously approved by Council to be allocated from the Capital Works Project funding.

CONSULTATION

Property Services Manager has consulted with Survey Services Manager and Design Service Manager.

OPTIONS

PREFERRED

That Council resolve to:

1. Continue resumption action to acquire part of Lot 120 RP131862 and part of Lot 209 RP131864 as per plans AD86-3-1 and AD86-2-1 attached for road purposes;
2. Delegate authority, under s.257(1)(b) of the *Local Government Act 2009*, to the Chief Executive Officer to:
 - a. sign all relevant documentation; and
 - b. negotiate and settle compensation payable to the affected land owners.

ALTERNATIVE

That Council resolve to take no further action to resume part of Lot 120 RP131862 and part of Lot 209 RP131864 for road purposes.

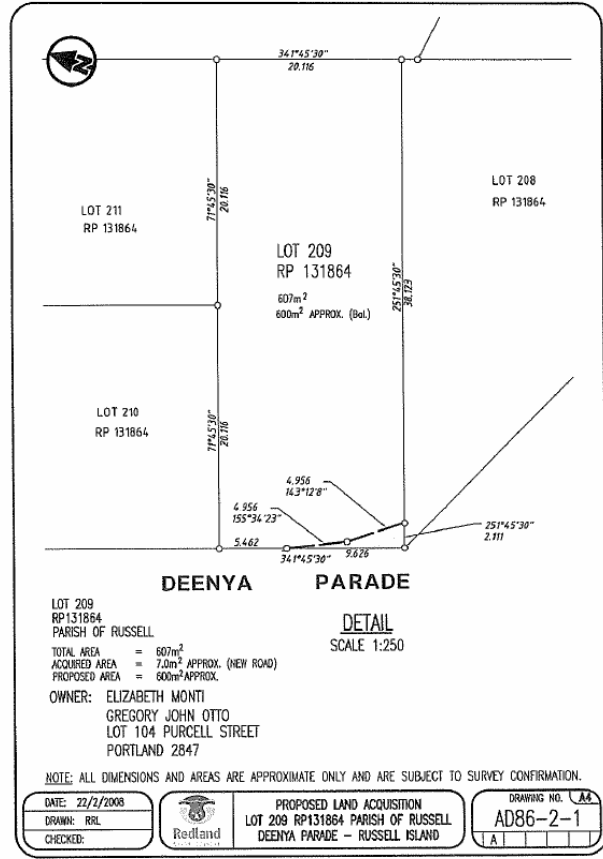
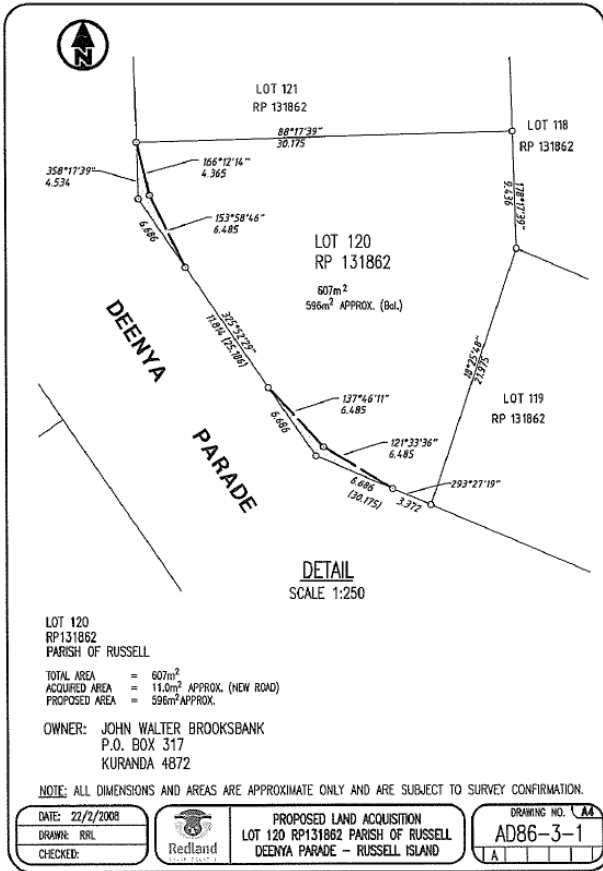
OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to:

1. **Continue resumption action to acquire part of Lot 120 RP131862 and part of Lot 209 RP131864 as per plans AD86-3-1 and AD86-2-1 attached for road purposes;**
2. **Delegate authority, under s.257(1)(b) of the *Local Government Act 2009*, to the Chief Executive Officer to:**
 - a. **sign all relevant documentation; and**
 - b. **negotiate and settle compensation payable to the affected land owners.**

CARRIED



14.1.3 NEW LEASE TO CAPALABA SCOUT GROUP

Dataworks Filename: L.300611
Attachments: [Site Plan](#)
Responsible Officer Name: Gail Widrose
Acting Manager Corporate Acquisitions Fleet & Facilities
Author Name: Merv Elliott
Property Services Manager

EXECUTIVE SUMMARY

The Capalaba Scout Group has a lease over Council land at Degen Road, Capalaba that has expired.

Scouts Australia has requested that the lease be renewed.

PURPOSE

The purpose of this report is to recommend to Council that a new lease be granted to Scouts Australia in respect to the existing Capalaba Scout Group premises.

BACKGROUND

The Capalaba Scout Group operates from Council freehold premises situated at Degen Road, Capalaba. They have previously held a lease from Council over the premises that has recently expired.

The group provides support to youth groups within the Redlands and has maintained the property in accordance with the provisions of the previous lease.

ISSUES

In order to grant a new lease, Council are required to resolve to do so. Council's policy POL-3071 in respect to leases of this type, support a new lease for a term of 10 years and accordingly this will be the recommendation in this report.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority 5. - Wise Planning and Design:

- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community wellbeing and manage Council's existing infrastructure assets to ensure service standards are maintained or improved.

FINANCIAL IMPLICATIONS

All costs associated with lease preparation and registration will be met by Scouts Australia.

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

Property Services Manager has consulted with the Senior Adviser Community Development.

OPTIONS

PREFERRED

That Council resolve to:

1. Grant to Scouts Australia a lease for a term of 10 years over Council land at Degen Road, Capalaba described as part of Lot 1 SP106842 in accordance with Council policy POL-3071 – Leasing of Council Land and Facilities; and
2. Delegate authority, to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to make, vary and discharge a lease to Scouts Australia with terms and conditions considered satisfactory to the Chief Executive Officer.

ALTERNATIVE

That Council resolve to refuse a new lease to Scouts Australia for the Capalaba Scout premises at Degen Road, Capalaba.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to:

1. **Grant to Scouts Australia a lease for a term of 10 years over Council land at Degen Road, Capalaba described as part of Lot 1 SP106842 in accordance with Council policy POL-3071 – Leasing of Council Land and Facilities; and**
2. **Delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to make, vary and discharge a lease to Scouts Australia with terms and conditions considered satisfactory to the Chief Executive Officer.**

CARRIED



14.1.4 PROPOSED LEASE TO OPTUS, DUNCAN STREET, WELLINGTON POINT

Dataworks Filename: L.107934
Attachments: [Site Plan](#)
Responsible Officer Name: Gail Widrose
Acting Manager Corporate Acquisitions Fleet & Facilities
Author Name: Merv Elliott
Property Services Manager

EXECUTIVE SUMMARY

Council are the freehold owners of land at 76-80 Duncan Street, Wellington Point described as Lot 23 RP219148.

Council previously approved a lease of part of this site to Telstra Corporation for the purposes of constructing a mobile phone tower.

Optus Limited has made application to co-locate on the existing tower.

PURPOSE

The purpose of this report is to obtain approval from Council to grant a lease to Optus Limited for mobile phone tower purposes.

BACKGROUND

Lot 23 RP219148 is vacant Council land that has previously been approved for leasing to Telstra Corporation for the construction of a mobile phone tower. The lease expires in 2025.

Optus have made application for a lease over part of the property in order to allow them to co-locate on the existing tower.

ISSUES

Council's policy in regard to location of mobile phone towers includes the requirement to co-locate where possible on existing towers. The request by Optus fulfils this requirement and as a consequence, approval to enter a lease on commercial terms is sought.

In addition, exemption from the tender/auction provisions of the *Local Government Act* will be required from the relevant Minister of the Queensland Government.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority:

“Wise Planning and Design”:

5.12: Plan, provide and advocate for essential physical and social infrastructure that supports community wellbeing and manage Council's existing infrastructure assets to ensure service standards are maintained or improved.

FINANCIAL IMPLICATIONS

Council will receive substantial rental over the period of the lease.

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 not been necessary.

OPTIONS**PREFERRED**

That Council resolve as follows:

1. To grant approval to the lease of part of Lot 23 RP219148 to Optus Limited for the purpose of locating a mobile phone installation on the existing tower, subject to Ministerial exemption being obtained from the tender/auction provisions of the Local Government Act;
2. That the lease term be 10 years commencing from the date of Council approval;
3. That the lease be granted subject to Optus Limited obtaining all necessary approvals to allow construction; and
4. To delegate authority, to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009* to make, vary or discharge the lease on terms and conditions and at a commercial lease rental considered satisfactory to the Chief Executive Officer.

ALTERNATIVE

That Council resolve to refuse a lease to Optus Limited over part of Lot 23 RP219148.

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

Moved by: Cr Ogilvie

Seconded by: Cr Henry

That Council resolve as follows:

- 1. To grant approval to the lease of part of Lot 23 RP219148 to Optus Limited for the purpose of locating a mobile phone installation on the existing tower, subject to Ministerial exemption being obtained from the tender/auction provisions of the Local Government Act;**

2. That the lease term be 10 years commencing from the date of Council approval;
3. That the lease be granted subject to Optus Limited obtaining all necessary approvals to allow construction; and
4. To delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to make, vary or discharge the lease on terms and conditions and at a commercial lease rental considered satisfactory to the Chief Executive Officer.

CARRIED



14.1.5 BAY FM COMMUNICATION TOWER, MOUNT VIEW ROAD, MOUNT COTTON

Dataworks Filename: L.141595
Attachments: [Site Plan](#)
Responsible Officer Name: Gail Widrose
Acting Manager Corporate Acquisitions Fleet & Facilities
Author Name: Merv Elliott
Property Services Manager

EXECUTIVE SUMMARY

Council currently leases a small portion of land situated at Mount View Road, Mount Cotton described as Lot 7 SP182012 from the Department of Environment and Resource Management (DERM). The lease was originally entered between Council and DERM to allow sub-leasing of the site to Bayside Community Radio Association (BayFM) for radio transmission purposes.

The site has been identified as unsuitable for this purpose due to vegetation issues and line of sight issues.

BayFM have requested relocation to a more suitable site nearby.

PURPOSE

The purpose of this report is to seek authority from Council to cancel the existing lease and enter into a new lease at the proposed new location.

BACKGROUND

The area sub-leased to BayFM, described as Lot 7 SP182012, is located within dedicated roadway.

BayFM have recently begun planning for relocation of their existing tower which is currently located on private land close to Lot 7 SP182012. Investigations reveal that relocation of the tower to Lot 7 SP182012 is unsuitable for a variety of reasons.

To overcome this problem, Council officers, BayFM and the adjoining property owner have identified a more suitable site as shown on the attached plan.

ISSUES

As the proposed new site is located within road reserve which will never be formed, Council is required to surrender its current lease over Lot 7 SP182012 and apply to DERM for a term lease over the proposed new site. Council would enter into a sub-lease to BayFM over the new site.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority: 5. - Wise Planning and Design:

- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community wellbeing and manage Council's existing infrastructure assets to ensure service standards are maintained or improved.

FINANCIAL IMPLICATIONS

All costs associated with the sub-lease will be borne by BayFM who will abide by the conditions of the head lease between DERM and Council.

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

Property Services Manager has consulted with BayFM, adjoining property owner, Mayor Melva Hobson, Cr Toni Bowler, General Manager Development & Community Standards and Senior Planner-Project Manager Development & Community Standards.

OPTIONS

PREFERRED

That Council resolve to:

1. Agree to BayFM's request to surrender their sub-lease from Council of Lot 7 SP182012;
2. Surrender Council's term lease TL0222131 described as Lot 7 SP182012 to the Crown;
3. Enter into a new term lease with DERM for a term of 20 years over the proposed new site within Mount View Road road reserve shown on the attached site plan;
4. Sub-lease the proposed new site within Mount View Road road reserve shown on the attached site plan to BayFM for a term of 20 years, following approval of the development application by Council; and
5. Delegate authority, under s.257(1)(b) of the *Local Government Act 2009*, to the Chief Executive Officer to make, vary or discharge the sub-lease to BayFM on terms and conditions considered satisfactory to the Chief Executive Officer.

ALTERNATIVE

There is no viable alternative recommendation.

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

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to:

- 1. Agree to BayFM's request to surrender their sub-lease from Council of Lot 7 SP182012;**
- 2. Surrender Council's term lease TL0222131 described as Lot 7 SP182012 to the Crown;**
- 3. Enter into a new term lease with DERM for a term of 20 years over the proposed new site within Mount View Road road reserve shown on the attached site plan;**
- 4. Sub-lease the proposed new site within Mount View Road road reserve shown on the attached site plan to BayFM for a term of 20 years, following approval of the development application by Council; and**
- 5. Delegate authority, under s.257(1)(b) of the *Local Government Act 2009*, to the Chief Executive Officer to make, vary or discharge the sub-lease to BayFM on terms and conditions considered satisfactory to the Chief Executive Officer.**

CARRIED



14.1.6 LINKWATER REQUEST FOR WATER SUPPLY EASEMENTS

Datworks Filename: L.147739 / 145851
Attachments: [Site Plans](#)
Responsible Officer Name: Gail Widrose
Acting Manager Corporate Acquisitions Fleet & Facilities
Author Name: Merv Elliott
Property Services Manager

EXECUTIVE SUMMARY

LinkWater have applied to Council to acquire water supply easements over two sites owned in freehold by Redland City Council, where there are currently water mains but no easement tenure to LinkWater. The sites are 142-146 Serpentine Creek Road, Point Talburpin described as Lot 3 RP222423 and 110-186 Days Road, Mount Cotton described as Lot 246 CP S312597 and shown on the attached site plans.

Council officers have allowed LinkWater temporary access to undertake emergency upgrades to these water mains ahead of a water supply easement approval and registration.

PURPOSE

The purpose of this report is to recommend that Council approve two water supply easements requested by LinkWater over Council land at 142-146 Serpentine Creek Road, Point Talburpin and 110-186 Days Road, Mount Cotton and to note the temporary access permission which has been given.

BACKGROUND

LinkWater is the Queensland Bulk Water Transport Authority which owns and operates the bulk water transport network throughout South-east Queensland and has established an Operations and Maintenance Alliance to carry out its operations and maintenance obligations for a minimum period of five years. Bulk Assets were transferred from Redland City Council to LinkWater in 2008.

An initial audit has been undertaken by LinkWater of established tenure across the various LinkWater mains within the Redland City Council area. Two properties owned in freehold by Redland City Council have been identified as having a water main without formal easement tenure to LinkWater. These sections of water main form part of the pipeline from Stradbroke Island to the Mainland.

ISSUES

The subject water main is 750mm mild steel cement lined pipeline and as such is substantial infrastructure. Apart from the subject two Redland City Council

properties, there is only one other allotment on the subject pipeline which does not have an easement in place and this allotment has been recorded by LinkWater for future easement acquisition.

There are a number of examples across Redland City where water main easements have been established over Council freehold land. Lot 3 RP196001, Lot 15 RP234062 and Lot 42 on RP118921 on Russell Island have easements in place which accommodate smaller water mains than the 750mm diameter pipeline through the subject properties.

In line with the transfer of assets that occurred during the implementation of reforms affecting bulk water assets, LinkWater would like to maintain adequate and consistent tenure across the network and would like to progress easements over the two properties as proposed. The proposed easements can be transferred in accordance with the provisions of the *South East Queensland Water (Restructuring) Act 2007*. Once the transfer has been completed, LinkWater will commission a survey at their cost and will attend to registration once survey is complete.

The proposed easement through the 142-146 Serpentine Creek Road has a width of 15 metres through the bulk of the property with the exception of the eastern section of the property where control valve infrastructure is located out further from the property boundary. In this area it has been requested that the easement be broadened to 17 metres to ensure adequate access is maintained around the infrastructure. The proposed easement alignment is shown on plan LW-SCH-E3002 attached.

The proposed easement through 110-186 Days Road has a width of 15 metres as shown on plan LW-SCH-E3001 attached.

Some initial issues were identified at the Serpentine Creek Road site as the property is also used as a base for Council's mosquito spraying operations, however all issues relating to this matter have been resolved allowing Council and LinkWater to maintain their operations at the site if the proposed easement is approved.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority 5. - Wise Planning and Design:

- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community wellbeing and manage Council's existing infrastructure assets to ensure service standards are maintained or improved.

FINANCIAL IMPLICATIONS

There are no financial implications within this report. Discussions between Council and LinkWater regarding compensation will occur following creation of these easements in favour of LinkWater.

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

Property Services Manager has consulted with Infrastructure Planning Group and LinkWater.

OPTIONS

PREFERRED

That Council resolve to:

1. Approve that water supply easements be granted to LinkWater over Council land at 142-146 Serpentine Creek Road, Point Talburpin described as Lot 3 RP222423 and 110-186 Days Road, Mount Cotton described as Lot 246 CPS312597 as shown on the attached plans;
2. Delegate authority, under s.257(1)(b) of the *Local Government Act 2009*, to the Chief Executive Officer to:
 - a. make, vary or discharge easements to Link Water on terms and conditions considered appropriate to the Chief Executive Officer; and
 - b. sign all documents in relation to this matter.

ALTERNATIVE

That Council resolve to refuse the application from LinkWater for water supply easements over Council land Lot 3 RP222423 and Lot 246 CP312597.

OFFICER'S RECOMMENDATION

That Council resolve to:

1. Approve that water supply easements be granted to LinkWater over Council land at 142-146 Serpentine Creek Road, Point Talburpin described as Lot 3 RP222423 and 110-186 Days Road, Mount Cotton described as Lot 246 CPS312597 as shown on the attached plans;
2. Delegate authority, under s.257(1)(b) of the *Local Government Act 2009*, to the Chief Executive Officer to:
 - c. make, vary or discharge easements to Link Water on terms and conditions considered appropriate to the Chief Executive Officer; and
 - d. sign all documents in relation to this matter.

COMMITTEE DISCUSSION

It was agreed to include the words '*including compensation*' after the word '*conditions*' in the first line of recommendation 2a.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

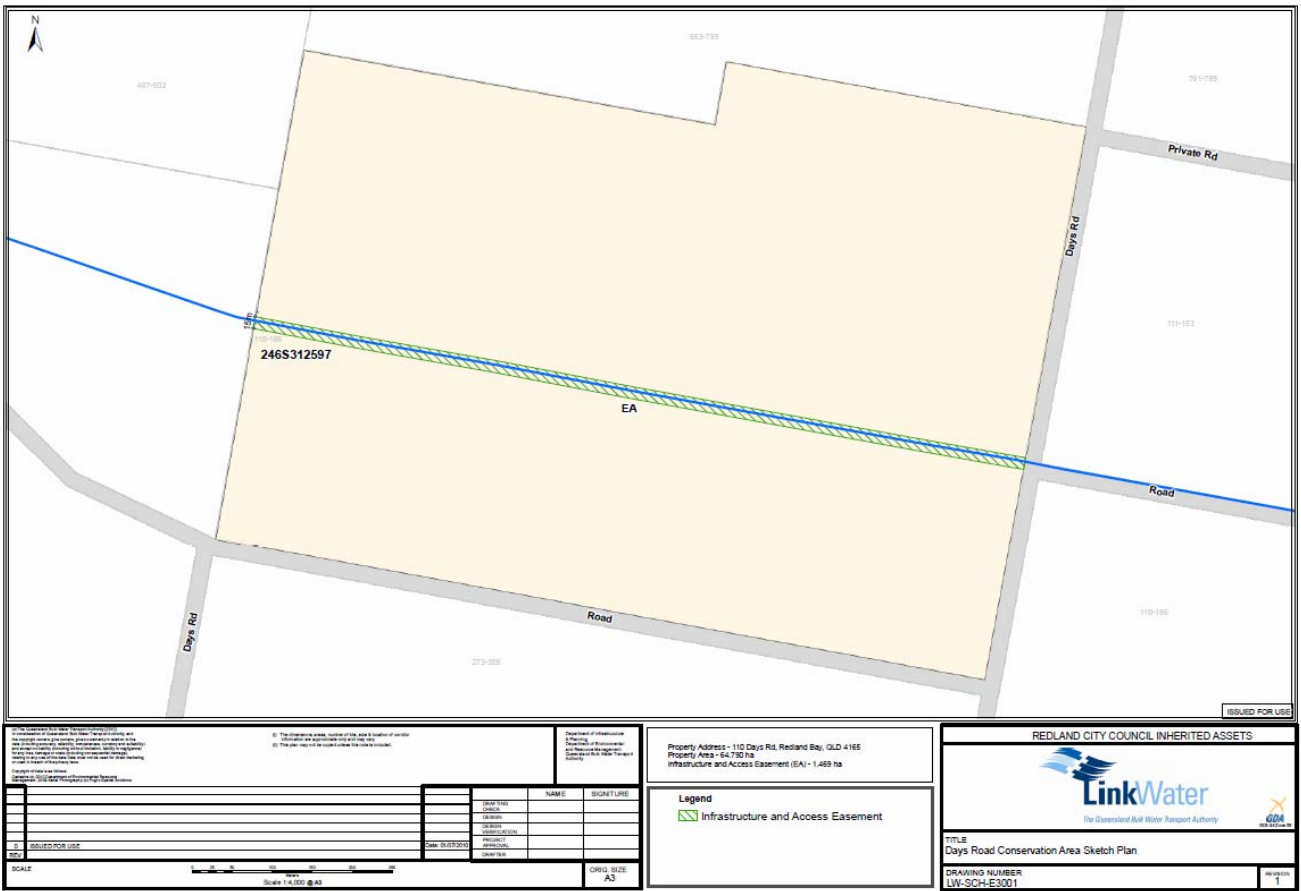
Moved by: Cr Ogilvie

Seconded by: Cr Henry

That Council resolve to:

- 1. Approve that water supply easements be granted to LinkWater over Council land at 142-146 Serpentine Creek Road, Point Talburpin described as Lot 3 RP222423 and 110-186 Days Road, Mt Cotton described as Lot 246 CPS312597 as shown on the attached plans;**
- 2. Delegate authority, under s.257(1)(b) of the *Local Government Act 2009*, to the Chief Executive Officer to:**
 - a. make, vary or discharge easements to Link Water on terms and conditions, including compensation, considered appropriate to the Chief Executive Officer; and**
 - b. sign all documents in relation to this matter.**

CARRIED



Legend

- Infrastructure and Access Easement

NO.	NAME	SIGNATURE
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	
7	DATE	
8	DATE	
9	DATE	
10	DATE	

SCALE: 1:4,000 A3

Property Address - 110 Days Rd, Redland Bay, QLD 4165
Property Area - 64.730 ha
Infrastructure and Access Easement (EA) - 1.469 ha

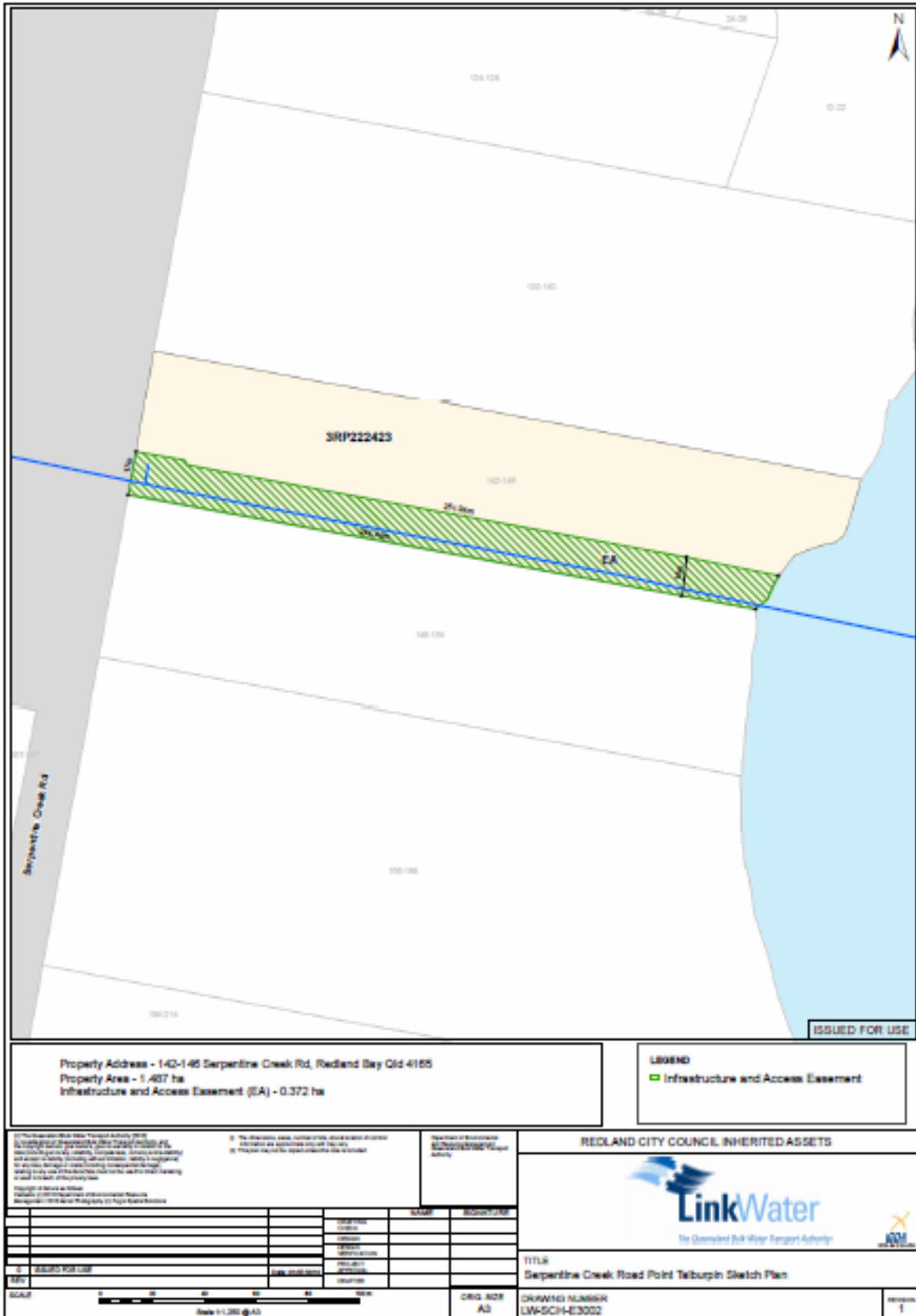
REDLAND CITY COUNCIL INHERITED ASSETS

The Queensland Rail Water Transport Authority

TITLE
Days Road Conservation Area Sketch Plan

DRAWING NUMBER
LW-SCH-E3001

ISSUED FOR USE



14.1.7 DRAFT UNAUDITED FINANCIAL STATEMENTS 2009/2010

Datworks Filename: FM Financial Statements
Attachment: [Unaudited Financial Statements 30.6.2010](#)
Responsible Officer Name: Martin Drydale
General Manager Corporate Services
Author Name: Kevin Lamb
Service Manager Financial Reporting

EXECUTIVE SUMMARY

The unaudited 30 June 2010 annual financial statements for Council have been prepared in accordance with the *Local Government Act 1993*, The *Local Government Finance Standard 2005* and the *Australian Accounting Standards which include Australian Equivalents to International Financial Reporting Standards*.

The unaudited financial statements were signed by the CEO and Mayor on 13 September 2010 and presented to external auditors WHK Horwath on 14 September 2010.

This report provides:

- notification to Council of the 30 June 2010 unaudited financial statements; and
- a brief analysis of key financial data for the financial year 2009/10.

It is recommended that Council resolve to note the unaudited financial statements for the year ended 30 June 2010 as attached.

PURPOSE

This report provides notification of the 30 June 2010 unaudited financial statements and a brief analysis of key financial data for the financial year 2009/10. This report is not intended to provide comparisons between actual and budget data – please refer to the monthly financial management reports for this information.

BACKGROUND

The unaudited annual financial statements were signed by the CEO and Mayor on 13 September 2010 and presented to external auditors WHK Horwath on 14 September 2010. The Mayor and CEO have been fully briefed on the content and results of the financial statements.

ISSUES

The unaudited 30 June 2010 annual financial statements for Council have been prepared in accordance with the *Local Government Act*, the *Local Government*

Finance Standards and the Australian Accounting Standards. Australian Accounting Standards include Australian Equivalents to International Financial Reporting Standards. The components of the annual financial statements include:

- Statement of Comprehensive Income;
- Statement of Financial Position;
- Statement of Cash Flows;
- Statement of Changes in Equity; and
- Notes to and Forming Part of the Financial Statements;

Statement of Comprehensive Income

Headline results pertaining to the Statement of Comprehensive Income are summarised in the table below. Council's net profit decreased from \$27.4 million (2009) to \$21.6 million (2010). This result includes non cash developer contributions of \$25.2 million (2010) compared to \$21.1 million (2009).

	Year Ending 30 June 2010 \$	Year Ending 30 June 2009 \$
Operating revenue	190,182,638	177,133,902
Operating expenditure	205,654,812	190,404,144
Operating deficit	(15,472,175)	(13,270,242)
Capital revenue	37,092,710	40,645,400
Net profit	21,620,536	27,375,158

Operating revenue from ordinary activities increased by 7.4% from \$177.13 million (2009) to \$190.18 million (2010). Net rates and utility charges increased by 10.7% from \$139.83 million to \$154.75 million. Income from fees and charges increased by 6.2% from \$17.26 million to \$18.33 million.

Total operating expenses increased by 8.0% from \$190.40 million (2009) to \$205.65 million (2010). Operational employee costs, which represent 34.8% of total operating expenses increased by 11.6% from \$64.08 million to \$71.51 million. Operational materials and services expenses decreased by 0.9% from \$75.74 million to \$75.03 million.

Significant "one-off" accounting adjustments

In analysing the operating results of the 2009 and 2010 financial years, consideration should be given to a number of "one-off" accounting adjustments. *Materials & Services* were reduced by \$3.6 million in 2010 due to a reduction in the provision for future remediation costs relating to landfill sites and the German Church road quarry. There was a \$2.4 million increase in *Materials & Services* costs in the comparative 2009 year due to an increase in the provision.

Finance costs were reduced by \$4.0 million in the comparative 2009 year accounts as a result of a market value adjustment of the QTC loan when compensation proceeds for sale of bulk water assets were applied to the QTC loans. No such transaction occurred in the 2010 financial year leaving a large variance between the 2 years.

Loss on Disposal of Non Current Assets increased from \$4.47 million (2009) to \$6.01 million (2010). This is as a result of the Corporate Asset Team's ongoing review of asset registers across Council.

Capital Grants Subsidies and Contributions decreased from \$19.6 million (2009) to \$11.6 million (2010) as a result of timing of funding requirements.

Statement of Financial Position

Overall there has been a decrease in community equity or the net worth of Council from \$2.10 billion (30/6/09) to \$2.09 billion (30/6/10) principally as a result of the downward revaluation of major infrastructure assets carried out in the 09/10 financial year.

Cash held at the bank and investments totalled \$84.60 million as at 30 June 2010 up from \$80.90 million at 30 June 2009.

Outstanding trade creditors and other payables amounted to \$27.97 million (30/6/10) compared to \$23.10 million (30/6/09).

Provisions for employee entitlements at 30/6/10 amounted to \$5.38 million and \$9.44 million for annual leave and long service leave respectively. Provisions for the remediation of old and current landfill sites across the city in addition to the remediation costs of Councils quarry decreased from \$26.11 million (30/6/09) to \$23.40 million (30/6/10).

The balance of outstanding loans held with Queensland Treasury Corporation increased from \$40.66 million (30/6/09) to \$43.17 million (30/6/10). Council drew down \$4.4 million in new loans in the 2009/10 financial year.

Statement of Cash Flows

The balance of cash increased by \$3.70 million to \$84.60 million at 30 June 2010. Net cash from operating activities increased from \$29.85 million to \$42.95 million.

Notes to and Forming Part of the Financial Statements

The notes to the financial statements provide considerable additional detail with respect to the reported results.

RELATIONSHIP TO CORPORATE PLAN

Corporate Outcome 9 – An efficient and effective organisation:

9.5 – Ensure robust long term financial planning is in place to protect the financial sustainability of Council.

FINANCIAL IMPLICATIONS

There is no financial implication as these statements are for noting only.

CONSULTATION

The reports have been prepared based upon statutory Australian Equivalents to International Financial Reporting Standards and the *Local Government Finance Standard 2005*. The Services Manager Financial Reporting and the General Manager Corporate Services have briefed both the CEO and Mayor prior to signing the unaudited statements.

OPTIONS

PREFERRED

That Council resolve to note the unaudited financial statements for the year ending 30 June 2010 as presented in the following attachments:

1. Statement of Comprehensive Income
2. Statement of Financial Position
3. Statement of Cash Flows
4. Statement of Changes in Equity
5. Notes to the Financial Statements

ALTERNATIVE

That Council notes the unaudited financial statements 2009/2010 and requests additional information.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to note the unaudited financial statements for the year ending 30 June 2010 as presented in the following attachments:

- 1. Statement of Comprehensive Income**
- 2. Statement of Financial Position**
- 3. Statement of Cash Flows**
- 4. Statement of Changes in Equity**
- 5. Notes to the Financial Statements**

CARRIED



Redland
CITY COUNCIL

**UNAUDITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2010**

Annual Financial Statements

For the year ended 30 June 2010

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Statement of Comprehensive Income

For the Year Ended 30 June 2010

	Note	2010 \$	2009 \$
Recurrent revenue			
Net rates and utility charges	4(a)	154,750,816	139,828,031
Fees and charges	4(b)	18,332,012	17,258,192
Rental income	4(c)	315,934	305,847
Interest received	4(d)	4,372,164	4,916,206
Sale of services	4(e)	1,125,793	1,987,006
Other recurrent income	4(f)	2,654,155	2,166,716
Grants, subsidies and contributions	5(a)	8,631,764	10,671,905
Total recurrent revenue		190,182,638	177,133,902
Expenses			
Employee benefits	6	(71,512,412)	(64,083,510)
Materials and services	7	(75,025,588)	(75,740,967)
Finance costs	8	(3,982,616)	(644,426)
Depreciation and amortisation	9	(49,119,913)	(45,459,850)
Loss on disposal of non-current assets	10	(6,014,282)	(4,475,391)
Loss on impairment	11	-	-
Total recurrent expenses		(205,654,812)	(190,404,144)
Operating deficit		(15,472,175)	(13,270,242)
Capital revenue			
Grants, subsidies and contributions	5(b)	11,643,910	19,558,700
Non-cash developer contributions	5(b)	25,236,800	21,134,300
Increase/(decrease) in investment property		212,000	(47,600)
Total capital revenue		37,092,710	40,645,400
Net profit		21,620,536	27,375,158
Other comprehensive income			
Increase/(decrease) in asset revaluation surplus	24	(32,737,495)	93,641,085
TOTAL COMPREHENSIVE INCOME		(11,116,959)	121,016,243

The above statement should be read in conjunction with the accompanying notes.

Statement of Financial Position

As at 30 June 2010

	Note	2010 \$	2009 \$	01-July-2008 \$
CURRENT ASSETS				
Cash and cash equivalents	12	84,602,295	80,900,276	71,043,320
Trade and other receivables	13(a)	15,143,785	13,749,546	15,564,167
Inventories	14	706,817	578,634	510,370
Non-current assets classified as held for sale	15	95,012	131,967	153,157
Non-current assets held for transfer		-	-	82,218,404
Other assets	16	1,476,426	1,946,657	1,031,689
Total Current Assets		102,024,335	97,307,081	170,521,107
NON-CURRENT ASSETS				
Trade and other receivables	13(b)	42,927	61,253	124,582
Investment property	17	3,840,000	3,628,000	3,675,600
Property, plant and equipment	18	2,091,915,595	2,099,544,284	1,991,277,390
Intangible assets	19	879,469	1,118,800	1,217,634
Total Non-Current Assets		2,096,677,990	2,104,352,337	1,996,295,206
TOTAL ASSETS		2,198,702,326	2,201,659,418	2,166,816,312
CURRENT LIABILITIES				
Trade and other payables	20	27,625,185	23,101,391	23,657,697
Borrowings	21	2,206,329	1,564,427	87,278,546
Provisions	22	5,129,663	4,143,750	2,919,457
Other liabilities	23	1,636,312	1,696,261	7,363,836
Total Current Liabilities		36,597,489	30,505,829	121,219,536
NON-CURRENT LIABILITIES				
Trade and other payables	20	345,000	-	-
Borrowings	21	40,966,106	39,096,670	41,252,720
Provisions	22	27,713,495	31,065,221	27,415,941
Total Non-Current Liabilities		69,024,601	70,161,892	68,668,661
TOTAL LIABILITIES		105,622,091	100,667,720	189,888,197
NET COMMUNITY ASSETS		2,093,080,235	2,100,991,698	1,976,928,114
COMMUNITY EQUITY				
Asset revaluation surplus	24	1,149,554,415	1,182,291,910	1,088,650,825
Retained surplus		909,137,124	880,690,588	854,211,123
Other reserves	25	34,388,696	38,009,200	34,066,166
TOTAL COMMUNITY EQUITY		2,093,080,235	2,100,991,698	1,976,928,114

Council has made a retrospective restatement as a consequence of a correction of an error and therefore, in accordance with AASB 101 has presented a Statement of Financial Position as at the beginning of the comparative period, i.e. as at 1 July 2008.

The above statement should be read in conjunction with the accompanying notes.

Statement of Cash Flows

For the Year Ended 30 June 2010

	Note	2010 \$	2009 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		175,935,846	156,594,628
Payments to suppliers and employees		(143,336,152)	(141,307,804)
		32,599,693	15,286,824
Interest received		4,372,164	4,916,206
Operating grants and contributions		8,713,836	12,353,798
Borrowing costs		(2,736,118)	(2,708,060)
Net cash flow from operating activities	30	42,949,576	29,848,768
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for property, plant and equipment		(55,016,186)	(40,611,443)
Payments for intangible assets		(332,974)	(532,136)
Net repayment in loans to community groups		55,720	63,449
Proceeds from sale of property, plant & equipment		1,890,636	85,355,338
Capital grants and contributions		11,643,910	19,558,700
Net cash flow from investing activities		(41,758,895)	63,833,909
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowings	21	4,408,000	-
Repayment of borrowings		(1,896,662)	(83,825,721)
Net cash flow from financing activities		2,511,338	(83,825,721)
Net increase/(decrease) in cash held		3,702,019	9,856,956
Cash at beginning of financial year		80,900,276	71,043,320
Cash at end of financial year	12	84,602,295	80,900,276

The above statement should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

For the Year Ended 30 June 2010

	Retained Surplus \$	Asset Revaluation Surplus \$	Other Reserves \$	Total Community Equity \$
Notes		24	25	
Balance at beginning of year	880,690,588	1,182,291,910	38,009,200	2,100,991,698
Adjustments to opening balance	(410,741)	-	-	(410,741)
Net profit	21,620,536	-	-	21,620,536
Transfers to and from reserves:				
Transfers to reserves	(23,811,094)	-	23,811,094	-
Transfers from reserves	27,431,598	-	(27,431,598)	-
Retained surplus adjustments	3,616,238	-	-	3,616,238
Other comprehensive income:				
Increase/(decrease) in asset revaluation surplus	-	(32,737,495)	-	(32,737,495)
Balance at end of year	909,137,124	1,149,554,415	34,388,696	2,093,080,235

Statement of Changes in Equity

For the Year Ended 30 June 2009

	Retained Surplus \$	Asset Revaluation Surplus \$	Other Reserves \$	Total Community Equity \$
Notes		24	25	
Balance at beginning of year	832,584,148	1,088,650,825	34,066,166	1,955,301,139
Adjustments to opening balance	21,626,975	-	-	21,626,975
Net profit	27,375,158	-	-	27,375,158
Transfers to and from reserves:				
Transfers to reserves	(28,711,750)	-	28,711,750	-
Transfers from reserves	24,768,716	-	(24,768,716)	-
Retained surplus adjustments	3,047,340	-	-	3,047,340
Other comprehensive income:				
Increase/(decrease) in asset revaluation surplus	-	93,641,085	-	93,641,085
Balance at end of year	880,690,588	1,182,291,910	38,009,200	2,100,991,698

The above statement should be read in conjunction with the accompanying notes.

1 Basis of preparation

1.a Basis of preparation

These general purpose financial statements for the period 1 July 2009 to 30 June 2010 have been prepared in accordance with Australian Accounting Standards and comply with the requirements of the *Local Government Act 1993* and the *Local Government Finance Standard 2005*.

These financial statements have been prepared under the historical cost convention except for the revaluation of certain non-current assets.

1.b Statement of compliance

These general purpose financial statements comply with all accounting standards and interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to Council's operations and effective for the current reporting period. Because Council is a not-for-profit entity and the Australian Accounting Standards include requirements for not-for-profit entities which are inconsistent with International Financial Reporting Standards (IFRS), to the extent these inconsistencies are applied, these financial statements do not comply with IFRS. The main impacts are the offsetting of revaluation and impairment gains and losses within a class of assets, and the timing of the recognition non-reciprocal grant revenue.

1.c Basis of consolidation

At 30 June 2010 the Council had control over Redheart Pty Ltd a company whose principal activity was to act as the holder of the mining lease pursuant to the Mineral Resources Act in respect of the Council's German Church Road quarry operations. As at 30 June 2010 the company had net assets of \$2 and remained dormant throughout the financial year.

1.d Constitution

The Redland City Council is constituted under the Queensland Local Government Act 2009 and is domiciled in Australia.

1.e Date of authorisation

The financial statements were authorised for issue on the date they were submitted to the Auditor-General for final signature. This is the date the management certificate is signed.

1.f Currency

The Council uses the Australian dollar as its functional currency and its presentation currency.

1.g Rounding and comparatives

Amounts included in the financial statements have not been rounded. Comparative information has been restated where necessary to be consistent with disclosures in the current reporting period.

1.h Critical accounting judgements and key sources of estimation

In the application of Council's accounting policies, management is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and ongoing assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods as relevant.

Judgements, estimates and assumptions that have a potential significant effect are outlined in the following financial statement notes:

Valuation of property, plant and equipment - Note 2.h and Note 18
Impairment of property, plant and equipment - Note 2.j and Note 11
Provisions - Note 2.0 and Note 22
Contingencies - Note 27

1.i Adoption of new and revised Accounting Standards

In the current year, Council adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current reporting period. The adoption of the new and revised Standards and Interpretations has resulted in the following changes to Council's accounting policies:

Presentation of Financial Statements (AASB101 *Presentation of Financial Statements*, AASB 2007-8 *Amendments to Australian Accounting Standards arising from AASB 101*, AASB 2007-10 *Further Amendments to Australian Accounting Standards arising from AASB 101*)

The revised Standard and Amending Pronouncements do not affect any of the amounts presented in the financial statements, but have changed the disclosures made in the financial statements. The change in terminology in the revised AASB 101 has resulted in the Balance Sheet being renamed the Statement of Financial Position, and the Cash Flow Statement being renamed the Statement of Cash Flows. The former Income Statement has been replaced with a single Statement of Comprehensive Income. In line with the new concept of "Comprehensive Income" the bottom of the Statement contains other Comprehensive Income that was previously included in the Statement of Changes in Equity.

In order to comply with the revised AASB 101, an additional Statement of Financial Position has been included as at the beginning of the earliest comparative period due to the correction of an error. Details are provided in Note 31.

At the date of authorisation of the financial statements, the Standards and Interpretations listed below were in issue but not yet effective.

**Effective for annual report periods
beginning on or after:**

AASB 9 <i>Financial Instruments</i> (December 2009)	1 January 2013
AASB 124 <i>Related Party Disclosures</i> (December 2009)	1 January 2011
2009-5 <i>Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project</i> (May 2009)	1 January 2010

2009-8 <i>Group Cash-settled Share-based Payment Transactions</i> (July 2009)	1 January 2010
2009-9 Additional Exemptions for First-time Adopters (September 2009)	1 January 2010
2009-10 Classification of Rights Issues (October 2009)	1 January 2013
2009-11 Amendments to Australian Accounting Standards arising from AASB 9 (December 2009)	1 January 2013
2009-12 Amendments to Australian Accounting Standards in relation to AASB 8 Operating Segments (December 2009)	1 January 2011
2009-13 <i>Amendments to AAS arising from Interpretation</i> (December 2009)	1 July 2010
2009-13 <i>Amendments to AAS arising from Interpretation</i> (December 2009)	1 July 2010
2009-14 <i>Amendments to Australian Interpretation - Prepayments of a Minimum Funding Requirement (Interpretation 14)</i> (December 2009)	1 January 2011
Interpretation 19 <i>Extinguishing Financial Liabilities with Equity Instruments</i> (December 2009)	1 July 2010

Management have yet to assess the impact that AASB9 *Financial Instruments* and 2009-11 *Amendments to Australian Accounting Standards arising from AASB9* is likely to have on the financial statements of Council as it is anticipated that further amendments will occur. Council does not expect to implement the amendments prior to the adoption date of 1 January 2013.

2009-5 *Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project* includes amendments to AASB 117 *Leases* which revise the criteria for classification of leases involving land and buildings. Council will be required to reassess the classification of the land components of all unexpired leases that Council has entered into as at 1 July 2010, on the basis of the information existing at the inception of the relevant lease. If any such leases are reclassified to become financial leases, retrospective accounting adjustments will be processed as far as practicable.

Initial application of the other Standards/Interpretations in issue but not yet effective is not expected to have any material impact on Council's financial statements.

2 Significant accounting policies

2.a Rates, grants and other revenue

Rates, grants and other revenue are recognised as revenue on receipt of funds or earlier unconditional entitlement to the funds.

Rates

Where rate monies are received prior to the commencement of the rating/levying period, the amount is recognised as revenue in the period in which they are received. Water consumption charges are accrued from the date of the last water meter reading to 30 June 2010.

Grants and subsidies

Grants, subsidies and contributions that are non-reciprocal in nature are recognised as revenue in the year in which Council obtains control over them. An equivalent amount is placed in a reserve until the funds are expended. Unspent non-reciprocal grants are placed in an Unspent grants reserve.

Where grants are received that are reciprocal in nature, revenue is recognised over the term of the funding arrangements. Council does not currently have any reciprocal grants.

Non-cash contributions

Physical assets contributed to Council by developers in the form of road works, stormwater, water and wastewater infrastructure and park equipment are recognised as revenue when the development becomes "on maintenance" and there is sufficient data in the form of drawings and plans to determine the approximate specifications and values of such assets. In these circumstances, an accrual is raised to recognise the revenue and the non-current assets.

Rental income

Rental revenue from investment property is recognised as income on a periodic straight line basis over the lease term.

Interest

Interest received from term deposits is accrued over the term of the investment.

Other revenue

Other revenue is recognised as a receivable when it is probable that it will be received and the amount is known, otherwise the amount is recognised upon receipt.

2.b Financial assets and financial liabilities

Redland City Council has categorised the financial assets and financial liabilities held at balance date in note 29 (d). Financial assets and financial liabilities are presented separately from each other and offsetting has not been applied.

The fair value of financial assets and liabilities must be estimated for recognition and measurement and for disclosure purposes.

The fair value of financial instruments is determined as follows:

The fair value of cash and cash equivalents and non-interest bearing monetary financial assets and financial liabilities approximate their carrying amounts and are not disclosed separately.

The fair value of borrowings, as disclosed in Note 21 to the accounts, is determined by reference to published price quotations in an active market and/or by reference to pricing models and valuation techniques. It reflects the value of the debt if the Council repaid it in full at balance date. As it is the intention of the Council to hold its borrowings for their full term, no adjustment provision is made in these accounts.

The fair value of other monetary financial assets and financial liabilities is based on market prices where a market exists, or is determined by discounting expected future cash flows by the current interest rate for financial assets and liabilities with similar risk.

The fair value of trade receivables and payables are assumed to approximate their nominal value less estimated credit adjustments.

The fair value of prepayments is represented by the book value as the period of time to consumption is short and there are no rates involved in the calculation, therefore they are not disclosed separately.

2.c Cash and cash equivalents

Cash and cash equivalents includes cash on hand, all cash and cheques received but not banked at the year end, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

2.d Receivables

Trade debtors are recognised at the nominal amounts due at the time of sale or service delivery, i.e. the agreed purchase price/contract price. Settlement of these amounts is generally within 30 days from the invoice date.

The collectability of receivables is assessed periodically and if there is objective evidence that Council will not be able to collect all amounts due, the carrying amount is reduced for impairment. The loss is recognised in finance costs. The amount of the impairment is the difference between the asset's carrying amount and the present value of the estimated cash flows discounted at the effective interest rate.

All known bad debts were written-off at 30 June 2010. Subsequent recoveries of amounts previously written off in the same period are recognised as finance costs in the Statement of Comprehensive Income.

Loans and advances to community groups are recognised at amortised cost. Outstanding terms range from 1 to 4 years with all loans being interest free. Security is not normally obtained.

2.e Inventories

Stores and raw materials are valued at the lower of cost and net realisable value. Costs are assigned on the basis of weighted average cost.

All Council inventories are held for distribution. Inventories held for distribution are:

- Goods to be supplied at no, or nominal, charge, and
- Goods to be used for the provision of services at no, or nominal, charge.

These goods are valued at cost, adjusted, when applicable, for any loss of service potential.

2.f Other assets

Prepaid expenses for vehicle registration, insurances and other expenditure are recognised initially as a current asset. Once the benefits are received in the future the amount is expensed.

2.g Investment property

Investment property is property held for the primary purpose of earning rental income and/or capital appreciation. Investment property is measured using the fair value model. This means all investment property is initially recognised at cost (including transaction costs) and then subsequently revalued annually at the balance sheet date. Where investment property is acquired at no or nominal cost it is recognised at fair value.

Pursuant to revised accounting standard AASB 140 *Investment Property*, from 1 July 2009 property that is being constructed or developed for future use as investment property is now classified as investment property rather than as property, plant and equipment. Investment property under construction is measured at fair value, unless fair value cannot be reliably determined for an individual property (in which case the property concerned is measured at cost until fair value can be reliably determined).

Gains or losses arising from changes in the fair value of investment property are included in the Statement of Comprehensive Income for the period in which they arise. Investment property is not depreciated and is not tested for impairment.

2.h Property, plant and equipment

Each class of property, plant and equipment is stated at cost or fair value less, where applicable, accumulated depreciation and accumulated impairment loss. Non-current asset thresholds for recognition purposes are as follows:

Land	(all)
Building.....	(all)
Plant and equipment.....	\$500
Office equipment and furniture.....	\$200
Heritage Assets.....	\$200
Computer hardware.....	\$1,000
Infrastructure assets.....	\$5,000
Parks infrastructure	\$500

Acquisition of assets

Acquisitions of assets are initially recorded at cost and in the cases of some infrastructure assets such as water, wastewater, stormwater and roads, at a standard unit rate value. Cost is determined as the fair value of the assets given as consideration such as cost of materials, direct labour and where relevant, the initial estimate of restoring the site on which the assets are located, plus costs incidental to the acquisition, including all costs incurred in preparing the assets for use.

Property, plant and equipment in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value means the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction.

Capital and operating expenditure

Wages and material costs incurred in the acquisition or construction of assets are treated as capital expenditure. Routine operating maintenance, repair costs and minor renewals to maintain the operational capacity of non-current assets are expensed as incurred. Expenditure that relates to the replacement of a major component of an asset to maintain its service potential is capitalised.

Valuation

Land, buildings and all infrastructure assets are measured on the revaluation basis, at fair value, in accordance with AASB116 *Property, Plant and Equipment* and the *Local Government Finance Standard 2005*. Other plant and equipment is measured at cost.

Non-current physical assets measured at fair value are revalued where required so that the carrying amount of each class of asset does not materially differ from its fair value at the reporting date. This is achieved by comprehensively revaluing these assets at least once every five years with interim valuations, using a suitable index, being otherwise performed on an annual basis where there has been a material variation in value.

Any revaluation increment arising on the revaluation of an asset is credited to the asset revaluation surplus of the appropriate class, except to the extent it reverses a revaluation decrement from the class previously recognised as an expense. A decrease in the carrying amount on revaluation is charged as an expense, to the extent it exceeds the balance, if any, in the revaluation surplus relating to that asset class.

On revaluation, accumulated depreciation is restated proportionately with the change in the carrying amount of the asset and any change in the estimate of remaining useful life.

Separately identified components of assets are measured on the same basis as the assets to which they relate.

Details of valuers and methods of valuations are disclosed in Note 18.

Capital work in progress

The cost of property, plant and equipment constructed by Council includes the cost of purchased services, materials, direct labour and an appropriate proportion of labour overheads. Maintenance and repair costs are expensed as incurred.

Investment property under construction is classified as investment property.

Depreciation

All non-current assets, having a limited useful life, are systematically depreciated over their useful lives on a straight line basis. The estimated remaining useful life of each depreciable asset is reviewed annually. Land is not depreciated.

Assets are depreciated from the date of acquisition, or in respect of internally constructed assets, from the date an asset is commissioned and ready for use.

Where assets have separately identifiable components that are subject to regular replacement, these components are assigned useful lives distinct from the asset to which they relate. Any expenditure that increases the originally assessed capacity or service potential of an asset is capitalised and the new depreciable amount is depreciated over the remaining useful life of the asset to the Council.

Major spares purchased specifically for particular assets that are above the asset recognition threshold are capitalised and depreciated on the same basis as the asset to which they relate.

The estimated useful lives of property, plant and equipment are reviewed annually. Details of the range of useful lives for each class of asset are shown in Note 18.

Land Under roads

Land under roads acquired before 30 June 2008 is recognised as a non current asset where the council holds title or a financial lease over the asset. The Redland City Council currently does not have any such land holdings.

Land under the road network within the council area that has been dedicated and opened for public use under the Land Act 1994 or the Land Title Act 1994 is not controlled by council but is controlled by the State pursuant to the relevant legislation. Therefore this land is not recognised in these financial statements.

2.i Intangible assets

Intangible assets with a cost or other value exceeding \$1,000 are recognised as intangible assets in the financial statements, items with a lesser value being expensed.

Expenditure on research activities to internally-generated intangible assets is recognised as an expense in the period in which it is incurred.

It has been determined that there is not an active market for any of the Council's intangible assets. Therefore, the assets are recognised and carried at cost less accumulated amortisation and accumulated impairment losses.

2.j Impairment of non-current assets

All non-current physical and intangible assets are assessed for indicators of impairment annually. If an indicator of possible impairment exists, the Council determines the asset's recoverable amount. Any amount by which the asset's carrying amount exceeds the recoverable amount is recorded as an impairment loss. The recoverable amount of an asset is the higher of its fair value less costs to sell and its value in use.

An impairment loss is recognised immediately in the Statement of Comprehensive Income, unless the asset is carried at a revalued amount. When the asset is measured at a revalued amount, the impairment loss is offset against the asset revaluation surplus of the relevant class to the extent available.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount. The increased carrying amount should not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised as income, unless the asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation surplus increase.

2.k Leases

All Council leases are of an operating nature where substantially all the risks and benefits remain with the lessor.

Payments made under operating leases are expensed in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased property.

2.l Trade and other payables

Trade creditors are recognised upon receipt of the goods or services ordered and are measured at the agreed purchase/contract price. Amounts owing are unsecured and are generally settled on 30 day terms.

2.m Liabilities - employee benefits

Liabilities are recognised for employee benefits such as wages and salaries, annual leave and long service leave in respect of services provided by the employees up to the reporting date. Liabilities for employee benefits are assessed at each reporting date. Where it is expected that the leave will be paid in the next twelve months the liability is treated as a current liability. Otherwise the liability is treated as non-current.

Salaries and Wages

A liability for salaries and wages is recognised and measured as the amount unpaid at reporting date based on current pay rates in respect of employees' services up to that date. This liability represents an accrued expense and is reported in Note 20 as a payable.

Annual Leave

A liability for annual leave is recognised based on current wage and salary levels indexed by certified enterprise bargaining agreement increases and related employee on-costs such as superannuation contributions. All annual leave has been classified as a current payable in Note 20.

Superannuation

The superannuation expense for the reporting period is the amount of the contribution the Council makes to the superannuation plan which provides benefits to its employees. Details of those arrangements are set out in Note 28.

Long Service Leave

A liability for long service leave is measured as the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the reporting date. The value of the liability is calculated using current pay rates and projected future increases in those rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in the Council's employment or other associated employment which would result in the Council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the result is discounted to present value. The interest rates attaching to Commonwealth Government guaranteed securities at the reporting date are used to discount the estimated future cash outflows to their present value. This liability is reported in Note 22 as a provision.

2.n Borrowings

Loans payable are measured at amortised cost using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument. Borrowing costs, which includes interest calculated using the effective interest method and administration fees for QTC, are expensed in the period in which they arise. Costs that are not settled in the period in which they arise are added to the carrying amount of the borrowing. Borrowing costs are treated as an expense, as assets constructed by the council are generally completed within one year and therefore are not considered to be qualifying assets. Borrowings are classified as current liabilities unless the council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet.

Gains and losses on the early redemption of borrowings are recorded in other revenue/expenses.

2.o Restoration provision

A provision is recognised in the Statement of Financial Performance when Council has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows that reflects current market assessments of the time value of money and where appropriate the risks specific to the liability.

2.p Asset revaluation surplus

The asset revaluation surplus comprises adjustments relating to changes in the value of property, plant and equipment which arise primarily from changes in the purchasing power of money, including restatements of non-monetary assets. Net incremental changes in the carrying value of classes of non-current assets since their initial recognition are accumulated in this asset revaluation surplus.

Increases and decreases on revaluation are offset within a class of assets.

Where a class of assets is decreased on revaluation, that decrease is offset first against the amount remaining in the asset revaluation surplus in respect of that class. Any excess is treated as an expense.

When an asset is derecognised, the revalued amount relating to that asset is transferred directly to retained earnings from the asset revaluation surplus.

2.q Retained surplus

This represents the amount of Council's net funds not set aside in reserves to meet specific future needs. The main part of this amount is not available for Council to spend as it has already been invested in assets used to provide services.

2.r Other reserves

The following reserves are cash backed reserves and represent funds that are accumulated within the Council to meet anticipated future needs. In each case the amount relates to a perceived future requirement which is not currently a liability.

Constrained works reserves

This reserve includes all contributions of monetary revenue received during the reported and previous periods which are constrained for the purpose of funding specific expenditure. As the expenditure is incurred on specified projects, the equivalent amounts are transferred to retained surplus. The closing balance reported at the period end represents amounts not yet expended and must be retained until expended in the manner specified by the contributor or relevant legislation.

Special projects reserve

Amounts are set aside in this reserve to meet specific projects.

Special capital projects reserve

This reserve hold funds collected from the differential of SMBI general rates for capital works including land purchases on Macleay, Russell, Perulpa, Karragarra and Lamb Islands.

Cleansing reserve

Amounts are set aside in this reserve to meet future specific projects.

Separate charge reserve - Environment

This reserve was created to hold funds collected from the Environment Levies for environmental land acquisition, conservation maintenance, and landfill remediation.

Special charge reserve - Other

This reserve hold funds collected from the Rural Fire Levy Special Charge. The funds collected from the Rural Fire Levy Special Charge are distributed to the respective Southern Moreton Bay Island Rural Fire Brigades.

Special charge reserve - Canals

This reserve was created to hold funds collected from the Canal Special Charge and the Sovereign Waters Lake Special Charge for ongoing and future maintenance.

Constrained recurrent reserve

This reserve holds any unexpended constrained operating revenue remaining at the end of the financial year.

2.s National Competition Policy

Council has reviewed its activities and has identified its business activities. Details of these activities can be found in the Statement of Activities to which the Code of Competitive Conduct Applies.

2.t Financial risk management

Under the Statutory Bodies Financial Arrangements Act 1982 and Statutory Bodies Financial Arrangements Regulations 1997 Council has been assigned category 1 investment powers which relates to investment terms of not more than one (1) year.

Authorised investments comprise:

- Deposits with a financial institution;
- Investment arrangements accepted, guaranteed or issued by or for the Commonwealth or a State or a financial institution;
- Other investment arrangements secured by investment arrangements accepted, guaranteed or issued by or for the Commonwealth or a State or a financial institution;
- Investment with Queensland Treasury Corporation (QTC) Cash fund, QTC 11 am fund or QTC Debt Offset Facility; QIC Cash trust, QIC Pooled Cash Fund. An investment arrangement with a rating prescribed under a regulation for this paragraph;
- Other investment arrangements prescribing under a regulation for this paragraph.

2.u Trust funds held for outside parties

Funds held in the separate Trust Account on behalf of outside parties include proceeds in excess of rates and charges recovered through sale of land for overdue rates and various security deposits lodged to guarantee performance. The Council performs a custodial role in respect of these monies and because they cannot be used for Council purposes, they are not considered to be revenue nor brought to account in the Financial Statements. They are disclosed in Note 29 to the financial statements for information purposes only.

2.v Taxation

Income of local authorities and public authorities is exempt from Commonwealth taxation except for Fringe Benefits Tax and Goods and Services Tax ('GST'). The net amount of GST recoverable from the ATO is shown as an asset.

The Council pays Payroll Tax to the Queensland Government on certain activities.

3. Statement of Functions and Activities

(a) Components of council functions

The activities relating to Council's components reported on in Note 3(b) are as follows :-

Governance

Governance comprises the following groups to support functions for the Mayor and Councillors, Council and committee meetings and statutory requirements:

- Chief Executive Office
- Mayor and Councillors
- Internal Audit
- Legal Services
- Corporate Performance and Risk
- Marketing and Communications

Customer Services

Customer Services is responsible for responding to areas of Council in relation to operational support and comprises the following groups:

- Customer & Community Services
- Operations and Maintenance
- Project Delivery Group
- Office of the General Manager

Planning and Policy

Planning and Policy is responsible for developing medium and long term tactical plans of 5 - 10 years to address Council's corporate outcomes through capital works programs and financial projections. It consists of the following groups:

- Land Use Planning
- Environmental Management
- Community and Social Planning
- Economic Development
- Infrastructure Planning
- Office of the General Manager

Corporate Services

Corporate Services is responsible for delivery of the internal services by the following groups:

- Financial Services
- People and Change
- Information Management
- Corporate Acquisitions, Fleet and Facilities
- Water Reform

Development and Community Standards

Development and Community Standards is responsible for assessment and approval of applications in accordance with legislation and local laws and comprises the following groups:

- Community Standards
- Sustainable Assessment
- Building and Plumbing Services
- Business & Performance
- Office of the General Manager

Redland Water & Wastewater

This is a Type II business unit responsible for the provision of quality and environmentally sensitive water and wastewater infrastructure and services.

3. Statement of Functions and Activities

(b) Analysis of results by function

Income, expenses and assets have been attributed to the following functions:

Functions	Income		Total Income 2010 \$	Total Expenses 2010 \$	Net Result 2010 \$	Total Assets 2010 \$
	Grants	Other				
	2010 \$	2010 \$				
Governance Department	20,000	23,363	43,363	8,473,857	(8,430,493)	258,922
Customer Services Department	2,957,873	23,950,961	26,908,834	79,402,813	(52,493,979)	179,078,426
Redland Water & Wastewater Department	134,671	93,250,323	93,384,994	61,646,415	31,738,579	763,332,010
Planning and Policy Department	5,943,979	22,859,820	28,803,799	31,752,695	(2,948,896)	1,099,472,276
Corporate Services Department	4,779,798	65,191,029	69,970,827	7,060,211	62,910,616	156,005,333
Development & Community Standards Department	149,928	8,013,602	8,163,530	17,318,821	(9,155,291)	555,360
Total	13,986,249	213,289,099	227,275,348	205,654,812	21,620,536	2,198,702,326

Prior year

Functions	Income		Total Income 2009 \$	Total Expenses 2009 \$	Net Result 2009 \$	Total Assets 2009 \$
	Grants	Other				
	2009 \$	2009 \$				
Chief Executive Office Department	-	4,477	4,477	4,667,297	(4,662,820)	252,143
Customer Services Department	4,758,818	30,619,137	35,377,955	94,559,443	(59,181,488)	237,684,347
Redland Water & Wastewater Department	3,292	79,197,775	79,201,067	58,090,257	21,110,810	758,692,853
Planning and Policy Department	11,822,756	24,282,999	36,105,755	33,872,127	2,233,628	1,048,365,430
Corporate Services Department	6,084,501	61,005,547	67,090,048	(784,980)	67,875,028	156,664,646
Total	22,669,367	195,109,935	217,779,302	190,404,144	27,375,158	2,201,659,418

	Note	2010 \$	2009 \$
Notes on the Statement of Comprehensive Income			
4 Revenue analysis			
<u>(a) Rates and charges</u>			
General rates		61,313,610	56,838,026
Special charges		2,314,868	1,956,355
Environment levy		8,786,925	7,234,704
Water access		14,920,697	13,050,353
Water consumption		20,462,654	16,015,736
Wastewater		35,163,483	33,640,605
Trade waste		1,272,754	1,093,893
Waste disposal		12,924,949	12,161,001
Total rates and utility charges		157,159,940	141,990,673
Less pensioner remissions		(2,409,123)	(2,162,643)
Net rates and utility Charges		154,750,816	139,828,031
<u>(b) Fees and charges</u>			
Fines and penalties		497,357	672,983
Mooring and parking fees		914,581	743,586
Search fees		906,589	777,113
Building application fees		1,852,334	1,524,332
Development application fees		2,122,214	1,880,867
Water and sewerage application fees		565,049	445,385
Camping fees		1,717,881	1,621,209
License fees		1,640,166	1,676,927
Weighbridge collection fees		915,614	1,079,963
Child care fees		2,880,696	2,927,863
Other fees and charges		4,319,530	3,907,963
		18,332,012	17,258,192
<u>(c) Rental income</u>			
Investment property rentals		315,934	305,847
<u>(d) Interest received</u>			
Interest received from investments		3,945,268	4,518,158
Interest from overdue rates and utility charges		426,896	398,048
		4,372,164	4,916,206
<u>(e) Sale of services</u>			
Contract and recoverable works		1,125,793	1,987,006
<u>(f) Other recurrent income</u>			
Miscellaneous income		2,521,496	2,080,575
Services and product sales		132,659	86,141
		2,654,155	2,166,716
5 Grants, subsidies and contributions			
<u>(a) Recurrent</u>			
Government subsidies and grants		3,667,358	4,294,444
General purpose government grants		4,627,198	5,970,158
Contributions		337,208	407,302
		8,631,764	10,671,905
<u>(b) Capital</u>			
Government subsidies and grants		5,691,692	12,404,764
Contributions		5,952,217	7,153,936
	30	11,643,910	19,558,700
Infrastructure from developers at fair value	30	25,236,800	21,134,300

	Note	2010 \$	2009 \$
<u>Conditions over contributions</u>			
Contributions and grants which were recognised as revenues during the current reporting period and which were obtained on the condition that they be expended in a manner specified by the contributor but had not been expended at the reporting date:			
Road infrastructure		1,615,067	1,706,401
Parks infrastructure		29,150	967,576
Water & wastewater infrastructure		3,567,165	3,918,312
Grants and contributions		1,984,567	8,327,021
		7,195,949	14,919,310

Contributions and grants which were recognised as revenues during a previous reporting period and were expended during the current reporting period in accordance with Council's obligations.

Road infrastructure		948,057	1,771,924
Parks infrastructure		1,308,567	1,505,648
Water & wastewater infrastructure		3,708,348	4,315,568
Grants and contributions		6,411,117	-
		12,376,090	7,593,140

6 Employee benefits

Total staff wages and salaries		55,289,972	49,196,397
Councillors' remuneration		1,170,354	1,146,530
Annual leave and long service leave entitlements		6,082,107	6,097,363
Superannuation		6,645,761	5,880,462
		69,188,193	62,320,752
Other employee related expenses		6,933,510	5,771,275
		76,121,703	68,092,027
Less: Capitalised employee expenses		(4,609,291)	(4,008,517)
		71,512,412	64,083,510

7 Materials and services

Contractors		28,296,811	28,292,180
Consultants		3,211,394	2,494,054
Other Council outsourcing costs		8,109,116	7,781,592
Purchase of materials		15,445,281	13,430,595
Office administration costs		7,089,363	6,275,922
Electricity charges		5,131,730	4,699,892
Plant operations		4,666,309	4,743,697
Information technology resources		2,703,372	2,104,479
Office equipment		254,724	303,913
General insurance		1,100,880	1,111,632
Community assistance		1,668,494	1,142,816
Audit services		90,600	151,343
Other material & service expenses		874,390	802,695
Remediation costs for landfill and quarry		(3,616,876)	2,406,157
		75,025,588	75,740,967

8 Finance costs

Finance costs charged by the Queensland Treasury Corporation		2,736,118	2,708,060
Bank charges		343,529	389,272
Bad debts		4,611	64,038
Borrowing costs - landfill and quarry remediation		898,358	1,527,504
Market value adjustment		-	(4,044,448)
		3,982,616	644,426

	Note	2010 \$	2009 \$
9 Depreciation and amortisation			
<u>Depreciation of non current assets</u>			
Buildings		3,083,280	3,043,782
Plant and equipment		4,022,806	3,836,142
Other assets		1,501,946	862,059
Roads and stormwater drainage		14,357,561	13,837,769
Water		8,402,341	7,700,919
Wastewater		9,034,427	8,213,915
Parks		3,920,630	3,309,756
Other infrastructure assets		3,513,790	2,785,308
Waste		702,427	1,239,230
	18	48,539,208	44,828,880
<u>Amortisation of intangible assets</u>			
Software	19	580,706	630,970
Total depreciation and amortisation		49,119,913	45,459,850

10 Loss on disposal of non-current assets

(i) Proceeds from the sale of property, plant and equipment		(793,780)	(808,225)
Less: book value of property, plant and equipment disposed		6,332,951	5,346,311
		5,539,172	4,538,086
(ii) Proceeds from the sale of land		(917,273)	(2,072,818)
Less: book value of land disposed		1,440,000	2,338,003
		522,727	265,185
(iii) Proceeds from the sale of non-current assets held for sale		(179,583)	(151,531)
Less: book value of disposed non-current assets held for sale		131,967	153,157
		(47,616)	1,626
(iv) Proceeds from non-current assets held for transfer		-	(82,322,765)
Less: book value of disposed assets held for transfer		-	81,993,259
		-	(329,506)
	30	6,014,282	4,475,391

11 Loss on impairment

Non-current assets classified as held for sale		-	-
Property, plant and equipment		-	-
		-	-

Notes on the Statement of Financial Position

12 Cash and cash equivalents

Cash at bank		574,945	399,575
Cash on hand		18,055	18,605
Deposits at call		84,009,295	80,482,096
Balance per Statement of Cash Flows		84,602,295	80,900,276

Externally imposed expenditure restrictions at the reporting date relate to the following cash assets:

Unspent government grants and contributions		3,900,472	8,327,021
Unspent developers contributions		11,543,173	12,296,764
Total unspent restricted cash		15,443,645	20,623,785

Cash is held with the Australian and New Zealand Banking Corporation in a normal business cheque account. The bank currently has a short term credit rating of A1+ and a long term credit rating of AA. Deposits at call are held with Queensland Treasury Corporation which has a short term credit rating of A1+ and a long term credit rating of AA+.

	Note	2010 \$	2009 \$
13 Trade and other receivables			
<u>(a) Current</u>			
Rates and utility charges		9,865,266	8,673,150
Other debtors		3,148,006	3,181,493
GST recoverable		2,172,713	1,915,419
Loans and advances to community organisations		21,749	59,144
Less: Allowance for impairment		(63,950)	(79,659)
		15,143,785	13,749,546
<u>(b) Non-current</u>			
Loans and advances to community organisations		42,927	61,253

Interest is charged on outstanding rates at 11% per annum. No interest is charged on other debtors. There is no concentration of credit risk interest for rates and utility charges, fees and other receivables. Loans relate to advances made to various sporting and community organisations in the Redland City. All loans are made on an interest free basis.

14 Inventories

Inventories held for distribution

Gravel stockpiles		287,533	124,500
Plant and equipment stores		419,284	454,134
		706,817	578,634

All inventories held by Council throughout the financial year were held for distribution. All inventories are valued at the lower of cost and replacement value.

15 Non-current assets classified as held for sale

Plant and equipment		95,012	131,967
Impairment adjustment in period		-	-
		95,012	131,967

16 Other assets

Prepaid registration		78,967	59,396
Prepaid insurance		129,583	136,625
Prepaid salaries and wages		404,505	557,933
Prepaid other expenses		863,370	1,192,703
		1,476,426	1,946,657

17 Investment property

Fair value at beginning of period		3,628,000	3,675,600
Revaluation adjustment to the income account		212,000	(47,600)
Fair value at end of period		3,840,000	3,628,000

Investment properties include a block of 4 shops situated at Dollery Road Capalaba. This property was revalued by external valuers AssetVal Pty Ltd as at 30 June 2010 based on a capitalisation of income approach.

18 (a) Property, plant and equipment

	Land	Buildings	Plant and equipment	Roads	Stormwater drainage	Water & Wastewater	Parks	Other infrastructure	Waste	Work in progress	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Basis of measurement	Revaluation	Revaluation	Cost	Revaluation	Revaluation	Revaluation	Revaluation	Revaluation	Revaluation	Cost	
Asset values											
Opening gross value	307,702,904	124,003,452	38,194,904	616,812,549	421,817,232	1,054,830,433	87,128,197	184,852,061	15,426,230	13,525,276	2,864,293,238
Adjustments to opening value	-	-	-	-	-	46,565	163,566	78,708	-	4,900	293,739
Work in progress costs	-	-	-	-	-	-	-	-	-	51,174,571	51,174,571
Transfers from WIP to non current assets	-	-	-	-	-	-	-	-	-	(33,361,245)	(33,361,245)
Additions at cost	4,339,503	1,004,831	7,207,204	10,723,294	809,582	3,294,447	3,160,590	4,508,290	191,010	-	35,238,751
Contributed assets at valuation	-	-	-	5,539,564	3,846,623	15,361,384	489,229	-	-	-	25,236,800
Land acquired in lieu of rates	30,003	-	-	-	-	-	-	-	-	-	30,003
Disposals	(1,440,000)	(41,000)	(4,249,659)	(3,911,472)	(2,295,039)	(2,983,041)	(2,507,734)	(827,311)	-	-	(18,255,257)
Revaluation adjustments	281,997	(9,811,968)	91,211	30,750,059	(45,452,475)	-	(6,431,885)	(29,790,761)	-	-	(60,363,822)
Transfer to assets classified as held for sale	-	-	(303,609)	-	-	-	-	-	-	-	(303,609)
Transfer between non-current asset classes	-	-	-	-	19,158	-	623,477	(642,635)	-	-	-
Closing gross value	310,914,407	115,155,314	40,940,051	659,913,994	378,745,080	1,070,549,789	82,625,441	158,178,351	15,617,240	31,343,502	2,863,983,169
Accumulated depreciation											
Opening balance	-	44,322,413	16,892,377	189,246,489	99,260,022	313,674,992	39,241,847	51,296,201	10,814,614	-	764,748,956
Adjustments to opening value	-	48,327	5,214	(9,530)	(13,077)	58,439	229,736	393,566	203	-	712,878
Depreciation provided in period	-	3,083,280	5,524,752	9,263,081	5,094,481	17,436,768	3,920,630	3,513,790	702,427	-	48,539,208
Depreciation on disposals	-	(21,138)	(3,514,624)	(2,851,916)	(465,841)	(1,399,485)	(1,832,707)	(396,594)	-	-	(10,482,305)
Revaluation adjustments	-	(3,756,719)	(13,458)	5,580,334	(12,338,263)	-	(10,140,429)	(10,574,030)	-	-	(31,242,565)
Transfer to assets classified as held for sale	-	-	(208,597)	-	-	-	-	-	-	-	(208,597)
Transfer between non-current asset classes	-	-	-	-	781	-	192,590	(193,371)	-	-	-
Accumulated depreciation at period end	-	43,676,163	18,685,663	201,228,458	91,538,102	329,770,714	31,611,666	44,039,563	11,517,244	-	772,067,574
Total written down value at 30 June 2010	310,914,407	71,479,151	22,254,388	458,685,536	287,206,978	740,779,073	51,013,776	114,138,788	4,099,996	31,343,502	2,091,915,595
Range of estimated useful life in years	n/a	50	3 - 10	16 - 80	80	80	5 - 15	5 - 75	3 - 80	n/a	

18 (b) Property, plant and equipment - prior year comparative

	Land	Buildings	Plant and equipment	Roads	Stormwater drainage	Water & Wastewater	Parks	Other infrastructure	Waste	Work in progress	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Basis of measurement	Revaluation	Revaluation	Cost	Revaluation	Revaluation	Revaluation	Revaluation	Revaluation	Revaluation	Cost	
Asset values											
Opening gross value	302,834,939	120,898,497	37,436,330	571,639,239	407,046,254	966,753,713	70,269,184	145,448,967	14,821,603	9,975,537	2,647,124,263
Adjustments to opening value	(827,743)	1,450,000	61,926	860,311	(2,613,961)	(608,694)	7,635,129	23,462,070	-	-	29,419,038
Works in progress costs	-	-	-	-	-	-	-	-	-	41,266,899	41,266,899
Transfers from WIP to non current assets	-	-	-	-	-	-	-	-	-	(37,717,160)	(37,717,160)
Additions at cost	7,322,711	3,521,980	7,165,865	11,333,435	502,456	3,833,327	2,655,828	2,616,687	360,915	-	39,313,204
Contributed assets at valuation	856,000	-	-	6,686,020	4,315,378	8,610,232	666,672	-	-	-	21,134,302
Land acquired in lieu of rates	1,242	-	-	-	-	-	-	-	-	-	1,242
Disposals	(2,338,003)	(2,047,025)	(5,873,419)	(2,511,648)	(1,206,466)	(3,903,545)	(369,692)	(509,975)	(2,507)	-	(18,762,280)
Revaluation adjustments	13,758	-	-	28,805,192	13,773,571	80,145,401	6,278,511	12,921,312	1,151,785	-	143,089,530
Transfers to assets classified as held for sale	-	-	(595,798)	-	-	-	-	-	-	-	(595,798)
Transfers between non-current asset classes	(160,000)	180,000	-	-	-	-	(7,434)	913,000	(905,566)	-	20,000
Closing gross value	307,702,904	124,003,452	38,194,904	616,812,549	421,817,232	1,054,830,433	87,128,197	184,852,061	15,426,230	13,525,276	2,864,293,240
Accumulated depreciation											
Opening balance	-	42,066,041	17,434,853	171,399,693	91,005,814	275,533,213	31,078,468	40,204,918	8,750,847	-	677,473,847
Adjustments to opening value	-	12,056	-	(147,778)	-	927,386	2,094,962	4,905,438	-	-	7,792,064
Depreciation provided in period	-	3,043,782	4,698,201	8,587,457	5,250,312	15,914,834	3,309,756	2,785,308	1,239,230	-	44,828,880
Depreciation on disposals	-	(819,466)	(4,776,846)	(2,015,549)	(291,384)	(2,452,589)	(287,404)	(434,189)	(538)	-	(11,077,965)
Revaluation adjustments	-	-	-	11,422,666	3,295,280	23,752,148	3,046,066	3,834,727	825,074	-	46,175,961
Transfers to assets classified as held for sale	-	-	(463,831)	-	-	-	-	-	-	-	(463,831)
Transfers between non-current asset classes	-	20,000	-	-	-	-	-	-	-	-	20,000
Accumulated depreciation at period end	-	44,322,413	16,892,377	189,246,489	99,260,022	313,674,992	39,241,847	51,296,201	10,814,614	-	764,748,956
Total written down value at 30 June 2009	307,702,904	79,681,038	21,302,527	427,566,060	322,557,210	741,155,441	47,886,351	133,555,859	4,611,616	13,525,276	2,099,544,284
Range of estimated useful life in years	n/a	50	3-10	16-80	80	80	5-15	5-75	3-80	n/a	

18 (c) Property, plant and equipment valuations

Property, plant and equipment valuations were determined by reference to the following:

(i) Land

All Council freehold land was valued at fair value as at 30 June 2008 by qualified external valuers, Rushton Assetval Pty Ltd (registered valuers - since 1839). A review of land values for Redland City was undertaken for the period 1 July 2008 to 30 June 2010 based on sales statistics from RP Data. The small percentage movement in values was considered immaterial to apply any indexing to this asset class.

(ii) Buildings

All buildings were valued at fair value as at 30 June 2008 by qualified external valuers, Rushton Assetval (registered valuers - since 1839). Indexation adjustments were applied in 2009/2010, however were not required during the year ending 30 June 2009.

(iii) Road infrastructure assets

Road assets were valued at fair value as at 30 June 2010 by qualified external valuers AssetVal Pty Ltd.

(iv) Stormwater drainage infrastructure assets

Stormwater drainage assets, road bridges and traffic signals were valued in 2010 by qualified external valuers AssetVal Pty Ltd.

(v) Water and wastewater infrastructure assets

Water and wastewater infrastructure assets were valued at fair value as at 30 June 2007 by qualified external valuers, Opus International Consultants (PCA) Ltd. The bulk water assets were transferred to the State Government during the year and the ABS Engineering Construction Index was applied in 2008 and from the index published in the March 2009 quarter for year ending 30 June 2009. No indices have been applied in 2010.

(vi) Parks infrastructure assets

Parks infrastructure assets were valued at fair value as at 30 June 2010 by qualified external valuers AssetVal Pty Ltd.

(vii) Other infrastructure assets

These assets include bus shelters, carparks, cycleways, streetscapes, pedestrian underpasses, swimming pools, marine and jetty facilities, and seawalls and were valued at fair value at 30 June 2010 by qualified external valuers AssetVal Pty Ltd.

(viii) Waste infrastructure assets

These assets were valued at fair value as at 30 June 2007 by qualified engineers of Redland City Council. The ABS Engineering Construction Index was applied in 2008 and again in 2009 from the index published in the March 2009 quarter. Indices were not applied in 2010 as the movement in the indices for the period was not material.

**Notes to the Financial Statements
For the Year Ended 30 June 2010**

	Note	2010 \$	2009 \$
19 Intangible assets			
<u>Software</u>			
Opening gross carrying value		7,917,653	7,385,517
Opening balance adjustment		8,400	-
Additions in period		332,974	532,136
Written off amounts		(47,240)	-
Closing gross carrying value		8,211,787	7,917,653
<u>Accumulated amortisation</u>			
Opening balance		(6,798,852)	(6,167,883)
Amortisation in the period		(580,706)	(630,970)
Written off amounts		47,240	-
Closing balance		(7,332,318)	(6,798,852)
Net carrying value at end of financial year		879,469	1,118,800

The software has a finite life estimated at 10 years. Straight line amortisation has been used with no residual value.

20 Trade and other payables

<u>(a) Current</u>			
Creditors and accruals		22,241,169	18,409,460
Annual leave		5,384,015	4,691,931
		27,625,185	23,101,391
<u>(b) Non-Current</u>			
Creditors and accruals		345,000	-
		345,000	-

21 Borrowings

<u>Loans - Queensland Treasury Corporation</u>			
Balance at beginning of financial year		40,661,097	128,531,266
Loans raised		4,408,000	-
Principal repayments		(1,903,294)	(87,870,170)
Interest accrued		6,633	-
Book value at end of financial year		43,172,435	40,661,097
Classified as:			
Current		2,206,329	1,564,427
Non-current		40,966,106	39,096,670
		43,172,435	40,661,097

The loan market value at the reporting date was \$46,288,746. This represents the value of debt if Council repaid it at that date. Council received compensation on 1 July 2008 for the transfer of bulk water assets moving to State Government ownership.

These funds were used to repay debt, as reflected above, the split between current and non-current loans reflects the forthcoming debt repayment to be made by Council to Queensland Treasury Corporation (QTC).

Unsecured borrowings are provided by the QTC. All borrowings are in \$A denominated amounts and carried at amortised costs, interest being expensed as it accrues. No interest has been capitalised during the current or comparative reporting period.

Expected final repayment dates vary from 22 September 2021 to 29 December 2024. There have been no defaults or breaches of the loan agreement during the period. Principal and interest repayments are made in arrears.

**Notes to the Financial Statements
For the Year Ended 30 June 2010**

	Note	2010 \$	2009 \$
22 Provisions			
<u>(a) Current</u>			
Quarry rehabilitation		30,502	33,067
Landfill rehabilitation		3,394,171	3,206,522
Provision for concrete recycling		75,000	75,000
Long service leave		1,629,991	829,161
		5,129,663	4,143,750
<u>(b) Non-Current</u>			
Quarry rehabilitation		395,175	790,145
Landfill rehabilitation		19,500,995	22,009,626
Long service leave		7,817,326	8,265,450
		27,713,495	31,065,221
Details of movements in provisions:			
<u>Quarry rehabilitation</u>			
Balance at beginning of financial year		823,211	796,278
Increase in Provision - borrowing cost		28,401	55,023
Increase (decrease) in provision due to change in discount rate and costs		(425,936)	(28,090)
Balance at end of financial year		425,676	823,211
This is the present value of the estimated cost of restoring the quarry site to a usable state at the end of its useful life. These costs are expected to be incurred up to 2018.			
<u>Landfill rehabilitation</u>			
Balance at beginning of financial year		25,216,148	21,309,421
Increase in provision - borrowing cost		869,957	1,472,481
Increase (decrease) in provision due to change in discount rate and costs		(3,190,940)	2,434,246
Balance at end of financial year		22,895,165	25,216,148
This is the present value of the estimated cost of restoring approximately 25 closed landfill sites and currently operating Birkdale landfill to a usable state at the end of its useful life. These costs are expected to be incurred up to 2019.			
<u>Long service leave</u>			
Balance at beginning of financial year		9,094,611	8,154,699
Long service leave entitlement arising		890,044	1,386,814
Long service entitlement paid		(537,339)	(446,903)
Balance at end of financial year		9,447,316	9,094,611
23 Other liabilities			
Unearned revenue		1,636,312	1,678,085
Unearned rates and utility charges		(0)	18,176
		1,636,312	1,696,261

**Notes to the Financial Statements
For the Year Ended 30 June 2010**

	Note	2010 \$	2009 \$
24 Asset revaluation surplus			
<u>Movements in the asset revaluation surplus were as follows:</u>			
Balance at beginning of financial year		1,182,291,910	1,088,650,825
Net adjustment to non-current assets at end of period to reflect a change in current fair value:			
Land		281,997	13,758
Buildings		(6,055,250)	-
Artwork		104,669	-
Parks		3,708,544	3,232,445
Roadworks		25,169,725	17,382,526
Stormwater drainage		(33,114,212)	10,478,291
Water		-	23,574,405
Wastewater		-	32,818,848
Other infrastructure assets		(19,216,732)	9,086,585
Waste		-	326,711
Impairment:			
Non-current assets held for transfer		-	(225,145)
Transfer to retained earnings revalued component of disposed assets:		(3,616,238)	(3,047,340)
		(32,737,495)	93,641,085
Balance at end of financial year		1,149,554,415	1,182,291,910

Asset revaluation surplus analysis:

The closing balance of the asset revaluation surplus is comprised of the following asset categories:

Land	153,824,080	155,487,428
Buildings	26,656,772	32,712,022
Artwork	104,669	-
Parks	35,193,429	31,588,473
Roadworks	266,294,919	241,125,194
Water	244,620,199	244,713,384
Wastewater	288,240,532	288,568,004
Other infrastructure assets	48,570,400	67,868,805
Stormwater drainage	83,379,373	117,558,559
Waste	2,670,039	2,670,039
	1,149,554,415	1,182,291,910

**Notes to the Financial Statements
For the Year Ended 30 June 2010**

	Note	2010 \$	2009 \$
25 Other reserves			
<u>Reserves held for future expenditure:</u>			
Special Projects Reserve		11,052,770	11,063,896
Special Capital Projects Reserve		575,993	641,960
Cleansing Reserve		942,950	-
Constrained Works Reserve		13,400,213	18,598,909
Separate Charge Reserve - Environment		4,850,951	3,884,640
Special Charge Reserve - Other		362	-
Special Charge Reserve - Canals		1,579,580	1,794,918
Constrained Recurrent Reserve		1,985,878	2,024,876
		34,388,696	38,009,200
<u>Movements in reserves are analysed as follows:</u>			
<u>Special Projects Reserve</u>			
Balance at beginning of financial year		11,063,896	10,706,908
Transfer between reserve categories		34,969	-
Transfers from retained surplus for future expenditure		1,695,153	1,535,546
Transfers to retained surplus, funds expended in the year		(1,741,248)	(1,178,558)
Balance at end of financial year		11,052,770	11,063,896
<u>Special Capital Projects Reserve</u>			
Balance at beginning of financial year		641,960	508,105
Transfers from retained surplus for future expenditure		1,865,600	1,700,000
Transfers to retained surplus, funds expended in the year		(1,931,567)	(1,566,145)
Balance at end of financial year		575,993	641,960
<u>Cleansing Reserve</u>			
Balance at beginning of financial year		-	-
Transfers from retained surplus for future expenditure		942,950	-
Transfers to retained surplus, funds expended in the year		-	-
Balance at end of financial year		942,950	-
<u>Constrained Works Reserve</u>			
Balance at beginning of financial year		18,598,909	13,297,615
Transfers from retained surplus for future expenditure		6,146,505	13,456,081
Transfers to retained surplus, funds expended in the year		(11,345,201)	(8,154,786)
Balance at end of financial year		13,400,213	18,598,909
<u>Separate Charge Reserve - Environment</u>			
Balance at beginning of financial year		3,884,640	6,285,832
Transfers from retained surplus for future expenditure		8,786,925	7,235,352
Transfers to retained surplus, funds expended in the year		(7,820,614)	(9,636,544)
Balance at end of financial year		4,850,951	3,884,640
<u>Special Charge Reserve - Other</u>			
Balance at beginning of financial year		-	11,019
Transfers from retained surplus for future expenditure		205,379	235,105
Transfers to retained surplus, funds expended in the year		(205,017)	(246,125)
Balance at end of financial year		362	-
<u>Special Charge Reserve - Canals</u>			
Balance at beginning of financial year		1,794,918	3,256,686
Transfers from retained surplus for future expenditure		2,447,016	2,524,789
Transfers to retained surplus, funds expended in the year		(2,662,354)	(3,986,558)
Balance at end of financial year		1,579,580	1,794,918
<u>Constrained Recurrent Reserve</u>			
Balance at beginning of financial year		2,024,876	-
Transfer between reserve categories		(34,969)	-
Transfers from retained surplus for future expenditure		1,721,567	2,024,876
Transfers to retained surplus, funds expended in the year		(1,725,597)	-
Balance at end of financial year		1,985,878	2,024,876

**Notes to the Financial Statements
For the Year Ended 30 June 2010**

Note	2010 \$	2009 \$
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26 Commitments for expenditure

Operating leases

Minimum lease payments in relation to non-cancellable operating leases are payable as follows:

Within 1 year	391,460	376,404
1 to 5 years	1,724,397	1,659,415
Greater than 5 years	353,667	810,108
	2,469,524	2,845,927

Operating contractual commitments

Contractual commitments at end of financial year but not recognised in the financial statements are a follows:

Roadworks	1,149,236	215,175
Waste	31,619,971	36,112,306
Water and wastewater	-	1,851,559
Other	14,022,049	11,853,615
	46,791,256	50,032,656

These expenditures are payable:

Within 1 year	24,336,223	19,910,656
1 to 5 years	22,455,033	30,122,000
Greater than 5 years	-	-
	46,791,256	50,032,656

Capital contractual commitments

Commitments for the construction of the following assets contracted for at year end but not recognised as liabilities:

Roadworks	2,198,413	9,654,756
Waste	87,216	102,510
Water and wastewater	-	415,529
Other	3,581,836	5,942,742
	5,867,465	16,115,537

These expenditures are payable:

Within 1 year	5,867,465	16,115,537
1 to 5 years	-	-
Greater than 5 years	-	-
	5,867,465	16,115,537

27 Contingent liabilities

Details and estimates of maximum amounts of contingent liabilities are as follows:

WorkCover self-insurer liability

The estimated claims liability for the Council as a self-insurer under the Workers Compensation and Rehabilitation Act 2003 ('the Act') as at 30 June 2010 is \$749,000 where estimated claims liability as defined in Section 84 of the Act. The Actuary has recommended that a balance sheet provision be made for \$619,000 for the total estimated claims liability. Council has in place a bank guarantee with the ANZ Banking Group Ltd for \$5,000,000.

Other claims

Council has reviewed outstanding insurance claims and has identified no material exposures.

Guarantees

Redland City Council has signed two deeds of guarantee and indemnity both in favour of Queensland Treasury Corporation (QTC) for the due payment of a proportion of all monies payable from time to time by the SEQ Distribution Entity (interim) Pty Ltd (A.C.N. 133962544) and the Southern SEQ Distributor - Retailer (authority) (A.B.N. 80769308350).

Note	2010 \$	2009 \$
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28 Superannuation

The Redland City Council contributes to the Local Government Superannuation Scheme (Qld) (the scheme). The scheme is a Multi-employer Plan as defined in the Australian Accounting Standard AASB119 Employee Benefits. The scheme has two elements referred to as the Defined Benefits Fund (DBF) and the Accumulation Benefits Fund (ABF).

The ABF is a defined contribution scheme as defined in AASB119. Council has no liability to or interest in the ABF other than the payment of the statutory contributions as required by the Local Government Act. The DBF is a defined benefit plan as defined in AASB119. The Council is not able to account for the DBF as a defined benefit plan in accordance with AASB119 because the scheme is unable to account to the Council for its proportionate share of the defined benefit obligation, plan assets and costs.

Under amendments to the Local Government Act 1993 passed in June 2009, the trustee of the scheme has the power to levy additional contributions on councils which have employees in the DBF when the actuary advises such additional contributions are payable - normally when the assets of the DBF are insufficient to meet members' benefits. Clause 56(e) of the scheme's Trust Deed indicates that any increase in the contributions is limited to 6% of the relevant employee's salary.

In its letter to Council dated 5 June 2009 the trustee advised that "at this stage, there is no requirement for Councils to contribute any additional contributions." The letter further stated that "any additional contributions above 12% (standard rate of contribution) that may be required would be on a temporary basis only and would be requested based on independent actuarial advice. When possible, the contribution rate would reduce at a later date to offset additional costs - for example, councils may be asked to pay 18% contributions instead of 12% for a period, then contributions may reduce to 6% for a compensatory period before returning to the regular 12% contribution rate."

Any amount by which either fund is over or under funded would only affect future benefits and contributions to the DBF, and is not an asset or liability of the council. Accordingly there is no recognition in the financial statements of any over or under funding of the scheme.

The audited general purpose financial report of the scheme as at 30 June 2008 (the most recent available) which was not subject to any audit qualification, indicates that the assets of the scheme are sufficient to meet the vested benefits.

The general purpose financial report discloses that the most recent actuarial assessment of the scheme was undertaken as at 1 July 2006. The actuary indicated that without improvements to benefit conditions, or other unanticipated events, current contribution rates would be sufficient to meet members benefits as they accrue. The next actuarial investigation will be made as at 1 July 2009.

The Queensland Local Government Superannuation Board, the trustee of the scheme, advised that the local government superannuation scheme was a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation.

The amount of superannuation contributions paid by Redland City Council to the scheme in this period for the benefit of employees was:

6,627,861	5,867,849
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The amount of superannuation contributions paid by Redland City Council to the scheme in this period for the benefit of councillors was:

124,915	122,375
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**Notes to the Financial Statements
For the Year Ended 30 June 2010**

	Note	2010 \$	2009 \$
29 Trust funds			
Monies collected or held on behalf of other entities, yet to be paid out to or on behalf of those entities.		8,968,223	8,548,526

The Redland City Council performs only a custodial role in respect of these monies. As these funds cannot be used by the Council, they are not brought to account in these financial statements.

30 Reconciliation of net operating surplus for the year to net cash inflow (outflow) from operating activities

Net operating result		21,620,536	27,375,158
<u>Non-cash operating items:</u>			
Depreciation and amortisation	9	49,119,913	45,459,850
Non-cash contributions	5(b)	(25,236,800)	(21,134,300)
Provision for doubtful debts		(15,710)	34,793
Land acquired in lieu of rates		(30,003)	(1,242)
Fair value adjustment - investment property		(212,000)	47,600
Market value adjustment on loan		-	(4,044,448)
		23,625,400	20,362,252
<u>Investing and development activities:</u>			
Net (profit)/loss on disposal of non-current assets	10	6,014,282	4,475,391
Capital grants and contributions	5(b)	(11,643,910)	(19,558,700)
		(5,629,627)	(15,083,309)
<u>Changes in operating assets and liabilities:</u>			
(Increase)/decrease in rates and utility charges receivable		(1,192,116)	(2,073,646)
(Increase)/decrease in other receivables		(223,808)	3,853,355
Increase/(decrease) in other current assets		342,048	(983,233)
Increase/(decrease) in creditors		6,140,819	(3,019,722)
Increase/(decrease) in provisions		(1,673,729)	5,085,488
Increase/(decrease) in other liabilities		(59,948)	(5,667,575)
		3,333,267	(2,805,333)
Net cash inflow from operating activities		42,949,576	29,848,768

31 Correction of error

In the process of preparing the 2009-2010 financial statements, it was discovered that certain assets had been omitted or incorrectly recorded on Council's asset registers. The errors have been corrected by adjusting the opening balances at 1 July 2008 and the comparative amounts for 2008-2009.

	As at 30 June 2009	As at 1 July 2008
<u>Land</u>		
Gross value added	(827,743)	(827,743)
Accumulated depreciation	-	-
Net value	(827,743)	(827,743)
<u>Buildings</u>		
Gross value added	1,450,000	1,450,000
Accumulated depreciation	(60,383)	(12,056)
Net value	1,389,617	1,437,944
<u>Plant and equipment</u>		
Gross value added	61,926	61,926
Accumulated depreciation	(5,214)	-
Net value	56,712	61,926

**Notes to the Financial Statements
For the Year Ended 30 June 2010**

	Note	2010 \$	2009 \$
<u>Roads infrastructure</u>			
Gross value added		860,311	860,311
Accumulated depreciation		157,308	147,778
Net value		1,017,619	1,008,089
<u>Stormwater drainage infrastructure</u>			
Gross value added		(2,613,961)	(2,613,961)
Accumulated depreciation		13,077	-
Net value		(2,600,884)	(2,613,961)
<u>Water & wastewater infrastructure</u>			
Gross value added		(562,130)	(608,694)
Accumulated depreciation		(985,824)	(927,386)
Net value		(1,547,954)	(1,536,080)
<u>Parks infrastructure</u>			
Gross value added		7,798,695	7,635,129
Accumulated depreciation		(2,324,698)	(2,094,962)
Net value		5,473,996	5,540,167
<u>Other infrastructure</u>			
Gross value added		23,540,778	23,462,070
Accumulated depreciation		(5,299,004)	(4,905,438)
Net value		18,241,773	18,556,632
<u>Waste infrastructure</u>			
Gross value added		-	-
Accumulated depreciation		(203)	-
Net value		(203)	-
<u>Work in progress</u>			
Gross value added		4,900	-
<u>Intangible assets</u>			
Gross value added		8,400	-
Accumulated depreciation		-	-
Net value		8,400	-
		21,216,234	21,626,974
		Period ended <u>30 June 2010</u>	Period ended <u>30 June 2009</u>
Increase in depreciation charge		-	712,878
Decrease in net result attributable to council		-	712,878
Increase in property, plant and equipment		-	21,207,834
Increase in intangible assets		-	8,400
Increase in equity		-	21,216,234

The depreciation charge for the period ended 30 June 2010 was calculated after the errors were discovered and therefore did not need correction.

Details of asset corrections:

Land

Council confirmed its freehold status of all land assets with Department of Environment & Resource Management and adjusted the asset register accordingly.

Buildings

Council confirmed ownership of a building that had not previously been taken into account.

Plant and equipment

Council brought back into account a vehicle that had previously been written off and several small assets not previously recognised.

Roads infrastructure

This adjustment relates to asset that had not previously been taken into account.

**Notes to the Financial Statements
For the Year Ended 30 June 2010**

Note	2010	2009
	\$	\$

Stormwater drainage infrastructure

This adjustment reflects the correction of duplicate assets and an additional accrual taken up to reflect the expected adjustment to the asset base as a result of ongoing data cleansing project.

Water infrastructure

This adjustment reflects the offset of assets not previously recognised and correction to asset specifications that has resulted in an overall decrease in asset value.

Wastewater infrastructure

This adjustment reflects the recognition of assets installed in prior periods and not previously brought to account.

Parks infrastructure

Through stocktake processes additional assets were found to have not been recorded or had been duplicated in the asset register. A number of car park assets were brought into account that had not previously been accounted for.

Other infrastructure

A number of car park assets were brought into account that had not previously been accounted for.

Waste infrastructure

Correction to accumulated depreciation for council constructed asset installed in prior year.

Capital work in progress

Reinstate work in progress for capital costs incorrectly expensed in prior year.

Intangible assets

Computer software brought to account that had not previously been accounted for.

A restated Statement of Financial Position has been included in the financial statements as at 1 July 2008.

32 Events after the reporting period

Water Reform

The Queensland Water Commission's report to the Queensland Government on the Urban Water Supply Arrangement in South East Queensland proposed a range of structural and regulatory reforms for urban water supply arrangements in South East Queensland including enhanced economic regulation and pricing.

Distribution and Retail Water

The *South East Queensland Water (Distribution and Retail Restructuring) Act 2009* (the Act) established a statutory body called the Southern SEQ Distributor-Retailer Authority on 3 November 2009 to deliver water and wastewater services to customers within the local government areas of the participating Councils, Logan City Council, Redland City Council and Gold Coast City Council.

On 1 July 2010 the Authority acquired legislative power to begin trading, using the business name Allconnex Water.

Under the Act, governance arrangements for the Authority were established in a Participation Agreement, which is operative from 1 July 2010. The Agreement provides for participation rights to be held by the participating Councils, with Redland City Council holding 14% of these rights as an interim share holding, subject to change when agreement is reached on how equity is to be calculated.

The Authority's Board is comprised of independent directors. No individual Council has the ability to dominate the Authority's decision making so as to obtain greater benefits from its activities than any other participant.

The total contribution of each Council to the Authority has been calculated using a regulatory asset base (RAB) valuation approved by the Queensland Government for water pricing purposes. The RAB is intended to represent the market value of the assets at 25 June 2008 at which time the bulk assets were transferred, adjusted to 30 June 2010.

Using this approach, and by applying a ratio agreed by the participating Councils and the Authority, the Council's contribution initially comprises participation rights valued at an estimated \$231.5 million (55%) and a loan receivable valued at an estimated \$189.4million (45%).

The loan receivable is subject to a separate agreement that provides for a fixed interest rate of 6.6723% (senior debt) and 7.5125% (subordinated debt) with monthly interest-only payments for three years. Following these initial payments, the terms will be renegotiated with the Authority.

**Notes to the Financial Statements
For the Year Ended 30 June 2010**

Note	2010 \$	2009 \$
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Since RAB is not considered a 'fair value' methodology under the relevant accounting standards, and there is uncertainty around the robustness of some of the underlying data and assumptions used to calculate the RAB, the transferred property, plant and equipment assets remain valued in the financial statements at depreciated current replacement cost in accordance with Council's ongoing accounting policy.

The Authority will operate under a tax equivalent regime; with all tax paid being distributed to the participating Councils on a pro-rata basis to their participation rights. Tax is to be payable quarterly based on a percentage of the Authority's gross revenue until its first tax assessment.

As a party to the Participation Agreement, the Council will receive a proportional share of net profits as a participation return. Returns will be paid from post-tax operating profits (after adjusting for capital receipts).

(i) Transfer on 1 July 2010

On 1 July 2010 the Council transferred the assets, liabilities, instruments and employees necessary for the Authority to commence trading under a scheme made in accordance with the Act and gazetted on 29 June 2010.

Details of the transferred assets and liabilities are:

Assets

Cash (Water Assets Creation project)	-
Property, plant and equipment (including freehold land)	738,713,932
Capital work in progress	7,949,689
	746,663,621

Liabilities

Loans - QTC debt (Water Assets Creation project)	-
Employee benefits	1,641,977
Other liabilities	161,716
	1,803,693

Book value of net assets transferred	744,859,928
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(ii) Transfer subsequent to 1 July 2010

The Council has submitted a second and final transfer scheme to the authority who will forward on for the appropriate Minister's approval to include any residual items subject to transfer that were not previously identified. This transfer scheme is not expected to materially impact the Council's financial position.

(iii) Establishment costs

Costs of approximately \$1.9 million incurred by the Council for the establishment of the Southern SEQ Distributor-Retailer Authority are the subject of a claim from the Authority.

33 Financial instruments and risk management

Redland City Council is exposed to various financial risks including credit risk, interest rate risk and liquidity risk. Overall Council manages financial risk with the aim of minimising potential adverse impacts on the performance of the Council.

Risk exposure has been assessed using the following methods:

Risk exposure	Measurement method
Credit risk	Ageing analysis
Liquidity risk	Maturity analysis
Interest rate risk	Sensitivity analysis

Council does not hold funds in foreign currency and so does not have exposure to currency risk.

(a) Credit risk exposure

Credit risk is the risk that Council may incur financial loss as a result of another party failing to discharge their obligation to Council. With regard to rates receivable, Council has the power to sell the property to recover any defaulted amounts. This power essentially protects Council from any risk exposure in this area.

The Council holds investments with Queensland Treasury Corporation (QTC). Funds are held in a managed portfolio that invests in a wide range of high rating counterparties. QTC had its credit rating downgraded during the financial year from AAA to AA+ in line with the downgrading of the State Government's credit rating. Funds deposited with QTC present relatively low risk exposure. The total credit risk exposure on financial assets is generally the carrying amount, net of provision for doubtful debts which is represented in the fair values table below (refer note 33 (d)). The Council has no major concentration of credit risk to any single debtor or group of debtors however, due to the nature of Council's operations there is a geographical concentration of risk in the Council's area. No collateral is held as security relating to the financial assets of Council.

Past due or impaired

No financial assets have been renegotiated to prevent them from being past due or impaired and are stated at their carrying value. The following table represents and analysis of the aging of Council's financial assets that are either fully performing, past due or impaired.

Aging Analysis	Fully	Past Due					Impaired	Total
	\$000	\$000	\$000	\$000	\$000	\$000		
	Performing	<30 days	30-60 days	61-90 days	>90 days			
Receivables	9,159	317	2,759	185	2,830	(64)	15,186	

(b) Liquidity Risk

Liquidity risk is the risk that Council will not be able to meet its financial liabilities as they fall due. Council is exposed to liquidity risk through the normal course of operations and a result of borrowings from QTC for capital works.

The Council reviews liquidity risk indicators regularly and maintains sufficient cash on demand to meet operating and financing obligations for between 90 and 120 days, excluding the impact of extreme circumstances that cannot be reasonably predicted, such as natural disasters. Council can recall funds invested with QTC within a working day to cover unexpected volatility in cash flows.

The following table represents the liquidity risk of the financial liabilities held by Council. The amounts in the maturity analysis represent the contractual undiscounted cash flows at balance date.

Maturity analysis - financial liabilities	Total		Current		1-5 Years		> 5 years	
	2010	2009	2010	2009	2010	2009	2010	2009
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Payables	27,964	23,101	27,964	23,101	0	0	0	0
QTC Borrowings	64,809	70,154	5,111	4,185	20,401	16,741	39,297	49,228

(c) Interest Rate Risk

The Council is exposed to interest rate risk through borrowings and investments with QTC. The risk in borrowings is managed by borrowing through QTC and therefore having access to a mix of funding sources. The investments Council has made through QTC are capital assured and so there is no risk exposure to capital invested.

The Council does not enter into any hedging of interest rate risk.

Interest Rate Sensitivity Analysis:

The following sensitivity analysis depicts the outcome to profit and loss should there be a 1% increase in the market interest rates. The calculations assume that the rate would be held constant over the next financial year, with the change occurring at the beginning of the year. It is assumed that interest rates on overdue rates would not change. If the rates decreased by 1% the impact would be equal in amount in the reverse direction.

	Net Carrying Amount		Profit		Equity	
	2010 \$000	2009 \$000	2010 \$000	2009 \$000	2010 \$000	2009 \$000
Sensitivity analysis						
Financial assets	845	889	845	889	845	889
Financial liabilities *	0	0	0	0	0	0

*Due to the compensation payment made by State Government to Council for the transfer of bulk water Assets, all floating debt was paid out on 1 July 2008. Therefore Council has no risk exposure for these liabilities at reporting date.

(d) Net fair value of financial assets and liabilities

The net fair value of cash, cash equivalents and non-interest bearing monetary financial assets and liabilities of the Council approximates their carrying amounts.

Financial Instruments	Note	Floating interest rate		Fixed interest rate		Non-interest bearing		Total	
		2010 \$000	2009 \$000	2010 \$000	2009 \$000	2010 \$000	2009 \$000	2010 \$000	2009 \$000
Financial assets									
Cash assets	12	84,584	80,881	-	-	18	19	84,602	80,900
Receivables	13	-	-	9,865	8,673	5,321	5,137	15,186	13,810
Prepayments	16	-	-	-	-	1,494	1,947	1,494	1,947
		84,584	80,881	9,865	8,673	6,833	7,103	101,282	96,657
Effective interest rate		5.28%	3.44%	11.00%	11.00%				
Financial liabilities									
Payables	20	-	-	-	-	22,235	18,409	22,235	18,409
Loans - QTC *	21	-	-	43,172	42,244	-	-	43,172	42,244
		-	-	43,172	42,244	22,235	18,409	65,407	60,653
Weighted average interest rate		-	-	7.03%	6.68%	-	-	-	-
Net financial assets		84,584	80,881	(33,307)	(33,571)	(15,402)	(11,306)	35,875	36,004

* QTC - denotes Queensland Treasury Corporation

34 National Competition Policy

(a) Activities to which the code of competitive conduct is applied

A "business activity" of a local government is divided into two categories:

(a) Roads business activity:

- (1) the construction or maintenance of State controlled roads for which the local government submits an offer to carry out the work in response to a tender invitation, other than through a sole supplier arrangement.
- (2) submission of a competitive tender for construction or road maintenance on the local government's roads which the local government has put out to tender, or called for by another local government.

(b) Other business activity, referred to as type three activities, means the following:

- (1) trading in goods and services to clients in competition with the private sector, or
- (2) the submission of competitive tender in the local government's own tendering process in competition with others for the provision of goods and services to its self. Excluded activities are (a) library services, and (b) an activity or part thereof prescribed by legislation.

Local government may elect to apply a Code of Competitive Conduct (CCC) to their identified business activities. This requires the application of full cost pricing, identifying the cost of community service obligations (CSO) and eliminating the advantages and disadvantages of public ownership within that activity. The application of the CCC to the roads business activity is compulsory.

The CSO value is determined by Council, and represents an activity's cost(s) which would not be incurred if the activity's primary objective was to make a profit. The council provides funding from general revenue to the business activity to cover the cost of providing non-commercial community services or costs deemed to be CSO's by the Council.

Water and Wastewater
Waste Management
Caravan Parks

School Aged Care
Redland Performing Arts Complex
Building Certification Services

(b) Financial performance of activities subject to competition reforms:

	Water & Wastewater	Waste Management	Caravan Parks	School Aged Care	RPAC	Building Certification
	2010	2010	2010	2010	2010	2010
	\$	\$	\$	\$	\$	\$
Revenue for services provided to the Council	1,683,053	1,351,857	4,293	0	22,896	369,249
Revenue for services provided to external clients	91,793,855	15,190,449	2,544,282	2,929,585	386,659	484,045
Community service obligations	355,905	1,103,814	362,273	192,191	1,477,397	202,367
	93,832,813	17,646,120	2,910,848	3,121,776	1,886,952	1,055,661
Less: Expenditure	62,094,234	13,006,936	2,910,848	3,121,776	1,886,952	1,055,661
Surplus/(deficiency)	31,738,579	4,639,184	0	0	0	0

(c) Description of CSO's provided to business activities:

Activities	CSO Description	Actual
		\$
Water	Concealed leaks	118,086
Wastewater	Concession not for profit	237,819
		355,905
Waste Management	Clean Up Australia Day	4,500
Waste Management	Birkdale Sanitary Landfill	8,350
Waste Management	Redland Bay Transfer Station	400
Waste Management	North Stradbroke Island Transfer Station	355,686
Waste Management	Bay Island Transfer Station	690,343
Waste Management	Giles Road Hardfill Site	27,820
Waste Management	Manual Service - Waste	16,715
		1,103,814
Caravan Parks	Other	362,273
		362,273
School Aged Care	Other	192,191
		192,191
Redland Performing Arts Complex	Discounts offered on commercial ticketing	11,115
Redland Performing Arts Complex	Rental subsidy	42,107
Redland Performing Arts Complex	Other	1,424,176
		1,477,398
Building Certification Services	Delivery of professional advice at customer service points	88,321
Building Certification Services	Internal building certification for RCC owned assets	32,356
Building Certification Services	Building Certification on rainwater tanks	12,942
Building Certification Services	Building Certifiers advice on compliance/searches	68,748
		202,367

Redland City Council

ANNUAL FINANCIAL STATEMENTS

For the year ended 30 June 2010

MANAGEMENT CERTIFICATE


For the year ended 30 June 2010

These general purpose financial statements have been prepared pursuant to Section 532 of the *Local Government Act 1993, the Local Government Finance Standard 2005* (the Standard) and other prescribed requirements.

In accordance with Section 48 of the Standard we certify that:-

(i) the relevant recording and reporting procedures have been complied with in the preparation of the financial statements: and

(ii) the financial statements have been drawn up to present a true and fair view, in accordance with prescribed accounting standards, of the financial performance and cash flows of Redland City Council for the financial year 1 July 2009 to 30 June 2010 and of the financial position as at the end of that year.



Mayor

Date: 13 / 9 / 2010



Chief Executive Officer

Date: 13 / 9 / 2010

14.1.8 RESERVE TRANSFERS - 2009/10 FINANCIAL YEAR

Datworks Filename: FM Financial Statements
Responsible Officer Name: Martin Drydale
 General Manager Corporate Services
Author Name: Kevin Lamb
 Service Manager Financial Reporting

EXECUTIVE SUMMARY

Council receives numerous grants and subsidies from the state and federal government each financial year. At the end of each financial year a review is carried out to determine the amount of each grant remaining unspent at 30/6/10 with the unspent amount of each grant being transferred to the Constrained Works Reserve. When the funds are actually spent in the next financial year a corresponding transfer is made from this reserve.

Under Section 149 of the *Local Government (Finance, Plans and Reporting) Regulation 2010* (Transfers to or from an operating fund reserve), the local government may make a transfer to or from a reserve in the operating fund *only if it –*

- Resolves to make the transfer: or
- Includes the transfers in its annual budget

A number of projects were identified as having unexpended grant funds at 30/6/10 that are now required to be transferred to the Constrained Works Reserves. In addition a number of projects with unexpended grant monies already held in the Constrained Works Reserves were identified as available to fund expenditure incurred in the 2009/10 financial year and require approval to transfer from the reserve. Formal Council approval for these additional reserve transfers to and from the Constrained Works Reserve in relation to the 2009/2010 financial year is now sought.

PURPOSE

The purpose of this report is to seek Council approval for transfers to and from the Constrained Works Reserves of constrained revenue in accordance with Section 149 of the *Local Government (Finance, Plans and Reporting) Regulation 2010* (Transfers to or from an operating fund reserve).

BACKGROUND

The value of unexpended grants as at 30 June 2010 is \$1,872,408.34 relating to the following projects:

Description	Amount
Raby Bay Foreshore Park	\$263,000.00
National Conservation Land Data Base	\$19,040.00
Bushcare Grants	\$3,849.98

Description	Amount
Cow Bay Bushcare Group Plant ID Booklet	\$16,193.65
Home Assist Secure	\$52,608.71
Coochiemudlo Jetty Repairs	\$283,200.00
Grants Commission Receipt – 2010/2011	\$1,234,516.00
Total of Grants Unexpended at 30/6/10 for which Transfer to Reserve is required	\$1,872,408.34

The value of expended grants to be transferred from reserves is \$2,118,696.65 to fund the following projects:

Description	Amount
Hilliards Creek Track, Ormiston	\$106,787.28
Capalaba Regional Park Upgrade Stage 3	\$292,644.33
Macleay Island Ramp Carpark	\$56,439.91
DDA Improvements – Bus Stops	\$23,185.45
Paths & Trail Program	\$17,320.00
Cycle/Pedestrian Counter Project	\$25,363.89
Manning Esplanade Thornlands - Cycleway	\$27,999.94
Kennedy's Farm – Russell Island – Stage 1	\$66,162.78
Oyster Pt Park – Fit for Life	\$25,000.00
William Stewart Park – Fit for Life	\$25,000.00
Pioneer Park – Upgrade	\$50,000.00
Raby Bay Eastern Channel Dredging	\$17,290.00
Respite Services	\$134,438.81
Sand Replenishment – William St Boat Ramp	\$25,367.99
S&R Strategic Plans Physical Activity	\$12,727.27
Grants Commission Receipt - 2009/2010	\$1,212,969.00
Total of Grants Expended in 2009/10 for which Transfer from Reserve is required	\$2,118,696.65

ISSUES

There are no issues identified.

RELATIONSHIP TO CORPORATE PLAN

Corporate Outcome 9 – An efficient and effective organisation:

9.5 – Ensure robust long term financial planning is in place to protect the financial sustainability of Council.

FINANCIAL IMPLICATIONS

There are no financial implications identified. The transfers to and from reserve are required to meet statutory reporting requirements.

CONSULTATION

Financial Services has consulted with Senior Financial Advisers across Council.

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

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to formally approve the transfers to and from the Constrained Works Reserve in relation to the 2009/10 financial year.

CARRIED

14.1.9 LAND VALUATION BILL 2010

Dataworks Filename: R&V Land Valuation Act 2010

Responsible Officer Name: Martin Drydale
General Manager, Corporate Services

Author Name: Noela Barton
Service Manager, Revenue & Recovery

EXECUTIVE SUMMARY

The new *Land Valuation Bill 2010*, which proposed to repeal the *Valuation of Land Act 1944*, was introduced to Parliament on 1 September 2010 and given Royal Assent 20 September 2010.

The key elements of the reforms in the new Act are:

- Shifting from the existing unimproved value methodology to site value for non-rural land.
- Introducing an annual valuation cycle whereby every property will be valued each year, except in unusual circumstances or where there has been negligible market movement.
- Removing intangible elements from the definition of unimproved value and omitting intangibles from the definition of site value.
- Removing the 'shopping centre formula'.
- For new site improvements – inserting a new provision for an allowance for site improvements carried out by the owner in the 12 years prior to the valuation that will cease on the sale of the property, whether the property is developed or not.

The Act will apply to the next issue of valuations to be issued in March 2011.

An information forum is to be held by the Department of Environment and Resource Management (DERM) in October 2010 and a further report will be brought back to Council later this year with more detailed information.

Council is asked to note this report.

PURPOSE

The purpose of this report is to advise Council that the *Valuation of Land Act 1944* has been repealed and replaced by the *Land Valuation Act 2010*.

BACKGROUND

- *Land Valuation Bill 2010* (Bill) introduced to Parliament on 1 September 2010.
- Given Royal Assent 20 September 2010.

ISSUES

The key elements of the reforms in the new Act are:

- Shifting from the existing unimproved value methodology to site value for non-rural land.
- Introducing an annual valuation cycle whereby every property will be valued each year, except in unusual circumstances or where there has been negligible market movement.
- Removing intangible elements from the definition of unimproved value and omitting intangibles from the definition of site value.

For non-rural land, 'site value' will replace 'unimproved value'. Site value of improved land is the market value of the land on a bona fide sale, disregarding the value of buildings and other structures on it. In a significant departure from the existing regime, the value of development approvals, leases and agreements for lease and infrastructure credits will not form part of the statutory value. However, works undertaken to improve the land or to prepare it for development ('site improvements') will be included as part of the value. Improvements that will be captured in the statutory value include vegetation clearing, improvement of soil fertility or structure, remediation of contamination, excavation or filling (except excavation for footings or foundations or for an underground car park) and underground drainage works.

The value of site improvements will be the lesser of the:

- added value of the improvements given to the land on the date of valuation, regardless of their cost; or
- cost of effecting equivalent improvements on the land on the date of valuation.

The 'site value' of unimproved non-rural land will be the market value of the land.

Rural land will continue to be valued as an unimproved value. The unimproved value of improved rural land is the market value of the land assuming that all improvements on the land had not been made. The unimproved value of unimproved rural land will be the market value of the land.

Removing the 'shopping centre formula'.

For new site improvements – inserting a new provision for an allowance for site improvements carried out by the owner in the 12 years prior to the valuation that will cease on the sale of the property, whether the property is developed or not;

The Act will apply to the next issue of valuations to be issued in March 2011.

Prior to the introduction of the Bill the Local Government Association of Queensland (LGAQ) was consulted by DERM.

An information forum is to be held by DERM in October and a further report will be brought back to Council later this year as further information becomes clear on the reforms introduced with the new Act.

[Land Valuation Bill 2010](#)

[DERM - Land Valuation Act 2010](#)

<http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/L/LandValA10.pdf>

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports the following vision outcomes:

8 Inclusive and ethical governance

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

9 An efficient and effective organisation

9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council.

FINANCIAL IMPLICATIONS

The impact of changes proposed by the new Act will be known with the issue of valuations in March 2011.

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

General Manager Corporate Services.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie

Seconded by: Cr Henry

That Council resolve to note this report.

CARRIED

14.1.10 KOREAN RESEARCH EXCHANGE PROGRAM

Datworks Filename: ED Programs - International Activities
Responsible Officer Name: Martin Drydale
General Manager Corporate Services
Author Name: Alan Burgess
Manager Economic Development

EXECUTIVE SUMMARY

A friendship agreement was established with Yong-in City Korea in 2008. The Korean Government has requested a senior officer exchange program to undertake a study on financial relations between the levels of Government in Australia. The study will be undertaken over an 18 month period.

Council has been requested to support the exchange by providing a work space, and access to our systems of finance and administration which will be provided by the Corporate Services Department. The exchange officer will be responsible for all other expenses and will provide a certificate of work cover insurance.

This exchange provides a good opportunity to enhance our international relationship with Korea, as well as supporting other key corporate goals such as, Supportive Vibrant Economy, and Inclusive and Ethical Governance.

It is recommended Council approve the 18 month study exchange program.

PURPOSE

The purpose of this report is to seek Council endorsement for an 18 month Korean research fellowship exchange program.

BACKGROUND

On 25 July 2008, an agreement to establish a friendly relationship was signed between Redland City and Yong-in City. This included a commitment to support exchange and cooperation in the area of economy, business, education, culture and tourism.

Since the signing of the agreement there have been several successful visits and exchanges between the two cities. This has included two visits by school children from Yong-in and exchange visits by both Mayors.

A request has been received from the Director of International Cooperation, Ministry of Public Administration and Security (MOPAS), Republic of Korea; via the Director of External Cooperation Yong-in, for a Korean Government official to undertake an overseas research fellowship based at Redland City Council (RCC). The research to be undertaken is titled '*A study on financial relations between central government*

and local governments in Australia” and will be undertaken over a period of 18 months.

Background to the research is that the Korean government is creating a new local government framework to embrace new administrative challenges, thus raising regional competitiveness and ensuring resident-centered administrative services. The reforms aim to move toward widening the territory and function of local governments whilst simplifying local administration hierarchical stratification.

The Korean local administrative system reform will change current inter-government financial relationships and fiscal coordination and management systems. The Korean government is developing new models and practices to ensure discipline and responsibility of financial management whilst allowing autonomy of revenue and expenditure at the local government level. This study will be used as a guide to redesigning financial relations between the central government and local governments in Korea, by learning about the methods and practices used in Australia.

In Australia, the research will look at current local administration systems, their background, and any recent reforms, or changes of relations between Federal, State and Local governments. It will also consider the composition of revenue and expenditure in local governments, basic structure of budgeting and accounting, government grants and funding protocols. The researcher will then undertake a comparative study of local financial system and policies in Australia and Korean, including the implications of policies, limits, and alternatives.

The proposed schedule for the research is as follows:

- The first half of 2011 (Jan-June): Documentary survey on local administrative and financial systems and inter-government relationships in Australia.
- The second half of 2011 (July–Dec): Case studies of local administrative reforms in Australia, including visits to other government agencies and interviews with relevant officials and experts.
- The first half of 2012 (Jan-June): A comparative study with Korean systems and policies, including policy implications, limits of application and recommendations.

The Republic of Korea is Australia’s sixth largest two way trading partner and the third largest export destination, accounting for 7.9% of all exports.

The year 2011 has been designated as the Korea/Australia year of friendship, and this program would form part of a raft of activities designed to strengthen economic, cultural and educational ties between the two countries.

ISSUES

As part of the exchange program Council’s only commitment will be to provide a workspace for the officer and access to information about our administrative and financial processes. All other administrative, living, travel expenses will be the responsibility of the Korean Government. The Korean Government will be providing

this support under a special program called “Korean Government Overseas Research Fellowship”.

The proposed research exchange program has the potential to provide a variety of benefits to Council whilst having minimal impact on budget or operations. Benefits include:

- Enhanced relationship between Redland City and Yong-in, as well as wider implications for Australia/Korea.
- Access to research and comparative evaluation of our administrative/financial practices, with potential to increase efficiency and effectiveness.
- Potential to add alternative perspectives to the current constitutional debate on the status of local government.
- The ability to gain a greater cultural, political, social and economic understanding of the differences between Australia and Korea.
- Potential to develop other related studies and post graduate exchange programs.
- Opportunity to encourage tertiary level education and studies.
- Potential to enhance Council’s relationships with the State and Federal Government.

This study promotes at least two of the vision outcomes from the Redland 2030 community plan including, supportive vibrant economy and, inclusive and ethical governance.

RELATIONSHIP TO CORPORATE PLAN

Corporate Plan Outcomes:

- 6 – Supportive and vibrant economy; and
- 8. – Inclusive and ethical governance.

FINANCIAL IMPLICATIONS

There are no major financial implications for Council other than providing a workspace for the exchange officer. This will be absorbed within the operational 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

Economic Development has been consulted and will act as the liaison for the project. Organisational Development and change have advised that provided the Korean

government can provide an assurance of work cover, there are no other significant issues. The General Manager Corporate Services is supportive of the program.

OPTIONS

PREFERRED

That Council resolve to endorse the Korean research exchange program for a period of 18 months.

ALTERNATIVE

That Council resolve to not approve the Korean research exchange program.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie

Seconded by: Cr Henry

That Council resolve to endorse the Korean research exchange program for a period of 18 months.

CARRIED

14.1.11 SEPTEMBER 2010 - MONTHLY FINANCIAL REPORTS

Datworks Filename: FM Monthly Financial Reports to Committee
Attachment: [EOM September 2010](#)
Responsible Officer Name: Martin Drydale
General Manager Corporate Services
Author Name: Kevin Lamb
Service Manager Financial Reporting

EXECUTIVE SUMMARY

Section 152(2) of the *Local Government (Finance Plans & Reporting) Regulation 2010* requires the Chief Executive Officer to present the financial report to a monthly meeting.

The attachments to this report present the September 2010 financial statement of accounts to Council and provide detailed analytical commentary. Millions will be displayed by an M, and thousands will be displayed by a K. It should be noted that final June 30 statements are still under development: consequently the statement of financial position at 30 September should be viewed as preliminary until final audited 30/6/10 results are published. In addition the property plant & equipment transferred to Allconnex remains in our balance sheet at 30/9/10. Accounting entries will be posted in October to transfer out.

The financial statements demonstrate that five of the seven Financial Stability Ratios Key Financial Performance Indicators exceed targets set in the 2010-2011 budget.

These are:

- ability to pay our bills – current ratio;
- ability to repay our debt – debt servicing ratio;
- cash balance;
- cash balances – cash capacity in months; and
- longer term financial stability – debt to assets ratio;

The following two Financial Stability Ratios Key Financial Performance Indicators are outside of Council's target range:

- level of dependence on general rate revenue;
- operating performance

With respect to the five measures of sustainability adopted as part of the 2010-2011 budget, Council is currently meeting three of the five targets. These are:

- net financial liabilities ratio;
- interest cover ratio; and
- asset consumption ratio

Council's operating surplus ratio is outside of Council's target range and Council's system is currently being structured to measure its' asset sustainability ratio.

Council's end of month operating financial result (Earnings Before Interest, Tax and Depreciation – EBITD) is ahead of revised budget by \$6.3M, with operating revenue above budget by \$3.8M & operating expenditure underspent by \$2.5M. This result is principally due to timing as \$4M of Allconnex loan interest revenue was received in September but not budgeted till June 2011. Council's operating deficit after depreciation and interest charges was \$1.3M, a favourable variance of \$6.1M on budget.

The cash held at the end of September 2010 is \$75.8M, equal to 6.1 months cash capacity against an original target of three to four months.

PURPOSE

The purpose is to present the September 2010 financial report to Council and explain the content and analysis of the report. Section 152(2) of the *Local Government (Finance, Plans & Reporting) Regulation 2010* 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 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.

ISSUES

The following elements, shown in the attachments, comprise the End of Month Financial Reports for September 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)

This 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, a **Cash Flow Statement (C)**; **Statement of Financial Position (D)**; and an **Investment Summary and Graphs (E)** have been included to provide the complete picture of Council's finances. Finally, an **Operating Statement with detailed commentary (F)** 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.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority that Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way.

FINANCIAL IMPLICATIONS

The overall preliminary financial result for the period ending September 2010 remains strong with EBITD of \$7.1M (\$6.3M ahead of budget). This result is due to total operating revenue of \$36.2M (\$3.8M above budget) and total operating costs of \$29.1M (\$2.5M below budget). It should be noted that \$4M of Allconnex loan interest revenue was received in September but budgeted for in June.

Operating Revenue

Rates Charges are unfavourable against budget by \$37K. Utility Charges are unfavourable by \$199K predominantly as a result of \$131K negative revenue from Redland Water (currently being investigated).

Fees and Charges are above budget by \$206K due to favourable variances in Waste Operations \$93K, \$82K Licence Fees & parking Weinam Creek, Roads & Drainage \$65K, School Age Care \$62K and Camping/Cabin Fees \$25K, offset by unfavourable variances in 4WD Licence Fees \$43K, Cemetery revenue \$33K, Child Care Benefit \$31K and Camping/Cabin Fees \$25K.

Operating Grants and Subsidies is below budget by \$832K primarily due to Corporate Services being \$848K below budget due to budget phasing offset by HAFF Grant \$18K received sooner than forecast.

External interest is favourable by \$4.4M due to \$4.0M Allconnex returns incorrectly coded and not budgeted to be received until June 2011 and \$263K due to higher than expected investment balances and interest rates.

Other revenue is above budget by \$332K primarily due to Allconnex SLA recovery \$120K, litigation payments received from Norton Rose \$72K, refund of fire levy charge \$61K, payroll recoveries \$23K and commercial rent \$14K.

Operating Expenditure

Operational Employee Costs are over budget by \$370K with unfavourable variances across Governance \$39K, Customer Service \$121K, Planning & Policy \$85K, and Corporate Services \$375K (primarily due to temporary employees costs \$274K),

being partially offset by Development & Community Standards \$250K under budget due to vacancies across all groups.

Operational Goods and Services are under year to date budget by \$2.8M. The largest variances relate to Operations & Maintenance \$1.0M, Infrastructure Planning \$790K, Environmental Management \$446K, Community & Social Planning Group \$198K, PDG \$186K and Land Use Group \$69K.

Capital Revenue

Contributions and Donations are \$257K under budget in total with developer contributions \$92K and PDG \$265K RPAC Bond under budget partially offset by Redland Water \$98K favourable.

Capital Expenditure

The Capital Expenditure program is 21.8% or \$2.65M below revised budget as at the end of September 2010. Planning & Policy is \$2.7M below budget with \$1.4M mainly due to conservation land acquisition and \$1.35M across various projects including Bus Stops & Lay Bys \$540K, Giles/Gordon Roads \$400K, Beveridge Rd to Rachow St pathway \$192K and Stormwater Trunk Infrastructure \$87K. Customer Services is \$233K below budget due to PDG \$169K and Operations & Maintenance \$78K offset by C&CS \$48K above budget.

These amounts are offset by Corporate Service \$224K above budget due to delivery of plant items ahead of budget and \$116K in Redland Water to be investigated.

Capitalised Employee Costs is \$20K below budget across various projects.

Cash and Investments

The investment of surplus funds for the month returned a weighted average rate of return of 5.18%, which is ahead of the UBS Aust Bank Bill Index of 4.61%. The cumulative position for the year is a favourable return of 5.30% against the UBS Aust Bank Bill Index of 4.86%. 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 has remained steady 4.50% as at the end of September 2010.

The cash balance is \$75.8M at the end of September 2010 which is equivalent to 6.05 months cash capacity.

CONSULTATION

Consultation has taken place amongst the Executive Leadership Group.

OPTIONS

PREFERRED

That Council resolve to note the preliminary End of Month Financial Reports for September 2010 and explanations as presented in the following attachments:

1. Dashboard and Key Performance Indicators (A)
2. Operating Statement with headline commentary (B)
3. Cash Flow Statement (C)
4. Statement of Financial Position (D)
5. Investment Summary and Graphs (E)
6. Operating Statement with detailed commentary (F)

ALTERNATIVE

That Council requests additional information.

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

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to note the preliminary End of Month Financial Reports for September 2010 and explanations as presented in the following attachments:

- 1. Dashboard and Key Performance Indicators (A)**
- 2. Operating Statement with headline commentary (B)**
- 3. Cash Flow Statement (C)**
- 4. Statement of Financial Position (D)**
- 5. Investment Summary and Graphs (E)**
- 6. Operating Statement with detailed commentary (F)**

CARRIED



REDLAND CITY COUNCIL

END OF MONTH FINANCIAL REPORTING

FOR THE PERIOD ENDING 30 September 2010

Glossary of Terms

Key Performance Indicators:

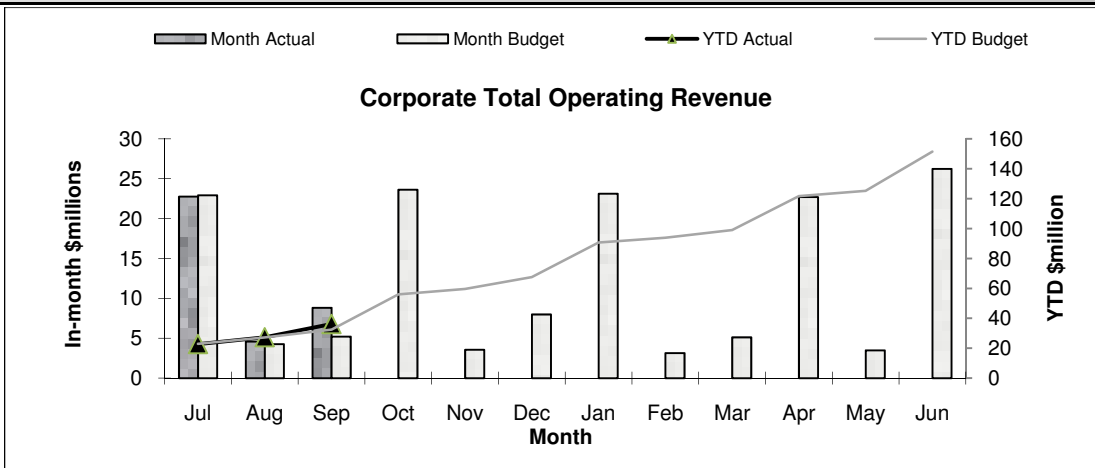
<p>Level of Dependence on General Rates Revenue: Threshold set @ 45%</p>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<p>Current Ratio: Target greater than 1.25</p>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
<p>Debt Servicing Ratio: Target less than 10%</p>	$\frac{\text{Interest Expense + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<p>Cash Balance - \$M:</p>	<p>Cash Held at Period End</p>
<p>Cash Capacity in Months: Target 3 to 4 Months</p>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
<p>Debt to Assets Ratio: Target less than 10%</p>	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
<p>Operating Performance : Target greater than 20%</p>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
<p>Operating Surplus Ratio: Target between 0 and 15%</p>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
<p>Net Financial Liabilities*: Target less than 60%</p>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
<p>Interest Cover Ratio: Target between 0% and 10%</p>	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$
<p>Asset Consumption Ratio: Target between 40% and 80%</p>	$\frac{\text{WDV of Infrastructure Assets}}{\text{Gross Current Replacement Cost of Infrastructure Assets}}$
<p>Asset Sustainability Ratio: (will be calculated when the systems can provide the information)</p>	$\frac{\text{Capital Expenditure on the Replacement of Assets (renewals)}}{\text{Depreciation Expense}}$
<p>Asset Renewal Funding Ratio: (will be calculated when the systems can provide the information)</p>	$\frac{\text{NPV of Planned Capital Expenditures on Renewals over 10 years}}{\text{NPV of the Required Capital Expenditures on Renewals over the Same Period}}$

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**.

<p>Operating revenues and expenditure tolerances:</p>	<p>>2% above or below forecast</p>	<p>>1% above or below forecast to ≤2% above or below forecast</p>	<p>>0.5% above or below forecast to ≤1% above or below forecast</p>	<p>≤ 0.5% above or below forecast</p>
	<p>"Unsatisfactory"</p>	<p>"Satisfactory"</p>	<p>"Above Standard"</p>	<p>"Outstanding"</p>
<p>Capital revenues and expenditure tolerances:</p>	<p>>5% above or below forecast</p>	<p>>3% above or below forecast to ≤5% above or below forecast</p>	<p>>2% above or below forecast to ≤3% above or below forecast</p>	<p>≤2% above or below forecast</p>

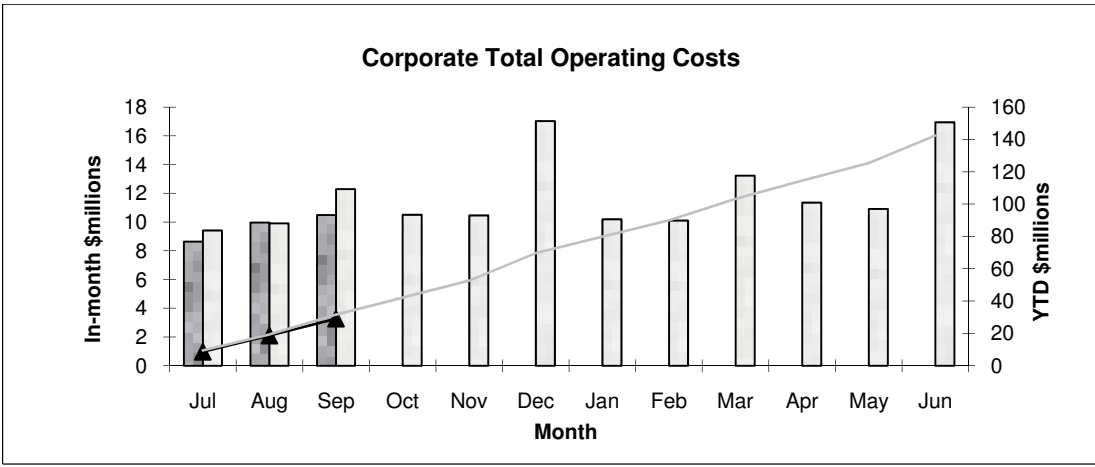
RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS



YTD Actual \$36.2M
YTD Budget \$32.4M

Above budget
>2%
Variance \$3.76M 11.6%

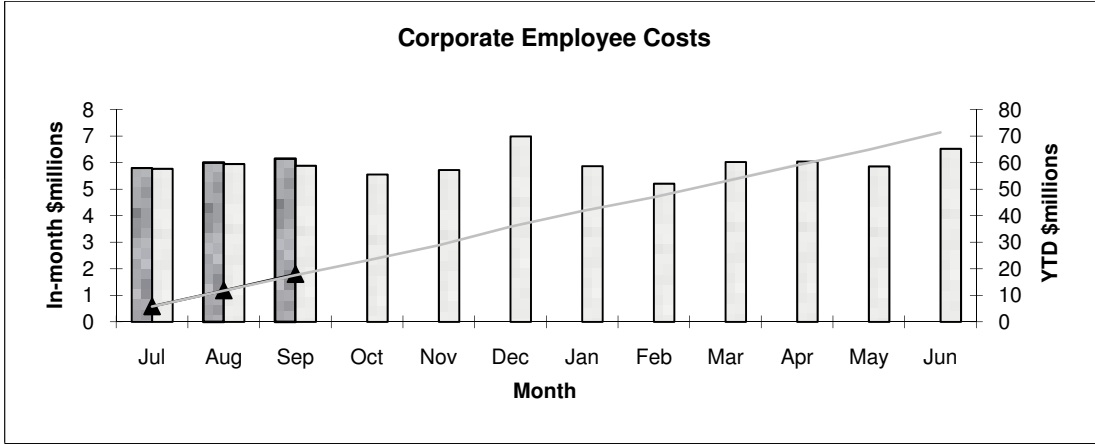
23.9% of full year budget



YTD Actual \$29.1M
YTD Budget \$31.6M

Below budget
>2%
Variance \$2.5M -8.0%

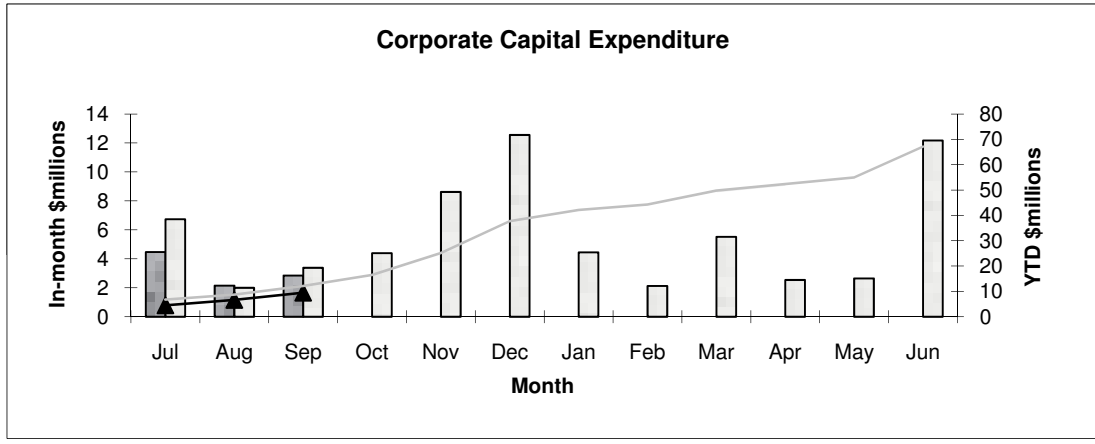
20.4% of full year budget



YTD Actual \$18.0M
YTD Budget \$17.6M

Above budget
<2%
Variance \$.35M 2.0%

26.9% of full year budget



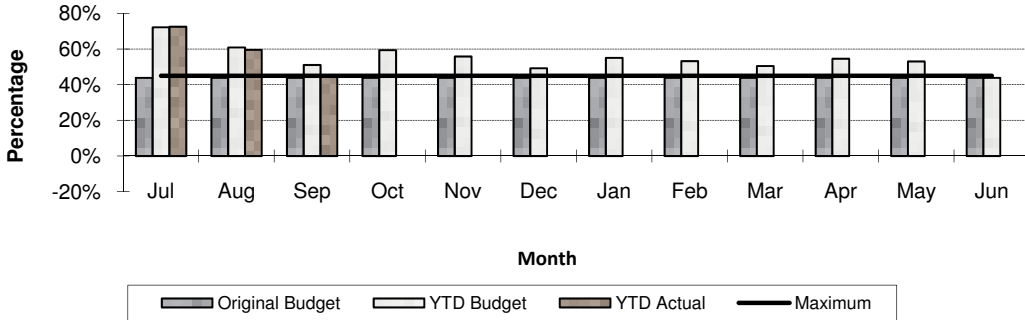
YTD Actual \$9.5M
YTD Budget \$12.1M

Below budget
>5%
Variance \$2.6M -21.8%

14.1% of full year budget

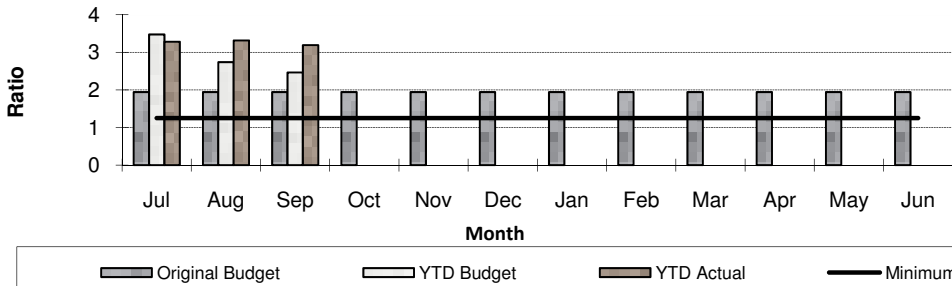
RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

Level of Dependence on General Rates Revenue



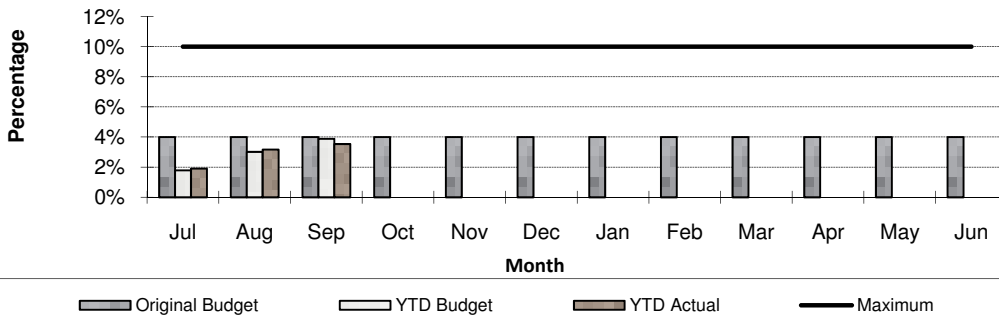
Original Budget 43.9%
 YTD Budget 51.1%
 YTD Actual 45.5%
 Maximum 45.0%

Current Ratio (Target greater than 1.25)



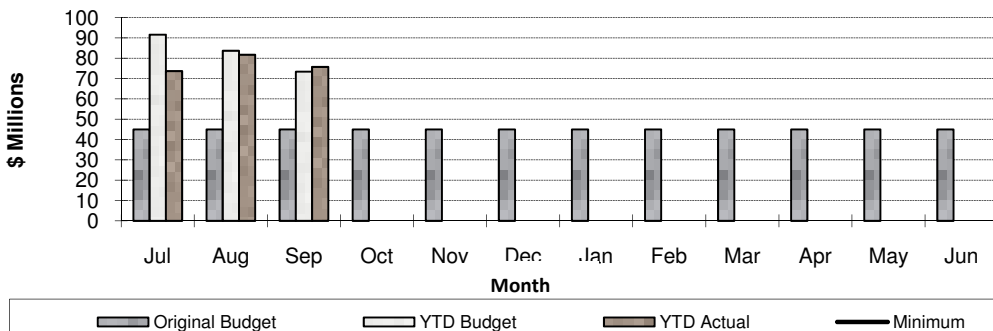
Original Budget 1.94
 YTD Budget 2.47
 YTD Actual 3.19
 Minimum 1.25

Debt Servicing Ratio (Target Less than 10%)



Original Budget 4.0%
 YTD Budget 3.88%
 YTD Actual 3.5%
 Maximum 10.0%

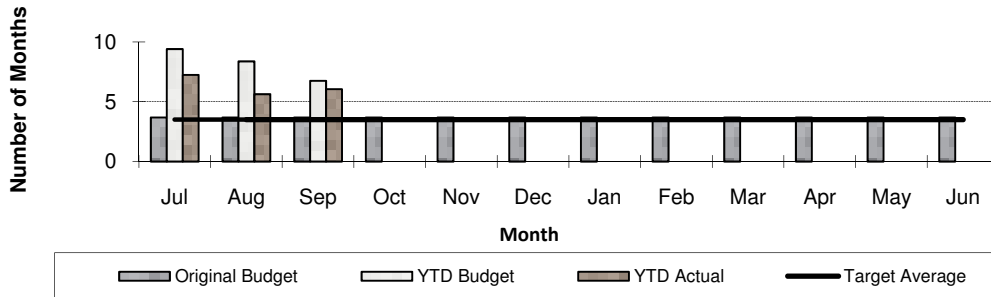
Cash Balance - \$M



Orig Budget \$45.0M
 YTD Budget \$73.4M
 YTD Actual \$75.8M

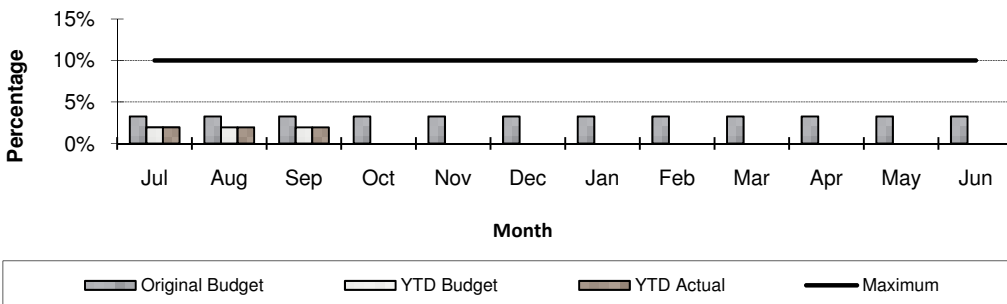
RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

**Cash Balances - Cash Capacity in Months
(Target 3 to 4 Months)**



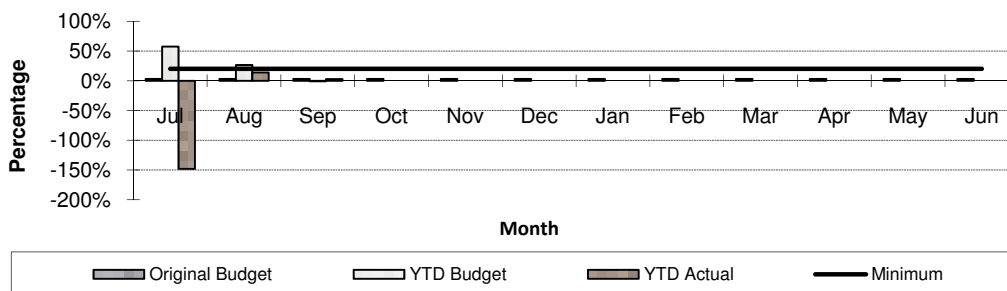
Orig Budget 3.7
YTD Budget 6.8
YTD Actual 6.1
Target 3 - 4 months

**Long Term Financial Stability - Debt to Assets Ratio
(Target less than 10%)**



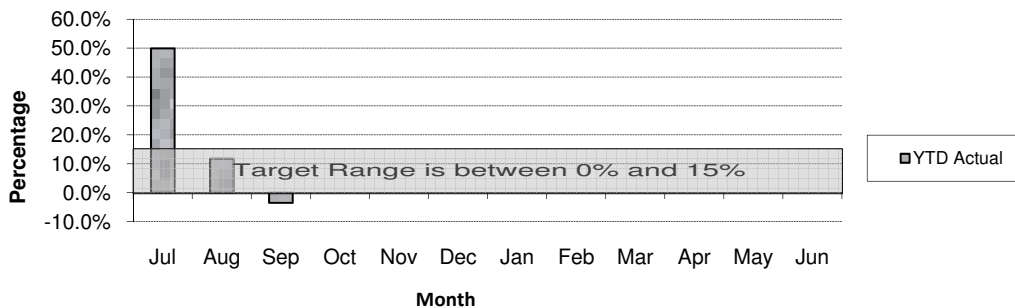
Orig Budget 3.3%
YTD Budget 1.9%
YTD Actual 1.9%
Maximum 10.0%

Operating Performance (Target greater than 20%)



Orig Budget 3.3%
YTD Budget -7%
YTD Actual 3%
Minimum 20.0%

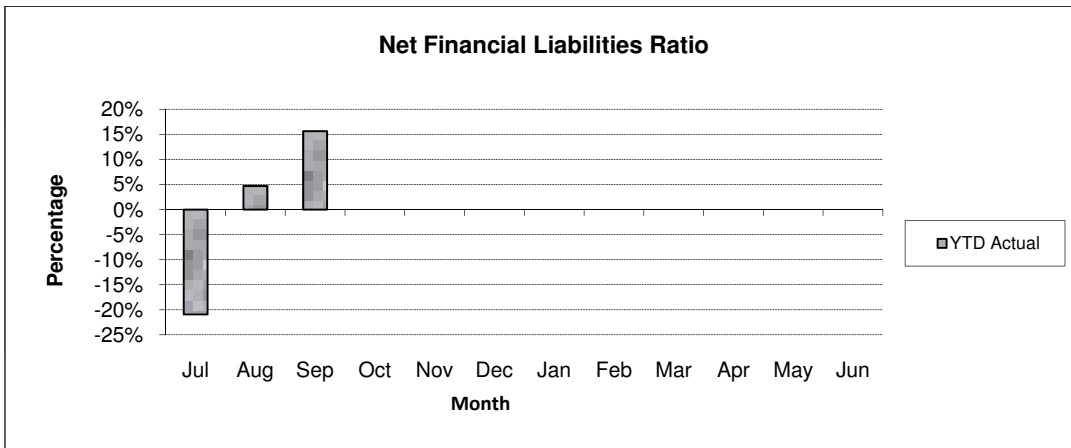
Operating Surplus Ratio (Target between 0 and 15%)



Orig Budget -15.9%
YTD Actual -3.5%

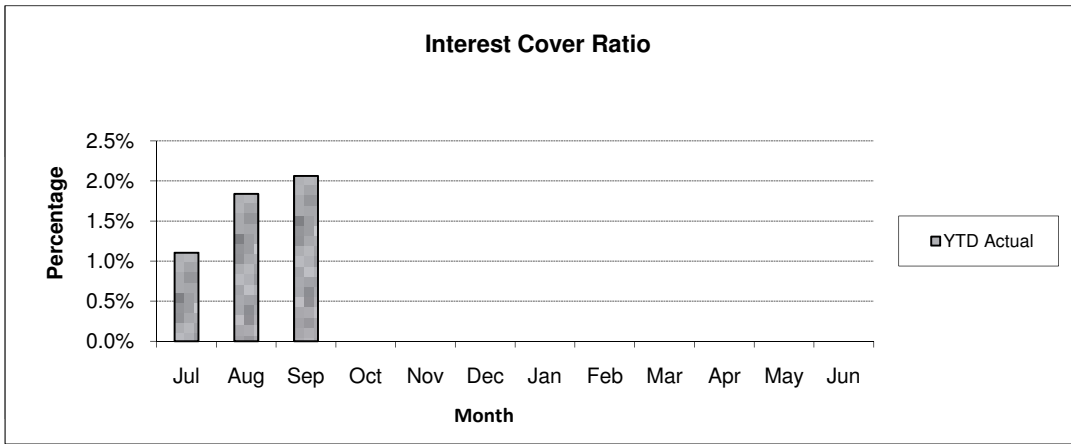
The target as per the 'Measures of Sustainability Guideline' is **Between 0% and 15%**

RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS



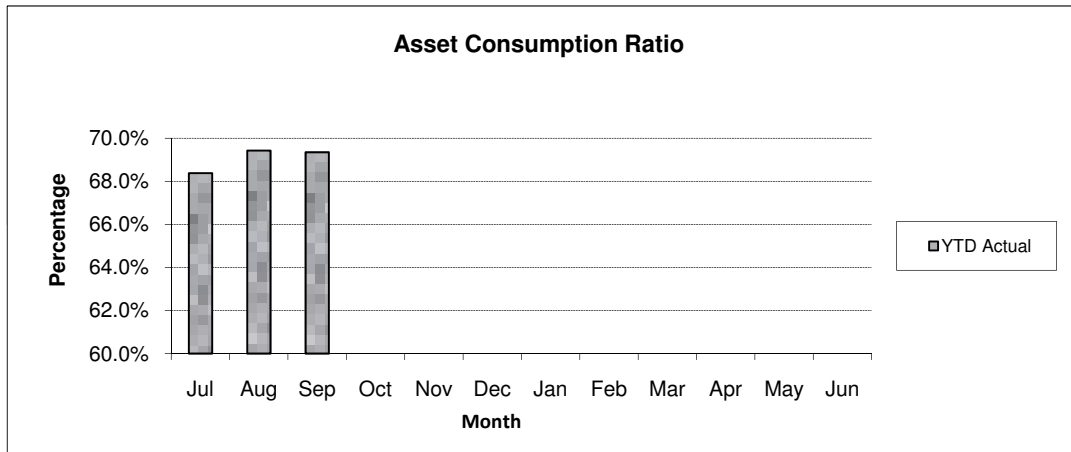
Orig Budget 39.5%
YTD Actual 15.6%

The target is **Less than 60%**



Orig Budget 2.4%
YTD Actual 2.1%

The target as per the 'Measures of Sustainability Guideline' is **Between 0% and 10%**



Orig Budget 41.8%
YTD Actual 69.4%

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'.

Schedule B



Redland City Council

**OPERATING STATEMENT
For the Period Ending 30 September 2010**

≤0.5% above or below forecast Outstanding
 >0.5% above or below forecast to ≤1% above or below forecast Above Standard
 >1% above or below forecast to ≤2% above or below forecast Satisfactory
 >2% above or below forecast Unsatisfactory

	Annual Original Budget \$000s	Annual Revised Budget \$000s	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Comments on Variances	Forecast Variances
Revenue							
Rates Charges	68,906	68,906	17,105	17,067	(37)	Immaterial less than .2 of a percentage point.	
Other Rates & Utility Charges	29,121	29,121	7,148	6,949	(199)	O&M (\$99k) - Waste Operations, Red Water (\$131K) Pensioner discounts - budget phasing to be reviewed will change in October.	
Less: Pensioner Remissions	(2,492)	(2,492)	(544)	(619)	(75)		
Fees & Charges	16,647	16,647	4,588	4,794	206	Cust Serv: C&CS (\$19k), O&M \$153k (Waste Operations \$93K) Dev & Com \$82K Lic Fees & Parking Weinam Creek	
Operating Grants & Subsidies	8,140	8,205	1,797	965	(832)	Corp Serv (\$848K) budget phasing, Dev & Comm \$18k due to receipt of T5 funding	
Operating Contributions and Donations	215	215	54	51	(3)		
Interest External	3,678	3,678	914	5,283	4,369	\$4,042K Allconnex Share Holder Loans - incorrectly coded, should be reported on "Allconnex Water Investment Returns" line. These returns were budgeted to be received in June 2011 in the original budget. \$287K due to higher returns & larger investments than forecast.	
Allconnex Water Investment Returns	19,020	19,020	0	0	0		
Other Revenue	8,103	8,120	1,351	1,684	332	Allconnex SLA recovery \$120K, Litigation payments \$72K - barro Group from Norton Rose, Refund Fire levy charge RCC pump station \$61K, Jury & Other payroll recoveries \$23K, \$14K rent at Toondah Harbour.	
Total Revenue	151,337	151,421	32,413	36,174	3,761		
Expenses							
Employee Costs	66,641	66,656	16,434	16,804	370	Corp Serv \$375K, \$274K re temps, term payment \$64K, Cust Serv \$121K, sick pay & vacancy reduction, Dev & Com (\$250K) due to vacancies.	
Goods & Services	75,146	75,831	15,091	12,304	(2,787)	O&M (\$1,002K), Infrastructure Planning Group - (\$790K), Environmental Management Group - (\$446K), Community & Social Planning Group - (\$198K), PDG (\$186K), Land Use Group (\$69).	
Finance Costs Other	340	340	96	78	(18)	Bank charges and transaction fees - timing	
Other Expenditure	332	332	92	49	(43)	Audit fees (\$32K), Training & Conferences (\$10K)	
Net Internal Costs	(766)	(766)	(84)	(135)	(51)	Gov \$150K mainly legal services recovery, C&CS (\$212K), O&M \$48K, PDG (\$20k), Plan & Pol \$162K, Dev & Com (\$220K) legal and corporate asset management costs.	
Total Expenses	141,694	142,394	31,629	29,101	(2,528)		
Earnings before Interest, Tax and Depreciation (EBITD)	9,644	9,027	784	7,074	6,290		
Interest Expense	3,647	3,647	722	747	25	Immaterial 5% variance - Timing	
Depreciation	30,072	30,072	7,395	7,598	203	C&CS \$94k, Plant and Equipment \$125K; Building (\$40K), Computer software \$16K	
Operating Surplus/(Deficit)	(24,075)	(24,692)	(7,332)	(1,270)	6,062		
Transfers from Unconstrained Reserves	4,000	4,000					
Adjusted Operating Surplus/(Deficit)	(20,075)	(20,692)	(7,332)	(1,270)	6,062		
Transfers to Constrained Operating Reserves	(15,540)	(15,540)	(3,620)	(3,689)	(69)	Corp Serv (\$47K), Plan & Pol (\$22K)	
Transfer from Constrained Operating Reserves	10,449	10,867	1,872	1,017	(854)	Plan & Pol (\$608K), Cust Sev (\$158K), Gov (\$62K), Corp Serv (\$26K)	



Redland City Council

CAPITAL FUNDING STATEMENT
 For the Period Ending 30 September 2010

	Annual Original Budget \$000s	Annual Revised Budget \$000s	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Comments on Variances	Forecast Variances
Sources of Capital Funding							
Capital Contributions & Donations	7,422	7,422	673	415	(257)	Cust Serv (\$263K), Red Water \$98K, Plan & Pol (\$92K) - Environmental Management Group \$56K, Infrastructure Planning Group (\$152K)	
Capital Grants & Subsidies	7,585	8,254	1,021	402	(619)	Infrastructure Management Group - (\$489K), Community & Social Planning - (\$120K), Environmental Management Group - (\$34K), Cust Serv \$24K	
Proceeds on Disposal of Non Current Assets	2,098	2,908	8	354	346	Fleet \$346K - receipt of funds from auction	
Capital Transfers (To) From Reserves	5,907	6,507	4,624	2,387	(2,237)	Developer contributions \$92K, Conservation Land Acq (\$1.16M), Vic Pt. Reserve Stg 1 (\$367K), Pat's Park Stg 1 (\$169K), Parks Upgrade Op - Stds (\$88K), Intrepid/Ondine Crt Stg1 (\$80K), Piermont Place (50) (\$76K), SMI Open Space Land Acq (\$75K), Well Pt. Reserve Stg 2 (\$59K), Masthead Dr (95-105) (\$47K), Manning Espl. DOL (\$40K), Canaipa Rd Path RI (\$32K), Seacrest Cr (24.25,26) (\$28K), Stormwater Trunk Infr Prog (\$19K), Gravel Access, Crescent Dve. RI (\$19K) & Sportsfield Upgrade General (\$13K). PDG (\$22K).	
Non Cash Contributions	0	0	0	0	0		
New Loans	19,799	19,799	0	0	0		
Funding from General Revenue	22,257	24,682	6,332	6,448	116	Gov (\$5K), Cust Serv \$8K; Red Water \$21K; Plan & Pol \$221K; Corp Serv (\$126); Community Standards: (\$2K)	
Total Sources of Capital Funding	65,066	69,571	12,658	10,006	(2,651)		
Applications of Capital Funds							
Contributed Assets	0	0	0	0	0		
Capitalised Goods & Services	57,915	62,420	10,951	8,324	(2,627)	Environmental Management Group (\$1.39M), Infrastructure Planning Group (\$1.35M), PDG (169K), O&M (\$78k), C&CS \$48k, Customer Services Mgt Unit (\$34k), Fleet \$224K early delivery of plant items.	
Capitalised Employee Costs	4,744	4,744	1,169	1,149	(20)	PDG (31K), O&M \$8k	
Loan Redemption	2,407	2,407	537	533	(4)		
Total Applications of Capital Funds	65,066	69,571	12,658	10,006	(2,651)		
Other Budgeted Items							
WDV of Assets Disposed	(1,570)	(1,570)	(392)	(340)	52	Fleet - \$52K timing as to when assets disposed	
Tax and Dividends	0	0	0	0	0	Cust Serv (\$169K), Corp Serv \$152K, Dev & Com \$18K	
Internal Capital Structure Financing	0	0	0	0	0		

Redland City Council


STATEMENT OF CASH FLOWS
For the Period Ending 30 September 2010

	Annual Original Budget \$000s	Annual Revised Budget \$000s	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Comments on Variances
CASH FLOWS FROM OPERATING ACTIVITIES						
Rates Charges	66,414	66,414	16,561	23,029	6,468	Due to phasing of the budget
Utility Charges	29,121	29,121	7,148	6,949	(199)	Due to phasing of the budget
Fees & charges	16,647	16,647	4,588	1,720	(2,868)	Due to phasing of the budget
Grants and subsidies	8,140	8,205	1,797	1,071	(726)	Grants Cw/ith (\$875K)
Contributions	215	215	54	51	(3)	
Allconnex Water Investment Returns	19,020	19,020	0	0	0	
Other Revenue	8,103	8,120	1,351	4,623	3,272	Allconnex SLA \$3.1M, Misc Income \$115K
Receipts from Customers	147,660	147,743	31,499	37,443	5,944	
Employee costs	(67,686)	(67,701)	(16,710)	(15,181)	1,529	Sals & Wages \$2.3M, Temp Personnel \$746K
Materials & services	(74,380)	(75,066)	(15,007)	(21,507)	(6,500)	PO Invoice (\$8.6M), Contractors \$1.7M
Other expenses	(672)	(672)	(189)	(121)	68	Trans Fees \$28K, Audit Fees \$32K
Payments to Suppliers & Employees	(142,739)	(143,439)	(31,905)	(36,808)	(4,903)	
Interest Received	3,678	3,678	914	1,279	365	
Borrowing Costs	(3,647)	(3,647)	(722)	(753)	(32)	Interest \$32K
Net Cash Inflow from Operating Activities	4,952	4,335	(214)	1,160	1,374	
CASH FLOWS FROM INVESTING ACTIVITIES						
Payments - Property, Plant & Equipment	(62,659)	(67,164)	(12,120)	(10,623)	1,497	WIP \$4.6M, Land (\$2.6M), Plant (\$332K), Buildings (\$200K), Other (\$266K), Subsidies (\$174K), TIDS (\$160K), DOT (\$153K), LGA (\$120K)
Proceeds - Capital Subsidies, Grants & Contributions	15,007	15,676	1,694	817	(877)	
Proceeds - Sales of Property, Plant & Equipment	2,098	2,908	8	354	346	Sales proceeds above budget \$346K
Net Cash Inflow from Investing Activities	(45,555)	(48,580)	(10,418)	(9,452)	967	
CASH FLOWS FROM FINANCING ACTIVITIES						
Proceeds of Borrowings	19,799	19,799	0	0	0	
Repayment of borrowings	(2,407)	(2,407)	(537)	(533)	4	
Net Cash Inflow from Financing Activities	17,391	17,391	(537)	(533)	4	
Net Increase / (Decrease) in Cash Held	(23,212)	(26,853)	(11,169)	(8,825)	2,345	
Cash at Beginning of Year	68,212	84,602	84,602	84,602		
Cash at End of Financial Year	45,000	57,749	73,433	75,778	2,345	

Schedule D



Redland City Council

**STATEMENT OF FINANCIAL POSITION
For the Period Ending 30 September 2010**

	Annual Original Budget \$000s	Annual Revised Budget \$000s	YTD Revised Budget Balance \$000s	YTD Actual Balance \$000s	YTD Variance \$000s	Comments on Variances
CURRENT ASSETS						
Cash & Investments	45,000	57,749	73,433	75,778	2,345	Investments \$2.9M above budget
Accounts Receivable	13,750	15,143	15,143	13,424	(1,719)	GST (\$1.7M), Drs (\$4.0M), Acc Int Shlder \$4.0M
Inventories	540	707	707	822	115	Store Inventory \$114K
Prepaid Expenses	1,947	1,478	1,478	1,306	(172)	Insurance \$300K, Salaries (\$382K), Rego (\$50K), Other (\$40K)
Assets - Held for Sale	132	95	95	0	(95)	NCA - Disposal (\$95K)
Total Current Assets	61,369	75,172	90,856	91,330	474	
NON CURRENT ASSETS						
Property, Plant and Equipment	1,373,131	2,131,435	2,100,247	2,097,636	(2,611)	
Investment in Allconnex	421,245	0	0	0	0	
Total Non Current Assets	1,794,376	2,131,435	2,100,247	2,097,636	(2,611)	
TOTAL ASSETS	1,855,745	2,206,607	2,191,103	2,188,966	(2,137)	
CURRENT LIABILITIES						
Accounts Payable	18,409	22,235	22,235	11,393	(10,842)	PO Inv (\$8.6M), Acc Exp (\$2.3M.)
Current Employee Provisions	5,344	6,411	6,848	6,880	32	Ann Leave (\$270K), LSL \$238K
Current Loans	1,564	2,634	2,634	2,628	(7)	
Current Landfill Rehabilitation Provisions	3,315	3,500	3,500	3,500	0	
Other Liabilities	2,923	1,636	1,636	4,202	2,565	Allconnex SLA \$2.9M, Unearned Rev (\$374K)
Total Current Liabilities	31,555	36,416	36,854	28,602	(8,251)	
NON CURRENT LIABILITIES						
Non Current Loans	58,995	57,930	40,001	40,005	4	
Non Current Employee Provisions	7,823	7,375	7,707	8,142	435	LSL \$435K
Non Current Landfill Rehabilitation Provisions	22,800	19,896	19,896	19,896	0	
Non Current Trade & Other Payables	345	345	345	345	0	
Total Non Current Liabilities	89,618	85,546	67,949	68,388	439	
TOTAL LIABILITIES	121,173	121,962	104,803	96,991	(7,812)	
NET ASSETS	1,734,572	2,084,645	2,086,300	2,091,975	5,675	
COMMUNITY EQUITY						
Retained Earnings Account	1,704,631	2,052,089	2,054,787	2,057,301	2,514	
Cash Reserves	29,939	32,556	31,513	34,674	3,160	
TOTAL COMMUNITY EQUITY	1,734,570	2,084,645	2,086,300	2,091,975	5,675	

Schedule E



% Returns and Value of Investments

For the Month Ended 30th September 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>
July 2010	5.23%	5.31%	5.44%	5.08%	\$69.42m	\$84.009 - \$69.42m
August 2010	5.05%	5.15%	5.27%	4.89%	\$81.67m	\$69.42m-\$81.67m
September 2010	4.96%	5.06%	5.18%	4.61%	\$76.073m	\$75.74m-\$81.75m
			<i>QTC Cash Fund Return Rate</i>	<i>UBS Bank Bill Index (Benchmark)</i>		
<i>2010/2011 Financial Year to Date</i>			5.30%	4.86%		

<i>Reserve Bank of Australia (RBA) - Cash Rate</i>	4.50%	No movement since 5/05/10
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Investment of Surplus Funds by Local Government can only be made with Treasury approved Financial Institutions or Cash Funds in accordance with the Statutory Bodies Financial Arrangements Act 1982.

Redland City Council has its own policy on the Investment of Surplus Funds POL-3013. This policy has deemed that no more than 30% of Council's investments will be held with one financial institution, or one fund manager for investments outside of the QTC, QIC Cash Funds or Bond Mutual Funds. When placing investments consideration will also be given to the relationship between the credit rating and the interest rate. The amount invested with financial institutions (banks, credit unions and building societies) or managed funds must meet the nominated minimum credit rating of A for Long Term investments and A1 for Short Term investments.

Redland City Council presently invests in the QTC Capital Guaranteed Cash Fund which is a Fund operated by the Queensland Treasury Corporation (QTC), on behalf of Government and Statutory Bodies. The QTC Fund, invest or hold the majority of securities, with maturities ranging from 11.00am call to 90 days. This means that 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.

Redland City Council also benchmarks all invested funds against the UBS Australia Bank Bill Index which is widely considered to be the industry benchmark for short term cash funds. Interest is also reported on both an annual Effective and Nominal Rate of Return.

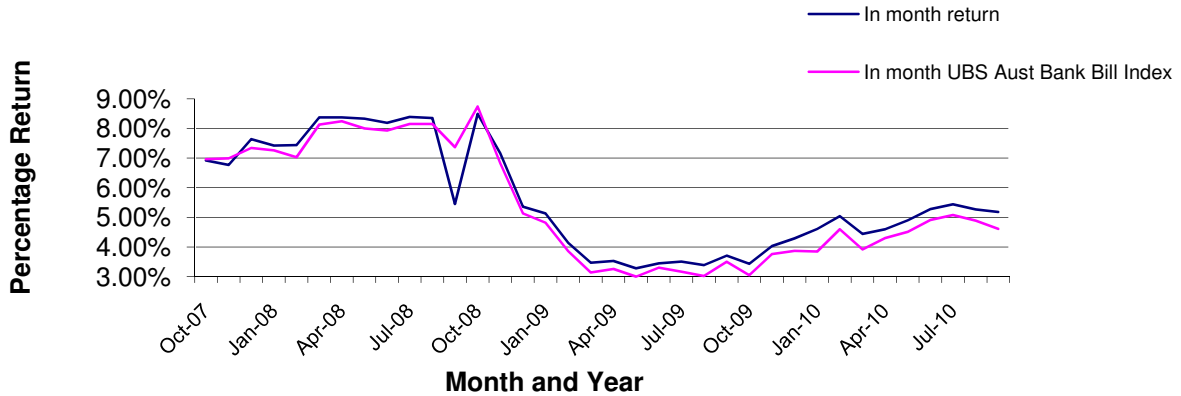
Worth noting that QTC's Cash Fund outperformed the UBS Bank Bill Index (Benchmark) by 0.57% for September 2010. This is the third consecutive month that this has occurred (Jul 10 - Sep 10).

An additional Trust Fund investment is held with the QTC Cash Fund to the value of \$9.18m as at the **30th September 2010** which earns equivalent returns to that of the Consolidated Account as detailed above.

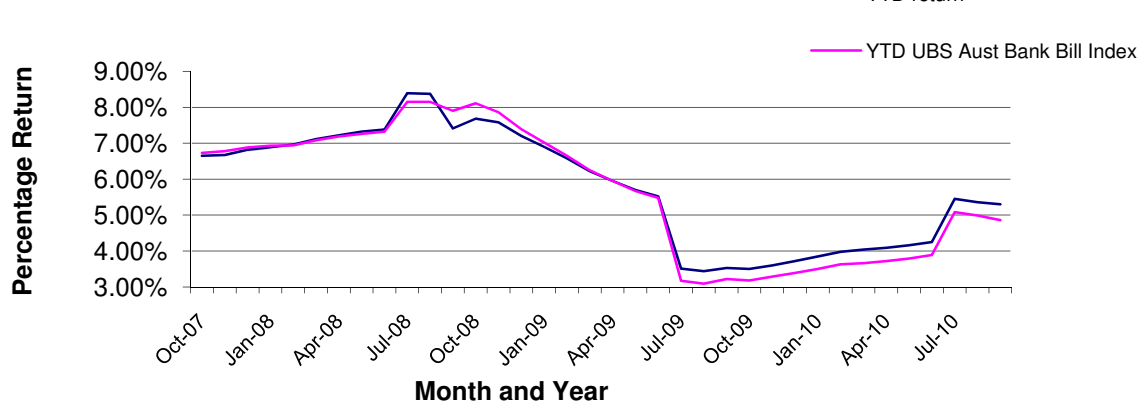
The QTC Borrowing rate as at **30th September 2010** were as follows: 15 Years **5.773%** & 20 years **5.883%**.

The Reserve Bank of Australia (RBA) Cash Rate at the **30th September 2010** was **4.50%** and remains unchanged since 5/5/2010 although the Board stated on 5/10/10 that "if economic conditions evolve as the Board currently expects, it is likely that higher interest rates will be required, at some point, to ensure that inflation remains consistent with the medium-term target".

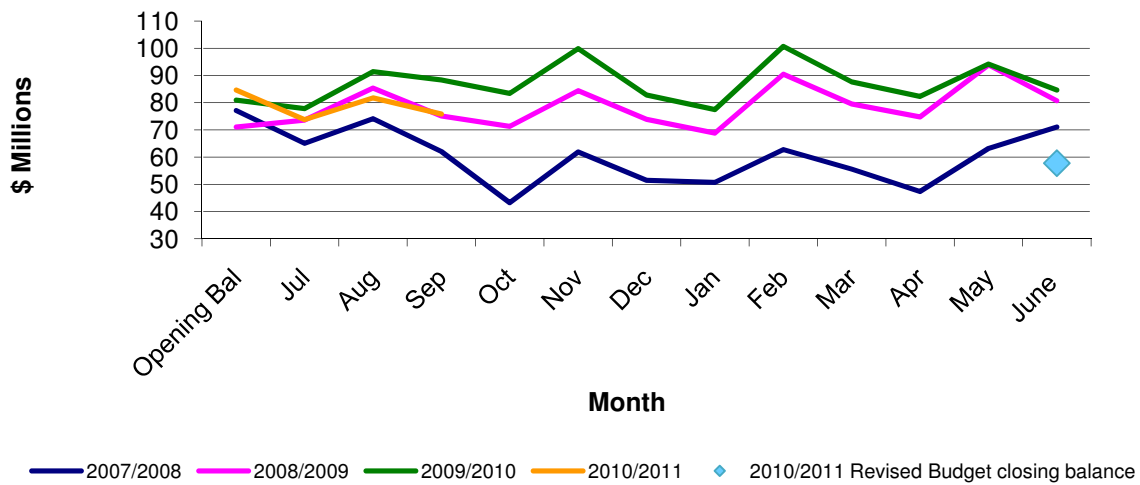
Three year trend for in-month investment return against UBS Aust Bank Bill Index



Three year trend for YTD investment return against UBS Aust Bank Bill Index



Comparison of Monthly Cash Balances





Redland City Council

OPERATING STATEMENT For the Period Ending 30 September 2010

	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Department	Variance	Comments on Variances	Timing (T) Permanent (P)
Revenue							
Rates Charges	17,105	17,067	(37)	Corp Serv	(37)	Immaterial less than .2 of a percentage point.	T
Other Rates & Utility Charges	7,148	6,949	(199)	Cust Serv	(99)	O&M (\$99k) - Waste Operations - Monthly splits timing for Utility Revenue and anticipated growth	T
				Red Water	(131)		
				Plan & Pol	19		T
				Corp Serv	12	Rural Fire levy - timing.	T
Less: Pensioner Remissions	(544)	(619)	(75)	Corp Serv	(75)	Pensioner discounts - budget phasing to be reviewed will change in October.	T
Fees & Charges	4,588	4,794	206	Cust Serv	134	C&CS (\$19k) - Cemeteries (\$33k) at Redland Bay. Holiday Parks 4WD Licence Fees (\$43k) due to an extension of permits in the 1st quarter last year through to January, delaying sales. Holiday Park Camping/Cabin Fees \$25k mostly at Amity Pt, Adder Rock and Foreshores, While Storage Van fees (\$17k) due to timing of invoices. School Age Care \$62k over which has been offset partially by (\$31k) in Child Care Benefit due to higher than anticipated client usage. Respite Services \$5k due to higher attendance at Killara Place. RPAC \$13k due to an additional performance and venue hire deposits for future performances. O&M \$153k - Roads & Drainage \$65k Additional Adshel Bus Shelter Signage (July 2008 to Dec 2009) / Waste Operations \$93k Fees & Charges revenue above expectations (Gate Fees \$74k & Commercial Revenue \$19k)	T
				Red Water	(16)		
				Plan & Pol	1		T
				Corp Serv	5	Financial Services Group - Rate searches under budget (\$21K); Change of Ownerships over budget \$26K - Timing at this stage.	T
				Dev & Com	82	Revenue above forecast by \$82k due to licence fees and additional parking fee revenue for Weinam Creek	T
Operating Grants & Subsidies	1,797	965	(832)	Gov	(2)	Trainee Grant - timing.	T
				Cust Serv	53	C&CS \$88k - Respite Services \$46k and Home & Community Care \$42k received unexpected additional growth funding - to be increased at Q1 budget review. O&M (\$25k) - Parks & Conservation - Timing of Funding from Grant Monies not received YTD (Mainland Roadside Horticultural Services \$16k & Salinity Control \$8k) / PDG (\$10k) - Cleveland Lighthouse Restorative Works - Stage 2	T
				Plan & Pol	(53)	Community & Social Planning - \$20K unfavourable variance due to Safer Suburbs final payment of grant not yet being rec'd. Timing. Infrastructure Planning Group - \$34K unfavourable variance due to \$34K DOT Grant for dredging Emmett Dve. Toondah Harbour not yet rec'd. Timing.	T
				Corp Serv	(848)	Under budget phasing review in consultation with financial Reporting.	T
				Dev & Com	18	Revenue above forecast by \$18k due to receipt of T5 funding.	T
Operating Contributions and Donations	54	51	(3)	Cust Serv	(3)		
Interest External	914	5,283	4,369	Cust Serv	24	O&M \$23k - Roads & Drainage \$7k Interest revenue on investment above expectations / Waste Operations \$16k - Interest revenue on investment recd \$12k (currently not budgeted) Interest recd on rates \$4k higher than anticipated	T
				Red Water	31		
				Plan & Pol	(4)		T
				Corp Serv	4,317	Interest on investment over budget due to higher interest rate and larger investment base at this time - \$263K. The amount of \$4,042M is for Allconnex Share Holder Loans and is incorrectly shown against interest external, will be transferred in October to off-set Allconnex Water Investment returns. All timing.	T
				Dev & Com	1		
Allconnex Water Investment Returns	0	0	0				

Schedule F

	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Department	Variance	Comments on Variances	Timing (T) Permanent (P)
Other Revenue	1,351	1,684	332	Gov	81	Litigation payments \$72K - barro Group from Norton Rose - Permanent Q1 budget review?. Misc Expenses \$9K balance of insurance claims for RCC to be apportioned - timing.	P
				Cust Serv	(3)	C&CS \$7k - Customer Service (\$3k) in Allconnex SLA Recovery. Cleveland Showgrounds \$16k due to incorrect journal - will be adjusted in period 4. Russell Island Pool (\$18k) due to contribution from Department of Education not yet received. RPAC (\$2k) mainly due to lower than anticipated sales in some Entrepreneurial Events. O&M (\$9k) - Waste Operations - Revenue received from Renewable Energy (1st Budget Review submission)	T
				Red Water	(1)		
				Plan & Pol	26	Infrastructure Planning Group - \$14K favourable variance due to commercial rent at Toondah Harbour being rec'd ahead of budget phasing. Timing. Economic Development Group - \$12K favourable variance due to ticket sale revenue being rec'd ahead of budget phasing. Timing.	T
				Corp Serv	221	Allconnex SLA recovery \$120K; Property Services Commercial rent - (\$10K); WB3 water project \$26K; Refund Fire levy charge RCC pump station \$61K; Jury & Other payroll recoveries \$23K - Timing.	T
				Dev & Com	8	Revenue above forecast by \$8k.	T
Total Revenue	32,413	36,174	3,761				
Expenses							
Employee Costs	16,434	16,804	370	Gov	39	Staff recruitment costs not budgeted Marketing & Comms group \$21K possible Q1 budget review - permanent. EOY adj Accrued rec leave Long service leave and Superannuation \$20K - Permanent.	P
				Cust Serv	121	Customer Services Mgt Unit \$8k - no vacancies to offset impact of vacancy budget reduction / PDG \$24K over budget in internal construction. C&CS \$122k - \$23k Higher than anticipated sick leave paid. Majority variance from vacancy budget reduction - currently only 5 vacancies across the group. O&M (\$32k) - Waste Operations - Currently 4 Vacant positions - Closed Landfill Ops Coord/ Project Officer/ System Support Officer & Business Support Officer	T
				Plan & Pol	85	Variance due to vacancies	
				Corp Serv	375	The bulk of variance relates to Temporary Employment costs \$274K under investigation; Unexpected termination payment not budget \$64K - Permanent. Possible Q1 or Q2 budget adjustment consideration.	T
				Dev & Com	(250)	Expenditure under budget by \$250k due to staff vacancies across all groups. Vacancy budget reduction is in General Manager budget.	T
Goods & Services	15,091	12,304	(2,787)	Gov	(31)	Legal Service (\$27K) under budget - Timing; Balance of (\$4K) across goods & Services for the Department. - Timing.	T
				Cust Serv	(1,228)	Customer Services Mgt Unit (\$26k) - No entries against Contractor budget (timing) / PDG (\$186K) under budget - (\$46K) Road Pavement Line marking, (\$146K) Road Construction, (\$31K) Dredging Emmett Dve / over budget \$29K Noyes Pde & \$27K Due Diligence Work, Indigiscapes & other minor variances - account adjustments. C&CS (\$13k) - Home Assist Secure & Home and Community Care \$5k due to timing of invoices with one week worth of payments still outstanding. Holiday Parks (\$5k) across various accounts including chemical supplies, plumbing materials and work fares and charges due to timing of invoices. Libraries (\$4k) due to corporately entered budgets not equalling actuals, timing on invoices and timing on activities etc. Art Gallery (\$4k) small amounts across a number of accounts due to timing on invoices, actuals less than estimated budgets. Customer Service (\$3.5k) mostly in contractors due to a late invoice. RPAC (\$1.5k) mostly in catering and office supplies due to incorrect budget splits. O&M (\$1,002k) - Parks & Conservation \$312k (Water rates charges were not forthcoming for September resulting in 71K of under expense. Also 205K under expenditure in contractors across a range of areas mainly due to timing. Budget splits will be adjusted to accommodate for this)/ Roads & Drainage \$170k (Electricity 200K underspent due to reduction in maintenance charges. Adjustment to be made at Q1. Sealed Rd mtce overspent because of delay in starting capital reseal prog. This will come right over the next 3 months)/ Waste Operations \$506k (A combination of timing and application of rise and fall to contractor costs across the year)	T
				Red Water	156		

Schedule F

	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Department	Variance	Comments on Variances	Timing (T) Permanent (P)
Goods & Services (cont'd)				Plan & Pol	(1,566)	Land Use Group - \$69 unfavourable variance mainly due to \$45K Master Plans & Local Area Plans, \$10K Redlands Planning Scheme & \$8K Residential Design manual. Timing. Environmental Management Group - \$446K favourable variance due to \$19K National Conservation Lands Database, \$15K PEAT, \$20K APEX Park BMX Track, \$40K Wildlife Care Services, \$25K Waterways Mngt Plans, \$16K Contribution to joint research projects, \$36K Cities for Climate Protection, \$18K Urban Parklands Admin, \$48K Natural Area Mngt Admin., \$22K Healthy Waterways P/Ship, \$15K Waterways recovery Extension, \$39K Biodiversity Strategy, \$75K Koala Research, \$18K Koala Road & Rail, \$33K Ambient Water Quality monitoring prog & \$8K Waterways Support Packages & Trials. Timing. Community & Social Planning Group - \$198K favourable variance mainly due to \$25K Community Facilities Review - Public Amenities, \$20K Indigenous P/Ship Coordination, \$22K Environmental Health Admin, \$11K S&R Infrastructure Planning, \$23K S&R Site Plans, \$42K General Admin, \$7K Social Infrastructure Plan, \$8K Community Safety Review, \$8K Capalaba Youth Space Fit out & \$8K Halls Review. Timing. Economic Development Group - \$60K favourable variance due to \$27K Tourism Development Marketing & \$30K Redland Visitor Information Centre. Timing. Infrastructure Planning Group - \$790K favourable variance due to \$28K Toondah Harbour redevelopment, \$45K Water Sensitive Urban Design, \$13K Flood Studies, \$27K Raby Bay monitoring of revet walls, \$14K Shoreline & seawall erosion hazards, \$48K Waste Mngt Strategy, \$36K Birkdale landfill closed master, \$15K Sth East Thornlands structure plan, \$45K Redlands baseball drainage works, \$54K Tina Ave. Lamb Isl. rectification project, \$16K Marine asset renewal planning, \$15K Bicycle pedestrian planning, \$25K Transport planning, \$21K PIP/ICS, \$300K Raby Bay canal planning, \$20K Landfill remed - minor works & \$62K Landfill site investigation prog. Timing.	T
				Corp Serv	(83)	Split across all Groups only 3% variance. Contractors and Consultants to be investigated possible Q1 or Q2 review.	T
				Dev & Com	(33)	Expenditure under budget by \$33k due to timing of invoices.	T
Finance Costs Other	96	78	(18)	Gov	2	Bank Charges - Redland Workcover \$1K - Timing; Bad Debt expense - Christmas by Starlight write-off invoice 11431 sponsorship not honoured \$1K - Permanent.	T
				Corp Serv	(23)	Financial Services Group - bank charges and transaction fees - Timing.	T
				Dev & Com	2		
Other Expenditure	92	49	(43)	Gov	(15)	External Audit Fees - (\$5K); Discretionary Training & Conferences - Councillors' (\$7K); Mandatory Training Councillors (\$3K) - all timing.	T
				Corp Serv	(27)	External Audit Fees - timing, budget phasing issue.	T
Net Internal Costs	(84)	(135)	(51)	Gov	150	Mainly relates to SLA Legal Services Recovery - \$144K - Timing..	T
				Cust Serv	(182)	C&CS (\$212k) - Internal Expenditure (\$212k) across all units mainly in Human Resource Expenses and Corporate Asset Management Expenses. / O&M \$48k - R&D \$28K Gravel sales down on budget largely due to programming of Cap works / Parks & Conservation \$23k (Internal Rates & Charges impact for 2009-2010 Water Consumption) / PDG (\$20k) Internal Employee Costs	T
				Red Water	11		
				Plan & Pol	162	Internals higher than initially budgeted - amend Q1. Timing.	T
				Corp Serv	28	Less than 1% variance - timing.	T
				Dev & Com	(220)	Expenditure under budget by \$220k due to legal and corporate asset management costs.	T
Total Expenses	31,629	29,101	(2,528)				
Earnings before Interest, Tax and Depreciation (EBITD)	784	7,074	6,290				
Interest Expense	722	747	25	Corp Serv	25	Immaterial 5% variance - Timing	T
Depreciation	7,395	7,598	203	Gov	(1)	Rounding.	T
				Cust Serv	91	C&CS \$94k - Identified variances due to system generated amounts in Library Books, Holiday Parks and Community Halls all to be adjusted in period 4.	T
				Plan & Pol	8		
				Corp Serv	103	Plant and Equipment depreciation \$125K; Building depreciation -(\$40K); Computer software depreciation - \$16K; - timing.	T
				Dev & Com	1		
Operating Surplus/(Deficit)	(7,332)	(1,270)	6,062				

Schedule F

	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Department	Variance	Comments on Variances	Timing (T) Permanent (P)
Transfers from Unconstrained Reserves							
Adjusted Operating Surplus/(Deficit)	(7,332)	(1,270)	6,062				
Transfers to Constrained Operating Reserves	(3,620)	(3,689)	(69)	Plan & Pol	(22)		
				Corp Serv	(47) Timing.		T
Transfer from Constrained Operating Reserves	1,872	1,017	(854)	Gov	(62) Timing.		T
				Cust Serv	(158) C&CS (\$11k) Redland Bay Cemetery Works / O&M (\$130k) - Parks & Conservation (\$77k) / Environmental Education (\$26k) / Waste (\$26K) remediation works at Redland Bay / PDG (18K) under budget - Cleveland Cemetery Heritage Master Plan - account adjustment.		T
				Plan & Pol	(608) Environmental Management Group - \$142K favourable variance due to \$16K Koala Road & Rail Mngt, \$23K Koala Research, \$39K Biodiversity Strategy, \$40K Wildlife Care Services & \$10K Pest Mngt Plan Review. Timing. Infrastructure Planning Group - \$467K favourable variance due to \$300K Raby Bay Canal Planning, \$26K Raby Bay monitoring of revetment walls, \$55K Tina Ave. rectification project & \$71K Landfill remediation works. Timing.		T
				Corp Serv	(26) Timing.		T



Redland City Council

**CAPITAL FUNDING STATEMENT
For the Period Ending 30 September 2010**

	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Department	Variance	Comments on Variances	Timing (T) Permanent (P)
Sources of Capital Funding							
Capital Contributions & Donations	673	415	(257)	Cust Serv	(263)	C&CS (\$263k)- Budget relates to Job 42186 RPAC after PC Costs	T
				Red Water	98		
				Plan & Pol	(92)	Environmental Management Group - \$56K favourable variance due to developer contributions 'Open Space' being rec'd ahead of budget phasing. Timing. Infrastructure Planning Group - \$152K unfavourable variance due to less than expected Developer Contributions being rec'd for this period. Timing.	T
Capital Grants & Subsidies	1,021	402	(619)	Cust Serv	24	CCS \$24k - Respite Services \$10k for funding to replace vehicle. HACC \$14k for funding to replace vehicle. Grants were unexpected and will be put into Q1 budget review	T
				Plan & Pol	(643)	Community & Social Planning - \$120K unfavourable variance due to Point Lookout Hall Extension. Timing. Environmental Management Group - \$34K unfavourable variance due to DSQ Grant not yet being rec'd. Timing. Infrastructure Management Group - \$489K unfavourable variance due to \$95K DOT Grant for Intrepid/Ondine, \$21K TIDS LRRS Rickert Rd, \$175K TIDS R&D Grant, \$140K Capital Subsidy Bus Stops & Lay Byses & \$44K DOT Grant Victoria Pt Toe Planks not yet being rec'd. Timing.	T
Proceeds on Disposal of Non Current Assets	8	354	346	Corp Serv	346	Fleet \$346K - receipt of funds from auction, need to adjust budget phasing to reflect auction timing - Timing.	T
Capital Transfers (To) From Reserves	4,624	2,387	(2,237)	Cust Serv	(24)	PDG (\$22K) under budget - Masthead Dr Project complete - savings in construction costs & contingency.	T
				Plan & Pol	(2,213)	Transfers to Reserves - \$92K unfavourable due to developer contributions. Timing Transfer from Reserves - \$2.3M favourable variance due to \$1.16M Conservation Land Acq, \$367K Vic Pt. Reserve Stg 1, \$169K Pat's Park Stg 1, \$88K Parks Upgrade Op - Stds, \$80K Intrepid/Ondine Crt Stg1, \$76K Piermont Place (50), \$75K SMBI Open Space Land Acq, \$59K Well Pt. Reserve Stg 2, \$47K Masthead Dr (95-105), \$40K Manning Espl. DOL, \$32K Canaipa Rd Path RI, \$28K Seacrest Cr (24,25,26), \$19K Stormwater Trunk Infr Prog, \$19K Gravel Access, Crescent Dve. RI & \$13K Sportsfield Upgrade General. Timing.	T
Non Cash Contributions	0	0	0				
New Loans	0	0	0				
Funding from General Revenue	6,332	6,448	116	Gov	(5)	Balancing item.	
				Cust Serv	8		
				Red Water	21		
				Plan & Pol	221	Variance due to under expenditure in capital projects for the period July to September 2010.	T
				Corp Serv	(126)	Balancing item.	
				Dev & Com	(2)		
Total Sources of Capital Funding	12,658	10,006	(2,651)				

Schedule F

	YTD Revised Budget \$000s	YTD Actual \$000s	YTD Variance \$000s	Department	Variance	Comments on Variances	Timing (T) Permanent (P)
Applications of Capital Funds							
Contributed Assets	0	0	0				
Capitalised Goods & Services	10,951	8,324	(2,627)	Gov	(5)	Correction processed by CAIT (Assets) purchase order 178375 under threshold? Under investigation.	T
				Cust Serv	(233)	Customer Services Mgt Unit (\$34k) / PDG (169K) under budget - (\$140K) PDG Under Recovery, (\$35K) Wellington/Bainbridge, (\$83K) RDQ Construction Overheads, (\$42K) Well Pt Reserve Stg 2 Park Upgrade, (\$330K) Capalaba Regional Park Upgrade Stg 3, (\$106K) Piermont Pl, (\$39K) Donald Simpson Ctr Improvements, (\$438K) Rickert/Quarry Rd Widening, (\$45K) Vista/Short Sts, (\$186K) Pat's Park Stg 1, (\$44K) Sel Outridge Pk Fit for Life - account adjustments & (\$46K) Masthead Dr completed under cost / over budget \$70K PDG Internal Charges, \$75K RDQ Construction Fleet, \$551K Rd Construction, \$37K Henry Ziegenfusz Reserve Carpark, \$60K RPAC After Costs, \$153K Intrepid Dr/Ondine Crt Stg 1, \$350K Waste Water Disposal - Amity Pt Crvn Pk, \$97K Sustainable Resource & Waste Facility - account adjustments. Includes other minor variations. C&CS \$48k - Grants \$45k incorrect journal to be corrected in period 4. Redland Art Gallery \$3k due tot timing of invoice for the purchase of a people counter. O&M (\$78k) - Capital Works currently behind schedule - Sportsfield Upgrade \$28k /Playground Replacement \$13k / Indigiscapes Playground \$15k / Russell Island Transfer Station \$28k.	T
				Red Water	116		
				Plan & Pol	(2,726)	Environmental Management Group - \$1.39M favourable variance mainly due to Conservation land Acquisitions. Timing. Infrastructure Planning Group - \$1.346M favourable variance due to \$400K Giles/Gordon Roads, \$192K Beveridge Rd to Rachow St pathway, \$64K Vic Pt. Toe Planks, \$32K Vic Pt. North Ramp, \$35K Russell Isl. WTF, \$87K Stormwater Trunk Infr Prog & \$540K Bus Stop & Lay Bys. Timing.	T
				Corp Serv	224	Fleet - \$224K early delivery of plant items relating to replacement programme - Timing.	T
				Dev & Com	(2)		
Capitalised Employee Costs	1,169	1,149	(20)	Cust Serv	(23)	PDG (31K) under budget - (\$8K) High Street Intersection, (\$74K) Stg 3 Melaleuca Dr Lamb Is, (\$9K) Wellington/Bainbridge, (\$8K) East Rd Karragarra Is, (\$8K) Olympus Dr Sediment Pond, (\$11K) RDQ Wet Weather & Training, (\$50K) Well Pt Reserve Stg 2 Park Upgrade, (\$72K) Victoria Pt Reserve Stg 1, (\$27K) Henry Ziegenfusz Reserve Carpark, (\$69K) Vista/Short Sts, (\$30K) Noyes Pde Karragarra, (\$21K) Yorston Pl / over budget \$424K RDQ Construction Overheads - account adjustments. O&M \$8k Variance	T
				Red Water	3		
Loan Redemption	537	533	(4)	Corp Serv	(4)	Timing.	T
Total Applications of Capital Funds	12,658	10,006	(2,651)				
Other Budgeted Items							
WDV of Assets Disposed	(392)	(340)	52	Corp Serv	52	Fleet - \$52K timing as to when assets are disposed at auction in the replacement programme - Timing.	T
Tax and Dividends	0	0	0	Cust Serv	(169)	C&CS \$136k - O&M (\$306k) (Roads & Drainage (\$58k) & Waste Operations (\$248k)) - Variance due to actual operational expenditure being below budget. To be further investigated	T
				Corp Serv	152	Tax & Dividends - Type 2 and Type 3 Business units - Timing.	T
				Dev & Com	18	Tax for Domestic Building Certification Group	T
Internal Capital Structure Financing	0	0	0				

14.2 GOVERNANCE

14.2.1 ELECTRONIC AUDIO RECORDINGS OF COUNCIL MEETINGS

Datworks Filename: L&E Local Law No. 05 - Meetings
Responsible Officer Name: Nick Clarke
General Manager Governance
Author Name: Trevor Green
Senior Advisor Environmental Health

EXECUTIVE SUMMARY

For the purpose of verifying the accuracy of the minutes of Council's General and Committee meetings, audio recordings are made of the meetings. Council previously made the recordings on cassette tapes.

At the General Meeting 27 September 2006 (Urgent Business without Notice), Council resolved that the cassette tapes of audio recordings made under section 19 of *Local Law No 5 (Meetings)* be held for 60 days after each meeting at which the recordings are made.

Council now records the meetings electronically, which these being stored in Council's computer network system.

A critical review has recently been completed of the operations of Council's General Meeting and Committee Meetings. Part of the project included a review of the audio recording of Council meetings. At a recent Organisational Development Plan workshop to discuss issues relating to the Council and Committee Operation review, councillors indicated a preference that audio recordings of these meetings should be kept indefinitely. The electronic audio recording system readily supports this objective.

PURPOSE

To recommend that the electronic audio recordings made under section 19 of *Local Law No. 5 (Meetings)* of Council's General and Committee meetings, be retained indefinitely.

BACKGROUND

Audio recordings are made of General and Committee meetings for the purpose of verifying the accuracy of the minutes of the meeting. Previously these recordings were made on cassette tapes. The recording of meetings using this technique required the physical storage of the cassette tapes. To reuse a tape required recording over the stored recording.

At the General Meeting 27 September 2006 (Urgent Business without Notice) Council resolved that the cassette tapes of audio recordings made under section 19 of *Local Law No. 5 (Meetings)* be held for 60 days after each meeting at which the recordings are made.

Council now uses an electronic audio system for recording meetings. These recordings are stored in Council's computer network system.

ISSUES

Under the Redland City Council's Organisational Development Plan (Issue 24 – Council and Committee Operation), a critical review has been undertaken of the operations of Council's General Meeting and Committee Meetings. The audio recordings of Council meetings was included as part of the review.

As part of the Councillor consultation throughout the review, Councillors at a recent Organisational Development Plan - Council and Committee Operation workshop, indicated a preference that the audio recordings of these meetings should be kept indefinitely. The electronic audio system now used, readily supports this objective.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to be seen as an excellent organisation which manages resources in an efficient and effective way.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

PLANNING SCHEME IMPLICATIONS

There are no Land Use Planning Group implications associated with this report.

CONSULTATION

The Manager Legal Services and the Corporate Registers and Meetings Team Leader have been consulted in the preparation of this report.

OPTIONS

PREFERRED

That Council resolve that the electronic audio recordings made under section 19 of *Local Law No 5 (Meetings)* of Council's General and Committee meetings, be retained indefinitely.

ALTERNATIVES

1. That Council resolve not to make audio recordings of General and Committee meetings.
2. That Council resolve not to retain the audio recordings of General and Committee meetings, after the minutes are confirmed.
3. That Council resolve to retain the audio recordings of General and Committee meetings for a predetermined period.

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

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve that the electronic audio recordings made under section 19 of *Local Law No 5 (Meetings)* of Council's General and Committee meetings, be retained indefinitely.

CARRIED

14.2.2 DELEGATION TO THE CHIEF EXECUTIVE OFFICER UNDER LOCAL LAW NO. 5 (MEETINGS)

Dataworks Filename: L&E Local Law No 05 - Meetings

Responsible Officer Name: Nick Clarke
General Manager Governance

Author Name: Trevor Green
Senior Advisor Environmental Health

EXECUTIVE SUMMARY

This report recommends that Council delegate its administrative and enforcement powers under *Redland City Council Local Law No. 5 (Meetings)*, to the Chief Executive Officer, who can then sub-delegate this power to nominated and suitably experienced Council officers.

PURPOSE

To recommend that Council delegate its authority to the Chief Executive Officer to administer *Redland City Council Local Law 5 (Meetings)*.

BACKGROUND

Under Redland City Council's Organisational Development Plan (Issue 24 – Council and Committee Operation), a critical review has been undertaken of the operations of Council's General Meeting and Committee Meetings.

ISSUES

The review of Council's General Meeting and Committee Meetings has identified the benefits of appointing authorised officers under *Redland City Council Local Law No. 5 (Meetings)*.

This report is to recommend that Council delegate its authority to the Chief Executive Officer to administer *Redland City Council Local Law No. 5 (Meetings)*.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to be seen as an excellent organisation which manages resources in an efficient and effective way.

FINANCIAL IMPLICATIONS

There are no direct financial implications as a result of this delegation.

PLANNING SCHEME IMPLICATIONS

There are no Land Use Planning Group implications associated with this report.

CONSULTATION

The Manager Legal Services has been consulted in the preparation of this report.

OPTIONS

PREFERRED

That Council resolve, under section 257 of the *Local Government Act 2009*, to delegate to the Chief Executive Officer:-

1. The authority to exercise the powers and responsibilities relating to Authorised Officers under *Redland City Council Local Law No. 5 (Meetings)*; and
2. The ability to sub-delegate the authority to exercise these powers and responsibilities to appropriate officers of Redland City Council.

ALTERNATIVE

That Council, by resolution, makes decisions on the administration of this legislation, including the appointment of Officers.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve, under section 257(1)(b) of the *Local Government Act 2009*, to delegate to the Chief Executive Officer:

1. **The authority to exercise the powers and responsibilities relating to Authorised Officers under *Redland City Council Local Law No. 5 (Meetings)*; and**
2. **The ability to sub-delegate the authority to exercise these powers and responsibilities to appropriate officers of Redland City Council.**

CARRIED

14.2.3 2011 MEETINGS CALENDAR

Dataworks Filename: GOV Council Meeting Dates and Information
Attachment: [2011 Meeting Calendar](#)
Responsible Officer Name: Nick Clarke
General Manager Governance
Author Name: Nick Clarke
General Manager Governance

EXECUTIVE SUMMARY

This report makes recommendations regarding the meeting dates and times for its ordinary meetings and standing committee meetings from January to December 2011.

PURPOSE

The purpose of this report is to seek Council adoption of a calendar of Council's ordinary and standing committee meetings for next year.

BACKGROUND

The *Local Government (Operations) Regulation 2010* (the Regulation) requires a city council, such as Redland City Council, to meet at least once per calendar month (section 53).

The attached calendar comprises dates and start times for all ordinary meetings of Council (often referred to as 'general meetings') and for each of the ordinary meetings of its standing committees. There are four committees that are included in the calendar of meetings. They are the: Corporate Services & Governance Committee; Customer Services Committee; Development & Community Standards Committee; and Planning & Policy Committee. Each committee generally meets once a calendar month with the exception of the Development & Community Standards Committee, which meets more frequently.

In the month of January, the current practice of holding only an ordinary meeting has been retained. All reports to Council for the January meeting will be 'direct to Council' reports and will not, therefore, be considered by one of the committees beforehand.

ISSUES

The meetings calendar has reverted to a calendar month cycle rather than the four-week cycle that was adopted in 2010. This change has been made at the request of councillors and staff, particularly to support the presentation of financial reports to the Corporate Services and Governance Committee prior to their consideration by Council.

In developing this calendar, consideration has been given to the timing of school holidays to reduce the need for meetings during those weeks, where practical.

The schedule of meetings as attached may require consideration of changes to the dates and times of the meetings of the Southern Moreton Bay Islands Communities Advisory Committee (SMBICAC) due to be held in February and May 2011. This matter will be considered at the SMBICAC meeting in November 2010.

Section 74 of the Regulation requires councils to publish, at least once in each year, a notice of the days and times that its ordinary meetings and its ordinary meetings of its standing committees will be held. The regulation imposes additional requirements as to the nature of that publication, i.e. requirements to publish the calendar in a local newspaper and display it conspicuously in its public office.

The adoption by Council of a calendar of meetings for 2011 will enable Council to comply with the statutory requirements. In addition to those requirements, Council will also display meeting dates and times on its website and will continue to publish forthcoming meeting dates regularly in the local press.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure inclusive and ethical governance by being transparent and consistent in the way that it manages the organisation and obligations.

FINANCIAL IMPLICATIONS

There are no additional financial implications associated with the decision that Council is being asked to make.

PLANNING SCHEME IMPLICATIONS

There are no Planning Scheme implications.

CONSULTATION

Consultation has taken place with: Councillors, the Executive Leadership Group; the Principal Advisor SMBI Strategy; and the Corporate Meetings and Registers Team who provide administrative and other support services to these meetings.

OPTIONS

PREFERRED

That Council resolve to adopt the attached schedule of dates and times for ordinary meetings and standing committee meetings, from January 2011 to December 2011.

ALTERNATIVE

That Council resolve to adopt an amended calendar of meeting dates.

OFFICER'S RECOMMENDATION

That Council resolve to adopt the attached schedule of dates and times for ordinary meetings and standing committee meetings, from January 2011 to December 2011.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie

Seconded by: Cr Henry

That the Officer's Recommendation be adopted with an amendment to the meeting schedule as follows:

- 1. That the Planning & Policy Committee meeting scheduled for 5 October 2011 be instead scheduled for 12 October 2011; and**
- 2. That the Development & Community Standards Committee meeting scheduled for 4 October 2011 be deleted.**

CARRIED

Redland City Council
SCHEDULE OF MEETING DATES
 January – December 2011

COMMITTEE	MEETING DAY	MEETING DATE	MEETING TIME
JANUARY			
General Meeting	Thursday	27 January	4.00pm
FEBRUARY			
Development & Community Standards	Tuesday	1 February	10.00am
Planning & Policy	Wednesday	2 February	9.00am
Development & Community Standards	Tuesday	15 February	10.00am
Customer Services	Wednesday	16 February	9.00am
Corporate Services & Governance	Wednesday	16 February	2.00pm
General Meeting	Wednesday	23 February	4.00pm
MARCH			
Development & Community Standards	Tuesday	1 March	10.00am
Planning & Policy	Wednesday	2 March	9.00am
Development & Community Standards	Tuesday	22 March	10.00am
Customer Services	Wednesday	23 March	9.00am
Corporate Services & Governance	Wednesday	23 March	2.00pm
General Meeting	Wednesday	30 March	4.00pm
APRIL			
Development & Community Standards	Tuesday	5 April	10.00am
Planning & Policy	Wednesday	6 April	9.00am
Development & Community Standards	Tuesday	12 April	10.00am
Customer Services	Wednesday	13 April	9.00am
Corporate Services & Governance	Wednesday	13 April	2.00pm
General Meeting	Wednesday	27 April	4.00pm
MAY			
Development & Community Standards	Tuesday	3 May	10.00am
Planning & Policy	Wednesday	4 May	9.00am
Development & Community Standards	Tuesday	17 May	10.00am
Customer Services	Wednesday	18 May	9.00am
Corporate Services & Governance	Wednesday	18 May	2.00pm
General Meeting	Wednesday	25 May	4.00pm

COMMITTEE	MEETING DAY	MEETING DATE	MEETING TIME
JUNE			
Development & Community Standards	Tuesday	7 June	10.00am
Planning & Policy	Wednesday	8 June	9.00am
Development & Community Standards	Tuesday	21 June	10.00am
Customer Services	Wednesday	22 June	9.00am
Corporate Services & Governance	Wednesday	22 June	2.00pm
General Meeting	Wednesday	29 June	4.00pm
JULY			
Development & Community Standards	Tuesday	12 July	10.00am
Planning & Policy	Wednesday	13 July	9.00am
Customer Services	Wednesday	20 July	9.00am
Corporate Services & Governance	Wednesday	20 July	2.00pm
General Meeting	Wednesday	27 July	4.00pm
AUGUST			
Development & Community Standards	Tuesday	2 August	10.00am
Planning & Policy	Wednesday	3 August	9.00am
Development & Community Standards	Tuesday	23 August	10.00am
Customer Services	Wednesday	24 August	9.00am
Corporate Services & Governance	Wednesday	24 August	2.00pm
General Meeting	Wednesday	31 August	4.00pm
SEPTEMBER			
Development & Community Standards	Tuesday	6 September	10.00am
Planning & Policy	Wednesday	7 September	9.00am
Development & Community Standards	Tuesday	20 September	10.00am
Customer Services	Wednesday	21 September	9.00am
Corporate Services & Governance	Wednesday	21 September	2.00pm
General Meeting	Wednesday	28 September	4.00pm

COMMITTEE	MEETING DAY	MEETING DATE	MEETING TIME
OCTOBER			
Planning & Policy	Wednesday	12 October	9.00am
Development & Community Standards	Tuesday	18 October	10.00am
Customer Services	Wednesday	19 October	9.00am
Corporate Services & Governance	Wednesday	19 October	2.00pm
General Meeting	Wednesday	26 October	4.00pm
NOVEMBER			
Development & Community Standards	Tuesday	1 November	10.00am
Planning & Policy	Wednesday	2 November	9.00am
Development & Community Standards	Tuesday	22 November	10.00am
Customer Services	Wednesday	23 November	9.00am
Corporate Services & Governance	Wednesday	23 November	2.00pm
General Meeting	Wednesday	30 November	4.00pm
DECEMBER			
Development & Community Standards	Tuesday	6 December	10.00am
Customer Services	Tuesday	6 December	2.00pm
Planning & Policy	Wednesday	7 December	9.00am
Corporate Services & Governance	Wednesday	7 December	2.00pm
General Meeting	Wednesday	14 December	4.00pm

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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JANUARY 2011

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26 Australia Day	27 4.00 pm General Meeting	28

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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FEBRUARY 2011

Monday	Tuesday	Wednesday	Thursday	Friday
31 Jan	1 9.00am D&CS Workshop 10.00am D&CS Committee	2 9.00am P&P Committee	3	4
7	8	9	10	11
14	15 9.00am D&CS Workshop 10.00am D&CS Committee	16 9.00am CS Committee 2.00pm CS&G Committee	17	18
21	22	23 4.00 pm General Meeting	24	25
28				

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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MARCH 2011

Monday	Tuesday	Wednesday	Thursday	Friday
	1 9.00am D&CS Workshop 10.00am D&CS Committee	2 9.00am P&P Committee	3	4
7	8	9	10	11
14	15	16	17	18
21	22 9.00am D&CS Workshop 10.00am D&CS Committee	23 9.00am CS Committee 2.00pm CS&G Committee	24	25
28	29	30 4.00 pm General Meeting	31	

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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APRIL 2011

Monday	Tuesday	Wednesday	Thursday	Friday
				1
4	5 9.00am D&CS Workshop 10.00am D&CS Committee	6 9.00am P&P Committee	7	8
11	12 9.00am D&CS Workshop 10.00am D&CS Committee	13 9.00am CS Committee 2.00pm CS&G Committee	14	15
18	19	20	21	22 Good Friday
25 Easter Monday	26	27 4.00 pm General Meeting	28	29

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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MAY 2011

Monday	Tuesday	Wednesday	Thursday	Friday
2 Labour Day Holiday	3 9.00am D&CS Workshop 10.00am D&CS Committee	4 9.00am P&P Committee	5	6
9	10	11	12	13
16	17 9.00am D&CS Workshop 10.00am D&CS Committee	18 9.00am CS Committee 2.00pm CS&G Committee	19	20
23	24	25 4.00 pm General Meeting	26	27
30	31			

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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JUNE 2011

Monday	Tuesday	Wednesday	Thursday	Friday
		1	2	3
6	7 9.00am D&CS Workshop 10.00am D&CS Committee	8 9.00am P&P Committee	9	10
13 Queens Birthday Holiday	14	15	16	17
20	21 9.00am D&CS Workshop 10.00am D&CS Committee	22 9.00am CS Committee 2.00pm CS&G Committee	23	24
27	28	29 4.00 pm General Meeting	30	

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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JULY 2011

Monday	Tuesday	Wednesday	Thursday	Friday
				1
4	5	6	7	8
11	12 9.00am D&CS Workshop 10.00am D&CS Committee	13 9.00am P&P Committee	14	15
18	19	20 9.00am CS Committee 2.00pm CS&G Committee	21	22
25	26	27 4.00 pm General Meeting	28	29

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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AUGUST 2011

Monday	Tuesday	Wednesday	Thursday	Friday
1	2 9.00am D&CS Workshop 10.00am D&CS Committee	3 9.00am P&P Committee	4	5
8	9	10	11	12
15 Redlands Show Holiday	16	17	18	19
22	23 9.00am D&CS Workshop 10.00am D&CS Committee	24 9.00am CS Committee 2.00pm CS&G Committee	25	26
29	30	31 4.00 pm General Meeting		

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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SEPTEMBER 2011

Monday	Tuesday	Wednesday	Thursday	Friday
			1	2
5	6 9.00am D&CS Workshop 10.00am D&CS Committee	7 9.00am P&P Committee	8	9
12	13	14	15	16
19	20 9.00am D&CS Workshop 10.00am D&CS Committee	21 9.00am CS Committee 2.00pm CS&G Committee	22	23
26	27	28 4.00 pm General Meeting	29	30

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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OCTOBER 2011

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
10	11	12 9.00am P&P Committee	13	14
17	18 9.00am D&CS Workshop 10.00am D&CS Committee	19 9.00am CS Committee 2.00pm CS&G Committee	20	21
24	25	26 4.00 pm General Meeting	27	28
31				

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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NOVEMBER 2011

Monday	Tuesday	Wednesday	Thursday	Friday
	1 9.00am D&CS Workshop 10.00am D&CS Committee	2 9.00am P&P Committee	3	4
7	8	9	10	11
14	15	16	17	18
21	22 9.00am D&CS Workshop 10.00am D&CS Committee	23 9.00am CS Committee 2.00pm CS&G Committee	24	25
28	29	30 4.00 pm General Meeting		

D&CS Committee	P&P Committee	Cust. Serv. Committee	CS&G Committee	General Meeting	School Holidays	Public Holidays	Meeting/Workshop Free
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DECEMBER 2011

Monday	Tuesday	Wednesday	Thursday	Friday
			1	2
5	6 9.00am D&CS Workshop 10.00am D&CS Committee 2.00pm CS Committee	7 9.00am P&P Committee 2.00pm CS&G Committee	8	9
12	13	14 4.00 pm General Meeting	15	16
19	20	21	22	23
26 Boxing Day	27	28	29	30

14.2.4 COMPLAINTS POLICIES AND GUIDELINES

Datworks Filename:	CR - Complaints General
Attachments:	<u>POL-3096 – Conduct and Performance of Councillors</u> <u>GL-3096-001 - Conduct and Performance of Councillors</u> <u>POL-3037 – Complaints Management Process</u> <u>GL-3037-001 – Complaints Management Process</u>
Responsible Officer Name:	Nick Clarke General Manager Governance
Author Name:	Nick Clarke General Manager Governance

EXECUTIVE SUMMARY

Section 268 of the *Local Government Act 2009* (the Act) requires Council to adopt a process for resolving administrative action complaints. Under section 119(6) *Local Government (Operations) Regulation 2010* (the Regulation), Council may continue to follow the general complaints process under the repealed *Local Government Act 1993* until 30 June 2011. Council is required to adopt a new general complaints process no later than 1 July 2011.

The Act has created new provisions relating to the management of complaints and has established a completely revised system for handling complaints about the conduct and performance of councillors.

To move to reflect these new requirements in a timely manner, two new policy documents and two new guideline documents have been drafted.

PURPOSE

The purpose of this report is to present drafts of four new documents for Council approval:

1. POL-3096 Conduct and Performance of Councillors;
2. GL- 3096-001 Conduct and Performance of Councillors;
3. POL- 3037 Complaints Management Process Policy;
4. GL-3037-001 Complaints Management Process.

BACKGROUND

The Act effectively separates the processes for managing complaints about:

- a. the conduct and performance of councillors; and
- b. administrative action complaints.

Conduct and Performance of Councillors

The processes for dealing with complaints about the conduct and performance of councillors are prescribed in sections 176 to 182 of the Act. These sections deal with: types of conduct; the assessment of complaints; and the roles of the CEO, Mayor, meeting chairpersons; the Department's chief executive (Director-General of the Department of Infrastructure and Planning); Regional Conduct Review Panel; Local Government Remuneration and Discipline Tribunal; and the Minister in these processes and making decisions.

The types of conduct about which complaints can be made are: inappropriate conduct; misconduct; official misconduct; and 'another matter'. The processes for dealing with complaints in each of these categories are detailed in the draft guideline.

Administrative Action Complaints

As mentioned above, section 268 of the Act requires Council to adopt a process for these complaints. They include complaints about decisions, acts, failures to act, etc that affect a person. The Department (DIP) has advised that this section is not intended to capture decisions of Council, i.e. the administrative action complaints processes cannot be used to challenge the ordinary decision-making of Council, as has occurred previously. The processes can be used to complain about individuals and services, for example, a complaint about the conduct of an officer or a complaint about the poor delivery of a Council service.

A comprehensive guideline has been drafted to meet the requirements of the Act and Regulation whilst also providing direction to ensure that best practice is followed across a broad range of topics, e.g. the principles of natural justice through to guidance about handling frivolous or vexatious complaints.

It is proposed that the two attached policies and their respective guidelines be introduced immediately, after adoption by Council at its October meeting. This will comfortably meet the timing requirements of the Act and will also provide contemporary policy and guidance for the management of complaints.

ISSUES

The two policy documents comprehensively cover the framework within which a fair, open and accessible complaints system will work. They include statements about:

1. accessibility;
2. an unbiased process complying with natural justice principles;
3. categorisation and prioritisation of complaints;
4. timely management of complaints and their resolution;
5. how multiple complaints (either from an individual or from more than one complainant) are dealt with;
6. keeping the complainant informed;
7. confidentiality and privacy;
8. co-operation with external agencies;

9. the exclusion of decisions of Council from this process;
10. potential consequences of repeated frivolous or vexatious complaints; and
11. the impacts of other legislation that takes precedence.

The guideline documents describe the processes in sufficient detail for Council officers, councillors, complainants and others to understand where responsibilities lie and assist in managing everyone's expectations.

Additional material is being prepared to provide a simple guide for members of the public who wish to complain about a councillor, employee or service. This will be made available on Council's website and at its customer service centres. Training for staff who may be involved in receiving or managing complaints is also being developed in line with the new policies and guidelines.

The Act has increased Council's reporting requirements and arrangements have been made to collect the required information to meet them.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure inclusive and ethical governance by being transparent and consistent in the way that it manages the organisation, its risks and obligations.

FINANCIAL IMPLICATIONS

The draft policies and guidelines have been developed to comply with the requirements of the Act whilst also ensuring that costs associated with complaints management are effectively controlled where such flexibility is allowed for in the Act. Costs incurred by the Department in engaging the services of a conduct review panel, for example, will be charged back to Council.

PLANNING SCHEME IMPLICATIONS

There are no planning scheme implications.

CONSULTATION

Consultation has occurred with Councillors, the Executive Leadership Group, Internal Audit Group and Legal Services Group.

OPTIONS

PREFERRED

That Council resolve to:

1. Adopt the Conduct and Performance of Councillors Policy (POL-3096);
2. Adopt the Conduct and Performance of Councillors Guideline (GL- 3096-001);
3. Adopt the Complaints Management Process Policy (POL-3037); and

4. Adopt the Complaints Management Process Guideline (GL-3037-001).

ALTERNATIVES

1. That Council resolve to approve the policies and guidelines with amendments; or
2. That Council resolve to defer decisions about the policies and guidelines to a later date.

OFFICER'S RECOMMENDATION

That Council resolve to:

1. Adopt the Conduct and Performance of Councillors Policy (POL-3096);
2. Adopt the Conduct and Performance of Councillors Guideline (GL- 3096-001);
3. Adopt the Complaints Management Process Policy (POL-3037); and
4. Adopt the Complaints Management Process Guideline (GL-3037-001).

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to:

1. **Adopt the Conduct and Performance of Councillors Policy (POL-3096);**
2. **Adopt the Conduct and Performance of Councillors Guideline (GL-3096-001), as amended;**
3. **Adopt the Complaints Management Process Policy (POL-3037); and**
4. **Adopt the Complaints Management Process Guideline (GL-3037-001), as amended.**

CARRIED

Conduct and Performance of Councillors

Head of Power

Sections 176 to 182 of the Local Government Act 2009 (the Act) detail the requirements for dealing with complaints about the conduct and performance of councillors. This is to ensure that appropriate standards of conduct and performance are maintained.

Complaints about the conduct and performance of councillors fall into four categories: inappropriate conduct; misconduct; official misconduct; and complaints about 'another matter'. The Guideline explains how each category of complaint is handled and how frivolous and vexatious complaints are dealt with.

This policy supports Council's priority to deliver inclusive and ethical governance for the community. This includes clear accountabilities, ethical standards of behaviour and a commitment to act in accordance with the 'local government principles' (see Section 4 of the Act).

Policy Objective

This policy has been established to provide a clear administrative method of handling and resolving complaints made about the conduct and performance of councillors. The detailed processes are described in the Conduct and Performance of Councillors Guideline GL-3096-001.

Refer to the Complaints Management Process Policy POL - 3037 for the administrative method of handling and resolving complaints made about the conduct of Council officers.

Policy Statement

1. The complaints process is to be readily accessible to and able to be understood by all people including those with special needs. Information about the complaints process is to be available on Council's website and at its customer service centres.
2. All complaints received by Council will be considered on their merits and addressed in an equitable and unbiased manner through an established complaints process and the observation of the principles of natural justice. Complainants will not suffer any reprisal as a result of making a complaint.
3. Complaints will be categorised and dealt with in accordance with the Act, i.e. as inappropriate conduct, misconduct (including official misconduct) or complaints about another matter. Complaints about inappropriate conduct are dealt with by the mayor or the chief executive of the Department of Infrastructure and Planning. Complaints of misconduct or official misconduct are dealt with by a body that is independent of Council. Complaints about another matter are dealt with at the discretion of the Council's chief executive officer.
4. In the event that a complaint contains allegations in more than one of the categories above, it will be managed in accordance with the process for dealing with the most serious of the allegations made.

5. Complainants will be treated courteously; will receive an acknowledgement of their complaint; will be informed about how it will be dealt with; and will be advised the outcome of their complaint.
6. All complaints will be treated with appropriate respect for the confidentiality and privacy of the complainant, councillors and third parties involved. Publication of information by Council relating to complaints about the conduct and performance of councillors will be limited to that prescribed by legislation.
7. Council will co-operate fully with any investigating authority charged with dealing with a complaint, e.g. the Crime and Misconduct Commission, Local Government Remuneration and Discipline Tribunal or a regional conduct review panel.
8. Where multiple complaints are received about the same or similar issue an effective and efficient method of dealing with them will be determined. For example, if several complainants independently make the same allegation against a councillor, those matters may be dealt with as a single complaint.
9. Complaints about decisions of Council will not be dealt with under this policy irrespective of whether or not the complaint is made against some or all councillors. This does not prevent the acceptance of complaints where it is alleged that a councillor has breached the Act in relation to making a decision; for example, by failing to disclose a conflict of interest in the matter being decided.
10. The complaint process is not a tool to bring Council business to a halt nor to delay or prevent Council from making decisions.
11. It is an offence (Section 177(10) of the Act) for a person to make a further complaint that is substantially the same as a complaint that has previously been assessed by the CEO as frivolous or vexatious.
12. This policy and its associated guideline will be reviewed periodically to maintain best practice.
13. If there is any conflict between this policy or associated guideline and the requirements of the Act or any other relevant legislation, the legislative requirements must take precedence.

Conduct and Performance of Councillors

1. Authorisation

- 1.1 Sections 176 to 182 of the Local Government Act 2009 (the Act) detail the requirements for dealing with complaints about the conduct and performance of councillors to ensure that appropriate standards of conduct and performance are maintained and a councillor who engages in misconduct is disciplined.

2. Scope and Purpose

- 2.1 This guideline has been established to describe the process for handling and resolving complaints made about councillors in accordance with the Conduct and Performance of Councillors Policy POL-3096.
- 2.2 It is irrelevant whether the conduct that constitutes misconduct was engaged in within Queensland or elsewhere, or when the councillor was not exercising the responsibilities of a councillor (Section 176[5] of the Act).
- 2.3 A councillor may be dealt with for an act or omission that constitutes misconduct under the Act, and also be dealt with for the same act or omission as the commission of an offence against the Act, or under the Crime and Misconduct Commission Act (Section 176[9] of the Local Government Act 2009).
- 2.4 This guideline applies only to complaints about a councillor's conduct and performance. It does not apply to complaints about:
- Council officers or the delivery of Council services (see the Complaints Management Process Guideline GL-3037-001); or
 - Complaints about decisions of Council, irrespective of whether or not the complaint is made against some or all councillors. This does not prevent the acceptance of complaints where it is alleged that a councillor has breached the Act in relation to making a decision; for example, by failing to disclose a conflict of interest in the matter being decided.

3. Definitions

Act: Local Government Act 2009

Administrative Action: Action of a local government about a matter of administration including each of the following:

- a decision, or a failure to make a decision, including a failure to provide a written statement of reasons for a decision;
- an act, or failure to do an act;
- the formulation of a proposal or intention; and/or

- the making of a recommendation.

(see the Complaints Management Process Guideline GL-3037-001);

Another Matter

A complaint made about a councillor that does not fall into the categories of inappropriate conduct, misconduct or official misconduct.

CEO:

Chief Executive Officer of Redland City Council (Senior Complaints Officer).

Complaint:

A statement by a person or persons alleging inappropriate conduct, misconduct or serious misconduct by one or more councillors.

A complaint is not the same as a request for service, a request for information or an inquiry seeking clarification of an issue. Examples of communications not classified as complaints under this policy include:

- an inquiry to seek clarification or further information about the amount of a rates bill;
- a request to Council to take action on a barking dog, a noisy pool filter, a leaking water pipe or any other services;
- an inquiry made to Council on a particular development or compliance matter that is processed in accordance with statutory or administrative timeframes established by Council;
- petitions to Council.

Council:

Redland City Council

Councillor:

Includes the mayor, deputy mayor, all currently elected councillors and any person who is no longer a councillor but who was a councillor when the misconduct is alleged to have occurred.

Department's Chief Executive:

The Director-General of the Queensland Department of Infrastructure and Planning.

Frivolous:

Trivial, superficial or senseless.

General Complaints System:

Database for recording complaints which contains details required for statutory reporting and other information for managing and reporting on complaints.

General Complaints Number:

A number issued internally for use within the General Complaints System.

Inappropriate Conduct:

Is conduct that is not appropriate conduct for a representative of a local government, but is not misconduct, including for example –

- a) A councillor failing to comply with the local government's procedures; or
- b) A councillor behaving in an offensive or disorderly way in a meeting of the local government or any of its committees.

Misconduct:

Is conduct or a conspiracy or attempt to engage in conduct, of or by a councillor –

- a) that adversely affects, or could adversely affect, (either directly or indirectly) the honest and impartial performance of the councillor's responsibilities or exercise of the councillor's powers; or
- b) that is, or involves:
 - i. the performance of the councillor's responsibilities, or the exercise of the councillor's powers, in a way that is not honest or is not impartial; or
 - ii. a breach of the trust placed in the councillor; or
 - iii. a misuse of information or material acquired in or in connection with the performance of the councillor's responsibilities, whether the misuse is for the benefit of the councillor or someone else; or
- c) that breaches Section 174(2) of the Act – duty to report another councillor's material personal interest, conflict of interest or misconduct; or
- d) that is referred to the department's chief executive as repeated inappropriate conduct.

Natural Justice:

Making sure that:

- a person who is the subject of a complaint is fully informed of the allegations against them;
- a person against whom the complaint is made is given reasonable opportunity to put forward their case;
- the allegations are properly investigated, all parties heard and relevant submissions considered;
- a person should not be a decision maker in a case in which they are involved;
- a person against whom an adverse decision may be made should be kept fully informed of all information provided about them and given an opportunity to respond to it;

- the investigator and decision maker act fairly and without bias;
- irrelevant matters are not taken into account and all relevant matters are considered; and
- decisions are made based on fact and evidence that logically shows the findings of fact.

Official Misconduct:

Official misconduct is conduct that could, if proved, be—
(a) a criminal offence; or
(b) a disciplinary breach providing reasonable grounds for terminating the person's services, if the person is or was the holder of an appointment. (Section 15 *Crime and Misconduct Act 2001*)

Oral Complaints:

Complaints made in person or by telephone.

Public Interest Disclosure:

Is a protected disclosure which after initial review is confirmed as showing or tending to show that a public officer or public body:

- has engaged, is engaging or proposes to engage in improper conduct in their capacity as a public officer or public body; or
- has taken, is taking or proposes to take detrimental action contrary to the Act.

Regional Conduct Review Panel:

Is an independent body created under the Act that is responsible for hearing and deciding a complaint of misconduct by a councillor.

Senior Complaints Officer:

Chief Executive Officer of Redland City Council (CEO).

Social Media:

Is a term used to describe the type of media that is based on conversation and interaction between people on-line.

Tribunal:

The Local Government Remuneration and Discipline Tribunal is an independent body created under the Act that is responsible (amongst other things) for hearing and deciding the most serious complaints of misconduct by a councillor.

Vexatious:

In relation to a complaint, this includes: unwarranted persistence in pursuing matters that are being or have been resolved; changing the substance of a complaint or continually raising new issues; unwillingness to accept documented evidence; failure to precisely identify the issues or provide any material to support the allegation; making threats to or harassing any person involved in the matter; a

complaint intended for retaliation against a specific councillor for the purpose of harassment; or making unreasonable demands. A complaint that was not initially determined to be vexatious can be determined as such if any of the conditions above occur.

Written Complaints:

Complaints received in writing whether by letter, fax, or email, but not by social media.

4. General

- 4.1 The principles of natural justice apply to the handling, investigation and decision-making in relation to complaints that fall within this Guideline.

5. Receiving Complaints

- 5.1 A complainant should be advised to put his/her complaint in writing and address it to the CEO, including:
- a. the nature of the complaint clearly stated;
 - b. as much detail as possible;
 - c. detail of any loss or detriment they have suffered (if any);
 - d. list any other agencies or authorities they may have also reported the incident to;
 - e. their contact details;
 - f. an outline of the outcome they are seeking; and
 - g. any supporting information and documentation including names and contact details of any other persons who are able to support the complaint.
- 5.2 Oral complaints are discouraged due to the need for the CEO to record the details of the complaint and refer the matter to another authority. An oral complaint may be accepted if the information at 'a' to 'g' in paragraph 5.1 above is provided by the complainant.
- 5.3 A complainant may supply additional information to support his/her complaint. Any such information will be registered by the Internal Audit Group; will be referred initially to the CEO; and then sent to the person who has responsibility for the management of the complaint at that time, e.g. the department's chief executive.
- 5.4 Complaints submitted by social media sites will not be accepted or acknowledged by Council. Examples of social media sites include: MySpace, Facebook, Twitter, internet forums, weblogs, social blogs, wikis, podcasts, etc.

6. Registering Complaints

- 6.1 All written and oral complaints are to be registered with the Internal Audit Group as soon as practicable. Written correspondence will be registered in Dataworks by staff in the Internal Audit Group.

7. Assessing Complaints

Initial Assessment:

- 7.1 The CEO must firstly assess each complaint to decide whether the complaint is a frivolous matter or was made vexatiously.
- 7.2 If it is neither of those, the CEO will then assess the complaint to decide if it is one alleging inappropriate conduct, misconduct, official misconduct or another matter.

Frivolous or Vexatious Complaints:

- 7.3 If the CEO decides that a complaint is frivolous or vexatious, he/she may decide to take no further action in relation to the matter. The CEO will provide the complainant with written advice of the decision and the reasons for it. That advice must contain a warning that it is an offence to make a further complaint about a matter that has previously been decided to have been frivolous or vexatious.

Inappropriate Conduct:

- 7.4 A complaint alleging inappropriate conduct of a councillor should preferably be a written complaint unless it is a complaint about a councillor's conduct at a meeting and the complaint is made orally at the time of that meeting to the meeting chairperson.
- 7.5 The CEO will send a written acknowledgement to the complainant of receipt of the complaint unless the notification at '7.8' below can occur within the required timeframe (see 'timeframes' below).
- 7.6 The CEO will, if the complaint is about the mayor or deputy mayor, refer the matter to the department's chief executive in writing. If the complaint is about another councillor, the CEO will refer the matter to the mayor in writing.
- 7.7 If the alleged inappropriate conduct is a repeat of previous inappropriate conduct by the same councillor; and the mayor or department's chief executive has previously given an order in relation to that councillor that a repeat of that conduct will be referred to the department's chief executive as an allegation of misconduct, the chief executive officer will refer the complaint to the department's chief executive. If this occurs, the process for misconduct complaints (below) is to be followed from this point.
- 7.8 The CEO will advise the complainant: that he/she has assessed the complaint as one of inappropriate conduct; and to whom the complaint has been referred.
- 7.9 The CEO will notify the councillor in writing that a complaint of inappropriate conduct about him/her has been received and to whom the complaint has been referred.
- 7.10 The Mayor may seek the assistance of the chief executive officer in acquiring information relevant to assist the mayor in making a decision about a complaint of inappropriate conduct.

- 7.11 The Mayor, or the department's chief executive, may make either or both of the following orders that they consider to be appropriate in the circumstances:
- an order reprimanding the councillor for the inappropriate conduct; and/or
 - an order that any repeat of the inappropriate conduct be referred to the department's chief executive as misconduct.
- 7.12 The department's chief executive or the Mayor will notify the complainant and the councillor subject of the complaint of the outcome.
- 7.13 If inappropriate conduct happens in a meeting of Council or one of its committees, the chairperson of the meeting may make any one or more of the following orders that the chairperson considers appropriate in the circumstances:
- an order that the councillor's inappropriate conduct be noted in the minutes of the meeting;
 - an order that the councillor leave the place where the meeting is being held (including any area set aside for the public), and stay out of the place for the rest of the meeting; and/or
 - an order that a councillor who fails to leave the place where the meeting is being held when ordered to do so be removed from the place.

Misconduct:

- 7.14 A complaint alleging the misconduct of a councillor should be a written complaint.
- 7.15 The CEO will send a written acknowledgement to the complainant of receipt of the complaint unless the notification at '7.17' below can occur within the required timeframe (see 'timeframes' below).
- 7.16 The CEO will refer the complaint in writing to the department's chief executive.
- 7.17 The CEO will notify the complainant in writing that the complaint has been assessed as one of misconduct and has been referred to the department's chief executive.
- 7.18 The CEO will notify the councillor in writing that a complaint of misconduct about him/her has been received and has been referred to the department's chief executive.
- 7.19 The department's chief executive will notify the councillor about the hearing of the complaint.
- 7.20 The regional conduct review panel or tribunal hears the complaint and decides whether or not the councillor engaged in misconduct, and if so, what is the appropriate disciplinary action.

- 7.21 Disciplinary action is taken against a councillor who has engaged in misconduct by the regional conduct review panel, the tribunal or the Minister, depending on the severity of the misconduct.
- 7.22 The department's chief executive will notify the complainant, the councillor subject of the complaint and the Council's CEO of the outcome.

Official Misconduct:

- 7.23 The CEO has a statutory obligation [Section 38(2)] under the Crime and Misconduct Act 2001 to report suspected official misconduct to the CMC. The threshold for "suspicion of official misconduct" is low, and the CEO has little or no discretion as to whether to report his/her suspicion. In addition, the CEO has no role or authority to investigate his/her suspicion before reporting it to the CMC.
- 7.24 A complaint alleging serious misconduct of a councillor should be a written complaint.
- 7.25 The CEO will send a written acknowledgement to the complainant of receipt of the complaint unless the notification at '7.28' below can occur within the required timeframe (see 'timeframes' below).
- 7.26 The CEO will refer the matter in writing to the CMC using the standard referral form. The referral will include a request for approval to notify the councillor subject of the complaint that the complaint has been made and referred.
- 7.27 The CEO will, at the same time, send a copy of the CMC referral to the department's chief executive.
- 7.28 The CEO will notify the complainant in writing that the complaint has been assessed as one of official misconduct and has been referred to the CMC and the department's chief executive.
- 7.29 The CEO will delay notifying the councillor that a complaint of official misconduct has been made against him/her until written approval of the CMC has been received, and will only do so once that approval is given.
- 7.30 The CMC will either investigate the complaint or will refer it to the department's chief executive.
- 7.31 If the CMC investigates the matter, it will assume responsibility for communication with all parties to the complaint unless advice to the contrary is provided to the department's chief executive.
- 7.32 If the matter is referred to the department's chief executive, he/she will notify the councillor about the hearing of the complaint.

- 7.33 The regional conduct review panel or tribunal hears the complaint and decides whether or not the councillor engaged in official misconduct, and if so, what is the appropriate disciplinary action.
- 7.34 Disciplinary action is taken against a councillor who has engaged in official misconduct by the regional conduct review panel, the tribunal or the Minister, depending on the severity of the misconduct.
- 7.35 The department's chief executive will notify the complainant, the councillor subject of the complaint and Council's CEO of the outcome.

Anonymous Complaints:

- 7.36 Anonymous complaints will be assessed in the same way as any other complaint. If an anonymous complaint is determined by the CEO to be frivolous or vexatious, the CEO will record his/her decision and take no further action. If the CEO determines that the complaint is about inappropriate conduct, misconduct or official misconduct, the CEO will refer the matter accordingly.

Multiple Complaints Regarding the Same or Similar Issue:

7.37 The complaints process is not a tool to bring Council business to a halt, to delay or prevent Council from making decisions, or to interrupt Council's operations.

- 7.38 If multiple complaints are received about the same or similar issue, e.g. if several separate complaints are received about the conduct and performance of one or more councillors arising from the same or similar circumstances:
- The CEO may refer them collectively to the Mayor (for inappropriate conduct) or to the department's chief executive (for misconduct) as appropriate; and
 - a single general complaints number may be allocated to cover all the complaints.
- 7.39 For matters referred to the department's chief executive, it will be for him/her to determine the most effective and efficient method for dealing with the complaints.

Multi-faceted Complaints:

- 7.40 Where a complaint is made about two or more matters which fall into different categories, the referral will be based upon the most serious of the allegations. For example, if a complaint is made about inappropriate conduct, misconduct and official misconduct, the whole complaint will be referred to the CMC as official misconduct and will be copied to the department's chief executive. This allows full consideration by the CMC, including an assessment of the relationship of the alleged lesser allegations to the more serious aspects of the complaint.
- 7.41 In that example, the CMC may ultimately refer any allegation of misconduct, official misconduct or inappropriate conduct to the department's chief executive. The department's chief executive may refer any allegations of inappropriate conduct via the CEO to the mayor.

Complaints Involving Councillors and Council Officers:

- 7.42 A single complaint which is made against both a councillor and a Council officer will be dealt with separately. The process for dealing with 'conduct and performance' complaints against councillors will apply in relation to the allegations made specifically against the councillor.
- 7.43 The process under the 'Complaints Management Process Guideline' (GL-3037-001) will apply to the allegations made against the officer.
- 7.44 A complaints officer appointed by the CEO to investigate a complaint against an officer, may work with members of another body (for example a regional conduct review panel) to share information to ensure the investigation processes are managed effectively and efficiently.

Complaint About Another Matter:

- 7.45 The CEO will deal with the matter at his/her sole discretion.
- 7.46 A complaint made against one or more councillors in relation to a decision of Council is not a complaint about the conduct and performance of a councillor. A person dissatisfied with a Council decision may take the matter up directly with the Mayor or one or more councillors.

8. Withdrawing a Complaint

- 8.1 A complainant may withdraw a complaint by writing to the Council's CEO. If the complaint has been referred to the department's chief executive, the CEO will refer the letter of withdrawal to that person.

9. Information about Complaints

Recording Complaints:

- 9.1 Upon receipt of the complaint from the CEO, the officer responsible for the management of the general complaints system will ensure that:
- the complaint is recorded on a confidential register (general complaints system); and
 - a general complaint number is allocated to the complaint.
- 9.2 There is no requirement to record a complaint in the general complaints system that is assessed by the CEO as being about a frivolous matter or as having been made vexatiously, or is a public interest disclosure within the meaning of the Whistleblowers Protection Act 1994.

Access to Information and Confidentiality:

- 9.3 A register of all complaints made about the conduct and performance of councillors will be maintained by the person responsible for the general complaints system.

- 9.4 That register will be available for inspection by the public on request, usually by appointment. A written record will be kept of the name and address of anyone who inspects the register and the date on which the register was inspected. A copy of an extract from the register may be provided to any person at the time they inspect the register.
- 9.5 Summary information relating to complaints will be published in Council's annual report as required by the Local Government (Finance, Plans and Reporting) Regulation 2010.
- 9.6 The identity of a complainant and copies of all relevant documentation, including the original complaint, the investigation report and all correspondence between the complainant and the investigator, will be treated as confidential information and kept in accordance with Council policy.
- 9.7 This policy does not take precedence over state legislation that deals with information, e.g. Right to Information Act, 2009 and Information Privacy Act, 2009.
- 9.8 Should a complainant or councillor wish to obtain a copy of an investigation report relating to a complaint made by, or against him/her, the request should be made by that person to the department's chief executive. It is not the CEO's responsibility to determine such requests.

10. Timeframes

- 10.1 With regard to sending written acknowledgements to complainants as described above, such letters will be sent within five business days of receipt of the written complaint and will advise the general complaint number and the name of a person who may be contacted about the handling of the complaint. This timeframe may be extended in unusual circumstances, e.g. if a large number of complaints are received about the same matter. If this occurs, written acknowledgements will be sent as soon as is practicable and will include an explanation for the delay.
- 10.2 It shall be the intention of all who handle complaints to deal with the matters without any undue delay. It is important that any person responsible for managing the handling of a complaint (CEO, mayor, meeting chairperson, regional conduct review panel chairperson, tribunal chairperson, CMC or department's chief executive) takes responsibility for keeping the complainant informed of the progress of the matter.

11. Appeals

- 11.1 Any decision made by the CEO, regional conduct review panel, tribunal, mayor, meeting chairperson or the department's chief executive in relation to the matters referred to in this guideline is not appealable (Section 176(10) of the Act). Any dissatisfied complainant may seek advice from the Queensland Ombudsman's Office.

12. Reporting and Reviewing

- 12.1 Public reporting of the handling of complaints will be through the Annual Report in accordance with the requirements of the Act. Additionally, the Internal Audit Group will submit a report twice a year to Council with data relating to complaints dealt with under this guideline.
- 12.2 The policy and guideline will be subject to review not less than once every two years. Amendments will be proposed at any time if improvements have been identified to achieve best practice.

13. Reference Documents

- 13.1 This Guideline has been developed to support the application of the Performance and Conduct of Councillors Policy POL-3096.

14. Associated Documents

- Local Government Act 2009;
- Local Government (Operations) Regulation 2010;
- Local Government (Finance, Plans and Reporting) Regulation 2010;
- Performance and Conduct of Councillors Policy POL-3037;
- Redland City Council's Councillor Code of Conduct;
- Complaints Management Process Policy POL-3037;
- Complaints Management Process Guideline GL-3037-001;
- Confidential Information Policy POL-3095;
- Confidential Information Guideline GL-3095-001;
- Facing the Facts – Crime and Misconduct Commission.

15. Document Control

This guideline may only be amended by resolution of Council. Any requests to change the content of this document should be sent to the General Manager, Governance and the CEO.

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.

Complaints Management Process

Head of Power

Section 268 (1) of the Local Government Act 2009 (the Act), requires Council to establish a complaints management process for resolving administrative action complaints. This process must include the elements contained in Section 119 of the Local Government (Operations) Regulation 2010.

This policy supports Council's priority to deliver inclusive and ethical governance for the community. This includes clear accountabilities, ethical standards of behaviour and a commitment to act in accordance with the 'local government principles' (see Section 4 of the Act).

Policy Objective

This policy has been established to provide a clear administrative method of handling and resolving complaints made by affected persons about:

- a decision, or a failure to make a decision, including a failure to provide a written statement of reasons for a decision;
- an act, or failure to do an act;
- the formulation of a proposal or intention; and/or
- the making of a recommendation.

This policy provides a clear administrative method of handling and resolving complaints made about the conduct of Council officers. It does not apply to complaints made about councillors (see Conduct and Performance of Councillors Policy POL-3096).

Policy Statement

1. The complaints process is to be readily accessible to and able to be understood by all people including those with special needs. Information about the complaints process is to be available on Council's website and at its customer service centres.
2. All complaints received by Council will be considered on their merits and addressed in an equitable and unbiased manner through an established complaints process and the observation of the principles of natural justice. Complainants will not suffer any reprisal as a result of making a complaint.
3. Complaints may be categorised by the CEO for the purpose of prioritisation, reporting, effective resolution, and ensuring legislative compliance.
4. Where possible, a complainant and a Council manager/supervisor should attempt to have the matter resolved to avoid the need for a formal complaint requiring investigation, e.g. by the aggrieved person working the issue through with a Council manager to obtain an outcome that is satisfactory to both parties.

Complaints Management Process

1. Authorisation

- 1.1 Section 268 (1) of the Local Government Act 2009 (the Act), requires Council to establish a process for resolving administrative action complaints. This process must include the elements contained in Section 119 of the Local Government (Operations) Regulation 2010.

2. Scope and Purpose

- 2.1 This complaints management process is a process for resolving complaints about administrative actions of the local government that:
- covers all administrative actions of the local government;
 - requires the local government to quickly and efficiently respond to complaints in a fair and objective way;
 - includes the criteria considered when assessing whether to investigate a complaint; and
 - require the local government to inform an affected person of the local government's decision about the complaint and the reasons for the decision, unless the complaint was made anonymously.
- 2.2 This guideline has been established to provide a clear method of handling and resolving administrative action complaints made by affected persons.
- 2.3 For the purposes of this guideline the definitions section below summarises what is meant by an administrative action complaint and the term 'affected person'.
- 2.4 This guideline does not apply to:
- Complaints about the conduct and performance of councillors (inappropriate conduct and misconduct). Refer to the Conduct and Performance of Councillors Guideline GL-3096-001.
 - Complainants who are not affected persons. Complaints from a person who is not an affected person will not be accepted.
 - Complaints about decisions of Council. Such matters should be referred by an aggrieved person to his/her elected members.
 - A complaint made under the *Public Interest Disclosure Act 2010* (refer to Public Interest Disclosure – Whistleblower Protection Guideline – GL – 3060-002).
 - Internal work grievances between Council employees (refer to Workplace Investigations Guideline – GL-2127-017).
 - National competition policy (refer to Competitive Neutrality Complaint Process Policy POL-0028).
 - Appeals against any previous outcomes of complaints investigations.

3. Definitions

Act:	Local Government Act 2009
Administrative Action:	Action of a local government about a matter of administration including each of the following: <ul style="list-style-type: none">▪ a decision, or a failure to make a decision, including a failure to provide a written statement of reasons for a decision;▪ an act, or failure to do an act;▪ the formulation of a proposal or intention; and/or▪ the making of a recommendation.
Affected Person:	Is a person who is directly affected by an administrative action of a local government.
CEO:	Chief Executive Officer of Redland City Council (Senior Complaints Officer).
Code of Conduct:	The Redland City Council Employee Code of Conduct
Complaint:	<p>An affected person's statement of dissatisfaction regarding a matter of administration, including a Council service or a Council officer's conduct.</p> <p>A complaint is not the same as a request for service, a request for information, a general statement of dissatisfaction with a service or individual, or an inquiry seeking clarification of an issue. Examples of communications not classified as complaints under this policy include:</p> <ul style="list-style-type: none">• an inquiry to seek clarification or further information about the amount of a rates bill;• a request to Council to take action on a barking dog, a noisy pool filter, a leaking water pipe or any other services;• an inquiry made to Council on a particular development or compliance matter that is processed in accordance with statutory or administrative timeframes established by Council;• petitions to Council.
Complaints Officer:	An officer authorised to undertake investigations of complaints, who is appointed by the CEO.
Council:	Redland City Council.
Council Officer:	For the purposes of this guideline, the term includes Council employees (whether permanently employed or not); consultants engaged on Council assignments; and contractors working for Council.

Customer Service Request:	A request by a customer of Council for a service to be provided. This includes follow up communication regarding the progress in delivering that service.
Frivolous:	Trivial, superficial or senseless.
General Complaints System:	Database for recording complaints which contains details required for statutory reporting and other information for managing and reporting on complaints.
General Complaints Number:	A number issued internally for use with the General Complaints System.
General Manager:	A general manager of a department of the Redland City Council who reports directly to the CEO.
Misconduct:	Encompasses any disgraceful or improper conduct relating to an officer's duties and any private act by an officer that compromises the officer's public duties. This includes any breach of the Code of Conduct for Council Officers.
Natural Justice:	Making sure that: <ul style="list-style-type: none">• a person who is the subject of a complaint is fully informed of the allegations against them;• a person against whom the complaint is made is given reasonable opportunity to put forward their case;• the allegations are properly investigated, all parties heard and relevant submissions considered;• a person should not be a decision maker in a case in which they are involved;• a person against whom an adverse decision may be made should be kept fully informed of all information provided about them and given an opportunity to respond to it;• the investigator and decision maker act fairly and without bias;• irrelevant matters are not taken into account and all relevant matters are considered; and• decisions are made based on fact and evidence that logically shows the findings of fact.
Official Misconduct:	Official misconduct is conduct that could, if proved, be— (a) a criminal offence; or (b) a disciplinary breach providing reasonable grounds for terminating the person's services, if the person is or was the holder of an appointment. (Section 15 <i>Crime and Misconduct Act 2001</i>)

Oral Complaints:	Complaints made in person or by telephone.
Regulation:	Local Government (Operations) Regulation 2010.
Senior Complaints Officer:	Chief Executive Officer of Redland City Council (CEO).
Significant Matter:	Is a complaint about one or more of the following: <ul style="list-style-type: none">• official misconduct by a Council officer;• a second or subsequent allegation about the officer's conduct;• a second or subsequent allegation about Council's performance in delivering a particular service;• where there is the potential for public and/or media interest;• where there has been substantial loss (or potential loss) to the complainant;• where there may be a need to review Council's policies or procedures; or• where there are more than two complainants (who are not from the same household).
Social Media:	Is a term used to describe the type of media that is based on conversation and interaction between people on-line.
Vexatious:	In relation to a complaint, this includes: unwarranted persistence in pursuing matters that are being or have been resolved; changing the substance of a complaint or continually raising new issues; unwillingness to accept documented evidence; failure to precisely identify the issues or provide any material to support the allegation; making threats to or harassing any person involved in the matter; a complaint intended for retaliation against a specific officer for the purpose of harassment; or making unreasonable demands. A complaint that was not initially determined to be vexatious can be determined as such if any of the conditions above occur.
Written Complaints:	Complaints received in writing whether by letter, fax, or email but not by social media.

4. General

- 4.1 The principles of natural justice apply to the handling, investigation and decision-making in relation to complaints that fall within this Guideline.

5. Receiving Complaints

- 5.1 A complainant wishing to lodge a formal complaint about a significant matter must be advised to put his/her complaint in writing and address it to the CEO, including:
- as much detail as possible;
 - detail of any loss or detriment they have suffered;
 - list any other agencies or authorities they may have also reported the incident to;
 - their contact details;
 - an outline of the outcome they are seeking; and
 - any supporting information and documentation including names and contact details of any other persons who are able to support the complaint.
- 5.2 Oral complaints will be accepted if the complainant cannot or refuses to put his/her complaint in writing. In such cases, the officer receiving the complaint will make comprehensive written notes of the complaint.
- 5.3 Complaints about matters that are not significant matters may be made in writing or orally and should include the details at '5.1' above.
- 5.4 A complainant may supply additional information to support his/her complaint. Any such information will be registered by the Internal Audit Group; will be referred initially to the CEO; and then sent to the person who has responsibility for the management of the complaint at that time.
- 5.5 Complaints submitted by social media sites will not be accepted or acknowledged by Council. Examples of social media sites include: MySpace, Facebook, Twitter, Internet forums, weblogs, social blogs, wikis, podcasts, etc.

6. Registering Complaints

- 6.1 All written and oral complaints are to be registered with the Internal Audit Group as soon as practicable. This applies irrespective of the nature of the complaint, who deals with it and how quickly it is dealt with, e.g. an oral complaint to a manager about a service that is resolved within a few minutes of the complaint being made must still be registered.
- 6.2 Written correspondence will be registered in Dataworks by staff in the Internal Audit Group.

7. Assessing Complaints

Initial Assessment:

- 7.1 Written complaints should be addressed to the CEO. Oral complaints should be made to the CEO, a general manager, group manager or service manager of Council. Oral complaints received by another Council employee or councillor should be referred to a manager within

the relevant department or to the CEO. A written complaint received by another Council employee or a councillor should be referred to the CEO.

- 7.2 An acknowledgement letter or email will be sent to the complainant upon receipt of a written complaint. This will be done by the CEO's Office, upon receipt of the written complaint.
- 7.3 If an officer receiving an oral complaint believes that the complaint is frivolous or vexatious, the officer will refer the matter to the CEO for determination.
- 7.4 If the officer receiving an oral complaint does not consider the complaint may be frivolous or vexatious, the officer will then decide if the complaint is either a complaint about a Council service, or is a complaint about a Council officer. The officer will also determine if the complaint is about a significant matter. A 'significant matter' is defined above and requires immediate referral to the CEO.

Frivolous or Vexatious Complaints:

- 7.5 The CEO is the only person who can make a determination that a complaint is frivolous or vexatious.
- 7.6 If the CEO decides that a written or oral complaint is frivolous or vexatious, he/she may decide to take no further action in relation to the matter. The CEO will provide the complainant with written advice of the decision and the reasons for it.

Complaints About a Council Service:

- 7.7 A complaint about a Council service may be best dealt with by a manager within the department that provides, or could provide, the service.
- 7.8 If a manager has received an oral complaint about a Council service, the manager may seek to resolve the matter in discussion with the complainant and relevant staff, without the need for formal investigation.
- 7.9 If the matter is a significant matter, the CEO will decide how the matter is dealt with. This may include referral to the departmental general manager, or allocation to a complaints officer to investigate the complaint.

Complaints About a Council Officer:

- 7.10 A complaint about a Council officer may be best dealt with by the officer's direct line manager or by a more senior manager.
- 7.11 In resolving the complaint, the manager may decide to take such measures as are within his/her delegated authority to manage the performance of the officer.
- 7.12 If the matter is a significant matter, the CEO will decide how the matter is dealt with. This may include referral to the general manager of the relevant Council department, or allocation to a complaints officer to investigate the complaint.

Complaints About the CEO:

- 7.13 If a complaint is received about the CEO, the CEO will delegate his/her responsibilities under this Guideline in writing to a general manager.
- 7.14 The general manager will deal with the matter in accordance with procedures in this Guideline. This includes referral to the CMC if the allegation is about official misconduct and the CEO has not already referred the matter.
- 7.15 To ensure the independence of the handling of any complaint about the CEO, the following additional steps are required:
- a. The general manager will advise the Mayor about the complaint;
 - b. If the general manager considers that the complaint is frivolous or vexatious, he/she will consult with the Mayor. Only if both the Mayor and the general manager consider the complaint to be frivolous or vexatious, will a decision be made to that effect;
 - c. If the complaint is neither frivolous nor vexatious and it is not about official misconduct, or if it is about official misconduct, it has been referred back to Council to deal with by the CMC, the general manager will appoint an independent person (external investigator) to investigate the allegations. The external investigator will be a person who is independent of Council and who has knowledge and experience sufficient to be capable of conducting the investigation;
 - d. The external investigator will report his/her findings to the general manager; and
 - e. Upon receipt of that report, the general manager will present it to the Mayor for consideration and to make any decisions in relation to the report's findings and recommendations. The Mayor may consult with other councillors during that process.

Anonymous Complaints:

- 7.16 Anonymous complaints, whether oral or written, will be assessed in the same way as any other complaint. If an anonymous complaint is determined by the CEO to be frivolous or vexatious, the CEO will record his/her decision and take no further action. If the CEO determines that the complaint is about a Council service or a Council officer, the CEO will either refer the matter to a complaints officer, who may be a member of the Internal Audit Group, a general manager, group manager, or a service manager.

Complaints Involving Councillors and Council Officers:

- 7.17 A single complaint which is made against both a councillor and a Council officer will be dealt with separately. The process for dealing with 'conduct and performance' complaints against councillors will apply in relation to the allegations made specifically against the councillor (see GL-3096-001).
- 7.18 The process under this guideline will apply to the allegations made against the officer.

7.19 A complaints officer appointed by the CEO to investigate a complaint against an officer, may work with members of another body (for example a regional conduct review panel) to share information to ensure the investigation processes are managed effectively and efficiently.

Multiple Complaints Regarding the Same or Similar Issue:

7.20 The complaints process is not a tool to bring Council business to a halt, to delay or prevent Council from making decisions, or to interrupt Council's operations.

7.21 If multiple complaints are received about the same or similar issue, e.g. if several separate complaints are received about Council's delivery of a service, such as grass cutting in a park, or about the behaviour of a Council officer:

- a. an effective and efficient method for dealing with them will be determined by the CEO; and
- b. a single general complaints number may be allocated to cover all the complaints.

7.22 An appropriate method for dealing with such complaints will ensure that all the information provided by the complainants is considered, but may limit further enquiries that are made to those which are necessary for an investigator to conclude an investigation and make appropriate recommendations.

8. Process for Handling Oral Complaints

- 8.1 The officer who receives the complaint will make a written copy of the complaint and will seek the agreement of the complainant that the substance of the complaint has been correctly captured.
- 8.2 If the complaint is about a significant matter, the officer receiving the complaint must refer the matter to the CEO immediately.
- 8.3 The officer (CEO, general manager, group manager or service manager) who is dealing with the complaint will notify the person responsible for the management of the general complaints system (Internal Audit Group) of the details required to register the complaint into that system.
- 8.4 The officer (if not the CEO or general manager) will notify his/her general manager of the complaint and the manner in which he/she intends to deal with it.
- 8.5 The officer will negotiate with the complainant a timeframe for dealing with the matter and will maintain contact with the complainant until the matter is finalised.
- 8.6 The officer will also advise the officer subject of the complaint (if it is a complaint about an officer).

- 8.7 If the matter is confirmed as having been resolved to the satisfaction of the complainant, the officer will notify their general manager and inform the person who manages the general complaints system of the outcome. Notification will also be provided to any officer subject of the complaint.
- 8.8 If the matter is not resolved to the complainant's satisfaction, the officer will advise his/her general manager (or if the officer is a general manager, the CEO).
- 8.9 The general manager or CEO will determine if the matter is capable of resolution and may, after consideration which should include discussion with the complainant, decide what action to take. This may include the appointment of a complaints officer by the CEO to investigate the complaint formally, or may result in a decision to take no further action if avenues to resolve the matter have been exhausted.
- 8.10 The general manager or CEO will advise the complainant of his/her decision and the reason for it if a decision has been made that no further action will be taken.
- 8.11 Upon completion of an attempt to resolve a complaint or of an investigation, the responsible manager will advise the complainant and any officer subject of the complaint, of the outcome in writing.
- 8.12 The manager will also advise the person who manages the general complaints system of the outcome of the complaint.

9. Process for Handling Written Complaints

- 9.1 All written complaints will be addressed or forwarded to the CEO.
- 9.2 The CEO will notify the person responsible for the management of the general complaints system (Internal Audit Group) of the details required to enter the complaint into that system.
- 9.3 The CEO will at his/her discretion (unless the complaint is about official misconduct), determine how to deal with the complaint.
- 9.4 The CEO may instruct another officer (general manager, group manager or service manager) to try to resolve the complaint without the need for a formal investigation.
- 9.5 The officer will negotiate with the complainant a timeframe for dealing with the matter and will maintain contact with the complainant until the matter is finalised.
- 9.6 The officer will also advise the officer subject of the complaint (if it is a complaint about an officer).
- 9.7 If the matter is confirmed as having been resolved to the satisfaction of the complainant, the officer will notify their general manager and inform the person who manages the general complaints system of the outcome. Notification will also be provided to any officer subject of the complaint.

- 9.8 If the matter cannot be resolved, the officer will refer the matter back to the CEO.
- 9.9 The CEO will determine if the matter is capable of resolution and may, after consideration which should include discussion with the complainant, decide what action to take. This may include the appointment of a complaints officer by the CEO to investigate the complaint formally, or may result in a decision to take no further action if avenues to resolve the matter have been exhausted.
- 9.10 The CEO will advise the complainant of his/her decision and the reason for it if a decision has been made that no further action will be taken.
- 9.11 The CEO may appoint a complaints officer to investigate the complaint.
- 9.12 The complaints officer will conduct an investigation and submit a report of his/her findings and recommendations to the CEO.
- 9.13 The CEO will determine what action to take following receipt of the report.
- 9.14 Upon completion of an investigation, the CEO will advise the complainant and any officer subject of the complaint, of the outcome in writing. If the complainant is dissatisfied with the outcome, he/she may request that the CEO take the report for determination by Council.
- 9.15 The CEO will advise the person who manages the general complaints system of the outcome of the complaint.

10. Process for Handling Complaints about Official Misconduct

- 10.1 The CEO has a statutory obligation [Section 38(2)] under the Crime and Misconduct Act 2001 to report suspected official misconduct to the CMC. The threshold for “suspicion of official misconduct” is low, and the CEO has little or no discretion as to whether to report his/her suspicion. In addition, the CEO has no role or authority to investigate his/her suspicion before reporting it to the CMC.
- 10.2 The CEO will refer the matter in writing to the CMC using the standard referral form. The referral will include a request for approval to notify the officer subject of the complaint that the complaint has been made and referred.
- 10.3 The CEO will notify the complainant in writing at the same time that the complaint has been assessed as one of official misconduct and is being referred to the CMC.
- 10.4 The CEO will delay notifying the officer that a complaint of official misconduct has been made against him/her until written approval of the CMC has been received, and will only do so once that approval is given.
- 10.5 The CMC will either investigate the complaint or will refer it back to the CEO.
- 10.6 If the CMC investigates the matter, it will assume responsibility for communication with all parties to the complaint unless advice to the contrary is provided to the CEO.

- 10.7 If the matter is referred back to the CEO, he/she will notify the complainant and the officer.
- 10.8 The CEO will appoint a complaints officer to investigate
- 10.9 Upon completion of an investigation, the CEO will advise the complainant and any officer subject of the complaint of the outcome in writing.
- 10.10 The CEO will advise the person who manages the general complaints system of the outcome of the complaint.

11. Investigations

- 11.1 All investigations must be conducted impartially. The complaints officer must not have, and must not be perceived to have, any conflict of interest in relation to the complaint, or to the persons, the conduct or the policies and procedures that are subject of the investigation.
- 11.2 A person acting as a complaints officer will be sufficiently competent to undertake the investigation and will have undertaken relevant training. The level of training will vary dependent upon the requirements of the investigator's role.
- 11.3 The complaints officer will investigate the complaint and prepare a report which includes:
- a. a summary of the allegations;
 - b. a chronology of the events;
 - c. the methods used in the investigation;
 - d. documentary evidence;
 - e. interview transcripts or detailed summaries;
 - f. any other evidence;
 - g. findings of the investigation;
 - h. any recommendations; and
 - i. attachments.
- 11.4 Where the investigation draws solely on information from internal sources (e.g. interviews, professional opinions, etc), an excessive reliance could be placed on evidence and opinion from employees with a personal interest in the matter. To ensure that investigations are impartial and are perceived as such, an independent review to validate the information provided should be sought when investigating complaints that are significant matters (as defined above) or which otherwise would, in the CEO's or complaints officer's view, benefit from independent verification.
- 11.5 Where an adverse report is prepared by the complaints officer, the relevant officer(s) may be given an opportunity to make submission to the complaints officer before the investigation report is provided to the CEO. The timing of this opportunity is a matter for the CEO's discretion. The CEO will take into account the circumstances of the complaints and the draft investigation report as well as natural justice requirements when making this decision.
- 11.6 The complaints officer will prepare a draft letter to the complainant advising of the outcome.

11.7 The report and draft letter to the complainant will be provided to the CEO for review and approval.

12. Refusal to Investigate Complaint

12.1 The CEO may refuse to investigate a complaint if, in his/her view:

- a. The complaint is frivolous or vexatious;
- b. The person who made the complaint (the complainant) does not have sufficient direct interest in the matter complained about (i.e. is not an affected person);
- c. Both of the following apply –
- d. The complainant has a right of appeal, reference or review, or another remedy, that the person has not exhausted; and
- e. It would be reasonable in the circumstances to require the complainant to exhaust the right or remedy before the officer investigates, or continues to investigate, the complaint; or
- f. In the circumstances, investigating the complaint is unnecessary or unjustifiable.

12.2 If the CEO makes such a decision, he/she will notify the complainant in writing of the decision and the reasons for it.

13. Withdrawing a Complaint

13.1 A complainant may withdraw a complaint by writing to the Council's CEO. In the event that a complainant wishes to withdraw a complaint, the CEO will usually cease any investigation. There may be circumstances where the CEO decides to continue an investigation, despite the complaint having been withdrawn, e.g. if an investigation has uncovered evidence relating to a significant matter.

14. Information about Complaints

Recording Complaints:

14.1 Upon receipt of the complaint from the CEO, the officer responsible for the management of the general complaints system will ensure that:

- a. the complaint is recorded on a confidential register (general complaints system); and
- b. a general complaint number is allocated to the complaint.

14.2 There is no requirement to record a complaint in the general complaints system that is assessed by the CEO as being about a frivolous matter or as having been made vexatiously, or is a public interest disclosure within the meaning of the Whistleblowers Protection Act 1994.

Access to Information and Confidentiality:

14.3 Summary information relating to complaints will be published in Council's annual report as required by the Local Government (Finance, Plans and Reporting) Regulation 2010.

14.4 The identity of a complainant and copies of all relevant documentation, including the original complaint, the investigation report and all correspondence between the complainant and the investigator, will be treated as confidential information and kept in accordance with Council policy. This policy does not take precedence over state legislation that deals with information, e.g. Right to Information Act, 2009 and Information Privacy Act, 2009.

15. Timeframes

15.1 With regard to sending written acknowledgements to complainants as described above, such letters will be sent within five business days of receipt of the written complaint and will advise the general complaint number and the name of a person who may be contacted about the handling of the complaint. This timeframe may be extended in unusual circumstances, e.g. if a large number of complaints are received about the same matter. If this occurs, written acknowledgements will be sent as soon as is practicable and will include an explanation for the delay.

15.2 It shall be the intention of all who handle complaints to deal with the matters without any undue delay. It is important that any person responsible for managing the handling of a complaint takes responsibility for keeping the complainant informed of the progress of the matter, explaining and managing the timelines for each stage of the process.

16. Appeals

16.1 Any complainant who, at the conclusion of the process for resolving or investigating their complaint, remains dissatisfied with the outcome may request the matter be reviewed by a more senior officer. The manager responsible for the management of that complaint will refer the matter to their general manager, or if that manager is a general manager, to the CEO.

16.2 If a complainant is dissatisfied with the outcome of a complaint that has been dealt with by the CEO, he/she may seek advice from the Queensland Ombudsman's Office.

17. Reporting and Reviewing

17.1 Public reporting of the handling of complaints will be through the Annual Report in accordance with the requirements of the Act. Additionally, the Internal Audit Group will regularly report to the Executive Leadership Group on complaint trends; time taken to resolve

complaints; and an analysis of other complaint-related data to assist reviews of the effectiveness of the policy, the guideline and the training programme.

17.2 The policy and guideline will be subject to review not less than once every two years. Amendments will be proposed at any time if improvements have been identified to achieve best practice.

18. Reference Documents

18.1 This Guideline has been developed to support the application of the Complaints Management Process Policy POL-3037.

19. Associated Documents

- *Local Government Act 2009*;
- Local Government (Operations) Regulation 2010;
- Local Government (Finance, Plans and Reporting) Regulation 2010;
- *Right to Information Act, 2009*;
- *Information Privacy Act, 2009*;
- Complaints Management Process Policy POL-3037;
- Conduct and Performance of Councillors Policy – POL-3096;
- Conduct and Performance of Councillors Guideline – GL-3096-001;
- Confidential Information Policy POL-3095;
- Confidential Information Guideline GL-3095-001;
- Workplace Investigations Guideline – GL-2127-017;
- Facing the Facts – Crime and Misconduct Commission;
- Redland City Council Employee Code of Conduct.

20. Document Control

20.1 This guideline may only be amended by resolution of Council. Any requests to change the content of this document should be sent to the General Manager, Governance and the CEO.

20.2 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.

5. Receipt of each administrative action complaint will be acknowledged in accordance with the Complaints Management Process Guideline GL-3037-001.
6. Complainants will be treated courteously; and will be kept informed of the progress of the handling of their complaint, the timing of its handling and the outcome of their complaint.
7. All complaints will be treated with appropriate respect for the confidentiality and privacy of the complainant and officers involved. Publication of information relating to complaints about Council officers will be limited to that prescribed by legislation.
8. Council will co-operate fully with any investigating authority charged with dealing with a complaint, e.g. the Crime and Misconduct Commission.
9. Where multiple complaints are received about the same or similar issue, an effective and efficient method of dealing with them will be determined.
10. Complaints about decisions of Council will not be dealt with under this policy.
11. The complaint process is not a tool to bring Council business to a halt nor to delay or prevent Council from making decisions.
12. Council staff who undertake roles in resolving or investigating complaints will receive training, the effectiveness of which will be reviewed at least as frequently as this policy and associated guideline.
13. A Council staff member who attempts to informally resolve a complaint or who investigates a complaint must be senior to the person subject of the complaint (if the complaint is about an officer) and senior to the person directly responsible for providing the service (if the complaint is about that service). The only exception to this is for a complaint made about the CEO, in which case the CEO will delegate the responsibility to resolve or investigate the complaint to a general manager of Council.
14. Council's systems, this policy and associated guideline will be reviewed periodically to maintain best practice.
15. If there is any conflict between this policy or associated guideline and the requirements of the Act or any other relevant legislation, the legislative requirements must take precedence.

14.2.5 CORPORATE BALANCED SCORECARD REPORT - SEPTEMBER 2010

Dataworks Filename: GOV Corporate BSC Monthly Reporting to Committee

Attachment: [Balanced Scorecard Report – September 2010](#)

Responsible Officer Name: Luke Wallace
Manager Corporate Planning Performance & Risk

Author Name: Jo Jones
Service Manager, Corporate Planning & Performance

EXECUTIVE SUMMARY

The monthly Corporate Balanced Scorecard report 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 our 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 2010 -15.

The overall rating for September 2010 is satisfactory with a weighted score of 2.50.

PURPOSE

To provide Council with the Corporate Balanced Scorecard report for the financial year to September 2010.

BACKGROUND

The report shows results against each key performance indicator (KPI) for the current month and the previous twelve 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 one of the attached 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 is 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.

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 will be provided in this covering report.

ISSUES

Internal Audit Actions Implemented Within Agreed Timeframes

It is noted that only nine of the 28 audit actions due for completion by the end of September were actually finalised. High workloads are continuing to cause audit actions to be deferred in some areas but it should be noted that no extreme or high risk actions have been deferred.

Workplace Health and Safety Measures

The implementation of the safety management plan remains slightly below target. Whilst resources have been focused on WH&S audits in recent months, the opportunity now exists to concentrate resources on the WH&S management plan actions and significant progress is anticipated in upcoming months.

There were four lost time injuries in the month of September, three of which occurred in Customer Services Department. All injuries are being reviewed in accordance with normal practice to ensure appropriate remedial steps are taken where possible.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's commitment to Inclusive and Ethical Governance. Strategy 8.5 within the Corporate Plan states that Council will be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities. As part of the Organisational Development Plan, Council is currently reviewing its corporate performance management arrangements and the results of this project will be presented to Council during 2010/11.

FINANCIAL IMPLICATIONS

There are no implications for the Planning Scheme arising from this report.

CONSULTATION

The data in this report was provided by responsible managers and has been compiled by the Corporate Planning, Performance & Risk Group.

OPTIONS

PREFERRED

That Council resolve to note the Corporate Balanced Scorecard for September 2010 as attached.

ALTERNATIVE

That Council resolve to note the Corporate Balanced Scorecard for September 2010 and request additional information.

OFFICER'S/COMMITTEE RECOMMENDATION

That Council resolve to note the Corporate Balanced Scorecard for September 2010, as attached.

COMMITTEE DISCUSSION

Cr Williams sought clarification on queries raised at the Committee meeting and once this had been received, moved the motion below.

COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Henry

That Council resolve to note the Corporate Balanced Scorecard for September 2010, as attached.

CARRIED



**Redland City Council
Balanced Scorecard**

September 2010

Corporate Balanced Scorecard

Page		Target	Actual	
Redland City Council Scorecard			2.50	☐
Financial Perspective			3.80	☐
3	Earnings before interest tax & depreciation savings to budget	2.00%	802.00%	✓
3	Cash levels within targets	5.00	6.10	☐
3	Capital works program financial performance	4.00%	23.05%	✓
Customer Perspective			2.75	☐
4	Capital works program practical completion	97.00%	97.77%	✓
4	Decisions Issued on Development Applications Within Month	100.00%	93.44%	☐
4	Decisions on Development Applications Within IDAS Timeframes	100.00%	70.49%	✗
Internal Processes Perspective			1.00	✗
5	Asset management plans actions implemented	95.00%	91.00%	☐
5	Internal audit actions implemented within agreed timeframes	99.75%	32.00%	✗
People & Learning Perspective			-0.17	✗
6	Workplace Health & Safety Management Plan actions completed	19.00%	10.71%	✗
6	Lost time injury frequency rate	13.00	28.36	✗
6	Workers' Compensation Hours Lost	726	270	✓

Outstanding ✓

Satisfactory/Above Standard ☐

Unsatisfactory ✗

Financial Perspective

Earnings before interest tax & depreciation savings to budget

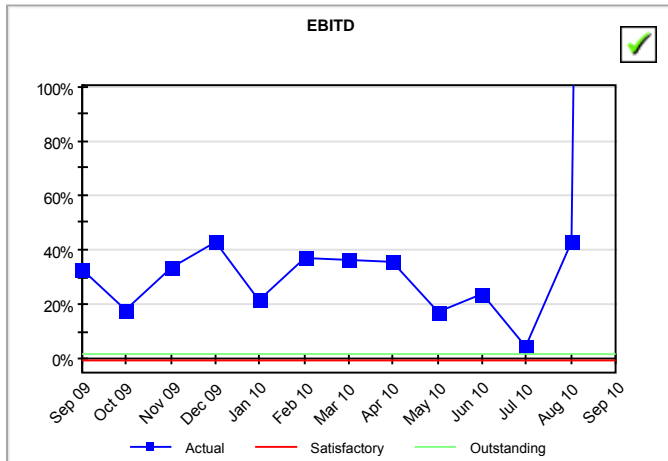
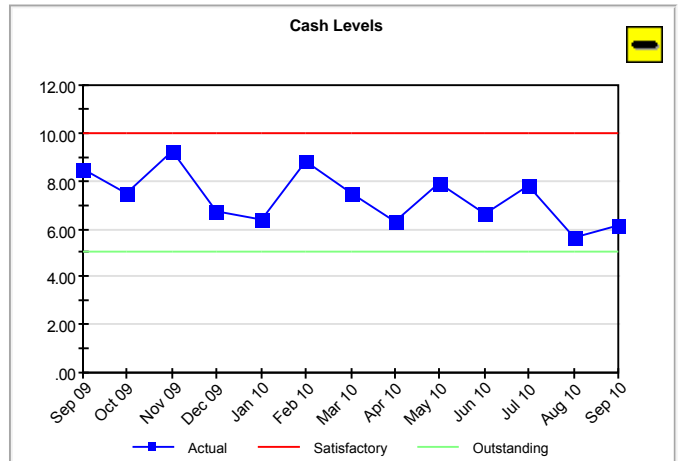


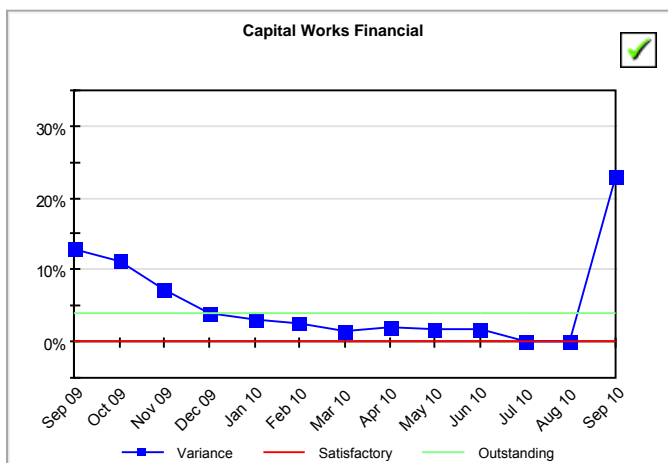
Figure is artificially inflated by quarterly interest on shareholder loans to Allconnex. New natural account to be created for interest payments which will correct this problem in October. Budget phasing will also be adjusted to ensure interest is smoothed across the four quarters of the year.

Cash levels within targets



Payments to suppliers and employees \$36.81M for the three months to September, borrowing costs \$0.75M for the same period. Cash balance \$75.6M at 30 September, 2010.

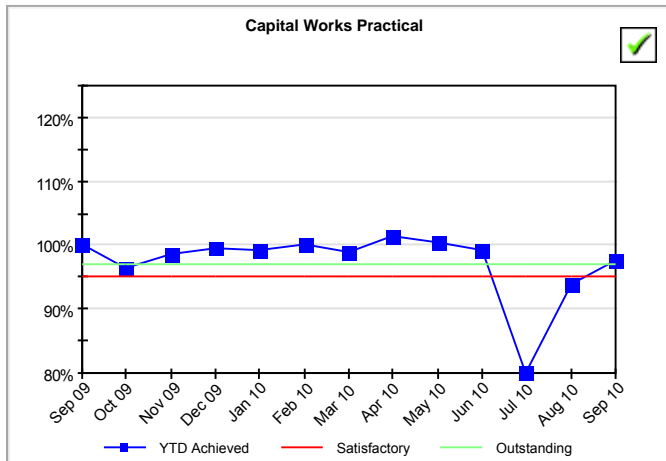
Capital works program financial performance



Corporate Services had no planned completion capital works. Customer Services identified savings to contingency costs which will be presented at the first quarter budget review.

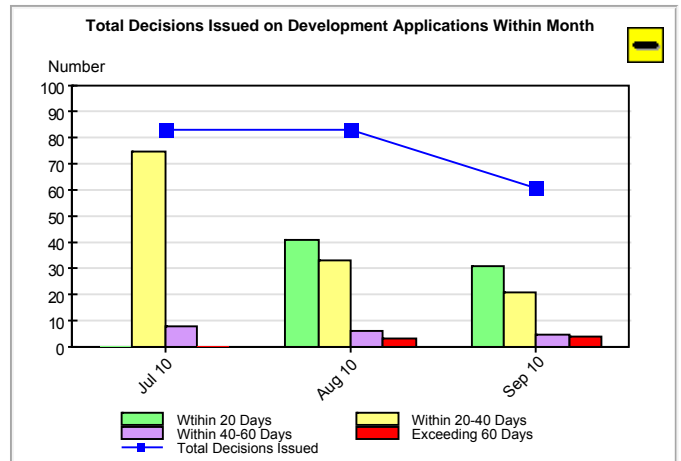
Customer Perspective

Capital works program practical completion



Project Delivery Group had 46 projects that reached practical completion. Information Management projects are on schedule. Corporate Acquisitions Fleet and Facilities have not yet finalised projects for 2010/11.

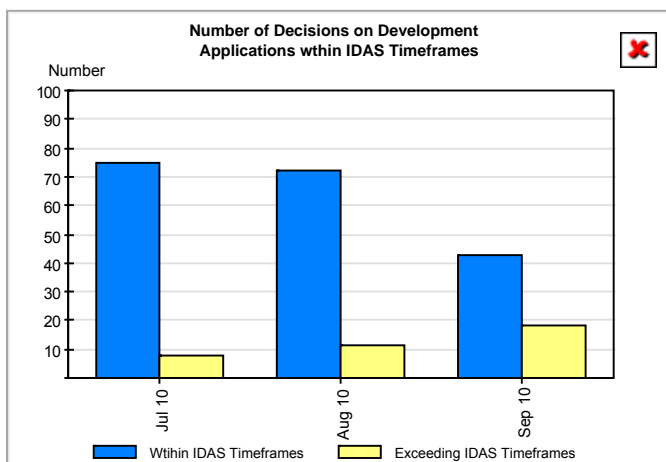
Total Decisions Issued on Development Applications within month



The number of applications lodged was 86 in the month of September. 61 decisions were issued in September, including the approval of 3 plans of survey. The number of decisions issued is down this month. There will be a concerted effort to increase the planning team's output in the next two months.

Total Decisions Issues:
 Within 20 days - 31
 Within 20-40 days - 21
 Within 40-60 days - 5
 Exceeding 60 days - 4

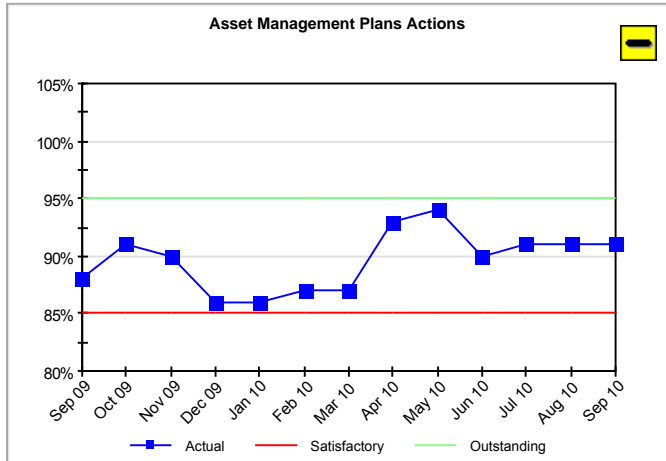
Number of Decisions on Development Applications Within IDAS Timeframes



70% of decisions were decided within IDAS timeframes. Engineering Assessment have achieved 50% of applications issued within IDAS timeframes. Planning Assessment have achieved 82% of applications issued within IDAS timeframes. It is noted that the majority of planning assessment decisions were issued within statutory timeframes.

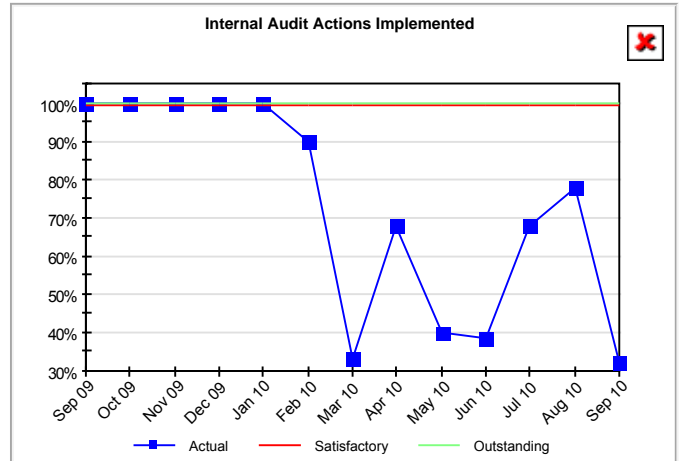
Internal Processes Perspective

Asset Management Plans Actions implemented



Of the 354 action items due, 321 have been completed. 33 actions remain overdue and 14 actions have been completed before their due date.

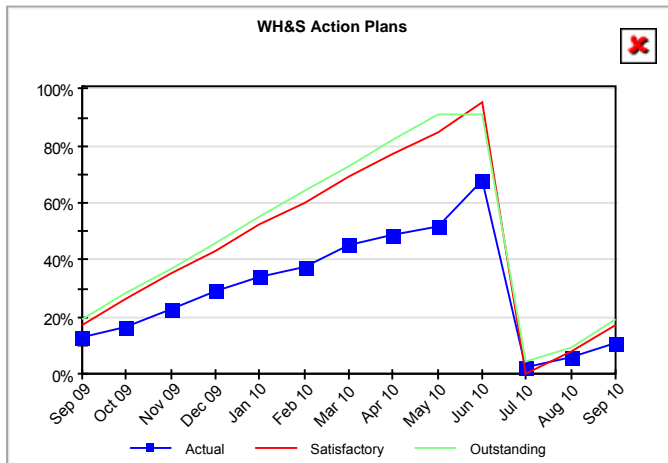
Internal audit actions implemented within agreed timeframes



Of the 28 recommendations due for implementation by the end of September 2010, 9 (32%) have been satisfactorily implemented and closed whilst 19 (68%) have sought extensions. Of the 19 recommendations that have been extended, 4 have received their first extension and therefore do not require Audit Committee approval. None of the recommendations extended were in the extreme or high risk category.

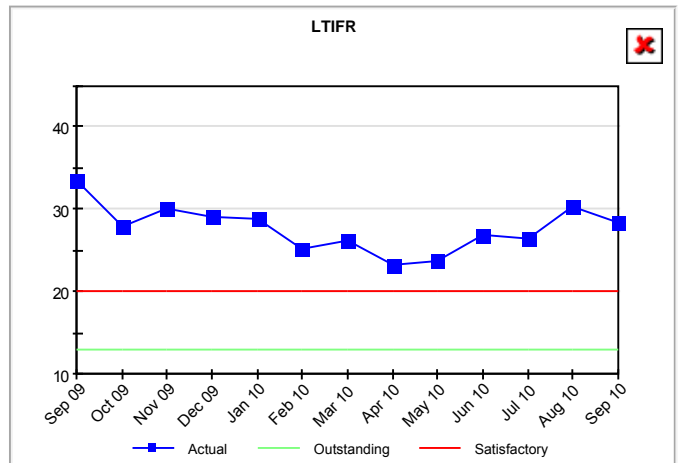
People & Learning Perspective

Funded Workplace Health & Safety Management Plan actions completed



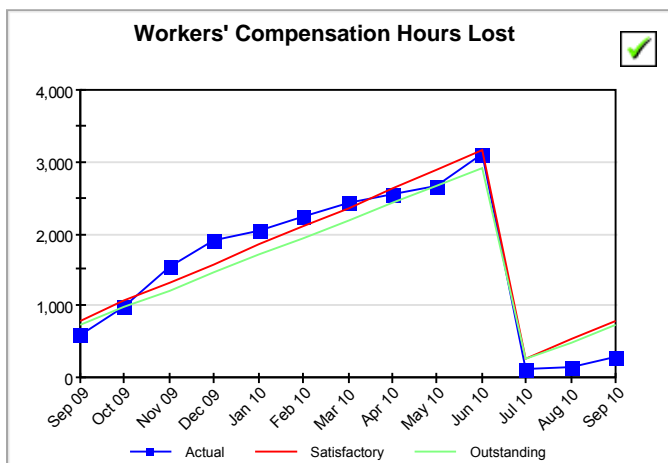
Work continues on the roll out of the 2010/2011 Safety Management Plan. A number of areas have been scoped for the roll out in the 2nd Quarter.

Lost time injury frequency rate



Four injuries this month. Three cases were within Customer Services Department; finger tip laceration and fracture, elbow tissue and knee injury. One case was within Corporate Services Department which was a psychological injury. Please note that an incorrect figure of 34.10 was entered for August, the figure should have been 30.31. This has now been updated.

Workers' Compensation Hours Lost



A total of 270 hours lost this month (520.25 hours YTD). All injured employees are actively assisted by Redland Workcover rehabilitation staff to return to work.

14.2.6 QUARTERLY OPERATIONAL PLAN REPORT - SEPTEMBER 2010

Dataworks Filename: GOV Corporate Performance Reporting Quarterly
Attachment: [Quarterly Operational Plan Report – September 2010](#)
Responsible Officer Name: Luke Wallace
Manager, Corporate Planning Performance & Risk
Author Name: Jo Jones
Service Manager, Corporate Planning & Performance

EXECUTIVE SUMMARY

The 2010/11 Operational Plan sets out the most significant projects and initiatives that Council planned to deliver in this financial year, which contributes to the long term objectives in the Corporate Plan 2010-15. Council approved the Operational Plan on 25 June 2010, prior to the approval of the 2010/11 budget.

Regular monitoring of progress against the Operational Plan is an important element of Council's governance and is also a requirement under the *Local Government Act 2009*.

The attached report shows the status of all projects, together with a comment about progress.

PURPOSE

To report performance against the Council's approved Operational Plan 2010/11.

BACKGROUND

The Operational Plan 2010/11 sets out Council planned activities which will contribute to the Corporate Plan 2010-15. The attached report includes comments against each project and provides a summary of progress with the project.

ISSUES

Of the 141 projects within the Operational Plan, six have been completed, 116 are on track for completion by the end of the financial year, 15 have not commenced, two are delayed and two are proposed to be carried forward to next financial year. Overall Council is making good progress with the delivery of the Operational Plan at the end of September 2010.

Two projects are proposed to be deferred until the next financial year. Funding for completion of John Fredericks Park risk reduction remediation on works is proposed to be moved to 2011/12 financial year as part of the Q1 budget review. The scenic

and visual amenity study and strategy was not allocated funding in the 2010/11 budget and therefore, it is proposed that this project is carried forward to 2011/12. Therefore, it is proposed that these items be removed from the Operational Plan for 2010/11 and considered for inclusion in the 2011/12 plan.

RELATIONSHIP TO CORPORATE PLAN

The 2010/11 Operational Plan will contribute to the delivery of outcomes contained in the Corporate Plan 2010-15.

FINANCIAL IMPLICATIONS

No direct financial implications arise from this report. The report does contain information about projects which have a direct or indirect impact on financial performance.

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 attached report contains information and comments from the managers and officers responsible for the projects and initiatives and was compiled by the Corporate Planning, Performance and Risk Group.

OPTIONS

PREFERRED

That Council resolve to note the Operational Plan report for 2010/11 September quarter as attached and that the following projects be removed from the Operational Plan 2010/11, subject to being considered for inclusion in the Operational Plan for 2011/12.

1. John Fredericks Park risk reduction remediation on works;
2. Scenic and visual amenity study and strategy.

ALTERNATIVE

That Council resolve to note the Operational Plan report for 2010/11 September quarter as attached and that the following projects be removed from the Operational Plan 2010/11, subject to being considered for inclusion in the Operational Plan for 2011/12. However, Councillors may wish to request additional information.

1. John Fredericks Park risk reduction remediation on works;
2. Scenic and visual amenity study and strategy.

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

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve as follows:

- 1. To note the Operational Plan report for 2010/11 September quarter as attached; and**
- 2. That John Fredericks Park risk reduction remediation on works and the Scenic and visual amenity study and strategy be removed from the Operational Plan 2010/11, subject to being considered for inclusion in the Operational Plan for 2011/12.**

CARRIED



**Redland City Council
Quarterly Operational Plan Report**

September 2010

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1. HEALTHY NATURAL ENVIRONMENT

1A Extension through education, awareness and community development

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Develop environmental education policy and strategy	On Track

Project brief in draft document, and briefing note to be sent to senior managers for approval.

Responsible Group	Performance Measure	Progress Indicator
Operations and Maintenance	Commence development of wildlife friendly backyard area to show how changes in garden design can attract and protect wildlife in residents' backyards	On Track

Currently in planning stages with first draft due in October.

1B Supporting biodiversity

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Create species specific corridor mapping for the Redlands to identify current and future corridor requirements through the city (complete mapping for sugar glider, bandicoot, pardalote and koala)	Completed

Mapping undertaken for koala, bandicoot, glider, and pardalote. This information is being used for informing Environmental Inventory V5.

1C Supporting waterway recovery

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Trial methods for replenishing depleting native fish populations in Hilliards Creek	On Track

The project brief and specification of services has been completed. Contract Services are finalising the quotation documents for commencement of the submission process. PDG has provided an estimate of cost for site set-up for a fish breeding facility at the Cleveland Animal Pound. Other related activities have included scoping of a Sponsorship Agreement and up-dating information about the project on the Redland City Council web page.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Develop and deliver 'nutrient busters' education and awareness campaign	On Track

Project brief development commenced. Proposed to engage consultant to develop the scope of the strategy in liaison with Environmental Education (extension officers).

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Participate in Healthy Waterways Partnerships	On Track

Council resolved to become a contributing investor in the Healthy Waterways Network in August. Now awaiting formal notification to RCC CEO that contributions and signatures are sought. Nominations for the Healthy Waterways Limited Board may also be made by RCC at that time.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Extend nutrient hotspot monitoring to SMBI and mainland lakes and dams	On Track

First three months of monitoring complete. Preliminary report to be delivered by end September. Monitoring contract to continue in October.

1D Supporting koala recovery

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Undertake urban koala count for Thorneside, Cleveland, Ormiston and North Stradbroke Island	On Track

Currently planning for koala surveys in mainland Redlands and North Stradbroke Island in October.

Responsible Group	Performance Measure	Progress Indicator
Operations & Maintenance	Increase the volume of koala habitat trees planted throughout the city and provide regular updates on volume of trees planted	On Track

A total of 1432 koala habitat trees were planted in the first quarter.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Create and strengthen the use of koala central web site that will provide opportunity for government and community groups to have discussions on the management of koalas at local, state, national and international level	On Track

Koala Central website completed and launched Friday 24 September. On track for further development.

1E Protecting the environment

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Develop pest management plan 2010	On Track

The draft pest management plan has been approved for public consultation. Quotes are currently being sought to undertake the public consultation and working group phase and finalisation of the plan ready for minister.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Commence works for Judy Holt Park Eastern Batter Closed Landfill Remediation Plan	On Track

Project in pre-design phase with Project Delivery Group. Works planned to commence 4th quarter 10/11 subject to permits and approvals.

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete John Fredericks Park risk reduction remediation on works	Carried Forward 2011/2012

Project in pre-design preliminaries. Significant delays are being experienced with site flooding management, gas line permits, additional geotechnical testing requirements and extensive community consultation expected prior to commencement of any works. It is proposed project construction funds be deferred to 11/12 in Q1 budget review.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Use Geographic Information System (GIS) to collect and analyse Council's conservation estate data	On Track

Work is underway with Information Technology, Parks and Conservation on the collection and downloading of data in regards to management of councils conservation estate. Working on Cleveland sewage treatment plant area as a case study for the coordination and analysis of current and future data in regards to that area.

Quarterly Operational Plan Report

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Complete a thorough review of Council's land holding incorporating recommendations for future land acquisitions and dealings	Completed

Land acquisition strategy was presented and approved by council for the 2010/2011 financial year in the last quarter. Monitoring of properties will continue for the remaining financial year.

Responsible Group	Performance Measure	Progress Indicator
Sustainable Assessment	Create a dedicated arboreal service within the Sustainable Assessment Group	On Track

The recruitment of the Arborist position for the Sustainable Assessment Group forms part of the current Group restructure process. The filling of this position is expected to be completed in Quarter 2.

Responsible Group	Performance Measure	Progress Indicator
Operations and Maintenance	Increase tree planting in bushland and urban areas (including public and private properties and streetscapes)	On Track

A total of 2690 trees were planted in the first quarter.

2. GREEN LIVING

2A Waste planning

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Develop Giles Road land master plan	On Track

Commenced, is in early documentation phase.

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Birkdale Landfill Closure End Use Strategy	Not Commenced

Waiting on decision regarding the regional waste disposal strategy and will commence next quarter

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Trial an incentives program to encourage the downsizing of householder waste wheelie bins	On Track

The trial waste incentive program was implemented on the 1 July 2010 and has involved media advertising and flyers handed out at mainland waste transfer stations and included in the Resident Pack sent out in late August 2010. There has been a steady stream of interested residents wanting to downsize their waste wheelie bin. At the end of the quarter 433 bins had been downsized and more are programmed for the second quarter. Council has extended the date for full reduction in the Waste and Recycling Utility Charge to 31 October 2010, after which date a pro-rata reduction will be applied.

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Undertake green waste mulching trials on SMBI	On Track

Trials are in the early planning and design phase. Consultation has occurred with relevant stakeholders

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Develop a 10 year public place recycling infrastructure implementation plan	On Track

Public place recycling is at an advanced stage with locations for this year determined and criteria for future sites over 10 years being developed

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Produce a guide on how to recycle construction and demolition waste and engage developers ahead of new conditions under the development assessment process	On Track

Construction and demolition waste guide planning has commenced with the project in the stakeholder consultation phase.

2B Promoting 'Go Local'

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Develop community gardens policy	On Track

Councillor workshop held on 17 August 2010.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Deliver Community Assistance Grants Program	On Track

Mayor's Small Grants, 28 applications received, 28 applications assessed, 24 applications approved and \$9,825 projects funded. Round 1 2010/11 Community Grants Program - 24 applications received. Round 1 2010/11 Regional Arts Development Fund - 7 applications received

Responsible Group	Performance Measure	Progress Indicator
Corporate Acquisitions, Fleet and Facilities Services	Negotiate 'Permits to Occupy' for potential community gardens	On Track

Permit to Occupy for a Point Lookout Community Garden for the term 31/5/10 to 31/10/10 at the direction of Community & Social Planning negotiated, no extension time of term required. No other Community Garden applications have been received by Property Services this quarter.

2C Promoting community safety

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Deliver (CPTED) crime prevention through environmental design training session for planning, assessment, operations and maintenance officers	On Track

Planning is under way for the Crime Prevention Through Environmental Design (CPTED) Training Course expected to be held in February 2011. The CPTED training will be an opportunity for key Council staff to gain knowledge & skills in crime prevention initiatives that can be implemented through their work to create a safer community.

2D Leading by example

Responsible Group	Performance Measure	Progress Indicator
Corporate Acquisitions Fleet and Facilities	Reduce electricity consumption by 5% in Council occupied buildings	On Track

12% saving on consumption 2009 to 2010.

Responsible Group	Performance Measure	Progress Indicator
Corporate Acquisitions Fleet and Facilities	Ensure Council buildings operating under Water Efficiency Management Plans (WEMP's) deliver the required efficiencies (statutory annual reporting in place)	On Track

Water Efficiency Management Plans (WEMPS) at Cleveland Administration Building, Cleveland Library Building and the South Street Depot vehicle washing facility are all operating to the required efficiency measures.

Responsible Group	Performance Measure	Progress Indicator
Corporate Acquisitions Fleet and Facilities	Complete a baseline workplace recycling assessment to identify continuous improvements and improve performance over time	Not Commenced

Baseline workplace recycling not started

Quarterly Operational Plan Report

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Development of corporate green building policy and guidelines	On Track

Research and drafting has commenced

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Undertake the business plan for the Runnymede Project incorporating landscape planning to inform future capital works	Not Commenced

Runnymede Project business plan will commence after the due diligence assessment has been completed and it has been determined what the uses are suitable to be undertaken.

3. EMBRACING THE BAY

3A Improving access to the bay

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Undertake marine facilities Disability Discrimination Act (DDA) Compliance Access Studies	On Track

Preparing to award contract

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete planning, design and construction for the upgrade of the Lamb Island barge ramp	Not Commenced

Scheduled start 11/03/11 - target finish 12/06/11

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete planning, design and construction of the William Street boat ramp	On Track

Currently in pre-design phase. Construction will be carried out in 2012/13.

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete planning, design and construction Weinam Creek car park upgrade	On Track

Design concept plan completed but not yet adopted. Alternatives being considered.

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete planning and design of Macleay Island boat ramp and car park	On Track

Waiting for state government approval on boat ramp and Council approval on car park development application.

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete planning and design for Ferry Road boat ramp facilities	On Track

In concept design phase

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Secure federal government funding for the North Stradbroke Island gorge walk incorporating appropriate safety elements	Completed

Funding application was sent to federal government and funding was provided for the Point Lookout Gorge walk.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Complete master plan for Coochiemudlo Island beach front from Flinders Lookout to Flinders Landing	On Track

Site analysis work has been undertaken by the Environmental Management Group through a charette process.

3B Supporting island living

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Assist SMBI Forum with planning tools to advocate across government, business and the community for responses to high priority needs	On Track

Development of the Southern Moreton Bay Island Local Infrastructure Strategy and Advocacy Plan to be completed in March 2010.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Complete phase two Kennedy's Farm, Russell Island site establishment and facility tenancy	On Track

Community engagement completed. Community feedback incorporated into Masterplan.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Upgrade Point Lookout Community Hall and complete business plan	On Track

Community Advisory Committee satisfied with preliminary design of the hall.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Finalise bay view development plan with SMBI community to build on success of the Bay Views/Floating Pictures creative arts program	On Track

Work program and provider resources finalised.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Complete the revision of SMBI Planning and Land Use Strategy	On Track

Currently working on first draft of review impacted by SMBICAC and state working group management.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Convene meetings of Southern Moreton Bay Islands Community Advisory Committee (SMBICAC) up to current commitments, convene the state working group and ensure that community engagements are completed in accordance with Council policy and guidelines	On Track

Southern Moreton Bay Islands Community Advisory Committee (SMBICAC) assisting with the review of SMBI PLUS through workshops and public meetings. To date seven public meetings have been held and eight closed workshops.

3C Planning our waterways

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete Erapah Creek Total Water Cycle Management Plan	On Track

Survey completed; data collation progressing; liaison with Allconnex and regional working group

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Undertake Thornlands Total Water Cycle Management Plan	On Track

Background preparation in progress

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete Water Sensitive Urban Design (WSUD) Program (asset identification, capture and design guidelines project for urban stormwater)	On Track

Asset capture criteria in progress; updates distributed to WSUD steering group; liaison with SEQ WSUD steering group

3D Preserving and managing the bay

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Work cooperatively with all stakeholders to further the prospect of a national park on North Stradbroke Island by continuing native title negotiations and through further advocacy efforts with the state government and mining industry with respect to mining leases	On Track

Discussions have commenced with native title holders in regards to Indigenous Land Use Agreement (ILUA) also having conversations with Department of Environment Resource Management (DERM) in regards to the future National Park on NSI.

4. QUANDAMOOKA COUNTRY

4A Developing indigenous partnerships

Responsible Group	Performance Measure	Progress Indicator
Legal Services	Manage current mediation and court action related to the negotiation of an Indigenous land use agreement with Quandamooka Native Title	On Track

Mediation at the Native Title Tribunal is currently underway between representatives of Quandamooka, State Government, Council and other interested parties. A draft Indigenous Land Use Agreement (ILUA) is expected to be available in November-December 2010 ready for a consent determination in the Federal Court in March 2011.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Work with Traditional Owners to achieve a shared commitment to improve natural and cultural resource management on North Stradbroke Island, through the negotiation of a Indigenous land use agreement	On Track

Draft Indigenous Land Use Agreement to be submitted to Council in December 2010.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Complete a proposal for the Minjerraba Knowledge Centre (MKC), consistent with the directions recommended in the MKC feasibility study	On Track

Draft feasibility report presented at Councillor workshop held on 8 September 2010.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Examine the Quandamooka Plan to establish actions that are solely the responsibility of Council and identify those that are consistent with Council's current plans for immediate action	On Track

Stakeholder engagement to be completed in January 2011.

Responsible Group	Performance Measure	Progress Indicator
People & Change	Develop and trial a customised cultural awareness program in collaboration with local Traditional Owners and Elders	On Track

Currently in discussions with relevant stakeholders.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Carry out a heritage study of foreshores on SMBI to identify sites of significance on Council land to ensure appropriate management	On Track

Working with officers regarding the Indigenous Land Use Agreement process and its relationship with this project.

5. WISE PLANNING AND DESIGN

5A Planning for integrated transport

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete review of 2002 SMBI Integrated Local Transport Plan (ILTP)	On Track

Project commenced

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete review of Redland Transport 2016 Plan	On Track

Preliminary review process commenced. Preparation of brief for consultant due in October

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Review Redlands Pedestrian and Cycle Strategy	On Track

Preliminary review process commenced. Preparation of brief for consultant due in October

5B Responding to climate change

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Undertake coastal processes study for the mainland and bay islands	Not Commenced

Additional budget required to proceed.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Adopt 'Confronting our Future Climate' as Council's climate change strategy and complete implementation planning	Completed

On 25 August, 2010 Council considered this issue. Council resolved to adopt the Corporate Climate Change Policy, Strategy and Action Plan, invite public comment then review strategy by 30 June, 2011.

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Implement Climate Change Strategy and incorporate into planning instruments	On Track

Initial meetings held with other Councils to assess their requirements. Awaiting response from State Government, expected early 2011.

5C Managing community assets

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Complete a review of the core Asset Management Plans for roads, drainage, marine and infrastructure	On Track

Development of core asset plans 50% complete

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Complete a review of core Asset Management Plans for community assets (community halls, cemeteries, caravan parks) in accordance with endorsed enterprise asset management project plan milestones	On Track

Discussions have been held with Planning and Policy, Corporate Asset Information Unit and Facilities Services regarding the development of the core Asset Management Plans. Information is currently being compiled by the areas regarding their respective functions and budgets in relation to the community assets which will form the basis of the core Asset Management Plans.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Undertake a strategic review of Council amenities and develop draft amenities policy	On Track

Project scope approved.

Responsible Group	Performance Measure	Progress Indicator
Operations and Maintenance	Improve parks by reducing the extent of tall grass weeds and increase the mowing schedule for selected parks from nine to eighteen mows per year	On Track

Parks previously mown nine times a year are now programmed to be cut 18 times a year. A study has also been completed in relation to the species composition and extent of tall grass weeds in parks. Strategies and techniques are currently being developed to most effectively combat this problem. These strategies are planned to be implemented and reported during the coming Summer.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Develop local park concepts for Mount Cotton, Redland Bay and Victoria Point	On Track

Local Park designs concepts have been prepared for Redland Bay, Mt Cotton and Victoria Point. These have been incorporated into a Parks Catalogue for Divisions 4, 5 and 6.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Complete detailed master planning for Jock Kennedy Park (Russell Island) and make significant progress on South Sea Terrace Park (Macleay Island) master plan	On Track

Jock Kennedy and South Sea landscape master plans are being prepared for a second round of community review prior to a functional scopes being completed in December for Jock Kennedy Park.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Complete master plan for district park land along Weinam Creek	On Track

The project is underway with a number of external reports being completed.

5D Planning for a sustainable future

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Define the sustainable capacity of the city through completion of the Sustainable Redlands Project	On Track

Draft population growth management policy prepared and presented to Council .

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Prepare the strategic framework as initial commencement of the planning scheme review and finalisation of defined planning strategies to form the basis for commencement of the planning scheme review	On Track

Background studies informing the planning scheme review process currently being undertaken.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Undertake continuous review and amendment of the Redlands Planning Scheme to reflect the policy position of Council in line with the requirements of Sustainable Planning Act and Regulations	On Track

Amendment package 2A to the planning scheme currently with State for 1st State Interest Review. Package 3A items currently being prepared.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Participate in national and regional population growth management policy development	On Track

Ongoing participation and advocacy in national, state and regional population growth management forums

Responsible Group	Performance Measure	Progress Indicator
Infrastructure Planning	Progress the priority infrastructure plan for transport, drainage, parks and community facilities, water and sewerage to Council adoption ensuring appropriate state governance and community consultation	On Track

Lodged for firstState interest checks. Phase 1 Queensland Competition Authority assessment in progress

5E Building liveable local communities

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Structure plan and planning scheme amendment prepared for the Kinross Road area	On Track

Draft Structure Plan submitted to State Government for First State Interest Review

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Prepare local area neighbourhood or precinct plans in consultation with local communities for Dunwich, Amity Point, Ormiston and Victoria Point (Bunker Road Emerging Urban Community Scheme)	On Track

Bunker Road draft Planning Study completed - Report and Recommendations for 1st state interest review to go to Council November 2010. Community consultation plan being prepared for activation after 1st state interest review.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Complete SMBI industrial / enterprise land review and precinct plans	Not Commenced

Programmed to commence Q2.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Establish a clear vision for the future of Cleveland and Capalaba, complemented by a master plan that provides a set of guiding principles and implementation strategy	On Track

Cleveland Masterplan approved by Council - September 2010. Public consultation completed for draft Capalaba Masterplan, submission review currently being undertaken.

5F Promoting city character and built form

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Prepare residential design guidelines for South-East Thornlands emerging community area, medium density housing and sub-tropical design principles	On Track

Review of Medium Density design standards being undertaken in line with Urban Design Alliance recommendations.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Review local Heritage Place Register / Schedule within the Redlands Planning Scheme	On Track

Heritage Review Project Plan being prepared as joint project in association with Community and Social Planning.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Complete Scenic and Visual Amenity Study and Strategy	Carried Forward 2011/2012

This project was not allocated funding in 2010/11 year and will be considered in future year budgets.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Prepare a Redlands housing strategy	On Track

Project commenced - consultants engaged - first and second stages of the project are currently being undertaken.

Responsible Group	Performance Measure	Progress Indicator
Land Use Planning	Prepare a rural futures strategy for the city that recognises and builds on the regional level rural futures strategy	Not Commenced

Consultant brief prepared - Proposal request for Consultant Services not yet released.

6 SUPPORTIVE AND VIBRANT ECONOMY

6A Creating a clear direction for economic development

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Review Council's Economic Development Strategy	On Track

Economic Development Strategy workshopped with Councillors. Schedule being developed for site visits.

6B Developing tourism

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Complete a tourism research project to identify effective marketing strategies for tourism in the Redlands	On Track

Initial investigations have taken place. Further development to commence in Q2.

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Implement initiatives from Tourism Strategic Plan	On Track

Draft Plan of Economic and Tourism Development Marketing Plan to be ready for review in Q2.

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Support tourism industry through expansion of tourism awards and attendance at industry meetings	On Track

Moreton Bay and Islands Tourism Awards successfully completed 22 July 10. Planning has commenced on 2011 awards and Moreton Bay Task Force has asked Moreton Regional Council to take the lead organising role.

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Support and co-ordinate industry workshops with Tourism Queensland and Brisbane Marketing	Not Commenced

These will be developed in accordance with the Economic and Tourism Development Marketing Plan.

6C Supporting local business

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Provide confidential 'business grow' mentoring service and business workshops to support local businesses	On Track

Business Grow continues to be well received with 123 business activities from July to September 2010.

6D Attracting businesses

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Promote Redlands through international trade shows to increase awareness and networking opportunities for local businesses	On Track

Opportunity to attend Guangzhou Trade Fair with Trade Queensland in September 2010 was promoted to local business. Five enquiries received however no businesses took up offer.

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Encourage export by delivering export workshop and networking opportunities for local businesses	Not Commenced

Project not commenced.

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Promote investment attraction and visitation within China and Korea, in particular growing relationships with Qinhuangdao in China and Yongin in Korea	On Track

One Korean and One Chinese Education delegation undertaken in July 2010. Qinhuangdao Exchange Program commenced September 2010 for a six week period.

Responsible Group	Performance Measure	Progress Indicator
Economic Development	Promote Redlands as a suitable location for film	On Track

Marketable locations photographed and draft text for new Film@Redlands brochure developed. Brochure to be distributed to industry in Q2.

6E Increasing education opportunities

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Enter into partnerships with identified tertiary providers through completion of a Memorandum of Understanding (MOU)	On Track

Attended joint TAFE and Griffith University meeting. Development of Memorandum of Understanding and continued discussions to take place.

7 STRONG AND CONNECTED COMMUNITIES

7A Promoting culture and identity

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Increase community engagement in heritage collections, sites and ideas through creative collaboration between Redland City Council Local History Program museums, libraries and community organisations	On Track

The Local Historian, the two museums and Uncle Bob Anderson collaborated in curating the major exhibition, Mil Binnung: Observe Listen, that was opened at Redland Museum in July by the Queensland Attorney General.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Continue to work with the North Stradbroke Island community to identify unknown grave sites within the Dunwich Cemetery	Completed

Completion payment has been made to the company that has performed this work. The investigation was conducted regarding potential future burial sites for the Indigenous Community at Dunwich Cemetery, The investigation identified that there is approximately 20 years capacity left in the Dunwich Cemetery.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Increase community involvement in a range of library programs and activities through implementation of the Redland City Library Service 10 Year Plan initiatives to develop libraries as community hubs	On Track

The main event this quarter was the Jessica Watson talk and book signing at Victoria Point Library. 400 people attended

7B Creating strong and inclusive communities

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Run three youth activities to engage young people in the Redlands and to activate Council's skate parks	On Track

Partnership developed with local community organisation, The Cage Youth Foundation to deliver Epic Day Out on October 23rd. Epic Day Out is a youth festival styled event showcasing skills of local young people. Planning and development of the day completed, marketing commenced.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Build awareness of planning and design approaches for children by delivering presentations to Council on findings of Child Friendly Cities Project	On Track

Draft Policy to General Manager in November 2010.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Complete phase two of the Strategic Development Plan for community halls and embed priority actions from community halls review implementation plan in capital and operational schedules (i.e. upgrades, specification and delivery)	On Track

Review Report and Implementation Plan circulated to Councillors.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Progress concept development for Redland Bay community well-being hub in partnership with government, community and business interests	On Track

Working group to convene in October 2010.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Commence local social infrastructure initiatives in existing and emerging communities in the southern Redlands, SMBI and Mount Cotton	On Track

Community Development Officer South position has been established. Key stakeholders identified initial planning underway for community development work to be undertaken in Southern Redlands, Mt Cotton and SMBI.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Creation of a (CDO) Community Development Officer South position, to undertake community development in priority locations	Completed

Community Development Officer South position has been created, recruitment completed and has commenced work with the Community Development Team

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Support, facilitate and coordinate the ongoing and strengthened role of community networks in the Redlands	On Track

Co-ordinated the Redlands Interagency Network meeting, the Redlands Youth Network meeting and the Redlands Disability Network meeting with key service providers and community groups attending. Regular information has been distributed to all network members through newsletters and email updates.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Work with Department of Communities to inform the Department's Redlands Needs and Opportunities Mapping Project and highlight gaps and shortfalls in services and programs	On Track

Joint meetings between Department of Communities and Redland City Council are progressing needs and funding opportunities.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Support the (RAGOSI) Redlands Advisory Group on seniors issues	On Track

Redlands Advisory Group on Seniors Issues (RAGOSI) August meeting cancelled due to commitments with Seniors Week Activities. Planning for RAGOSI meeting to be held in October completed. Regular communication maintained with RAGOSI members.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Provide quality Respite, Home Assist Secure Programs	On Track

Home Assist Secure is meeting the Home and Community Care Service Agreement for client registrations and client hours to enable eligible clients to remain living in their homes. Respite Service provided 900 client places with 156 community access programs for the first quarter. The community access programs assist in reducing client isolation by providing a variety of quality programs in the centre and away from the centre.

7C Encouraging active lifestyles

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Complete site plans for five locations to create supportive and connected places for sport and physical activity across the city	On Track

Partnership Agreement signed.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Complete netball and cricket strategies to increase access to existing facilities and plan for future needs	On Track

Community engagement has been completed. Feedback incorporated into development of the Netball Strategy. Community engagement for the Cricket Strategy to be completed in November 2010.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Deliver the (AASC) Active After School Communities Program through Redland City Council School Age Care Services	On Track

Australian Sports Commission physical activity program delivered through the Active After School Communities program throughout 11 of the 19 School Age Care Services. 225 children participated in the different physical activity programs twice a week over a 7 week period. Activities included; dodge ball, rugby league, self defence, basket ball, baseball, yoga, hockey, AFL, skipping, martial arts, tennis and cricket.

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Work with sport and recreation clubs to build and strengthen their organisations	Not Commenced

Program has not commenced as yet as new resources are still being developed. New position of Senior Sport and Recreation Officer to be advertised 2nd quarter.

7D Supporting safe, healthy resilient communities

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Review existing and publish a new community safety policy and strategy	On Track

Research has commenced. To be completed in December 2010.

Responsible Group	Performance Measure	Progress Indicator
Community & Social Planning	Finalise Redlands Environmental Health Future Directions Study	On Track

Process agreed with General Manager Planning and Policy and General Manager Development and Community Standards.

Responsible Group	Performance Measure	Progress Indicator
Office of General Manager, Customer Services	Conduct three meetings of the Local Disaster Management Group, incorporating a desktop or functional simulation exercise, to ensure key community stakeholders and government agencies are aware of their roles and responsibilities are well prepared in the event of a disaster or emergency in the Redlands	On Track

Attended meeting with Local Disaster Management Group and organised a desktop exercise.

Quarterly Operational Plan Report

Responsible Group	Performance Measure	Progress Indicator
Office of General Manager, Customer Services	Plan for tsunami events by undertaking planning with other agencies to identify roles and responsibilities, develop effective tsunami warning systems and assist police with traffic management plan to enable movement of people from 'at risk' areas	On Track

Attended a Phase Two tsunami planning workshop to finalise plans and discussions on a range of local government related issues associated with the tsunami risks.

Responsible Group	Performance Measure	Progress Indicator
Environmental Management	Complete strategies and master plans to create supportive and connected places for physical activity	On Track

A Physical Activity Stations Strategy is almost complete. This strategy will assist Open Space Planning to provide the best equipment to meet the needs of the community with an equitable distribution and in the right locations.

8. INCLUSIVE AND ETHICAL GOVERNANCE

8A Engaging our community

Responsible Group	Performance Measure	Progress Indicator
Marketing & Communications	Complete review of Community Engagement Policy, Guidelines, Strategy and on-line tracker	On Track

Policies, guideline and procedures have been approved by Council. Strategy is underway. On-line tracker changes are progressing.

Responsible Group	Performance Measure	Progress Indicator
Financial Services	Develop and implement a plan for ongoing community education and engagement on Council's rating	Not Commenced

Project brief to be developed for plan to commence in quarter two.

Responsible Group	Performance Measure	Progress Indicator
Office of Chief Executive Officer	Engage representative bodies and seek agreement for a more structured approach to communication and accountability in relation to special charges for canal estates	On Track

Communications continue at operational and governance levels. In principle, agreement has been secured with both canal ratepayers association to establish the proposed Memorandum of Understanding and this will be progressed further, subject to the outcomes of a meeting with combined canal ratepayer associations to be held on 21 October 2010.

Responsible Group	Performance Measure	Progress Indicator
Marketing & Communications	Deliver ongoing skills and process training, including training on the use of on-line track that increases the organisation's capacity for planning and incorporating successful community engagement into our business	On Track

Concept solution design due October, 2010. International Association for Public Participation (IAP2) training to be advertised in December.

Responsible Group	Performance Measure	Progress Indicator
Marketing & Communications	Use media and marketing tools to develop and implement supportive communications plans for corporate initiatives, ensuring that appropriate programs and projects have the marketing needs forward planned	On Track

Supporting Communication Plans have been developed for all appropriate initiatives.

Responsible Group	Performance Measure	Progress Indicator
Marketing & Communications	Continually simplify ways of accessing on-line information by implementing the recommendations of the useability study improving internet search capability	On Track

The new Sharepoint 2010 website has been launched incorporating useability study recommendations which include revised architecture and navigation. New search engine has been configured for improved results. Ongoing process of refinement but recommended changes are fully functional.

Responsible Group	Performance Measure	Progress Indicator
Marketing & Communications	Improve the Redlands Pulse community engagement presence to encourage greater membership	On Track

On-line portal active.

8B Supporting effective governance

Responsible Group	Performance Measure	Progress Indicator
Corporate Planning Performance & Risk	Complete a corporate governance framework for Council	On Track

Initial planning has been completed but this project is not planned to progress until later this financial year.

Responsible Group	Performance Measure	Progress Indicator
Corporate Planning Performance & Risk	Finalise the review of the corporate performance management framework and fully implement the framework	Delayed

It is anticipated that the development of the performance management framework will still be completed in this financial year. However, the project dates have been rescheduled to take account of workload pressures within Corporate Planning Performance & Risk. Staff workshops being held in quarter two with Councillor workshop planned for quarter three.

Responsible Group	Performance Measure	Progress Indicator
Corporate Planning Performance & Risk	Establish Redlands 2030 committee to monitor the progress with the implementation of the Community Plan	Not Commenced

It is anticipated that this Committee will form part of Council's performance management arrangements. The terms of reference and membership will be considered in Q2 and Q3. It is expected that the new Committee would not meet until the second half of this financial year.

Responsible Group	Performance Measure	Progress Indicator
Corporate Planning Performance & Risk	Finalise the review of the Enterprise Risk Management Framework and make significant progress implementing the framework	On Track

The Enterprise Risk Management project is progressing well. The consultant's report has been received and the recommendations have been presented to the Executive Leadership Group along with RCC's own recommendations on acceptance and proposed implementation methodology. Work on the recommendations continues.

9. AN EFFICIENT AND EFFECTIVE ORGANISATION

9A Becoming an employer of choice

Responsible Group	Performance Measure	Progress Indicator
People & Change	Establish a framework for leadership development and commence roll out of the program across the organisation	On Track

Framework has been completed and endorsed by Executive Leadership Group. Tender development process will begin October 2010.

Responsible Group	Performance Measure	Progress Indicator
People & Change	Provide professional development opportunities within the organisation for women in local government and young professionals	On Track

Some programs have started. Additional research is being done to add to this initiative.

Responsible Group	Performance Measure	Progress Indicator
People & Change	Establish an employee innovation and achievement program for the organisation	Delayed

This project has not started due to staff shortages.

Responsible Group	Performance Measure	Progress Indicator
People & Change	Review and enhance Council's learning and development program	On Track

The program is currently being reviewed. Additional training has been added as a pilot.

Responsible Group	Performance Measure	Progress Indicator
People & Change	Complete an in depth employee satisfaction survey and develop a framework for ongoing regular surveys	On Track

The framework for regular surveys has been developed. We are currently working with the preferred supplier for the yearly full culture survey. This is due to be released to staff in November 2010.

Responsible Group	Performance Measure	Progress Indicator
People & Change	Complete revised Workplace Health and Safety Management Plan and commence roll out of plan	On Track

This work has started.

Responsible Group	Performance Measure	Progress Indicator
People & Change	Develop a workplace planning framework to ensure future employment needs are fully understood and catered for	On Track

The consultants have been engaged. The project plan is being developed. Executive Leadership Group will be presented with the framework in October, 2010.

9B Improving our services

Responsible Group	Performance Measure	Progress Indicator
Customer & Community Services	Complete feasibility study for customer contact centre	Not Commenced

Project documentation being finalised in preparation for Tender process to engage consultants.

Responsible Group	Performance Measure	Progress Indicator
Business & Performance	Implement electronic development assessment systems to deliver an end-to-end on-line solution for the lodgement, processing and assessment of development applications	Not Commenced

Delivery of live product for Infomaster Applicant and Assessor Modules has been delayed. Anticipated delivery prior to project completion date of 30 January 2011. Testing will occur in 2nd quarter to ensure module meets corporate requirements.

Responsible Group	Performance Measure	Progress Indicator
Office of General Manager, Corporate Services	Undertake the Core Business and Service Level Review	On Track

Data collection activities have commenced

Responsible Group	Performance Measure	Progress Indicator
Office of General Manager, Corporate Services	Establish a routine program of continuous improvement reform	On Track

Planning activities have commenced

Responsible Group	Performance Measure	Progress Indicator
Office of Chief Executive Officer	Establish commercial services units to provide enhanced opportunities from commercial activities	On Track

The establishment of the Commercial Services Group is to include the Waste Operations Unit and other business activities identified through the Core Services Review to be completed early in 2011.

9C Finance and asset management planning

Responsible Group	Performance Measure	Progress Indicator
Financial Services	Undertake a review of all Infrastructure Asset Management Plans and develop new templates that reflect best practice and meet legislative requirements	On Track

Core asset plans for infrastructure asset are currently being developed and will be completed by December 2010. These plans cover buildings, parks, marine, transport, drainage, waste and community facilities.

Responsible Group	Performance Measure	Progress Indicator
Financial Services	Develop and commence implementation of a long term financial strategy for the organisation	On Track

The long term financial strategy was revised during the budget compilation and adopted on 25/06/10. Since adoption, a full review of the budget process has been undertaken and five workshops have been booked in October and November to revisit the strategy prior to the commencement of 2011/12 budget deliberations. An updated Strategy will be readopted before the budget workshops commence to ensure all budget decisions are made in alignment with the long term financial strategy.

14.3 GENERAL BUSINESS AT COMMITTEE

14.3.1 RATING SERVICES

The following items of general business were raised with respect to current rating issues:

1. Cr Williams
The councillor advised that she had received several phone calls from residents recently following the release of the latest rates bill, with respect to increases in water consumption charges;

The councillor asked whether Council was still monitoring complaints from residents as had been done in the past and if so, requested a copy of its latest findings.
2. Cr Henry
The councillor advised that Capalaba and Mt Cotton had recently been subjected to huge land valuation jumps, which would also have seriously impacted on people's rates notices; therefore any increase may not be solely due to an increase in water consumption charges;
3. Cr Townsend
The councillor asked how Council records complaints from absentee landowners, in particular from the islands.
4. Cr Murray
The councillor advised that the situation with respect to the increase in water consumption charges would become clearer to the community in the next financial year, when residents would receive a separate bill from Allconnex.

The Manager Corporate Acquisitions, Fleet and Facilities took these questions on notice and will arrange for Service Manager Revenue and Recovery to respond.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That the General Business items be noted.

CARRIED

14.4 CLOSED SESSION AT COMMITTEE

MOTION TO CLOSE MEETING

The Committee meeting was closed to the public under section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following item, and following deliberation on this matter, the Committee meeting was again opened to the public.

14.4.1 ALLCONNEX WATER BOARD REMUNERATION

Dataworks Filename: GOV WRAD - Allconnex Water
Administration/Resources

Responsible Officer Name: Martin Drydale
General Manager Corporate Services

Author Name: Tony King
Water Reform Project Manager

EXECUTIVE SUMMARY

A confidential report from Water Reform Project Manager dated 8 October 2010 was discussed in closed session at the Corporate Services & Governance Committee, with the Committee Recommendation presented at today's General Meeting for consideration.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve as follows:

1. That the aggregate amount to be paid in respect of remuneration to the Allconnex Water Board be an amount up to \$330,000 pa; and
2. That this report remains confidential.

CARRIED

15 NOTICE OF BUSINESS**15.1 NOTICE OF BUSINESS (CR HENRY) – KOALA CONSERVATION STRATEGY 2009-2014 SUBMISSION**Background

Given the appointment of a new Federal Minister with a portfolio responsible for Biodiversity and koala protection; that the Threatened Species Committee has been deliberating on the reclassification of koalas in recent times; and that a federal government decision is pending, it would be timely to reiterate the position of Redland City Council in respect to our resolution of 29 July 2009.

In accordance with notice given on 15 October 2010, Cr Henry moved the following motion.

Moved by: Cr Henry
Seconded by: Cr Murray

That Redland City Council reiterates its position in respect to the classification of koalas as enunciated in our submission to the Koala Conservation Strategy 2009-2014 and calls on the new Federal Minister of Sustainability, Environment, Water, Population and Communities the Hon Tony Bourke MP, to recognise that the conservation status of the rapidly declining local population of koalas in South East Queensland as ‘critically endangered’ under the *Environment Protection and Biodiversity Conservation Act*.

CARRIED (unanimously)

16 URGENT BUSINESS WITHOUT NOTICE

16.1 DREDGING AT VICTORIA POINT JETTY

Moved by: Cr Burns
Seconded by: Cr Henry

That a report be prepared on the dredging at Victoria Point jetty affecting the landing of the Coochiemudlo Island ferries as this is affecting more than passenger ferries, it has to do with school children having to get home at a certain time and meet the school's duty of care.

CARRIED

17 CLOSED SESSION – DIRECT TO COUNCIL REPORT**MOTION TO CLOSE MEETING**

Moved by: Cr Williams

Seconded by: Cr Elliott

That the meeting be closed to the public under section 72 (1) of the *Local Government (Operations) Regulation 2010* to discuss the following items:

17.1.1 Review of Council Controlled State Lands on North Stradbroke Island**17.2.1 Vegetation Protection Order**

The reason that is applicable in this instance is as follows:

"(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage."

CARRIED

MOTION TO REOPEN MEETING

Moved by: Cr Elliott

Seconded by: Cr Henry

That the meeting be again opened to the public.

CARRIED

17.1 PLANNING & POLICY**17.1.1 REVIEW OF COUNCIL CONTROLLED STATE LANDS ON NORTH STRADBROKE ISLAND**

Datworks Filename: EM Planning – NSI Projects
Responsible Officer Name: Greg Underwood
General Manager Planning & Policy
Author Name: Gary Photinos
Manager Environmental Management
Dan Carter
Principal Advisor Natural Environment
Deanna Cartledge
Senior Associate Gilkerson Legal
Andrew Ross
Manager Legal Services

EXECUTIVE SUMMARY

A confidential report from General Manager Planning & Policy dated 18 October 2010 was discussed in closed session.

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Ogilvie

- 1. That the amended Officer's Recommendation in confidential report from General Manager Planning & Policy dated 18 October 2010 be adopted; and**
- 2. That this report remain confidential until settlement of the claim.**

CARRIED

17.2 URGENT BUSINESS**17.2.1 VEGETATION PROTECTION ORDER**

Moved by: Cr Reimers

Seconded by: Cr Murray

1. That Council resolve to make an Interim Vegetation Protection Order under the provisions of Local Law 6 'Protection of Vegetation' on the mango tree at 10 Valantine Road, Birkdale; and
2. That this matter be reviewed at the Development & Community Standards Committee by the 9 November 2010 and that Committee be delegated authority, under s.257(1)(c) of the *Local Government Act 2009*, to act further on the order.

CARRIED**18 MEETING CLOSURE**

There being no further business, the Mayor declared the meeting closed at 5.35pm.

Signature of Chairperson: _____

Confirmation date: _____