



Redland
SHIRE COUNCIL

MINUTES

SPECIAL MEETING

**Monday 02 July 2007
commencing at 9:30am**

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



TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING	1
2	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE	1
3	DECLARATION OF INTEREST ON ANY ITEMS OF BUSINESS	1
4	BUDGET ADDRESS BY THE MAYOR	1
5	BUSINESS	2
5.1	2007/2008 BUDGET - COUNCILLOR PROCESS	2
5.2	ANNUAL IMPLEMENTATION PLAN - RURAL FIRE LEVY - SPECIAL CHARGE	9
5.3	LAKE LEVY SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN 2007-2008	12
5.4	AMENDED AQUATIC PARADISE CANAL - SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN 2007-2008....	15
5.5	AMENDED RABY BAY CANAL - SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN 2007-2008	18
5.6	RUSSELL ISLAND RECREATION FACILITIES SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN.....	21
5.7	PRESENTATION OF FINANCIAL INFORMATION FOR THE 2006/2007 FINANCIAL YEAR	23
5.8	ESTABLISHMENT OF RESERVE TRANSFERS	26
5.9	BORROWING POLICY 2007/2008	29
5.10	REVENUE POLICY 2007/2008.....	31
5.11	ADOPTION OF BUDGET ESTIMATES AND FIXING OF RATES AND CHARGES FOR 2007/2008	33
5.11.1	ADOPTION OF BUDGET ESTIMATES FOR THE FINANCIAL YEAR 2007/2008	36
5.11.2	RATES AND CHARGES FOR THE FINANCIAL YEAR 2007/2008.....	36

5.11.2.1 Differential General Rates and Minimum General Rates 36

5.11.2.2 Limitation on Increase of General Rates.....41

5.11.2.3 Utility Charges 42

5.11.2.4 Environment Separate Charge 48

5.11.2.5 Landfill Remediation Separate Charge 49

5.11.2.6 Amended Raby Bay Canal Special Charge 49

5.11.2.7 Amended Aquatic Paradise Canal Special Charge..... 51

5.11.2.8 Lake Levy Special Charge 52

5.11.2.9 Rural Fire Levy Special Charge 52

5.11.2.10 Interest on Overdue Rates..... 53

5.11.2.11 Pensioner Concessions 53

5.11.2.12 Farming Concessions 54

5.11.2.13 Adoption of the Revenue Statement 55

5.12 RENEWABLE ENERGY INCENTIVES POLICY POL-306756

6 MEETING CLOSURE.....58

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9.30am.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS:

Cr D H Seccombe	Mayor
Cr P J Dowling	Deputy Mayor and Councillor Division 4
Cr A G Barker	Councillor Division 1
Cr C B Ogilvie	Councillor Division 2
Cr D A Henry	Councillor Division 3
Cr J L Burns	Councillor Division 5
Cr M A Elliott	Councillor Division 7
Cr K M Williams	Councillor Division 9
Cr H J Murray	Councillor Division 10

EXECUTIVE LEADERSHIP GROUP:

Mr R Turner	General Manager Corporate Services
Mr M Goode	General Manager Customer Services
Mr J Pruss	General Manager Redland Water and Waste
Mr G Underwood	General Manager Planning and Policy

MINUTES:

Mrs T Dunn	Corporate Meetings & Registers Team Leader
------------	--

APOLOGIES:

Moved by:	Cr Dowling
Seconded by:	Cr Elliott

That Cr Beard's apology from today's meeting be noted.

CARRIED

Mrs S Rankin	Chief Executive Officer
--------------	-------------------------

3 DECLARATION OF INTEREST ON ANY ITEMS OF BUSINESS

Nil.

4 BUDGET ADDRESS BY THE MAYOR

The Mayor presented Redland Shire Council's 57th Annual Budget.

5 BUSINESS

5.1 2007/2008 BUDGET - COUNCILLOR PROCESS

Dataworks Filename: FM Corporate Budget
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager, Financial Services

EXECUTIVE SUMMARY

Councillors have been involved in a number of workshops related to setting the 2007/08 Budget.

At these workshops, Councillors agreed a range of key policy settings that support the final 2007/08 budget. This report identifies these settings and the principles and reasons behind them.

The report is for information purposes only.

PURPOSE

The purpose of this report is to detail the principles and reasoning behind the outcomes on rating, other revenue, and expenditure for the 2007/08 Budget.

BACKGROUND

Councillors have been involved in a number of workshops related to setting the 2007/08 budget. These included:

- Financial budget parameters for budget development set in November 2006;
- Service levels and standards set in December 2006;
- Preliminary capital expenditure requirements identified in December 2006 and developed with Councillors in February 2007;
- Three general rates, special and separate charges workshops from February 2007 to May 2007;
- Fees and Charges workshop during April 2007 with adoption in May 2007;
- Three water, sewerage and waste pricing workshops from March 2007 to May 2007;
- An operational expenditure workshop in April 2007;
- 2007/08 Operational Plan workshop May 2007.

ISSUES

At the abovementioned workshops, Councillors agreed to a range of key policy settings that support the final 2007/08 budget. This report identifies the principles supporting these settings.

2007/08 Operational Plan

A review was undertaken by Councillors to identify the broad programs and sub-programs to apply in 2007/08 that align with Council's Corporate Plan 2006-2010. Specific performance standards and measures were set against these programs and sub-programs. At workshops, Councillors considered the service levels and standards delivered to the community. These service levels and standards were set to achieve the objectives of the operational plan.

The 2007/08 Operational Plan underpinned the development of the 2007/08 Budget.

Price and Cost Indices

The Local Government Association of Queensland (LGAQ) provided data on price increases for local government goods and services for the years commencing December 2003, 2004, and 2005 in March 2007. They recommended that councils consider a variety of price indices to determine a reasonable escalation for costs. In providing this information, the LGAQ used the ABS Catalogues 6401.0, 6345.0 and 6427.0.

The following table provides historical guidance to relevant Local Government cost increases. (Note: This is the latest published information available from LGAQ)

Index	Increase Dec-03 to Dec-04	Increase Dec-04 to Dec-05	Increase Dec-05 to Dec-06
CPI (Australia)	2.6%	2.8%	3.3%
CPI (Brisbane)	2.6%	2.8%	3.4%
Freight	4.6%	3.4%	2.7%
Wages	3.6%	4.2%	4.0%
General construction industry (Australia)	8.3%	5.0%	4.1%
General construction industry (Queensland)	9.5%	8.6%	5.6%
Road and Bridge Construction (Australia)	4.1%	5.5%	5.4%
Road and Bridge Construction (Queensland)	5.9%	7.1%	7.1%
Non Residential Building Construction (Australia)	11.7%	5.2%	5.9%
Non Residential Building Construction (Queensland)	13.3%	13.3%	7.0%

Index	Increase Dec-03 to Dec-04	Increase Dec-04 to Dec-05	Increase Dec-05 to Dec-06
Housing construction (Australia)	5.6%	4.5%	2.3%
Housing construction (Queensland)	6.0%	1.5%	2.2%

In considering the above reported price increases, the LGAQ suggested that the assumption be made that engineering work (representing 50% of outlays) is influenced by the general construction index while the balance of activities are driven by CPI. Using the Queensland specific general construction cost increase of 5.6% results in a cost increase for local government as a whole in Queensland of around 4.5% for the period December 05 to December 06. This is in comparison to the general consumer price index (CPI- Brisbane) of 3.4% for the same period.

Additionally, a Redland Shire Council blended cost index has been calculated based on Council's estimate and mix of expenditure for 2006/07. This calculation takes into consideration the expenditure areas of general construction, road and bridge construction and employee expenses. This calculation has been put together based on a variety of assumptions including an estimate for general CPI for 2007/08 of 2.8% (as above) and the July 2007 EBA employee increase of 4.0%. Access Economics were unable to provide 2007/08 estimates for increases for construction and roads/bridge construction indices, so the LGAQ Dec 05 to Dec 06 historical increases were used as a guide.

The following table provides an overview of the expenditure mix, which results in a Redland Shire Council blended cost increase of 4.31%.

RSC - BLENDED CPI CALCULATION			
Cost	Index %	Expense Proportion	Weighted CPI%
General	3.4%	36.1%	1.23%
General Construction	5.6%	15.8%	0.88%
Roads and Bridges	7.1%	10.2%	0.7%
Employee	4.0%	37.8%	1.5%
		100.0%	4.31%

Assumptions	
General	= Blended CPI rate for 2007/08 @ 3.4% (source - Access Economics - September 2005)
Construction	= Based on historical measure provided by LGAQ
Roads	= Based on historical measure provided by LGAQ
Employee	= As per current RSC EBA

On review by Councillors at the General Meeting 29 November 2006 the RSC blended 4% CPI was adopted for use in preparation of the 2007-08 budget.

Fees and Charges

Councillors endorsed the principle of *user pays* fees and charges where appropriate. While the RSC Cost Index of 4% was used as the standard inflator for charges, the move to recover the full cost of providing some services has seen prices rise on average above 4%.

General Rates

The RSC Cost Index of 4% was used to determine the increase in the amount of revenue Council receives from general rates. An effective growth rate of 1.1% in rateable properties was also used.

General Rate Budget 2007/2008			
General Rate budget 2006/2007			\$49,077,177
CPI Increase for 2007/2008		4%	\$1,963,087
Estimated minor revaluations			60,000
	Sub-total		\$51,100,264
Growth		1.1%	\$562,103
SMBI Differential			\$860,000
Estimated General Rate 2007/2008			\$52,522,367

During the three Rating workshops Council identified a need to establish a future funding source for much needed capital works on the Southern Moreton Bay Islands. The means of establishing this funding has been determined through the establishment of a differential rating category.

Funds raised by this category of rating over and above that which would be raised by applying the same rating strategy to mainland categories will be set aside in a reserve to accelerate the delivery rate of planned capital works. These works will include land purchases for community, recreation and open space on the Southern Moreton Bay Islands (Macleay, Russell, Perulpa, Karragarra and Lamb). The capital reserve is intended to minimize the need for any further levies to be imposed in the future.

Waste/Recycling Charges

A revised waste pricing strategy was considered by Council with the following objectives:

- Encourage recycling;
- Reduce waste to landfill;
- Reduce traffic at transfer stations;
- Move towards user pays system – inclusive of full price costing.

Adoption of this approach will result in an increase in basic domestic charges of around 4% with commercial charges to be at full cost price.

Charging options for waste disposal at landfills were considered. It is recommended that the current practice of no charges applying for residents for 2007/2008 be continued, subject to a future review.

Wastewater (Sewerage) Charges

Councillors reviewed the impact of recent asset revaluations and the impact on target return on assets for the Shire for 2006/2007 out to 2015/2016. This review identified a need to modify charges in an endeavour to recover full costs in the future and to continue to achieve the target rate of return on assets. A phasing to full cost recovery by 2015/2016 has been endorsed. The impact for 2007/2008 will be a 10.7% increase in charges.

Water Charges

Over a number of workshops, councillors considered a range of issues relating to water usage and pricing. Councillors agreed to continue the strategy of the past five years of moving to full cost recovery for water.

In recognition of the continued scarcity of the resource, Councillors decided to continue to support the inclined block tariff (higher usage attracts a higher charge) for water consumption pricing for 2007/2008 in a continued attempt to influence usage. Revenue modelling also took account of a reduction in average consumption across the Shire shifting down from 250 kilolitres per annum to 210 kilolitres per annum.

Access and consumption charges have been revised upward and the tiers have been restructured resulting in an overall increase in water billing of 13.1% based on 210 kilolitres per annum.

Environment Separate Charge

Councillors agreed to increase the Environment Charge by 4% to \$72.80 per annum. The distribution of this levy will be \$31.20 capital, \$31.20 operational and, \$10.40 for management plans. There will be an increase in the discount applicable for Koala Coast properties to \$31.20 to align with the capital component.

Landfill Remediation Charge

Revised EPA requirements have impacted on remediation costs which are predicted to exceed those advised in the Coffey Report. In response to this advice, Council has

determined that the levy will be increased for 2007/2008 to \$18.00 and will be subject to further review in 2008/2009.

Canal and Lake Levies

Councillors were advised regarding the planned ten year works program for assets in specially benefited areas within Raby Bay, Aquatic Paradise and Sovereign Waters. Consideration was taken of both the overall plan and the annual implementation plan for each of the charges. It was identified in workshops that if levies were not increased service standards of maintenance, dredging and cleaning would need to be reduced. Councillors decided that was not acceptable and in response have agreed to the following increases:

		Levy Increase (2007/08)		New Levy Amount (2007/08)
		Amount	Percentage	
Raby Bay	Allotments	\$536.50	66.19%	\$1,350.00
	Units	\$260.44	62.82%	\$675.00
	Marina berths	\$238.62	64.69%	\$607.50
Aquatic Paradise	Allotments	\$54.50	4%	\$1,417.10
	Marina berths	\$54.50	4.0%	\$1,417.10
Sovereign Waters	Allotments	\$85.00	11.5%	\$825.00

Rural Fire Levies

As Council only collects this levy on behalf of the Rural Fire Service, advice was sought from this body on the level of charges to apply in 2007/08. The Rural Fire Service advised that no change is required to the levy.

Operating Expenditure

Councillors allocated sufficient operating expenditure across the programs and departments to ensure that the 2007/08 Operational Plan could be delivered.

Allocation of expenditure was in accordance with Council's Long Term Financial Model and Financial Strategy. The proposed 2007/08 budget maintains all key financial indicators within targets set in the Financial Strategy for the 2007/08 year and forward ten years.

Capital Expenditure

Councillors endorsed a ten year capital program based on whole of Shire needs and priorities. The specific projects within the capital program were driven by asset management plans and a range of other planning instruments adopted by Council.

Projects allocated in 2007/08 are in accordance with Council's ten year Capital Works Program, Long Term Financial Model, and Financial Strategy.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

This report is for information purposes only and has no financial implications.

CONSULTATION

All Councillors and the Executive Leadership Group were involved in deliberations for the development of the 2007/2008 budget.

OPTIONS

That the report on the principles and reasons for 2007/08 budget decisions be noted.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Dowling
Seconded by: Cr Barker

That Council resolve that the report on the principles and reasons for 2007/08 budget decisions be noted.

CARRIED

A division was called for.

Crs Williams, Elliott, Burns, Dowling, Barker and Seccombe voted in the affirmative.

Crs Murray, Bowler, Henry and Ogilvie voted in the negative.

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

(Cr Beard was absent from the meeting).

5.2 ANNUAL IMPLEMENTATION PLAN - RURAL FIRE LEVY - SPECIAL CHARGE

Datworks Filename: FM Corporate Budget
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager, Financial Services

EXECUTIVE SUMMARY

Under section 971 of the *Local Government Act 1993* if an overall plan for a Special Charge will not be implemented within a financial year, the local government must, at or before the budget meeting for each year of the overall plan, adopt an annual implementation plan for the year.

The overall plan for the Rural Fire Levy Special charge was adopted 12 July 2000. Details of specific works for 2007/2008 are provided in the proposed budgets for each of the rural fire brigades operating in the benefited area. These works constitute the Annual Implementation Plan for 2007/2008.

This Rural Fire Levy Special charge Annual Implementation Plan for the 2007/2008 financial year is submitted to Council for adoption.

PURPOSE

To submit to Council for adoption the Rural Fire Levy Special charge Annual Implementation Plan for the 2007/2008 financial year.

BACKGROUND

Under section 971 of the *Local Government Act 1993* if an overall plan for a Special charge will not be implemented within a financial year, the local government must, at or before the budget meeting for each year of the overall plan, adopt an annual implementation plan for the year.

Council adopted the overall plan for the Rural Fire Levy Special charge on 12 July 2000.

An Annual Implementation Plan for the Rural Fire Levy Special charge has been adopted every year since the overall plan was adopted on 12 July 2000.

ISSUES

Under section 971 of the *Local Government Act 1993* if an overall plan for a Special Charge will not be implemented within a financial year, the local government must, at or before the budget meeting for each year of the overall plan, adopt an annual implementation plan for the year.

The overall plan for the Rural Fire Levy Special Charge was adopted 12 July 2000. The time limit for implementing the overall plan will be based on external factors such as a decision by urban fire brigades to assume responsibility for fire response in the benefited areas and possibly future policy decisions by Council about continued funding. Services funded by the levy include construction and maintenance of fire brigade depots, purchase and maintenance of plant and equipment, operational response to incidents and training.

Details of specific works for 2007/2008 are provided in the proposed budgets for each of the rural fire brigades operating in the benefited area. These works constitute the Annual Implementation Plan for 2007/2008.

For the 2007/2008 financial year, Rural Fire Levy payments received from each Island will be distributed to the Island's Rural Fire Brigade.

The estimated amount to be raised by the levy for 2007/2008 is:

Karragarra, Macleay and Perulpa Islands	\$120,540.00
Lamb and Russell Island	<u>\$ 83,680.00</u>
	<u>\$204,220.00</u>

For the 2006/2007 financial year approximately 10% of the levy raised remained unpaid as at 31 May 2007.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

The levies proposed are in response to consultation with the Rural Fire Service and the budgets submitted for 2007/2008.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

- Rural Fire Brigades
- District Inspector, Rural Fire Services
- Executive Leadership Group and Councillors

OPTIONS

That Council resolve to adopt the Annual Implementation Plan for the 2007/2008 financial year for the Rural Fire Levy Special Charge.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Williams

That Council resolve to adopt the Annual Implementation Plan for the 2007/2008 financial year for the Rural Fire Levy Special Charge.

CARRIED

5.3 LAKE LEVY SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN 2007-2008

Datworks Filename: FM Corporate Budget
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager Financial Services

EXECUTIVE SUMMARY

Council is required to adopt an annual implementation plan each year before it can levy the Lake Levy–Special Charge.

The works programmed for this upcoming year are only minor maintenance and cleaning works. Most of the accumulated levy funds are being set aside for maintenance dredging in future years.

The increase in the Lake Levy-Special Charge is necessary to accommodate present cost estimates of the future dredging requirements of the Sovereign Waters Lake Estate.

The annual implementation plan for 2007/2008 financial year for the Lake Levy – Special Charge (reference: Benefited Area Map SWL-1) is submitted for Council adoption.

PURPOSE

Section 971 of the *Local Government Act 1993* requires a local government to adopt, by resolution, an overall plan in relation to special rates and charges for the supply of the service, facility or activity. The overall plan must be adopted either before, or at the same time, as the local government first makes the special rate or charge.

If the overall plan adopted will not be implemented within one year, the local government must, at or before the budget meeting for each year of the period for implementing the overall plan, adopt by resolution an annual implementation plan for the year.

BACKGROUND

Council adopted the overall plan for the Lake Levy – Special Charge on 12 July 2000.

An annual implementation plan for the Lake Levy – Special Charge has been adopted every year since the overall plan was adopted.

ISSUES

For the 2007/2008 financial year, revenue collected through the Lake Levy – Special Charge will be held in a reserve to finance ongoing works as required in future years.

Increased construction costs in recent years have resulted in an increase in cost estimates for future dredging and disposal of dredged material.

The works programmed for the 2007/2008 financial year:

- Sovereign Waters Lake Estate - Cleaning and minor maintenance \$10,000. Most of the accumulated levy funds are being set aside for maintenance dredging in future years.

The income from this Special Charge for 2007/2008 is expected to be approximately \$39,600.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

Expenditure for 2007/2008 based on the annual plan is expected to be in the order of \$10,000.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

During the budget 2007/2008 workshops, the Executive Leadership Group and Councillors have been presented with details pertaining to the planning for this Special Charge. The Manager, Financial Services has been briefed by the Manager, Infrastructure Planning and the Senior Advisor Infrastructure Projects on the future planning for the estate.

OPTIONS

PREFERRED

That Council resolve to adopt the annual implementation plan for the 2007/2008 financial year for the Lake Levy – Special Charge (reference: Benefited Area Map SWL-1).

ALTERNATIVE

Council is required by legislation to adopt an annual implementation plan and, therefore, there is no alternative option.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Henry

That Council resolve to adopt the annual implementation plan for the 2007/2008 financial year for the Lake Levy – Special Charge (reference: Benefited Area Map SWL-1).

CARRIED

5.4 AMENDED AQUATIC PARADISE CANAL - SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN 2007-2008

Datworks Filename: FM Corporate Budget
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager Financial Services

EXECUTIVE SUMMARY

Previously Council has administered the Shire Canal special charges inclusive of both Raby bay and Aquatic Paradise locations. It has been determined that it would be more appropriate to report separately to Council in future.

Council is required to adopt, by resolution, an annual implementation plan each year before it can levy the Amended Aquatic Paradise Canal Special Charge.

The annual implementation plan for the 2007/2008 financial year for the Amended Aquatic Paradise Canal Special Charge (reference: Benefited Area Map APC-3) is submitted to Council for adoption.

PURPOSE

Section 971 of the *Local Government Act 1993* requires a local government to adopt, by resolution, an overall plan in relation to special rates and charges for the supply of the service, facility or activity. The overall plan must be adopted either before, or at the same time as the local government first makes the special rate or charge.

If the overall plan adopted will not be implemented within one year, the local government must, at or before the budget meeting for each year of the period for implementing the overall plan, adopt by resolution an annual implementation plan for the year.

The annual implementation plan for the 2007/2008 financial year for the Amended Aquatic Paradise Canal Special Charge is submitted to Council for adoption.

BACKGROUND

Council adopted the overall plan for the Shire Canals – Special Charge on 12 July 2000. Inclusive of works for Raby Bay and Aquatic Paradise.

An annual implementation plan for the Shire Canals – Special Charge has been adopted every year since the overall plan was adopted inclusive of works for Raby Bay and Aquatic Paradise.

ISSUES

Previously Council has administered the Shire Canal special charges inclusive of both Raby bay and Aquatic Paradise locations. It has been determined that it would be more appropriate to report separately to Council in future.

For the 2007/2008 financial year, revenue collected through the Amended Aquatic Paradise Canal Special Charge will be held in a reserve to finance ongoing works.

The details of the works programmed for the 2007/2008 financial year are:

1. Dredging of access channel \$2,033,000;
2. Canal cleaning and minor maintenance \$25,000; and
3. Planning \$91,950.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

The levies are proposed to be increased to accommodate specific requirements identified in the annual implementation plan and to facilitate longer term planning for the estate.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

During the budget 2007/2008 workshops, the Executive Leadership Group and Councillors have been presented with details pertaining to the planning for this Special Charge. The Manager, Financial Services has been briefed by the Manager, Infrastructure Planning and the Senior Advisor Infrastructure Projects on the future planning for the estate.

OPTIONS

PREFERRED

That Council resolve to adopt the annual implementation plan for the 2007/2008 financial year for the Amended Aquatic Paradise Canal Special Charge (reference: Benefited Area Map APC-3).

ALTERNATIVE

Council is required by legislation to adopt an annual implementation plan, therefore, there is no alternative option.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Dowling
Seconded by: Cr Burns

That Council resolve to adopt the annual implementation plan for the 2007/2008 financial year for the Amended Aquatic Paradise Canal Special Charge (reference: Benefited Area Map APC-3).

CARRIED

5.5 AMENDED RABY BAY CANAL - SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN 2007-2008

Datworks Filename: FM Corporate Budget
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager Financial Services

EXECUTIVE SUMMARY

Previously Council has administered the Shire Canal special charges inclusive of both Raby bay and Aquatic Paradise locations. It has been determined that it would be more appropriate to report separately to Council in future.

Council is required to adopt, by resolution, an annual implementation plan each year before it can levy the Amended Raby Bay Canal Special Charge.

The annual implementation plan for the 2007/2008 financial year for the Amended Raby Bay Canal Special Charge (reference: Benefited Area Maps RBC-3, RBC-3-1) is submitted to Council for adoption.

PURPOSE

Section 971 of the *Local Government Act 1993* requires a local government to adopt, by resolution, an overall plan in relation to special rates and charges for the supply of the service, facility or activity. The overall plan must be adopted either before, or at the same time as the local government first makes the special rate or charge.

If the overall plan adopted will not be implemented within one year, the local government must, at or before the budget meeting for each year of the period for implementing the overall plan, adopt by resolution an annual implementation plan for the year.

The annual implementation plan for the 2007/2008 financial year for the Amended Raby Bay Canal Special Charge is submitted to Council for adoption.

BACKGROUND

Council adopted the overall plan for the Shire Canals – Special Charge on 12 July 2000. Inclusive of works for Raby Bay and Aquatic Paradise

An annual implementation plan for the Shire Canals – Special Charge has been adopted every year since the overall plan was adopted inclusive of works for Raby Bay and Aquatic Paradise.

ISSUES

Previously Council has administered the Shire Canal special charges inclusive of both Raby Bay and Aquatic Paradise locations. It has been determined that it would be more appropriate to report separately to Council in future.

For the 2007/2008 financial year, revenue collected through the Amended Raby Bay Canal Special Charge will be held in a reserve to finance ongoing works.

The details of the works programmed for the 2007/2008 financial year are:

1. Remedial works relating to revetments \$2,300,000;
2. Canal cleaning \$20,000; and
3. Planning \$103,800.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

The levies are proposed to be increased to accommodate specific requirements identified in the annual implementation plan and to facilitate longer term planning for the estate.

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

During the budget 2007/2008 workshops, the Executive Leadership Group and Councillors have been presented with details pertaining to the planning for this Special Charge. The Manager, Financial Services has been briefed by the Manager, Infrastructure Planning and the Senior Advisor Infrastructure Projects on the future planning for the estate.

OPTIONS

PREFERRED

That Council resolve to adopt the annual implementation plan for the 2007/2008 financial year for the Amended Raby Bay Canal Special Charge (reference: Benefited Area Maps RBC-3, RBC-3-1).

ALTERNATIVE

Council is required by legislation to adopt an annual implementation plan, therefore, there is no alternative option.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Burns

That Council resolve to adopt the annual implementation plan for the 2007/2008 financial year for the Amended Raby Bay Canal Special Charge (reference: Benefited Area Maps RBC-3, RBC-3-1).

CARRIED

5.6 RUSSELL ISLAND RECREATION FACILITIES SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN

Datworks Filename: FM Corporate Budget
Attachments: [Annual Implementation Plan](#)
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Ellen Irving
Project Officer

EXECUTIVE SUMMARY

Under section 971 of the *Local Government Act 1993* if an overall plan for a Special Charge will not be implemented within a financial year, the local government must, at or before the budget meeting for each year of the overall plan, adopt an annual implementation plan for the year.

The overall plan for the Russell Island Recreation Facilities (Swimming Pool) Special charge was adopted by Council in June, 2004. The purpose of the special charge was to cover the shortfall in funding to construct the facility and assist with setup costs.

The detail of the works to be undertaken constitutes the annual Implementation Plan for 2007/2008 and is submitted to Council for adoption.

PURPOSE

To seek Council approval of the 2007/2008 Annual Implementation Plan for the Russell Island Recreation Facilities Special Charge.

BACKGROUND

Under section 971 of the *Local Government Act 1993* if an overall plan for a Special Charge will not be implemented within a financial year, the local government must, at or before the budget meeting for each year of the overall plan, adopt an annual implementation plan for the year.

Council adopted the overall plan for the Russell Island Recreation Facilities Special Charge in 2004. Attached is the Annual Implementation Plan for 2007/2008 which outlines the expenditure to date and the expected expenditure for the 2007/2008 financial year.

Construction of the Russell Island Swimming Pool is expected to commence mid July 2007 with a 16 week construction program.

ISSUES

The Joint Development Agreement (JDA) has now been signed by Council and the Department of Education, Training and the Arts.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

Funding for the construction of the Russell Island Recreation Facilities (Swimming Pool) has previously been approved by Council. The Implementation Plan details the expenditure for the 2007/2008 financial year.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has occurred with the Divisional Councillor.

OPTIONS

PREFERRED

That Council resolve to adopt the attached annual Implementation Plan for the 2007/2008 financial year for the Russell Island Recreation Facilities (Swimming Pool) Special Charge.

ALTERNATIVE

There is no other option as there is a legislative requirement to adopt an annual implementation plan.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Burns
Seconded by: Cr Dowling

That Council resolve to adopt the attached Annual Implementation Plan for the 2007/2008 financial year for the Russell Island Recreation Facilities (Swimming Pool) Special Charge.

CARRIED

5.7 PRESENTATION OF FINANCIAL INFORMATION FOR THE 2006/2007 FINANCIAL YEAR

Datworks Filename: FM Financial Statements
Attachment: [Financial Statements 2006-07](#)
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager, Financial Services

EXECUTIVE SUMMARY

It is a requirement of Section 521 of the *Local Government Act 1993* and Section 57 of the *Local Government Finance Standard 2005* that financial information with respect to 2006/2007 be presented at Council's budget meeting.

The purpose of this report is to present Council with the anticipated financial position for the financial year 2006/2007 for noting. Details are provided in the attachment.

The revised budget for 2006/2007 was adopted by Council at its General Meeting of 30 May 2007 and has been used as the foundation for the anticipated position for 2006/2007. Since the adoption of the budget review, any variations to revenue and expenditure of significance have been amended where they can be quantified with certainty.

The 2006/07 anticipated revenues and expenditures have been considered in formulating the 2007/08 budget and forward year estimates.

PURPOSE

The purpose of this submission is to present Council's financial position for the 2006/2007 year in accordance with Section 521 of the *Local Government Act 1993* and Section 57 of the *Local Government Finance Standard 2005*.

BACKGROUND

It is a requirement of section 521 of the *Local Government Act 1993* and section 57 of the *Local Government Finance Standard 2005* that financial information with respect to 2006/2007 be presented at Council's budget meeting.

ISSUES

Under section 521 of the *Local Government Act 1993*, information presented must include:

- a. the original budget estimates;
- b. if an amended budget has been adopted - the amended budget estimates;
- c. actual or estimated expenses and revenue;

- d. explanations of significant differences from the original budget (whether an actual or anticipated difference); and
- e. an explanation of the impact of the budget and actual performance on future budgets.

The document must be prepared on an accrual basis. Details are provided in the attachment to this report.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

The revised budget for 2006/2007 was adopted by Council at its General Meeting of 30 May 2007 and has been used as the foundation for the anticipated position for 2006/2007. Since the adoption of the budget review, any variations to revenue and expenditure of significance have been amended where they can be quantified with certainty.

The 2006/07 anticipated revenues and expenditures have been considered in formulating the 2007/08 budget and forward year estimates.

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 General Manager Corporate Services, Manager Financial Services and the Service Manager Financial Reporting have ensured that this information is provided in accordance with legislative requirements.

OPTIONS

That Council resolve that the information about Council's financial position for the 2006/2007 financial year, in accordance with Section 521 of the *Local Government Act 1993* and Section 57 of the *Local Government Finance Standard 2005*, presented in the attachment, be noted.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie
Seconded by: Cr Elliott

That Council resolve that the information about Council's financial position for the 2006/2007 financial year, in accordance with Section 521 of the *Local Government Act 1993* and Section 57 of the *Local Government Finance Standard 2005*, presented in the attachment, be noted.

CARRIED

5.8 ESTABLISHMENT OF RESERVE TRANSFERS

Datworks Filename: FM Corporate Budget

Attachments: [Att 1 Reserves Transfers and Anticipated Reserve Balances](#)
[Att 2 SMBI Capital Reserve POL -3065](#)
[Att 3 SMBI Capital Reserve 10 year Implementation plan](#)

Responsible Officer Name: Susan Rankin
Chief Executive Officer

Author Name: Kerry Phillips
Manager, Financial Services

EXECUTIVE SUMMARY

Section 515 of the *Local Government Act 1993* and sections 33 and 34 of the *Local Government Finance Standard 2005* provide the framework for and transfers to and from reserves.

The purpose of this report is to provide the anticipated information in relation to reserve balances for the 2006/2007 and 2007/2008 year including the impact of anticipated and budgeted transfers to and from reserves for 2007/2008.

A new reserve has been established for 2007/2008 for the Southern Moreton Bay Islands Capital Reserve. Policy POL-3065 at attachment 2 provides detail regarding the funding source, purpose and intent for the reserve fund transfers.

It is anticipated that reserves will increase by \$1.402 million for 2006/07 and reduce by \$1.762million for 2007/2008. Final figures for 2006/2007 will be established as part of the end of year finalisation of accounts.

This report recommends that Council resolve to adopt the Policy POL- 3065 Southern Moreton Bay Islands Capital Reserve presented in attachment 2 and, budgeted reserve balances and transfers as presented in attachment 1.

PURPOSE

The purpose of this report is to provide the anticipated information in relation to reserve balances for the 2006/2007 and 2007/2008 year including the impact of anticipated and budgeted transfers to and from reserves for 2007/2008.

BACKGROUND

Section 515 of the *Local Government Act 1993* and sections 33 and 34 of the *Local Government Finance Standard 2005* provide the framework for the establishment of reserves and transfers to and from reserves.

ISSUES

Section 33 of the *Local Government Finance Standard 2005* stipulates in the following sub-sections:

- 1) *A reserve within a local government's operating fund may be established only by including the reserve in the local government's adopted budget.*
- 2) *The resolution adopting a budget, or amendment of the budget, that includes the reserve must state the purpose of the reserve.*

Section 34 of the *Local Government Finance Standard 2005* stipulates in the following sub-sections:

- 2) *A relevant instrument for the reserve must state the way, subject to sub section (3), the assets of the local government representing the reserve are to be kept.*
- 3) *For subsection (2) , the assets of the local government representing the reserve must be kept for the reserve either -*
 - (a) as cash in a bank account that is used only for reserve; or*
 - (b) the assets kept within the local government's pool of assets.*
- 4) *A transfer from the reserve may only be made by -*
 - (a) a resolution of the local government ;or*
 - (b) including the transfer in the local government's adopted budget.*
- 5) *If the transfer is made for a purpose other than the purpose of the reserve, the resolution making the transfer, or adopting the budget including the transfer, must state the purpose of the transfer.*
- 6) *In this section-*

relevant instrument, for a reserve of a local government means either of the following-

 - (a) the resolution of the local government adopting the budget in which the reserve was included;*
 - (b) a policy of the local government.*

Detail pertaining to the opening balance of reserves as at 1 July 2006, the anticipated closing balance of reserves as at 30 June 2007, along with budgeted transfers and anticipated balances for 2007/2008 are provided in the attachment. The anticipated balances for 2006/2007 reflect the revised budget adopted by Council on 30 May 2007.

A new reserve has been established for the 2007/2008 yea for the Southern Moreton Bay Islands Capital Reserve Corporate Policy document POL-3065 at attachment 2 provides detail regarding the funding source, purpose and intent for the reserve fund transfers.

Attachment 3 provides a 10 year implementation plan for the new reserve.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

It is anticipated that reserves will increase by \$1.402 million for 2006/07 and reduce by \$1.762million for 2007/2008. Final figures for 2006/2007 will be established as part of the end of year finalisation of accounts.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Financial Services have consulted with group managers to establish the anticipated and budgeted transfers. The Executive Leadership Group and Councillors have been consulted as part of recent budget workshops in relation to budget transfers and the establishment of the new reserve policy framework.

OPTIONS

That Council resolve to:

1. Adopt in accordance with section 515 of the *Local Government Act 1993* and sections 33 and 34 of the *Local Government Finance Standard 2005* the budgeted reserve balances and transfers as presented in attachment 1; and
2. Adopt policy POL- 3065 Southern Moreton Bay Islands Capital Reserve as presented in attachment 2.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Burns

Seconded by: Cr Elliott

That Council resolve to:

1. Adopt in accordance with section 515 of the *Local Government Act 1993* and sections 33 and 34 of the *Local Government Finance Standard 2005* the budgeted reserve balances and transfers as presented in attachment 1; and
2. Adopt policy POL- 3065 Southern Moreton Bay Islands Capital Reserve as presented in attachment 2.

CARRIED

5.9 BORROWING POLICY 2007/2008

Dataworks Filename: FM Corporate Budget
Attachments: [Statutory POL-1838](#)
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager, Financial Services

EXECUTIVE SUMMARY

Section 4(d) of the *Local Government Finance Standard 2005* requires that a local government must develop a policy about borrowings. Furthermore, Council's borrowing activities are governed by the *Statutory Bodies Financial Arrangements Act 1982* and section 525 of the *Local Government Act 1993*. The budget for the financial year for which the borrowing policy is adopted must be consistent with the policy.

The policy objective is to ensure the sound management of Council's existing and future debt.

PURPOSE

The purpose of this report is for Council to adopt a borrowing policy for 2007/2008.

BACKGROUND

Section 4(d) of the *Local Government Finance Standard 2005* requires that a local government must develop a policy about borrowings. Furthermore, Council's borrowing activities are governed by the *Statutory Bodies Financial Arrangements Act 1982* and section 525 of the *Local Government Act 1993*. The budget for the financial year for which the borrowing policy is adopted must be consistent with the policy.

ISSUES

The borrowing policy will specify:

- a) new borrowings planned for 2007/2008 financial year and the anticipated amounts for the next four (4) financial years;
- b) the borrowings are raised on an entity basis provided is a summary of the major projects these borrowings may be attributed to;
- c) the time over which it is planned to repay existing and proposed borrowings.

The policy objective is to ensure the sound management of Council's existing and future debt.

In adopting the Borrowing Policy for 2007/2008, Council will provide the community with a clear statement of intention in relation to borrowing for the new financial year.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

The Borrowing Policy for 2007/2008 provides the policy framework for borrowing in the new financial year.

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 General Manager Corporate Services, Service Manager Accounts and Cash Management and Queensland Treasury Corporation have been consulted in the preparation of this policy.

OPTIONS

That Council resolve to adopt the Borrowing Policy (POL-1838) as attached for the 2007/2008 financial year.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Ogilvie

That Council resolve to adopt the Borrowing Policy (POL-1838) as attached for the 2007/2008 financial year.

CARRIED

5.10 REVENUE POLICY 2007/2008

Dataworks Filename: FM Corporate Budget
Attachments: [Statutory POL-1837](#)
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager, Financial Services

EXECUTIVE SUMMARY

Section 513A(1) of the *Local Government Act 1993* requires that local governments prepare and adopt a revenue policy prior to the preparation and adoption of the budget for the financial year which is consistent with the policy.

The Revenue Policy is a strategic document that contains the statement of principles that will be used as the basis for developing the budget.

In adopting the Revenue Policy for 2007/2008, Council will provide the community with a clear statement of intention in relation to revenue-raising for the new financial year.

The Revenue Policy (POL-1837) for 2007/2008 is presented to Council for adoption.

PURPOSE

Section 513A(1) of the *Local Government Act 1993* requires that local governments prepare and adopt a revenue policy prior to the preparation and adoption of the budget for the financial year which is consistent with the policy

BACKGROUND

The *Local Government Act 1993* requires that local governments prepare and adopt a revenue policy prior to the preparation and adoption of the budget for the next financial year.

ISSUES

The Revenue Policy is a strategic document that contains the statement of principles that will be used as the basis for developing the budget.

Section 12 of the *Local Government Finance Standard 2005* requires that the Revenue Policy must include details of the principles applied by Council for the financial year for:

- The making and levying rates and charges;
 - Exercising its powers to grant rebates and concessions; and
 - Recovery of unpaid amounts of rates and charges.
-

In adopting the Revenue Policy for 2007/2008, Council will provide the community with a clear statement of intention in relation to revenue raising for the new financial year.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

The Revenue Policy for 2007/2008 provides the strategic framework for revenue-raising in the new financial year.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

- General Manager Corporate Services
- Service Manager, Revenue and Recovery
- Councillors

OPTIONS

That Council resolve to adopt the attached Revenue Policy (POL-1837) for the 2007/2008 financial year.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Ogilvie

That Council resolve to adopt the attached Revenue Policy (POL-1837) for the 2007/2008 financial year.

CARRIED

5.11 ADOPTION OF BUDGET ESTIMATES AND FIXING OF RATES AND CHARGES FOR 2007/2008

Datworks Filename: FM Corporate Budget
Attachment: [Budget 2007-2008](#)
Responsible Officer Name: Susan Rankin
Chief Executive Officer
Author Name: Kerry Phillips
Manager, Financial Services

EXECUTIVE SUMMARY

In accordance with section 518 and 519 of the *Local Government Act 1993* (the Act), Council is required to adopt, by resolution, a budget and revenue statement for each financial year for its operating fund.

Each budget of local government must be developed consistently with its Corporate Plan and Operational Plan.

The 2007/2008 budget presented to Council meets all the requirements of section 519 of the Act.

PURPOSE

The purpose of the report is to formally adopt, in accordance with sections 518 and 519 of the *Local Government Act 1993* (the Act), the 2007/2008 budget and revenue statement.

BACKGROUND

Rates and charges can be fixed and levied by Council in accordance with sections 963, 965, 966, 967, 971,972, 973, 977,978, and 979 of the Act. Council can also place limitations on increases of general rates under section 1036 of the Act.

Rate concessions are set by Council under sections 1014, 1031 and 1033 of the Act, together with the ability to charge interest on overdue rates under section 1018 of the Act.

Council adopted a financial strategy on 26 February 2003, which provided the general financial framework for developing the budget.

Each budget of a local government must be developed consistently with its Corporate Plan and Operational Plan. Following a series of workshops and public consultation, Council adopted a revised Corporate Plan 2006–2010 on 27 June 2007 to take effect from 1 July 2007 council adopted its Operational Plan 2007-2008 on the 30 May 2007.

ISSUES

REQUIREMENTS OF BUDGETS

The 2007/2008 budget meets all the requirements of section 519 of the Act in that it:

- has been developed consistently with the corporate and operational plans and revenue policy; and
- is clearly linked with matters specified in the plans; and
- complies with the *Local Government Finance Standard 2005*; and
- is accompanied by Council's revenue statement.

CONTENTS OF OPERATING FUND BUDGETS

The budget as shown in the attachment and developed for the 2007-2008 operating fund contains:

- the estimated costs in total, and for each of its significant activities; and
- the source of funds necessary for spending provided for in the budget; and
- the estimated costs and source of funds for the next five (5) financial years; and
- the estimated costs of Council's significant business activities carried on, under Chapter 8, Part 5 of the Act, on a full cost pricing basis and the activities of Council's commercial business units under Chapter 8, Part 6 of the Act.

The budget set has been used as the basis on which rates are to be made and levied by the Council for the next financial year.

CATEGORISATION OF LAND FOR DIFFERENTIAL RATING

If Council moves to levy a differential general rate it is required to make a resolution under section 977 of the Act to determine the categories and the criteria by which the land will be rated.

FIXING OF RATES AND CHARGES FOR THE 2007/2008 FINANCIAL YEAR

Council will fulfil its budget commitments by using its power to make and levy rates and charges under the Act. The Act allows Council to make and levy:

- a general rate or differential rates; and
- minimum general rates levies; and
- separate rates and charges; and special rates and charges; and
- utility charges.

LIMITATION ON INCREASE OF GENERAL RATES

Council recognises that significant valuation increases can have an adverse affect on ratepayers and has decided to limit the impact of high valuation increases.

Where Council has levied a rate it also has the ability under section 1036 of the Act, to limit rate increases to an amount levied for the previous financial year or limit any increase by a specified percentage.

TIME WITHIN WHICH RATES MUST BE PAID AND INTEREST FOR OVERDUE PAYMENTS

Council, at its budget meeting, must decide the date by which, or the time within which, each rate must be paid. Council will nominate that interest must be paid on any overdue rates.

PENSIONER CONCESSIONS ON GENERAL RATES

Pensioners, who qualify in accordance with Council Policy POL-2557 *Pensioner Rebate Policy*, will be allowed concessions on general rates.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Shire and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

The financial implications have been assessed in accordance with section 519 of the Act and detailed in the attached budget 2007-2008.

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 Mayor, Councillors, Chief Executive Officer and executive management have developed the budget in a series of budget workshops held since November last year.

CONCLUSION

The Budget Estimates for the Financial Years 2007/2008 to 2011/2012 and the Rates and Charges for the 2007/2008 Financial Year are presented in the following motions for consideration and resolution by Council:

5.11.1 ADOPTION OF BUDGET ESTIMATES FOR THE FINANCIAL YEAR 2007/2008

COUNCIL RESOLUTION

Moved by: Cr Burns
Seconded by: Cr Barker

That Council resolve, in accordance with section 518 of the *Local Government Act 1993*, to adopt the budget estimates for 2007/2008 shown in the Budget 2007/2008 attached on pages 22 to 27 and pages 35 to 37.

CARRIED

5.11.2 RATES AND CHARGES FOR THE FINANCIAL YEAR 2007/2008

5.11.2.1 DIFFERENTIAL GENERAL RATES AND MINIMUM GENERAL RATES

COUNCIL RESOLUTION

Moved by: Cr Burns
Seconded by: Cr Barker

That Council resolve -

In accordance with sections 963, 965, 966, 967, 977,978, and 979 of the *Local Government Act 1993*, to make and levy differential general rates and a minimum general rate for each rating category for the 2007/2008 financial year that:

- a. applies a relative distribution to the general rate revenue from owners of land with lower and higher unimproved capital valuations; and
- b. limits the impact of high valuation increases: and
- c. classes rateable land in consideration of the predominant use of the land and other factors that differentiate the land such as location, zoning constraints, drainage and regulatory requirements.

The scheme has 30 categories of land:–

Category	Criteria
Residential 1	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation of \$180,064 or less that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.

Category	Criteria
Residential 2	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation between \$180,065 and \$384,682 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Residential 3	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation between \$384,683 and \$578,776 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Residential 4	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation between \$578,777 and \$774,278 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Residential 5	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation that is equal to or greater than \$774,279 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Commercial 1	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation of \$180,065 or less that is used for full commercial or industrial use.
Commercial 2	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation between \$180,066 and \$351,346 that is used for full commercial or industrial use.
Commercial 3	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation between \$351,347 and \$527,016 that is used for full commercial or industrial use.
Commercial 4	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation between \$527,017 and \$702,687 that is used for full commercial or industrial use.
Commercial 5	Includes all rateable land except for Karragarra, Lamb, Macleay, Perulpa and Russell Islands with an unimproved capital valuation that is equal to or greater than \$702,688 that is used for full commercial or industrial use.
Commercial 6	Includes all rateable land that is used for quarry or extractive industry purposes. An extractive industry is any activity that removes material substance from the ground.

Category	Criteria
Commercial 7	Includes all rateable land that is used for the purpose of a major shopping centre that has a leasable area of not less than 5,000m ² .
Southern Moreton Bay Islands – Res 1	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation of \$174,000 or less that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Southern Moreton Bay Islands – Res 2	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$174,001 and \$203,000 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Southern Moreton Bay Islands – Res 3	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$203,001 and \$323,000 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Southern Moreton Bay Islands – Res 4	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$323,001 and \$386,000 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Southern Moreton Bay Islands – Res 5	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$386,001 and \$434,500 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Southern Moreton Bay Islands – Res 6	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$434,501 and \$576,500 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Southern Moreton Bay Islands – Res 7	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$576,501 and \$670,500 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Southern Moreton Bay Islands – Res 8	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$670,501 and \$779,000 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.

Category	Criteria
Southern Moreton Bay Islands – Res 9	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands and with an unimproved capital valuation that is equal to or greater than \$779,001 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial. This category includes vacant land.
Southern Moreton Bay Islands – Com 1	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation of \$180,000 or less that is used for full commercial or industrial use.
Southern Moreton Bay Islands – Com 2	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$180,001 and \$263,000 that is used for full commercial or industrial use.
Southern Moreton Bay Islands – Com 3	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$263,001 and \$327,000 that is used for full commercial or industrial use.
Southern Moreton Bay Islands – Com 4	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$327,001 and \$378,000 that is used for full commercial or industrial use.
Southern Moreton Bay Islands – Com 5	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation between \$378,001 and \$529,000 that is used for full commercial or industrial use.
Southern Moreton Bay Islands – Com 6	Includes all rateable land on Karragarra, Lamb, Perulpa, Macleay and Russell Islands with an unimproved capital valuation that is equal to or greater than \$529,001 that is used for full commercial or industrial use.
Restricted Development Entitlements – Res 1	Includes all rateable land with an unimproved capital valuation of \$120,000 or less that is used, or is intended for residential use or any other purpose other than Commercial or Industrial that has been identified in the <i>Southern Moreton Bay Islands Development Entitlements Protection Regulation 2006</i> that has recognised development potential and where the current owner was in possession of the land immediately before 13 April 2005. The development entitlements, which existed under the ‘superseded’ Transitional Planning Scheme, have been protected on these lots for a period of ten years from the commencement of the Redlands Planning Scheme or until a change in ownership occurs. The protection of development entitlements does not extend to future owners of land included in this category. Land in this category is included in the Conservation Sub-Area CN1 zone of the Redlands Planning Scheme.

Category	Criteria
Restricted Development Entitlements – Res 2	Includes all rateable land and with an unimproved capital valuation that is equal to or greater than \$120,001 that is used, or is intended for residential use or any other purpose other than Commercial or Industrial that has been identified in the <i>Southern Moreton Bay Islands Development Entitlements Protection Regulation 2006</i> that has recognised development potential and where the current owner was in possession of the land immediately before 13 April 2005. The development entitlements, which existed under the ‘superseded’ Transitional Planning Scheme, have been protected on these lots for a period of ten years from the commencement of the Redlands Planning Scheme or until a change in ownership occurs. The protection of development entitlements does not extend to future owners of land included in this category. Land in this category is included in the Conservation Sub-Area CN1 zone of the Redlands Planning Scheme.
Constrained Land	Includes all rateable land that has been identified as having an insurmountable drainage constraint such that it is unlikely a development permit, or permits, for the erection of a dwelling house on the land would be granted. Includes some rateable land that has been identified as having significant conservation values. All rateable land included in this category identified with insurmountable drainage problems or conservation values is zoned Conservation Sub-Area CN1 in the Redlands Planning Scheme. This category also includes all rateable land on the Southern Moreton Bay Islands that is vacant and has been included within the Open Space zone of the Redlands Planning Scheme.

In accordance with section 25 of the Valuation of *Land Act 1944* (Valuation-discounting for subdivided land), for the purpose of levying the General Rate the Unimproved Capital Valuation (UCV) of land subject to this section will be discounted by 40%. Furthermore, a minimum general rate will not apply to this land in accordance with section 967 (4) of the *Local Government Act 1993*.

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

The following table shows the rate in the dollar, minimum general rate, threshold valuation, and attribute type for each rating category.

Category	Rate in \$	Min. Gen. Rate \$	Threshold Valuation \$	Attribute Type
Residential 1	0.00451800	556.75	123,229.31	GR20
Residential 2	0.00397584	813.53	204,618.40	GR20
Residential 3	0.00379512	1,529.43	402,999.11	GR20
Residential 4	0.00361440	2,196.52	607,713.59	GR20
Residential 5	0.00343368	2,798.55	815,029.36	GR20
Commercial 1	0.00463095	568.10	122,674.61	GR21
Commercial 2	0.00458464	833.87	181,883.42	GR21
Commercial 3	0.00453833	1,610.79	354,930.12	GR21
Commercial 4	0.00449202	2,391.77	532,448.65	GR21
Commercial 5	0.00444571	3,156.48	710,005.83	GR21
Commercial 6	0.01332809	1,009.58	75,748.29	GR22
Commercial 7	0.00768059	3,212.33	418,240.00	GR23
SMBI – Res 1	0.00507558	636.75	125,453.64	GR30
SMBI – Res 2	0.00446035	883.15	198,000.16	GR30
SMBI – Res 3	0.00427099	905.45	212,000.03	GR30
SMBI – Res 4	0.00417407	1,379.53	330,499.97	GR30
SMBI – Res 5	0.00417930	1,611.19	385,516.71	GR30
SMBI – Res 6	0.00394975	1,745.79	442,000.13	GR30
SMBI – Res 7	0.00376368	2,277.03	605,000.96	GR30
SMBI – Res 8	0.00370565	2,523.55	681,000.63	GR30
SMBI – Res 9	0.00354811	2,879.29	811,499.64	GR30
SMBI – Com 1	0.00518480	648.10	125,000.00	GR31
SMBI – Com 2	0.00496417	933.26	187,999.20	GR31
SMBI – Com 3	0.00488980	1,305.58	267,000.70	GR31
SMBI – Com 4	0.00480170	1,598.96	332,998.73	GR31
SMBI – Com 5	0.00470218	1,815.04	385,999.69	GR31
SMBI – Com 6	0.00462352	2,487.45	537,999.19	GR31
RDE – Res 1	0.00558553	636.75	113,999.92	GR24
RDE – Res 2	0.00523641	670.26	127,999.91	GR24
Constrained	0.00451800	107.46	23,784.86	GR06

CARRIED**5.11.2.2 LIMITATION ON INCREASE OF GENERAL RATES****COUNCIL RESOLUTION**

Moved by: Cr Elliott
 Seconded by: Cr Williams

That Council resolve, in accordance with section 1036 of the *Local Government Act 1993*, that:

- a. Council recognises that significant valuation increases have an adverse effect on ratepayers and as such will cap general rate increases on all categories except for land subject to section 25 of the *Valuation of Land*

Act 1944 and Commercial 6. General rate increases will be capped to a maximum of:

- 8% pa on all land categorised within the rating categories of Residential 1 to 5 and Constrained;
 - 15% pa on all land categorised within the rating categories of Commercial 1 to 5 and 7;
 - 22% pa on Southern Moreton Bay Islands Residential and Restricted Development Entitlements; and
 - 19% pa on Southern Moreton Bay Islands Commercial.
- b. In the event a general rate has not been levied on a property for the whole of 2006/2007, Council will calculate the corresponding annual amount that would have been applied for the whole of 2006/2007 to determine whether a cap will apply in 2007/2008:and
- c. In the event that the ownership of a property is transferred (excluding Transmission by Death or Record of Death) or there is a change to the rating category, the cap will be removed from the first day of the next financial year for a period of 12 months. On expiry of this period the property will become eligible for capping, except in the event the property is on-sold during that financial year.

CARRIED

5.11.2.3 UTILITY CHARGES

COUNCIL RESOLUTION

Moved by: Cr Williams

Seconded by: Cr Barker

That Council resolve to make utility charges for 2007/2008 financial year in accordance with sections 963, 973, 973A, and 973AA of the Local Government Act 1993, and Council's policies:

Corporate Policy POL-3028 — Application of Water Charges;

- Corporate Policy POL-3045 – Application of Water Charges for Nursing Homes and Retirement Villages;
- Corporate Policy POL-3027 — Wastewater Services – Application of Charges
- Corporate Policy POL-2836 — Waste and Recycling Collection Services; and

- Statutory Policy POL-1234 — Trade Waste Policy

Council will apply utility charges for all Community Titles Scheme land according to sections 195 and 196 of the Body Corporate and *Community Management Act 1997*.

Water charges are set as a two part tariff - an access charge and a consumption charge. This is a requirement of the *Local Government Act 1993* to satisfy National Competition Policy. The prices are set to eventually recover sufficient revenue so that the water supply business covers its costs including a contribution to Council and a return on the assets employed in the business. This full cost pricing is also a requirement of National Competition Policy.

(A) Water Access Charges

Access charges will be applied on a per lot basis, except where adjoining residential lots in the same ownership name are amalgamated for rating purposes and either-

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

then Water Access charges will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged Water Access charges on a per lot basis.

Base Rate BW01, BW03, BW04 (domestic)	\$197.00 per meter/lot
Base Rate BW02 (caravan parks)	\$49.25 per unit

Units, Flats, Guest Houses, Multiple Dwellings 20mm to 150mm and Residential 25mm to 150mm		
Meter Size	Attribute Type	Charge
20mm	BM20	\$197.00
25mm	BM25	\$308.00
32mm	BM32	\$504.00
40mm	BM40	\$788.00
50mm	BM50	\$1,231.00
80mm	BM80	\$3,152.00
100mm	BM100	\$4,925.00
150mm	BM150	\$11,081.00

Commercial and Industrial		
Meter Size	Attribute Type	Charge
20mm	BW20	\$256.00
25mm	BW25	\$410.00
32mm	BW32	\$655.00
40mm	BW40	\$1,024.00
50mm	BW50	\$1,600.00
80mm	BW80	\$4,098.00
100mm	BW100	\$6,403.00
150mm	BW150	\$14,405.00

(B) Water Consumption Charges

The consumption charge is calculated on a tiered basis for Residential and Concessional, and at a flat rate for Non-residential and Council.

WC01 Residential (Domestic, Caravan Parks, Units, Flats, Guest Houses, Multiple Dwellings)	
WC03 Concessional	
First 500 litres per day (182.5kl pa)	\$0.75 per kilolitre
Between 501 and 800 litres per day (182.5kl to 292kl pa)	\$0.95 per kilolitre
Above 800 litres per day (292kl pa)	\$1.15 per kilolitre
WC02 Non-residential (Commercial, Industrial)	\$1.15 per kilolitre
WC04 Council	

(C) Wastewater (Sewerage) Charges

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

Developed residential and vacant residential properties are charged for 25 sewer units.

Residential wastewater charges will be applied on a per lot basis, except where adjoining residential lots in the same ownership name are amalgamated for rating purposes and either:

- the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots, or
- one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling, or

- one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed,

then wastewater charges will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged wastewater charges on a per lot basis.

Some seweraged properties are required to pay trade waste charges if they discharge higher strength waste to the sewer. Trade waste charges are comprised of three parts, one for access, one based on the volume and one based on strength and quantity of waste accepted by Council for treatment. The same philosophy for setting wastewater charges applies for trade waste charges.

Base Charge (SW01)		\$23.80 per unit
Trade Waste Generator Charge (TP01)		\$231.00 pa
Trade Waste Discharge – Volume (TW01):		\$1.47 per kl
Trade Waste Discharge – Quantity (TW01):	Biochemical oxygen demand (B.O.D)	\$1.09 per kg
	Chemical oxygen demand (C.O.D)	\$1.09 per kg
	Total suspended solids (N.F.R.)	\$0.49 per kg
	Oil & Grease	\$0.49 per kg
	Phosphorous	\$4.46 per kg
	Nitrogen	\$1.34 per kg
	Food waste disposal units based on power of motor.	\$23.00 (As charge “C” in Trade Waste Environmental Plan.)
Constant “d” for use when determining ‘additional charge’ for excess strength waste.		1.2 (Refer Trade Waste Environmental Plan.)

(D) Waste/Recycling Charges

The waste/recycling charge is determined by Council to ensure that it is able to cover costs associated with the provision of the service. The costs include payment to contractors for both refuse collection and a kerbside recycling service. Disposal costs are also factored into the charge to cover contractor costs for disposal, site development works, environmental monitoring, management and administration costs as well as land replacement costs associated with the consumption of the current landfill by residents and other users.

240 litre Refuse/240 litre Recycling Collection (RF01)	\$225.00 pa
240 litre Additional Refuse Bin (RF09)	\$143.00 pa
240 litre Refuse Bin – Temporary service (= < 3 months Mainland only) RF13	\$6.00 per lift
120 litre/140 litre Refuse/240 litre Recycling Collection (RF15)	\$188.00 pa

120 litre/140 litre Refuse – Temporary service (\leq 3 months Mainland only) (RF12)	\$5.00 per lift
240 litre Recycling Bin (RF16)	\$76.00 pa
240 litre Recycling Bin – Temporary (\leq 3 months Mainland only) (RF14)	\$8.00 per lift

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

Refuse Bulk Bin Size (m ³)	MAINLAND 1 Service per week – Annual Charge		ISLAND 1 Service per week – Annual Charge	
	Charge code	Amount	Charge code	Amount
0.66	RF20	\$456	RF100	\$13,102
1.10	RF23	\$1,679	RF103	\$13,377
1.50	RF26	\$1,302	RF106	\$2,715
2.25	RF29	\$1,917	RF109	\$3,975
3.00	RF32	\$2,532	RF112	\$5,226
4.00	RF35	\$3,289	RF115	\$6,739

Additional Refuse Service Bulk Bin Size (m ³)	MAINLAND 1 Service per week		ISLAND 1 Service per Week	
	Charge code	Amount	Charge code	Amount
0.66	RF21	\$27	RF101	\$252
1.10	RF24	\$33	RF104	\$258
1.50	RF27	\$26	RF107	\$63
2.25	RF30	\$37	RF110	\$88
3.00	RF33	\$49	RF113	\$112
4.00	RF36	\$64	RF116	\$141

Temporary Refuse (\leq 3 months) Bulk Bin Size (m ³)	MAINLAND 1 Service		ISLAND 1 Service	
	Charge code	Amount	Charge code	Amount
0.66	RF22	\$43	RF102	\$284
1.10	RF25	\$49	RF105	\$290
1.50	RF28	\$41	RF108	\$74
2.25	RF31	\$53	RF111	\$98
3.00	RF34	\$65	RF114	\$122
4.00	RF37	\$80	RF117	\$151

Recycle Bulk Bin Size (m ³)	MAINLAND 1 Service per week - Annual Charge		ISLAND 1 Service per week – Annual Charge	
	Charge code	Amount	Charge code	Amount
0.66	RF60	\$4,375	RF130	\$6,582
1.10	RF63	\$4,533	RF133	\$6,740
1.50	RF66	\$991	RF136	\$1,728
2.25	RF69	\$1,439	RF139	\$2,492
3.00	RF72	\$1,889	RF142	\$3,207
4.00	RF75	\$2,413	RF145	\$3,999

Additional Recycle Service Bulk Bin Size (m ³)	MAINLAND 1 Service per week		ISLAND 1 Service per Week	
	Charge code	Amount	Charge code	Amount
0.66	RF61	\$169	RF131	\$254
1.10	RF64	\$175	RF134	\$260
1.50	RF67	\$145	RF137	\$265
2.25	RF70	\$162	RF140	\$275
3.00	RF73	\$179	RF143	\$286
4.00	RF76	\$199	RF146	\$300

Temporary Recycle (= < 3 months) Bulk Bin Size (m ³)	MAINLAND 1 Service		ISLAND 1 Service	
	Charge code	Amount	Charge code	Amount
0.66	RF62	\$ 63	RF132	\$116
1.10	RF65	\$ 69	RF135	\$122
1.50	RF68	\$ 74	RF138	\$127
2.25	RF71	\$ 84	RF141	\$137
3.00	RF74	\$ 95	RF144	\$148
4.00	RF77	\$109	RF147	\$162

CARRIED

A division was called for.

Crs Murray, Williams, Elliott, Burns, Dowling, Barker and Seccombe voted in the affirmative.

Crs Bowler, Henry and Ogilvie voted in the negative.

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

(Cr Beard was absent from the meeting).

5.11.2.4 ENVIRONMENT SEPARATE CHARGE

COUNCIL RESOLUTION

Moved by: Cr Dowling

Seconded by: Cr Burns

That Council resolve, in accordance with section 972 of the *Local Government Act 1993* Council has determined that the community in general will benefit from the protection, management, promotion and enhancement of biodiversity – including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in the Shire – that cannot be effectively protected through Council's regulatory powers, or management programs.

The charge has a capital and an operational component. The capital component is predominantly directed towards land purchase, acquisition of the conservation interests in land, and strengthening stewardship of the natural environment, including funding ancillary facilities that support or enhance environmental outcomes. The operational component is predominantly directed towards land management, rehabilitation, and strengthening stewardship of the natural environment.

The charge is applied on a per lot basis.

Owners of properties included in the Koala Conservation Area as mapped in the Nature Conservation (Koala) Conservation Plan 2006 will receive a reduction equal to the amount of the capital component in the Environment Separate Charge (EN02) in recognition of the requirements of that plan. The charge will be subject to Council's Farming Concession.

Separate Charge	Charge Amount	Charge Basis
Environment Charge	\$72.80 (EN01)	Charge per lot
Environment Charge - Koala Conservation Area	\$41.60 (EN02)	Charge per lot

CARRIED

A division was called for.

Crs Williams, Burns, Dowling Barker and Seccombe voted in the affirmative.

Crs Murray, Elliott, Bowler, Henry and Ogilvie voted in the negative.

The Mayor declared the motion as **CARRIED** (on the casting vote of the Mayor).
(Cr Beard was absent from the meeting).

5.11.2.5 LANDFILL REMEDIATION SEPARATE CHARGE

COUNCIL RESOLUTION

Moved by: Cr Dowling
Seconded by: Cr Burns

That Council resolve, in accordance with section 972 of the Local Government Act 1993 Council has determined that the community in general will benefit from the monitoring and remediation of all landfills closed prior to July 1998 and the landfill at Myora North Stradbroke Island, excluding all other operational landfills such as Birkdale and Giles Road, to prevent environmental harm. The charge is applied on a per lot basis and will be subject to Council's Farming Concession.

Separate Charge	Charge Amount	Charge Basis
Landfill Remediation Charge	\$18.00 (EN03)	Charge per lot

CARRIED

A division was called for.

Crs Murray, Williams, Burns, Dowling, Henry, Ogilvie, Barker and Seccombe voted in the affirmative.

Crs Elliott and Bowler voted in the negative.

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

(Cr Beard was absent from the meeting).

5.11.2.6 AMENDED RABY BAY CANAL SPECIAL CHARGE

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Bowler

That Council resolve, in accordance with section 971 of the *Local Government Act 1993*, Council will make and levy a special charge to be known as the Amended Raby Bay Canal Special charge on the rateable land described below to fund the cost of, and repayment of loan funds used for:

- a. the adoption of the annual implementation plan for the 2007/2008 financial year for the Amended Raby Bay Canal Special Charge; and

- b. to undertake a program of works to provide for the long term maintenance, integrity and effectiveness of the revetment walls;

The service facility or activity for which this overall plan is made is the cleaning, dredging, maintenance to navigational aids and wall repairs to canals and outlet channels. It is Council's opinion that this service, facility or activity provides a special benefit to land by ensuring access to the canals and by ensuring the maintenance and integrity of the canal walls retaining the properties fronting the canals.

The rateable land to which this special charge be levied is identified in the benefited areas maps RBC-3 and RBC-3-1, excluding land that does not have access to a canal, which comprises all of the land which will specially benefit from the service, facility and activity provided through this special charge. In Council's opinion units in home unit developments and marina berths in the Raby Bay Canal Estate do not receive the same amount of benefit as standard lots and the charges for these types of land have been reduced accordingly.

The overall plan for the Shire Canals – Special Charge works was adopted by Council on 12 July 2000 and the Annual Implementation Plan for 2007/2008 on 02 July 2007.

Charge Basis	Charge Amount	Attribute Type
Per standard lot	\$1,350.00	CA01
Per unit in a home unit development	\$ 675.00	CA03
Per marina berth	\$ 607.50	CA05

CARRIED

A division was called for.

Crs Murray, Williams, Elliott, Bowler, Burns, Dowling, Henry and Barker voted in the affirmative.

Crs Ogilvie and Seccombe voted in the negative.

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

(Cr Beard was absent from the meeting).

5.11.2.7 AMENDED AQUATIC PARADISE CANAL SPECIAL CHARGE

COUNCIL RESOLUTION

Moved by: Cr Elliott

Seconded by: Cr Henry

That Council resolve, in accordance with section 971 of the *Local Government Act 1993*, Council will make and levy a special charge to be known as the Amended Aquatic Paradise Canal Special charge on the rateable land described below to fund the cost of, and repayment of loan funds used for:

- a. the adoption of the annual implementation plan for the 2007/2008 financial year for the Amended Aquatic Paradise Canal Special Charge; and
- b. to undertake a program of works to provide for the long term maintenance, integrity and effectiveness of the revetment walls;

The service facility or activity for which this overall plan is made is the cleaning, dredging, maintenance to navigational aids and wall repairs to canals and outlet channels. It is Council's opinion that this service, facility or activity provides a special benefit to land by ensuring access to the canals and by ensuring the maintenance and integrity of the canal walls retaining the properties fronting the canals.

The rateable land to which this special charge be levied is identified in the benefited areas map APC-3, excluding land that does not have access to a canal, which comprises all of the land which will specially benefit from the service, facility and activity provided through this special charge.

The overall plan for the Shire Canals – Special Charge works was adopted by Council on 12 July 2000 and the Annual Implementation Plan for 2007/2008 on 02 July 2007.

Charge Basis	Charge Amount	Attribute Type
Per standard lot	\$1,417.10	CA02
Per marina berth	\$1,417.10	CA04

CARRIED

5.11.2.8 LAKE LEVY SPECIAL CHARGE

COUNCIL RESOLUTION

Moved by: Cr Dowling
 Seconded by: Cr Bowler

That Council resolve, in accordance with section 971 of the *Local Government Act 1993*, Council has determined that waterfront land identified in the Benefited Area Map SWL-1 will specially benefit from the service, facility, or activity provided through the Lake Levy Special Charge. These include defined maintenance work on the lake including repairs to revetment walls, dredging, lake edge and fringe treatments including scheduled vegetation and debris removal as required. Council adopted the Overall Plan for this charge on 12 July 2000 and the Annual Implementation Plan for 2007/2008 on 02 July 2007.

Special Charge	Charge Amount	Charge Basis
Lake Levy	\$825.00 (LA01)	Charge per lot

CARRIED

A division was called for.

Crs Murray, Williams, Elliott, Bowler, Burns, Dowling, Henry, Ogilvie and Seccombe voted in the affirmative.

Cr Barker voted in the negative.

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

(Cr Beard was absent from the meeting).

5.11.2.9 RURAL FIRE LEVY SPECIAL CHARGE

COUNCIL RESOLUTION

Moved by: Cr Bowler
 Seconded by: Cr Dowling

That Council resolve, in accordance with section 971 of the *Local Government Act 1993* and section 128A of the *Fire and Rescue Service Act 1990*, Council has determined that each parcel of rateable land identified as the whole of Karragarra, Lamb, Macleay, Perulpa and Russell Islands will specially benefit from the service, facility or activity provided through the Rural Fire Levy Special Charge. Funds raised will be contributed to the rural fire brigades within the benefited area to purchase and maintain equipment and provide a fire service to properties in the benefited area. Council adopted the Overall Plan for this charge on 12 July 2000 and the Annual Implementation Plan for 2007/2008 on 02 July 2007. The charge will be subject to Council's Farming Concession.

Special Charge	Charge Amount	Charge Basis
Karragarra, Macleay, and Perulpa Islands Rural Fire Levy	\$30.00 (FL02)	Charge per lot
Lamb and Russell Island Rural Fire Levy	\$10.00 (FL03)	Charge per lot

CARRIED

5.11.2.10 INTEREST ON OVERDUE RATES

COUNCIL RESOLUTION

Moved by: Cr Williams
 Seconded by: Cr Elliott

That Council resolve, in accordance with section 1018 of the *Local Government Act 1993* and section 43 of the *Local Government Regulation 2005*, for 2007/2008 financial year that interest will be charged on overdue rates. Interest will accrue at 11% per annum, compound interest calculated on daily balances.

CARRIED

5.11.2.11 PENSIONER CONCESSIONS

COUNCIL RESOLUTION

Moved by: Cr Williams
 Seconded by: Cr Dowling

a) General Rates

That Council resolve, in accordance with section 1035A of the *Local Government Act 1993* and Council's policy POL-2557 Council Pensioner Rebate Policy, for the 2007/2008 year to provide a concession on the General Rates to eligible pensioner ratepayers shown as follows:

The concessions are -

For ratepayers in receipt of a maximum pension	\$280.00 per financial year
For ratepayers in receipt of a War Widows' pension	\$224.00 per financial year
For ratepayers NOT in receipt of maximum pension	\$140.00 per financial year

and –

b) Separate and Special Charges

That Council resolve, in accordance with section 1035A of the *Local Government Act 1993* to provide a concession on Separate and Special Charges (Canal, Lake, Environment, Landfill Remediation and Rural Fire charges) to pensioners who fulfill the eligibility criteria established in Council's Corporate Policy POL-2557 and are owner/occupiers of adjoining residential lots in the same ownership name, which are amalgamated for rating purposes, and either-

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

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

CARRIED

5.11.2.12 FARMING CONCESSIONS**COUNCIL RESOLUTION**

Moved by: Cr Henry
Seconded by: Cr Dowling

That Council resolve, in accordance with section 1035A of the *Local Government Act 1993*, Council will provide a concession to property owners whose land is being used for the business of farming (primary production) to assist and encourage endurance in their particular industry, which will benefit the economic development of the Shire as a whole.

1. The Concession is available to land owners that are carrying on a business of primary production on contiguous parcels of land in the same ownership name. Land will be considered contiguous when separated by a road. Land will not be considered contiguous where water connections are made to separate parcels of land.
2. For the purposes of administration the definition of 'primary production' will be taken from Subsection 6(1) *Income Tax Assessment Act 1936*:
 - a. The cultivation of land;

-
- b. The maintenance of animals or poultry for the purpose of selling them or their bodily produce, including natural increase;
 - c. Fishing operations which means:
 - operations relating directly to the taking or catching of fish, turtles, dugong, crustacean or oysters or other shellfish;
 - pearling operations; and includes
 - oyster farming; but does not include whaling.
 - d. Forest operations, which include:
 - the planting or tending in a plantation or forest of trees intended for felling;
 - the felling of trees in a plantation or forest;
 - e. horticulture;
- and includes the manufacture of dairy produce by the person who produced the raw material used in that manufacture.
3. In accordance with section 1035A of the *Local Government Act 1993*, for all such land parcels defined in point 1 above, Council will remit all but one of each Water Access, Sewerage, Separate and Special charge that may be properly made and levied on the subject land parcels.

CARRIED

5.11.2.13 ADOPTION OF THE REVENUE STATEMENT

COUNCIL RESOLUTION

Moved by: Cr Burns
Seconded by: Cr Dowling

That Council resolve, in accordance with section 518 of the *Local Government Act 1993*, to adopt the Revenue Statement shown in the 2007/2008 Budget as attached on pages 57 to 72.

CARRIED

5.12 RENEWABLE ENERGY INCENTIVES POLICY POL-3067**Datworks Filename:** EM Cities for Climate Protection**Attachment:** [Renewable Energy Incentives Policy POL-3067](#)**Responsible Officer Name:** Susan Rankin
Chief Executive Officer**Author Name:** Ray Turner
General Manager Corporate Services

EXECUTIVE SUMMARY

Redland Shire Council is committed to participation in global efforts to reduce corporate and whole of community greenhouse gas emissions, in order to minimise risks arising from global warming and resulting climate change.

Council is also supportive of all efforts and initiatives by local businesses and residents towards reducing greenhouse gas emissions and achieving carbon neutrality. Therefore, Council will encourage uptake of renewable energy or initiatives that generate renewable energy at the business or the home.

PURPOSE

The purpose of this submission is for Council to consider the adoption of the Renewable Energy Incentives Policy POL-3067.

BACKGROUND

Redland Shire Council is committed to participation in global efforts to reduce corporate and whole of community greenhouse gas emissions, in order to minimise risks arising from global warming and resulting climate change.

It is considered, under the current operational model, that it is inappropriate for the Council to own and maintain renewable energy infrastructure, other than where it exists to provide energy for internal operations by feeding energy into the grid (for example solar panels for a Council office building).

Council can choose to support, promote, or provide incentives for initiatives that encourage purchase of renewable energy or development of renewable energy infrastructure within the Shire, or globally.

Council recognises that climate change is a global issue and that only certain types of large scale renewable energy infrastructure will be suited to the Redlands, for example wind or wave/tidal power. Determination of appropriate types will require demonstration through technical feasibility assessments. Other types of renewable energy generation will better function in more appropriate locations, for example large scale solar power. Therefore, Council commits to supporting, promoting, or providing

incentives to development of appropriate large scale renewable energy structure both within and outside the Shire's boundaries.

Council is also supportive of all efforts and initiatives by local businesses and residents towards reducing greenhouse gas emissions and achieving carbon neutrality. Therefore, Council will encourage uptake of renewable energy or initiatives that generate renewable energy at the business or the home.

ISSUES

The policy statement requires Council to support, promote, or provide incentives that include, but are not limited to:

1. Investment in renewable energy infrastructure projects in partnership with private businesses or organisations.
2. Investment in renewable energy infrastructure projects within Council.
3. Leadership through demonstration of best practice towards achieving carbon neutrality for Council operations.
4. Grants, financial contribution or sponsorship to renewable energy research or development.
5. Support for development of renewable energy industries and technologies.
6. Staff professional assistance.
7. Rebates or reductions in normal Council fees and charges.
8. Council marketing and media promotion.
9. Official recognition of initiatives or research.
10. Developing, supporting, or participating in local, state, national or global carbon trading schemes, carbon taxes, or carbon offsets.
11. Developing or supporting marketing tools via which businesses can demonstrate their level of carbon neutrality to consumers.
12. Developing or supporting tools for businesses and residents to conduct emissions audits and ongoing accounting.
13. Undertaking activities to increase public education and raise awareness and understanding of climate change and its implications.
14. Council purchase of renewable energy.
15. Encouragement of renewable energy providers to supply details describing the source of renewable energy and investment occurring into new renewable energy projects or infrastructure.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the enhancement of biodiversity including koala habitat, bushland, greenspace,

waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.

FINANCIAL IMPLICATIONS

Financial implications for Council will be determined over time. No direct budget allocation has been made.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

This policy was discussed by Councillors at a budget workshop on Wednesday, 6 June 2007.

OPTIONS

PREFERRED

That Council adopt the Renewable Energy Incentives Policy POL-3067.

ALTERNATIVE

That Council not adopt the Renewable Energy Incentives Policy POL-3067.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Williams

That Council resolve to adopt the Renewable Energy Incentives Policy POL-3067.

CARRIED

6 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 10.55am.

Signature of Chair: _____

Confirmation date: _____