



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

**Wednesday 27 August 2008
commencing at 4:00pm**

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

TABLE OF CONTENTS

| ITEM | SUBJECT | PAGE NO |
|-------|--|---------|
| 1 | DECLARATION OF OPENING | 1 |
| 2 | DEVOTIONAL SEGMENT | 1 |
| 3 | RECORD OF ATTENDANCE AND LEAVE OF ABSENCE | 1 |
| 4 | RECEIPT AND CONFIRMATION OF MINUTES | 1 |
| 5 | MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES | 2 |
| 5.1 | REPORT FROM CHIEF EXECUTIVE OFFICER | 2 |
| 5.1.1 | PETITION (DIVISION 3) – REQUEST TO CONTROL TRAFFIC SPEEDS IN CLIFFORD PERSKE DRIVE, THORNLANDS | 2 |
| 5.1.2 | PETITION TO RAISE COUNCIL CONTRIBUTION TO CANAL LEVIES | 2 |
| 5.1.3 | REQUEST FOR REPORT – REVIEW OF CURRENT POSITION ON MANAGEMENT OF SHOPPING TROLLEYS | 2 |
| 5.1.4 | REQUEST FOR REPORT – PROTECTING SIGNIFICANT VEGETATION | 3 |
| 5.1.5 | REQUEST FOR REPORT – UPGRADE OF FORESHORE TRAILS..... | 3 |
| 5.1.6 | PETITION (DIV 9) REQUEST TO CLOSE PATHWAY ADJACENT TO 13 AND 15 DIANA STREET, CAPALABA | 3 |
| 5.1.7 | REQUEST FOR REPORT – RESEARCH ON THE IMPACT OF TRAIL BIKES ON THE REDLANDS..... | 3 |
| 6 | PUBLIC PARTICIPATION | 4 |
| 7 | PRESENTATIONS | 4 |
| 7.1 | PRESENTATION – (CR WILLIAMS, DIVISION 9)..... | 4 |
| 7.2 | PRESENTATION 0 (CR TOWNSEND, DIVISION 5) | 5 |
| 8 | MOTION TO ALTER THE ORDER OF BUSINESS | 5 |

| | | |
|--------|---|----|
| 9 | DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEMS OF BUSINESS | 5 |
| 10 | PLANNING & POLICY COMMITTEE 6/08/08 - RECEIPT AND ADOPTION OF REPORT | 6 |
| 10.1 | PLANNING AND POLICY | 8 |
| 10.1.1 | VEGETATION PROTECTION ORDER CONFIRMATION - BEACHCREST ROAD WELLINGTON POINT | 8 |
| 10.1.2 | CHANGE OF CONDITION FOR PERMIT TO DRIVE ON THE BEACHES OF NSI | 12 |
| 10.2 | CONFIDENTIAL REPORTS..... | 16 |
| 10.2.1 | INTERIM VEGETATION PROTECTION ORDER - BIRKDALE ROAD, BIRKDALE | 16 |
| 10.2.2 | INTERIM VEGETATION PROTECTION ORDER – BIRKDALE | 21 |
| 10.3 | GENERAL BUSINESS..... | 25 |
| 11 | REDLAND WATER AND WASTE COMMITTEE 19/08/08 - RECEIPT AND ADOPTION OF REPORT | 26 |
| 11.1 | REDLAND WATER AND WASTE | 28 |
| 11.1.1 | REDLAND WATER & WASTE COUNCIL BUSINESS UNIT REPORT - JULY 2008 | 28 |
| 11.1.2 | REDLAND WATER & WASTE PERFORMANCE PLANS 2008-09 | 31 |
| 11.1.3 | WATER RESTRICTIONS..... | 40 |
| 11.1.4 | WATER TANKER FILLING STATIONS..... | 45 |
| 12 | PLANNING & POLICY COMMITTEE 20/08/08 - RECEIPT AND ADOPTION OF REPORT | 51 |
| 12.1 | ITEM DELEGATED TO COMMITTEE FROM COUNCIL..... | 54 |
| 12.1.1 | REDLANDS TOURISM GRANT FUNDING | 54 |
| 12.2 | CUSTOMER SERVICES | 61 |
| 12.2.1 | PARK NAMING - MEISSNER PARK..... | 61 |
| 12.3 | PLANNING AND POLICY | 65 |

| | | |
|--------|---|-----|
| 12.3.1 | ENVIRONMENT POLICY REVIEW..... | 65 |
| 12.3.2 | ADOPTION OF 1B AMENDMENTS TO THE REDLANDS PLANNING SCHEME | 77 |
| 12.3.3 | DISCUSSION PAPER ON: INSPIRING SUSTAINABLE HOUSING IN QUEENSLAND | 82 |
| 12.3.4 | PETITION FOR VEHICULAR ACCESS BETWEEN LAMB AND MACLEAY ISLANDS | 89 |
| 12.3.5 | OPPORTUNITIES FOR RECREATIONAL USE OF COMMONWEALTH LAND AT BIRKDALE | 92 |
| 12.4 | GENERAL BUSINESS..... | 95 |
| 13 | FINANCE AND CORPORATE MANAGEMENT COMMITTEE 20/08/08 - RECEIPT AND ADOPTION OF REPORT | 97 |
| 13.1 | OFFICE OF CEO..... | 100 |
| 13.1.1 | REPORT ON AUDIT COMMITTEE MEETING - 1 AUGUST 2008 | 100 |
| 13.2 | CORPORATE SERVICES..... | 106 |
| 13.2.1 | JULY 2008 - MONTHLY FINANCIAL REPORTS | 106 |
| 13.2.2 | CARRYOVER FUNDING FROM 2007/2008 TO 2008/2009 | 110 |
| 13.2.3 | CORPORATE POLICY 2557 - COUNCIL PENSIONER REBATE POLICY | 113 |
| 13.2.4 | NON CURRENT ASSET ADJUSTMENTS | 131 |
| 13.3 | CUSTOMER SERVICES | 134 |
| 13.3.1 | INCREASE IN STREET LIGHTING TARIFFS | 134 |
| 13.4 | PLANNING AND POLICY..... | 138 |
| 13.4.1 | CORPORATE BALANCED SCORECARD REPORT JULY 2008 | 138 |
| 13.5 | CLOSED SESSION..... | 141 |
| 13.5.1 | FUTURE MANAGEMENT OF NORTH STRADBROKE ISLAND CAMPING GROUNDS | 141 |
| 14 | MAYORAL MINUTES | 147 |

| | | |
|-----------|--|------------|
| 15 | NOTICE OF MOTION UNDER SECTION 451 OF LOCAL GOVERNMENT ACT 1993..... | 148 |
| 15.1 | NOTICE GIVEN BY CR DOWLING (DIVISION 4) | 148 |
| 15.1.1 | NOTICE OF MOTION TO RESCIND RESOLUTION OF COUNCIL OF 30 JULY 2008 – ITEM 10.1.2 – RESPONSE TO PETITION FROM REDLANDS DISTRICT MOTORCYCLE CLUB | 148 |
| 15.2 | NOTICE GIVEN BY CR WILLIAMS (DIVISION 9) | 150 |
| 15.2.1 | NOTICE OF MOTION TO AMEND RESOLUTION OF COUNCIL OF 2 JULY 2008 – ITEM 12.1.9 – RABY BAY FORESHORE PARK – MASTHEAD DRIVE, CLEVELAND..... | 150 |
| 15.3 | NOTICE GIVEN BY CR OGILVIE (DIVISION 2) | 151 |
| 15.3.1 | NOTICE OF MOTION TO AMEND RESOLUTION OF COUNCIL OF 1 APRIL 2008 – ITEM 9 – POST ELECTION MEETING MINUTES – APPOINTMENTS/NOMINATIONS OF COUNCILLORS TO TASK FORCES / EXTERNAL ORGANISATIONS | 151 |
| 15.4 | NOTICE GIVEN BY CR ELLIOTT (DIVISION 7)..... | 152 |
| 15.4.1 | NOTICE OF MOTION TO AMEND RESOLUTION OF COUNCIL OF 30 JULY 2008 – ITEM 14.3 – APPOINTMENT OF CHIEF EXECUTIVE OFFICER..... | 152 |
| 16 | NOTICE OF BUSINESS..... | 153 |
| 16.1 | NOTICE GIVEN BY CR OGILVIE | 153 |
| 16.1.1 | COURT OF APPEAL 2041 OF 2007 (MC010134 – R & J WARD, 106 MOOLOOMBA ROAD, POINT LOOKOUT – APPLICATION FOR DUAL OCCUPANCY..... | 153 |
| 17 | MEETING CLOSURE..... | 154 |

1 DECLARATION OF OPENING

The Deputy Mayor declared the meeting open at 4.00pm.

2 DEVOTIONAL SEGMENT

Rev Bruce Warren, Wellington Point Uniting Church and a member of the Minister's Fellowship, led Council in a brief devotional segment.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

| | |
|---------------|--|
| Cr T Bowler | Deputy Mayor and Councillor Division 6 |
| Cr W Boglary | Councillor Division 1 |
| Cr C Ogilvie | Councillor Division 2 |
| Cr D Henry | Councillor Division 3 |
| Cr P Dowling | Councillor Division 4 |
| Cr B Townsend | Councillor Division 5 |
| Cr M Elliott | Councillor Division 7 |
| Cr K Reimers | Councillor Division 8 |
| Cr K Williams | Councillor Division 9 |
| Cr H Murray | Councillor Division 10 |

EXECUTIVE LEADERSHIP GROUP:

| | |
|---------------|---|
| Mr R Turner | Acting Chief Executive Officer |
| Mr G Soutar | General Manager Redland Water & Waste |
| Mr L Smith | Acting General Manager Customer Services |
| Mr B Lewis | Acting General Manager Corporate Services |
| Mr G Photinos | Acting General Manager Planning & Policy |

MINUTES:

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|--------------|--|
| Mrs J Thomas | Corporate Meetings & Registers Officer |
|--------------|--|

APOLOGY

| | |
|-----------------|-------|
| Cr M Hobson PSM | Mayor |
|-----------------|-------|

4 RECEIPT AND CONFIRMATION OF MINUTES

Moved by: Cr Townsend
Seconded by: Cr Reimers

That the minutes of the General Meeting of Council held on 30 July 2008 be confirmed.

CARRIED

5 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES

5.1 REPORT FROM CHIEF EXECUTIVE OFFICER

5.1.1 PETITION (DIVISION 3) – REQUEST TO CONTROL TRAFFIC SPEEDS IN CLIFFORD PERSKE DRIVE, THORNLANDS

At the General Meeting of 30 January 2008, Council resolved that the petition requesting that Council investigate means of controlling traffic speeds in Clifford Perske Drive so as to avoid further wildlife fatalities; the increasing threat to the safety of residents and pedestrians; and the accompanying decline in amenity and quality of life, be received and referred to the appropriate area of Council for consideration and a report to Council.

At the Planning & Policy Committee meeting of 18 June 2008, consideration of this matter was deferred and will now be listed for 10 September 2008 Planning & Policy Committee Meeting.

5.1.2 PETITION TO RAISE COUNCIL CONTRIBUTION TO CANAL LEVIES

At the General Meeting of the 26 September 2007 Council resolved that the petition be received and referred to a committee or officer for consideration and a report to Council.

At the General Meeting on 19 December 2007, Council resolved that consideration of this item be deferred to a future Planning and Policy Committee meeting to enable a more detailed report to be prepared and presented to Council.

At the General Meeting of 28 May 2008 Council resolved that the Committee Recommendation not be adopted and that Council resolve to defer this item until further legal advice is received regarding the legitimacy of the benefit area levy in raising monies for repair to revetment walls.

A report addressing this matter will be presented to a future Planning & Policy Committee meeting.

5.1.3 REQUEST FOR REPORT – REVIEW OF CURRENT POSITION ON MANAGEMENT OF SHOPPING TROLLEYS

At the General Meeting of 30 April 2008, it was resolved that a report be prepared and presented to Council to review the current position on the management of shopping trolleys and to provide additional options for compliance.

A report addressing this matter will be presented to the October 2008 Planning & Policy Committee meeting.

5.1.4 REQUEST FOR REPORT – PROTECTING SIGNIFICANT VEGETATION

At the General Meeting of 28 May 2008, it was resolved that a report be prepared and presented to Council on the steps Council is taking to protect significant vegetation through the Development Assessment process.

A report addressing this matter will be presented to the December 2008 Planning & Policy Committee Meeting.

5.1.5 REQUEST FOR REPORT – UPGRADE OF FORESHORE TRAILS

At the General Meeting of 2 July 2008, it was resolved that a report be prepared and presented to Council on the upgrade of the foreshore trails in Birkdale and Thorneside to Australian Standards.

A report addressing this matter will be presented to the 24 September 2008 Planning & Policy Committee Meeting.

5.1.6 PETITION (DIV 9) REQUEST TO CLOSE PATHWAY ADJACENT TO 13 AND 15 DIANA STREET, CAPALABA

At the General Meeting of 28 November 2007, Council resolved that the petition requesting that Council take appropriate measures to close the pathway adjacent to 13 and 15 Diana Street, Capalaba, be received and referred to the appropriate area of Council for consideration and a report to Council.

At the Planning & Policy Committee Meeting of 21 May 2008, consideration of this matter was deferred to allow for further consultation and survey to be completed.

A report addressing this matter will be presented to the September 2008 Planning & Policy Committee Meeting.

5.1.7 REQUEST FOR REPORT – RESEARCH ON THE IMPACT OF TRAIL BIKES ON THE REDLANDS

At the General Meeting of 30 July 2008, Council resolved that research on the current impacts of trail bikes on the Redlands natural areas be undertaken.

A report addressing this matter will be presented to a future Planning and Policy Committee Meeting.

6 PUBLIC PARTICIPATION

Moved by: Cr Elliott
Seconded by: Cr Henry

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

CARRIED

1. Mr Frank Bradley, Cleveland, addressed Council in relation to Council's 2008-2009 budget document and the lack of equity with respect to the capital works program intended for the Southern Moreton Bay Islands;
2. Mr Mark Edwards, Russell Island, addressed Council in relation to Council's 2008-2009 budget document and operational plan with respect to residents of the Southern Moreton Bay Islands stating that residents are now paying more and receiving less;
3. Mr Waldemar Tez, Russell Island, addressed Council in relation to Council's 2008-2009 budget document and parking issues on the island;
4. Mr Brad Anderson, Motor Media, addressed Council in relation to item 15.1.1 *Notice of Motion to Rescind Resolution of Council of 30 July 2008 – Response to Petition from Redlands District Motorcycle Club.*

MOTION TO RESUME MEETING

Moved by: Cr Murray
Seconded by: Cr Elliott

That the proceedings of the meeting resume.

CARRIED

7 PRESENTATIONS

7.1 PRESENTATION – (CR WILLIAMS, DIVISION 9)

In recognition of Council's achievement with respect to the Redland Youth Plaza, Cr Williams presented a Certificate of Recognition – Management Award – Leisure Facilities to Council received from Parks and Leisure Australia.

7.2 PRESENTATION 0 (CR TOWNSEND, DIVISION 5)

In recognition of Council's achievement with respect to the Southern Moreton Bay Islands Open Space Plan 2006, Cr Townsend presented a Certificate of Recognition – Planning Award (QLD) to Council received from Parks and Leisure Australia.

8 MOTION TO ALTER THE ORDER OF BUSINESS

Moved by: Cr Dowling
Seconded by: Cr Williams

1. That Item 15.1.1 (as listed on the agenda) – Notice of Motion to Rescind Resolution of Council of 30 July 2008 – Item 10.1.2 – Response to Petition from Redlands District Motorcycle Club be brought forward and discussed as the first item of business; and
2. That item 15.4.1 – Notice of Motion to Amend Resolution of Council of 30 July 2008 – Item 14.3 – Appointment of Chief Executive Officer, be brought forward and discussed as the second item of business.

CARRIED

9 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEMS OF BUSINESS

Nil

Cr Dowling left the meeting at 4.05 pm (end of devotional) and returned at 4.07 pm (prior to public participation);
Cr Elliott left the meeting at 4.50 pm (end of item 15.4.1) which was discussed at the 2nd item of business.

10 PLANNING & POLICY COMMITTEE 6/08/08 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Murray
Seconded by: Cr Townsend

That the Planning & Policy Committee report of 6 August 2008 be received.

CARRIED

DECLARATION OF OPENING

Cr Murray declared the meeting open at 9.00 am.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Committee Membership:

| | |
|---------------|--|
| Cr H Murray | Chair and Councillor Division 10 |
| Cr W Boglary | Councillor Division 1 – entered at 9.15am |
| Cr C Ogilvie | Councillor Division 2 – entered at 9.05am |
| Cr D Henry | Councillor Division 3 – entered at 9.03am |
| Cr P Dowling | Councillor Division 4 |
| Cr B Townsend | Councillor Division 5 |
| Cr T Bowler | Deputy Mayor Councillor Division 6 – entered at 9.12am |
| Cr M Elliott | Councillor Division 7 – entered at 9.02am |
| Cr K Reimers | Councillor Division 8 – entered at 9.09am |
| Cr K Williams | Councillor Division 9 |

Committee Manager:

Gary Photinos Acting General Manager Planning and Policy

Officers:

| | |
|----------------|-------------------------------------|
| Mr G Underwood | Acting Chief Executive Officer |
| Mr G Kirby | Regulatory & Health Service Manager |
| Ms A Wright | Senior Advisor Open Space Planning |

Minutes:

Ms V Rance Corporate Meetings & Registers Team

LEAVE OF ABSENCE

Moved by: Cr Dowling
Seconded by: Cr Townsend

That leave of absence from today's meeting be approved for Cr M Hobson who is attending a Doctors appointment.

CARRIED

PUBLIC PARTICIPATION AT MEETING

Nil.

DECLARATION OF INTEREST

Nil.

MOTION TO ALTER THE ORDER OF BUSINESS

Moved by: Cr Williams

Seconded by: Cr Dowling

That a late item of business "Change of Condition for Permit to Drive on the Beaches of NSI" be received and discussed as Item 1.2.

CARRIED

10.1 PLANNING AND POLICY

10.1.1 VEGETATION PROTECTION ORDER CONFIRMATION - BEACHCREST ROAD WELLINGTON POINT

Datworks Filename: EM Vegetation Protection
Attachments: [Expert Report](#)
Responsible Officer Name: Angela Wright
Acting Manager – Environmental Management
Author Name: Leo Newlands
Advisor - Reserves Management

EXECUTIVE SUMMARY

Following an enquiry from a member of the community, the Environmental Management Group (EMG) began action to protect the Cook Pine (*Araucaria columnaris*) on Lot 4 RP 77497 under Local Law No.6, 'Protection of Vegetation'.

Council resolved on the 30th of April 2008 to make an Interim Vegetation Protection Order under the provision of Local Law No.6.

This report outlines the outcomes of expert report, public submissions and officer recommendations regarding the confirmation of a Full Vegetation Protection Order

PURPOSE

To recommend that Council resolve to confirm the Vegetation Protection Order under the provision of Local Law No. 6 'Protection of Vegetation' on the Cook Pine (*Araucaria columnaris*) located on Lot 4 RP 77497 and described as 62-64 Beachcrest Road Wellington Point

BACKGROUND

- Council's Local Law No. 6 'Protection of Vegetation' provides for the protection of vegetation through Vegetation Protection Orders.
- Council officers have noted the significance of the Cook Pine and recommended that action commence for its protection under a Vegetation Protection Order.
- Council resolved on the 30th of April, 2008 to make an Interim Protection Order under the provision of Local Law No.6.
- Discussions with the owner of the property (Mrs Hilda Barclay) and Mrs Barclay's son/caretaker (Mr Ross Barclay) in relation to the process and implementation of the VPO have been undertaken on three occasions.
- An expert report for the Cook Pine has been undertaken by Biodiversity Assessment & Management Pty Ltd (BAAM) and received.

- Public notification of the Vegetation Protection Order was advertised (16 May 2008) through the 'Redland Times' and a period of at least 21 days has been allocated for receiving public submissions. This has occurred as per provisions of Local Law No. 6. No Submissions were received.

ISSUES

MAKING OF VEGETATION PROTECTION ORDER'S UNDER LOCAL LAW 6 (PROTECTION OF VEGETATION)

Any person may apply to have a Vegetation Protection Order (VPO) placed on vegetation on private land. Local Law 6 (Protection of Vegetation) (LL6) provides the power for Local Government to make VPOs for 'significant vegetation' (defined under LL6) on private land. This request for a VPO must be assessed by Council and by resolution for an interim VPO be placed upon the tree. The Interim VPO will remain for 6 months in which time public notification with a minimum of 21 days for submissions to be received. The advertisement must detail the grounds on which the VPO is being made and invite public submissions within 21 days of a fixed date, for or against the order. No Submissions were received for this application.

During this time Council must also get an expert report by a qualified person, ensuring the order is consistent with and justified in light of the objects of the law. The expert report received from BAAM has confirmed the grounds for which the Interim VPO was placed on the tree.

The outcomes of the expert report and public submissions are subsequently presented to Council for a decision on whether the VPO is confirmed.

GROUND'S FOR THE VEGETATION PROTECTION ORDER

This application for VPO has stated the grounds for the application was the vegetation is important for its aesthetic value or its beneficial effect on the amenity of the locality in which it is situated; important for its age, height, trunk circumference or canopy spread and important for its unique contribution to the landscape

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; as well as supporting Council's strategic priority to preserve a balance of urban, rural, bushland, village, coastal and island character of the Redlands by managing growth.

FINANCIAL IMPLICATIONS

Redland City Council

There are minor financial implications with this application associated with in-kind (advice) to the owners when required.

Owner

There are costs to owners and/or applicants of \$125 associated with a permit to damage protected vegetation.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has been undertaken with Mrs Hilda Barclay (owner) and Mr Ross Barclay on three occasions. Both Mrs Barclay and Mr Ross Barclay were consulted with in relation to the process, purpose and implications of placing the VPO on the Cook Pine. Neither Mrs Barclay nor Mr Ross Barclay has provided any written submissions for or against the VPO being placed on the tree. Consultation was also undertaken with Environmental Management, Development Assessment; Operation and Maintenance, Biodiversity Assessment and Management (external consultants) and the general public.

OPTIONS

PREFERRED

1. That Council resolve to confirm a Vegetation Protection Order under the provisions of Local Law No. 6 'Protection of Vegetation' on the Cook Pine (*Araucaria columnaris*) located on Lot 4 RP 77497 and described as 62-64 Beachcrest Road Wellington Point; and
2. That damage to the tree is only permitted under Section 27 (J) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law".

ALTERNATIVE

That Council resolve to **not** confirm a Vegetation Protection Order under the provisions of Local Law No. 6 'Protection of Vegetation' on the Cook Pine (*Araucaria columnaris*) located on Lot 4 RP 77497 and described as 62-64 Beachcrest Road Wellington Point.

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

Moved by: Cr Murray
Seconded by: Cr Reimers

That Council resolve as follows:

- 1. To confirm a Vegetation Protection Order under the provisions of Local Law No. 6 'Protection of Vegetation' on the Cook Pine (Araucaria columnaris) located on Lot 4 RP 77497 and described as 62-64 Beachcrest Road Wellington Point; and**
- 2. That damage to the tree is only permitted under Section 27 (J) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law".**

CARRIED

10.1.2 CHANGE OF CONDITION FOR PERMIT TO DRIVE ON THE BEACHES OF NSI

Dataworks Filename: L&E 4WD Beach Access Permits
Responsible Officer Name: Angela Wright
Acting Manager Environmental Management
Author Name: Dan Carter
Senior Advisor Natural Environment

EXECUTIVE SUMMARY

Council, through Local Law 15 (Parks and Reserves), has required the public to apply for a beach permit to drive off road vehicles (ORV) along the beaches of North Stradbroke Island.

As part of the Flinders Beach Land Management Plan 2005-2009 (FBLMP) concerns had been raised in regards to public safety with the conflict between ORV and recreational users.

Council, with University of Sunshine Coast (USC) have undertaken studies on the level of impact from ORV on the beach and the fauna. On the recommendations of this study, Council resolved on the 27 June 2007 to create a new permit condition for Beach access permits on Main and Flinders Beach, North Stradbroke Island.

The original condition stated that access onto the beach or driving on the beach 1 hour before and 1 hour after high tide is not permitted. High tide will be calculated from published tide times for Brisbane Bar with Flinders Beach -0.36hrs and Main Beach -1.20hrs.

Based on data collected over the last financial year and advice from staff at Stradbroke Holiday Parks and Maritime Safety Queensland it was recommended that an amendment of the original condition is made.

It is proposed that Council consider amending the original condition to read that access onto the beach or driving on the beach 1 hour before and 1 hour after high tide is not permitted. High tide will be calculated from published tide times for Brisbane Bar with both Flinders Beach and Main Beach -1.20hrs.

PURPOSE

For Council to consider an amendment to the Beach access permits on Flinders and Main Beach, North Stradbroke Island. The proposed amended condition is that access onto the beach or driving on the beach 1 hour before and 1 hour after high tide is not permitted. High tide will be calculated from published tide times for Brisbane Bar with Flinders and Main Beach -1.20 hours

The proposed amendment to the current condition is based on updated information and will assist in alleviating current confusion to permit holders and recreational users.

BACKGROUND

- 19 April 1995 Council resolved to adopt a vehicle access permit system which applies to all vehicles accessing the beaches on North Stradbroke Island;
- 17 December 2004 Council resolved that “*Council allow the Draft Flinders Beach Land Management Plan to be put out for public comment for 4 weeks commencing mid January 2005*);
- 22 June 2005 Council resolved to adopt the Flinders Beach Land Management Plan 2005-2009, which included key management actions for ORV’s;
- 27 June 2007 Council resolved to include a new condition for beach access permits (Flinders and Main Beach) to limit vehicle access and driving a vehicle on the beach.; and
- 14 July 2007 review of 4WD Permit and current beach access conditions. This review has indicated that the original condition require amendment based on advice received during the review process.

ISSUES

AMENDMENT TO CURRENT CONITION FOR THE BEACH PERMIT SYSTEM

Local Law 15 (Parks and Reserves) provides the ability for Council to set conditions for the permitted use of Council’s parks and reserves. Council used this head of power to introduce the beach access permits for ORV on Flinders and Main Beaches, North Stradbroke Island beaches in 2007.

Section 16 of Local law 15 Policy No 15 (Parks and Reserves) 1999 prescribes the conditions of beach access permit and further allows Council to set other conditions it deems appropriate from time to time.

It will be established by the information obtained from the review process that Council deem appropriate to amend the adjustment times required from published high tide time from Brisbane Bar for Flinders Beach on North Stradbroke Island. This advice is that Flinders Beach high tide times are -1.20 hours from the published Brisbane Bar times.

CURRENT USE OF THE BEACHES

Last years data provided during the review process has indicated that there has been an increase in permits issued from 10, 205 permits in the period 2006/2007 to 10, 588 permits issued for the 2007/2008 period.

The proposed amendment to existing beach access permit (Flinders and Main Beach) will provide uniformity and less confusion for permit holders and recreational users on the two beaches.

CONCLUSION

The current review of the beach access permits has provided new information that will assist in reducing confusion to permit holders and recreational users accessing and driving on Flinders and Main Beach, North Stradbroke Island.

This is likely to assist in gaining greater compliance, given that it will provide uniformity in the calculations of the high tide on Flinders and Main Beaches. This will improve safety and allow recreational activities to occur on the beaches during high tide periods free of vehicles.

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

Local Laws teams see no impact on resources or financial as staff will be present on the Island in accordance to current enforcement processes.

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

- Compliance Services Unit;
- Stradbroke Holiday Parks;
- Parks and Conservation Unit;
- Marketing and Communication; and
- Maritime Safety Queensland.

OPTIONS

PREFERRED

That Council resolve in accordance with section 16 (m) of Local Law Policy 15 (Parks and Reserves) 1999 to amend the condition for beach access permits as follows;

“That access onto the beach and driving of a vehicle on the beach 1 hour before and 1 hour after high tide is not permitted. High tide will be calculated

as minus 1hr 20minutes (-1.2hrs) from published tide times for Brisbane Bar for Flinders Beach and Main Beach.”

ALTERNATIVE

That Council resolve NOT to amend the high tide calculations for Flinders Beach, North Stradbroke Island.

OFFICER'S RECOMMENDATION

That Council resolve in accordance with section 16 (m) of Local Law Policy 15 (Parks and Reserves) 1999 to amend the condition for beach access permits as follows;

“That access onto the beach and driving of a vehicle on the beach 1 hour before and 1 hour after high tide is not permitted. High tide will be calculated as minus 1hr 20minutes (-1.2hrs) from published tide times for Brisbane Bar for Flinders Beach and Main Beach.”

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Murray
Seconded by: Cr Reimers

That Council resolve as follows:

1. To adopt the Officer's Recommendation with the following amendment:

(a) Delete (-1.2hrs); and

2. In accordance with section 16(m) of Local Law Policy 15 (Parks and Reserves) 1999 to amend the condition for beach access permits as follows:

“That access onto the beach and driving of a vehicle on the beach 1 hour before and 1 hour after high tide is not permitted. High tide will be calculated as minus 1hr 20minutes from published tide times for Brisbane Bar for Flinders Beach and Main Beach.”

CARRIED

10.2 CONFIDENTIAL REPORTS

10.2.1 INTERIM VEGETATION PROTECTION ORDER - BIRKDALE ROAD, BIRKDALE

Dataworks Filename: EM Vegetation Protection Orders
Responsible Officer Name: Angela Wright
Acting Manager Environmental Management
Author Name: Leo Newlands
Advisor - Reserves Management

EXECUTIVE SUMMARY

A request has been received from the Councillor for Division 10 for vegetation protection to apply to a mature Blue Gums tree (*Eucalyptus tereticornis*) on the northeast corner (adjacent to Birkdale Rd) on the property described in Vegetation Protection Application No. 5.

This report outlines the rationale and considerations for the proposed Interim Vegetation Protection Order for the tree. It is further recommended that the details of the report remain confidential until such time as the land owner has been officially notified on the proposed vegetation protection order.

PURPOSE

That Council resolve to make an Interim Vegetation Protection Order under the provision of Local Law No. 6 "Protection of Vegetation" on one *Eucalyptus tereticornis* tree on the property described in Vegetation Protection Application No. 5.

BACKGROUND

- Council's Local Law 6 (Protection of Vegetation) provides for the protection of vegetation through Vegetation Protection Orders.
- Council officers have noted the significance of the mature koala habitat trees and trees with heritage value and recommend that action commence for its protection under a Vegetation Protection Order.

ISSUES

MAKING OF AN INTERIM VEGETATION PROTECTION ORDER

Council may make a Vegetation Protection Order (VPO) to protect significant vegetation, as defined under s3. of Local Law 6(Protection of Vegetation) on freehold land.

In the making of a vegetation protection order, Council may resolve to apply an Interim VPO which remains in place for 6 months, while the requirements for

establishing a VPO can be undertaken. These include public notification and the calling of public submissions and the commissioning of an expert report. The interim order ensures that the tree is protected during this time. Once Council has considered all the necessary information it may at a subsequent meeting confirm or revoke the vegetation protection order.

GROUNDINGS FOR THE VEGETATION PROTECTION ORDER

Local Law 6 (Protection of Vegetation) defines significant vegetation by providing specific criteria. It is recommended that the tree is protected because it achieves the following criteria;

- A valuable part of the natural heritage of the area
- a significant habitat for native animals (including native or migratory birds) or part of a fauna and flora corridor
- significant part of a vegetation system or other ecological system
- important for its aesthetic value or its beneficial effect on the amenity of the locality in which it is situated;
- important for its age, height, trunk circumference or canopy spread; and it is
- important for its unique contribution to the landscape.
- A visual buffer against unsightly objects or a buffer against pollutants, light spillage noise or other factors that have a negative effect on the environment

The Eucalyptus tree is a large healthy mature tree which is approximately 1.5 metres across at breast height and appears frequently used by fauna given it is heavily scratched.

DAMAGE TO PROTECTION VEGETATION

Subordinate Local Law No. 6 (Protection of Vegetation) describes the circumstances when vegetation protected by a VPO may be damaged other than by the grant of a permit. These include,

(b) if the damage is:-

1. within ten (10) metres of a constructed dwelling house lawfully in existence at the date of commencement of this Local Law;
2. within three (3) metres of a building or structure (other than a dwelling or fence) or the foundations of a building or structure (other than a dwelling or fence) lawfully in existence at the date of commencement of this Local Law;
3. within three (3) metres of the site of a proposed building or structure (other than fence) in respect to which a development permit or preliminary approval has been granted under the provisions of the *Integrated Planning*

Act 1997 (as amended from time to time) to the carrying out of work pursuant to the provisions of the *Building Act 1975* and Standard Building Local Laws as amended from time to time;

4. within three (3) metres of the boundary between land under separate ownership and is reasonably necessary for erecting or maintaining a dividing fence;
5. within three (3) metres of the boundary between land under separate ownership and is reasonably necessary for a survey of the boundary by a registered surveyor;
6. within three (3) metres of the boundary between land under separate ownership and is reasonably necessary to establish or maintain a fire break;

except where a vegetation protection order has been declared for the express purpose of protecting such vegetation.

Therefore, it would be a condition under a Vegetation Protection Order that damage to the tree can only occur where Council has issued a permit for such works. Currently damage under the circumstances listed can occur without a permit.

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. as well as supporting Council's strategic priority to preserve a balance with urban, rural, bushland, village, coastal and island character of the Redlands by managing growth.

FINANCIAL IMPLICATIONS

Council costs associated with making an Interim Vegetation Protection order would be in the order of \$1,200.00 for the preparation of the expert report and advertising of public submissions notice. Ongoing costs to Council should the order be confirmed will be associated with in-kind support (advice) to the owners when required from Council's arborist.

Any works to the trees that may be required while the interim order in place will require a permit application to be made to Council. Currently, Council charges applicants \$125.00 (general permit) to assess an application for a permit to damage protected vegetation.

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

If Council resolves to begin action to protect the Eucalyptus tree, the owner of the land will need to be given written notice of the Order. It is recommended that the details of this report are kept confidential until such time as the owner has received official notification.

Once the land owner has been notified, a public notice of the Order must be advertised in the local newspaper. One requirement of the notice is to invite submissions for or against the Order.

OPTIONS

PREFERRED

That Council resolve:

1. To make an Interim Vegetation Protection Order under the provision of Local Law No. 6 "Protection of Vegetation" on one *Eucalyptus tereticornis* tree on the eastern boundary (adjacent to Birkdale Road) on the property described in Vegetation Protection Application No. 5;
2. That damage to the tree is only permitted under Section 27 (J) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law"; and
3. That the details of the interim vegetation protection order contained within this report remain confidential to the public until the landowner has been officially notified.

ALTERNATIVE

That Council resolve to **not** make an Interim Vegetation Protection Order under the provision of Local Law No. 6 "Protection of Vegetation" on one *Eucalyptus tereticornis* tree on the eastern boundary (adjacent to Birkdale Road) on the property described in the Vegetation Protection Application No. 5.

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

Moved by: Cr Murray
Seconded by: Cr Reimers

That Council resolve as follows:

- 1. To make an Interim Vegetation Protection Order under the provision of Local Law No. 6 "Protection of Vegetation" on one *Eucalyptus tereticornis* tree on the property described in Vegetation Protection Application No. 5;**
- 2. That damage to the tree is only permitted under Section 27(J) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law"; and**
- 3. That the details of the interim vegetation protection order contained within this report remain confidential to the public until the landowner has been officially notified.**

CARRIED

10.2.2 INTERIM VEGETATION PROTECTION ORDER – BIRKDALE

Datworks Filename: EM Vegetation Protection Orders
Responsible Officer Name: Angela Wright
Acting Manager Environmental Management
Author Name: Leo Newlands
Advisor - Reserves Management

EXECUTIVE SUMMARY

A request has been received from Council Officers for vegetation protection to apply to three mature Blue Gums (*Eucalyptus tereticornis*) trees on the eastern boundary adjacent to Birkdale Road on Lot 22 RP 854160.

This report outlines the rationale and considerations for the proposed Interim Vegetation Protection Order for the trees. It is further recommended that the details of the report remain confidential until such time as the land owner has been officially notified on the proposed vegetation protection order.

PURPOSE

That Council resolve to make an Interim Vegetation Protection Order under the provision of Local Law No. 6 "Protection of Vegetation" on three *Eucalyptus tereticornis* trees on Lot 22 RP 854160.

BACKGROUND

- Council's Local Law 6 (Protection of Vegetation) provides for the protection of vegetation through Vegetation Protection Orders.
- Council officers have noted the significance of the mature koala habitat trees and recommend that action commence for their protection under a Vegetation Protection Order.

ISSUES**MAKING OF AN INTERIM VEGETATION PROTECTION ORDER**

Council may make a Vegetation Protection Order (VPO) to protect significant vegetation, as defined under s3. of Local Law 6(Protection of Vegetation) on freehold land.

In the making of a vegetation protection order, Council may resolve to apply an Interim VPO which remains in place for 6 months, while the requirements for establishing a VPO can be undertaken. These include public notification and the calling of public submissions and the commissioning of an expert report. The interim order ensures that the trees are protected during this time. Once Council has considered all the necessary information it may at a subsequent meeting confirm or revoke the vegetation protection order.

GROUNDS FOR THE VEGETATION PROTECTION ORDER

Local Law 6 (Protection of Vegetation) defines significant vegetation by providing specific criteria. It is recommended that the trees are protected because they achieve the following criteria;

- a significant habitat for native animals (including native or migratory birds) or part of a fauna and flora corridor;
- significant part of a vegetation system or other ecological system;
- important for their aesthetic value or their beneficial effect on the amenity of the locality in which it is situated;
- important for their age, height, trunk circumference or canopy spread;
- important for their unique contribution to the landscape; and they are
- A visual buffer against unsightly objects or a buffer against pollutants, light spillage noise or other factors that have a negative effect on the environment

DAMAGE TO PROTECTION VEGETATION

Subordinate Local Law No. 6 (Protection of Vegetation) describes the circumstances when vegetation protected by a VPO may be damaged other than by the grant of a permit. These include,

(b) if the damage is:-

1. within ten (10) metres of a constructed dwelling house lawfully in existence at the date of commencement of this Local Law;
2. within three (3) metres of a building or structure (other than a dwelling or fence) or the foundations of a building or structure (other than a dwelling or fence) lawfully in existence at the date of commencement of this Local Law;
3. within three (3) metres of the site of a proposed building or structure (other than fence) in respect to which a development permit or preliminary approval has been granted under the provisions of the Integrated Planning Act 1997 (as amended from time to time) to the carrying out of work pursuant to the provisions of the *Building Act 1975* and Standard Building Local Laws as amended from time to time;
4. within three (3) metres of the boundary between land under separate ownership and is reasonably necessary for erecting or maintaining a dividing fence;
5. within three (3) metres of the boundary between land under separate ownership and is reasonably necessary for a survey of the boundary by a registered surveyor;

6. within three (3) metres of the boundary between land under separate ownership and is reasonably necessary to establish or maintain a fire break;

except where a vegetation protection order has been declared for the express purpose of protecting such vegetation.

Therefore, it would be a condition under a Vegetation Protection Order that damage to the trees can only occur where Council has issued a permit for such works. Currently damage under the circumstances listed can occur without a permit.

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 as well as supporting Council's strategic priority to preserve a balance with urban, rural, bushland, village, coastal and island character of the Redlands by managing growth.

FINANCIAL IMPLICATIONS

Council costs associated with making an Interim Vegetation Protection order would be in the order of \$1,200.00 for the preparation of the expert report and advertising of public submissions notice. Ongoing costs to Council should the order be confirmed will be associated with in-kind support (advice) to the owners when required from Council's arborist.

Any works to the trees that may be required while the interim order in place will require a permit application to be made to Council. Currently, Council charges applicants \$125.00 (general permit) to assess an application for a permit to damage protected vegetation.

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

If Council resolves to begin action to protect the Eucalyptus trees the owner of the land will need to be given written notice of the Order. It is recommended that the details of this report are kept confidential until such time as the owner has received official notification.

Once the land owner has been notified, a public notice of the Order must be advertised in the local newspaper. One requirement of the notice is to invite submissions for or against the Order.

OPTIONS**PREFERRED**

That Council resolve:

1. To make an Interim Vegetation Protection Order under the provision of Local Law No. 6 "Protection of Vegetation" on three *Eucalyptus tereticornis* trees on Lot 22 RP 854160;
2. That damage to the trees is only permitted under Section 27 (J) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law"; and
3. That the details of the interim vegetation protection order contained within this report remain confidential to the public until the landowner has been officially notified.

ALTERNATIVE

That Council resolve to **not** make an Interim Vegetation Protection Order under the provision of Local Law No. 6 "Protection of Vegetation" on three *Eucalyptus tereticornis* trees on Lot 22 RP 854160.

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

Moved by: Cr Murray
Seconded by: Cr Reimers

That Council resolve as follows:

1. **To make an Interim Vegetation Protection Order under the provision of Local Law No. 6 "Protection of Vegetation" on three *Eucalyptus tereticornis* trees on Lot 22 RP 854160;**
2. **That damage to the trees is only permitted under Section 27(J) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law"; and**
3. **That the details of the interim vegetation protection order contained within this report remain confidential to the public until the landowner has been officially notified.**

CARRIED

10.3 GENERAL BUSINESS

Permission was granted for the following items of General Business to be raised and discussed:

1. Acting General Manager, Planning & Policy advised that a status report will be provided to all Councillors in regard to Truck Parking on Residential Property in response to an enquiry from Cr Elliott.
2. Acting General Manager, Planning & Policy advised that a status report in regard to Parking of Unregistered Vehicles in Residential Streets will be provided to all Councillors in response to an inquiry by Cr Elliott.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Murray
Seconded by: Cr Reimers

That the general business items be noted.

CARRIED

11 REDLAND WATER AND WASTE COMMITTEE 19/08/08 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Henry
Seconded by: Cr Townsend

That the Redland Water and Waste Committee report of 19 August 2008 be received.

CARRIED

DECLARATION OF OPENING

Cr Henry declared the meeting open at 2.05 pm.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCEMembers Present

| | |
|-----------------|--|
| Cr D Henry | Chair and Councillor Division 3 |
| Cr M Hobson PSM | Mayor |
| Cr W Boglary | Councillor Division 1 |
| Cr C Ogilvie | Councillor Division 2 – entered at 2.29 pm |
| Cr P Dowling | Councillor Division 4 |
| Cr B Townsend | Councillor Division 5 |
| Cr T Bowler | Deputy Mayor & Councillor Division 6 |
| Cr M Elliott | Councillor Division 7 |
| Cr K Reimers | Councillor Division 8 |
| Cr K Williams | Councillor Division 9 |
| Cr H Murray | Councillor Division 10 |

Committee Manager:

Mr G Soutar General Manager Redland Water & Waste

Officers

| | |
|--------------|---|
| Mr R Turner | Acting Chief Executive Officer |
| Mr B Taylor | Manager Treatment Operations |
| Ms E Bray | Manager Customer Service & Business Performance |
| Mr K Maguire | Service Manager Water Reticulation |

Minutes

Mrs J Thomas Corporate Meetings & Registers Officer

PUBLIC PARTICIPATION AT MEETING

Nil

DECLARATION OF INTEREST

Nil

MOTION TO ALTER THE ORDER OF BUSINESS

Nil

Cr Elliott left the meeting at 2.05 pm;

Cr Murray left the meeting at 2.18 pm (during item 1.1) and returned at 2.34 pm (during item 1.3);

Cr Ogilvie left the meeting at 2.50 pm (during item 1.4) and returned at 2.57 pm (during item 1.4);

Cr Townsend left the meeting at 3.16 pm (during item 1.4);

Cr Dowling left the meeting at 3.30 pm (during item 1.4);

Cr Ogilvie left the meeting at 3.34 pm (during item 1.4).

11.1 REDLAND WATER AND WASTE

11.1.1 REDLAND WATER & WASTE COUNCIL BUSINESS UNIT REPORT - JULY 2008

Dataworks Filename: WW Redland Water & Waste Committee
WM Redland Water & Waste Committee
WS Redland Water & Waste Committee

Attachments: [Business Unit Report - July 2008](#)
[Appendix A – Wastewater Supplement](#)

Responsible Officer Name: Gary Soutar
General Manager, Redland Water & Waste

Author Name: Gary Soutar
General Manager, Redland Water & Waste

EXECUTIVE SUMMARY

The Redland Water & Waste (RWW) Council Business Unit report is presented to Council for noting. The report provides the business unit's performance for the month of July 2008 and covers financial and non-financial indicators for water, wastewater and waste.

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

The report provides a regular opportunity for Council to consider the performance of RWW and to respond to any exceptional reporting.

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

PURPOSE

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

BACKGROUND

RWW's performance plan identifies KPIs for which performance targets have been agreed with Council. Reporting is done each month through the RWW Committee.

ISSUES

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

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

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

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

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

RELATIONSHIP TO CORPORATE PLAN

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

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

FINANCIAL IMPLICATIONS

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

CONSULTATION

Consultation has occurred with:

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

OPTIONS

PREFERRED

That Council resolve to accept the Redland Water & Waste Council business unit report for July 2008, as presented in the attachment.

ALTERNATIVE

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

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

Moved by: Cr Henry
Seconded by: Cr Murray

That Council resolve to accept the Redland Water & Waste Council Business Unit Report for July 2008, as presented in the attachment.

CARRIED

11.1.2 REDLAND WATER & WASTE PERFORMANCE PLANS 2008-09

| | |
|----------------------------------|--|
| Datworks Filename: | WS Redland Water & Waste Committee WW Redland Water & Waste Committee WM Redland Water & Waste Committee |
| Attachments: | <u>Water & Wastewater Services Performance Plan 2008-09</u> <u>Waste Management Services Performance Plan 2008-09</u> |
| Responsible Officer Name: | Gary Soutar General Manager, Redland Water & Waste |
| Author Name: | Gary Soutar General Manager, Redland Water & Waste |

EXECUTIVE SUMMARY

Redland Water & Waste (RWW) is a commercial business unit (CBU) of Redland City Council (RCC).

Section 580(1) of the *Local Government Act 1993* states:

- there must be an annual performance plan for each CBU;
- a local government's operational plan under chapter 7, part 2, must include the annual performance plan for each of its CBUs;
- a performance plan may be amended at any time before the end of the financial year for which it is prepared.

RWW has conducted a review of its annual performance plans for the 2008-09 financial year. As a result of State government reforms and a decision to separate waste management from RWW, it is now necessary to split the combined performance plan into 2 separate plans – one for water and wastewater and the second for waste.

The annual performance plans are presented for adoption with the exclusion of the financial information. The financial information is reviewed and adopted by Council as part of the annual budget process.

It is recommended that the annual performance plans be approved.

PURPOSE

For Council to adopt RWW's performance plans for 2008-09 to meet the requirements of the *Local Government Act 1993*.

BACKGROUND

The *Local Government Act 1993* requires a CBU's performance to be monitored by the local government against performance targets detailed in an annual performance plan.

Section 67 of the *Local Government Finance Standard 2005* states that the annual performance plan for a CBU must include:

- the CBU's financial and non-financial performance targets for its activities;
- the nature and extent of the CBU's community service obligations (CSOs);
- the costings of, and funding for, the CBU's CSOs.

Section 68(1) of the *Local Government Finance Standard 2005* states that the annual performance plan for a CBU must also include:

- the CBU's objectives and functions;
- the nature and scope of the CBU's main activities and undertakings;
- the CBU's notional capital structure and treatment of surpluses;
- the CBU's proposed major investments;
- the CBU's outstanding and proposed borrowings;
- the CBU's policy on the level and quality of service consumers can expect from the CBU;
- the delegations necessary to allow the CBU to exercise management autonomy and authority in its commercial activities;
- the type of information to be given in reports.

ISSUES

When waste management became part of the CBU and the CBU was renamed from Redland Water to Redland Water & Waste, the annual performance plan for water and wastewater was extended to include waste.

However, as a result of water reforms initiated by the State government and waste management's move from RWW to Operations & Maintenance (OPM), the decision has been made to split the performance plan into 2 – one covering the wastewater and remaining water operations, and the second to cover waste management. No KPIs have been identified for removal from either annual performance plan.

The following is a list of key performance indicators (KPIs) pertaining to both annual performance plans, all remained unchanged:

- earnings before interest tax & depreciation (EBITD);
- operating performance (expenditure to budget);

- % capital works program practical completion - % of planned project milestones achieved this quarter;
- LTIFR.

The following is a list of KPIs pertaining specifically to the water and wastewater annual performance plan:

- average residential water consumption per person per day;
- nitrogen load from effluent discharge;
- average response or reaction time to wastewater incidents;
- average response or reaction time to water main breaks within the distribution system;
- number of poor pressure complaints;
- operating costs per megalitre of water treated;
- operating costs per property serviced (wastewater);
- number of dry weather overflows;
- sewer overflows affecting customers;
- % wastewater service interruptions restored within 5 hours;
- number of wastewater odour complaints;
- number WWTP non-conformances with EPA licence over compliance year;
- % compliance with Australian Drinking Water Guidelines within distribution system. Does not include non-compliant water supplied to the distribution system by the bulk water authority (SEQWater) or the bulk transport authority (Linkwater);
- number of water main breaks and leaks within the distribution main;
- unplanned water interruptions caused by the distribution network restored <5 hours;
- number of water quality incidents caused by the distribution network.

The following is a list of KPIs pertaining specifically to the waste annual performance plan:

- total kilos of domestic waste landfilled per capita per year;
- recyclable material diverted from kerbside collection (recycling bin only);
- waste education – number of activities (events, tours, visits);
- operating costs per tonne of waste (waste);

- % compliance with EPA licence requirements for waste management;
- number of missed wheelie bin services (refuse and recycling).

A number have been amended for this year's performance plans based on an analysis of last year's performance and as a result of the aforementioned water reforms.

WATER & WASTEWATER

Current - average response or reaction time to water main breaks

Proposed - average response or reaction time to water main breaks within the distribution system

It is proposed to add "within the distribution system" to allow for events outside Council's control as a result of water reforms.

Current – number of poor pressure complaints with a monthly target of ≤ 6

Proposed – number of poor pressure complaints with a monthly target not exceeding 3

The target has been lowered as ongoing improvements to the network are steadily reducing the number of complaints.

Current – operating costs per megalitre of water treated with a monthly target of ≤ \$890

Proposed – operating costs per megalitre of water treated with a monthly target not exceeding \$1138

This amendment is due to the increase in bulk water pricing and the move to full cost pricing.

Current – operating costs per property serviced (wastewater) with a monthly target of ≤ \$238

Proposed – operating costs per property serviced (wastewater) with a monthly target not exceeding \$242

This amendment is due to an increase in labour and goods and services costs.

Current – sewer overflows affecting customers with a monthly target of ≤ 18

Proposed – sewer overflows affecting customers with a monthly target not exceeding 11

The target has been lowered due to ongoing improvements in the sewerage reticulation network.

Current - % compliance with Australian Drinking Water Guidelines

Proposed - % compliance with Australian Drinking Water Guidelines within distribution system. Does not include non-compliant water received at the point of transfer to the distribution system, that is, from the bulk water authority or the bulk transport authority.

It is proposed to add "within the distribution system" and the 2nd sentence as RWW will have no control over the quality of water received into our systems.

Current – number of water main breaks and leaks

Proposed – number of water main breaks and leaks within the distribution main

It is proposed to add “within the distribution system” to allow for events outside Council’s control as a result of water reforms.

Current – unplanned water interruptions restored <5 hours

Proposed – unplanned water interruptions caused by the distribution network restored in <5 hours

It is proposed to add “caused by the distribution network” to allow for events outside Council’s control as a result of water reforms.

Current – number of water quality incidents

Proposed – number of water quality incidents caused by the distribution system

It is proposed to add “within the distribution system” to allow for events outside Council’s control as a result of water reforms.

WASTE**Current – recyclable material diverted from kerbside collection (recycling bin only) with monthly target of $\geq 25\%$**

Proposed – recyclable material diverted from kerbside collection (recycling bin only) with monthly target of at least 24%

The target of 25% in 2007/08 was not achieved as apart from education programs, Council has minimal influence on this KPI.

Current – operating costs per tonne of waste (waste) with monthly target of $\leq \$84$

Proposed – operating costs per tonne of waste (waste) with monthly target not exceeding \$93

The target has been raised due to increased contractor rates.

Current – number of missed wheelie bin services (refuse and recycling) with a monthly target of ≤ 42

Proposed – number of missed wheelie bin services (refuse and recycling) with a monthly target not exceeding 35

Given that the waste contractor is into the 2nd year of the current contract, it is proposed that this KPI be decreased.

SUMMARY**NEW KPI**

| KPI | Target | Unit | Reporting frequency |
|--|--------|--------|---------------------|
| WASTE | | | |
| Waste education – number of activities (events, tours, visits) | Min 8 | Number | Monthly |

KPIs REMAINING THE SAME

| KPI | Target | Unit | Reporting frequency |
|--|---------|---|---------------------|
| WASTE | | | |
| Total kilos of domestic waste landfilled per capita per year | 488 | kg/cap/year | Monthly |
| % compliance with EPA licence requirements for waste management | Min 98 | % | Quarterly |
| WATER & WASTEWATER | | | |
| Average residential water consumption per person per day | Max 240 | Litres/day/person | Monthly |
| Nitrogen load from effluent discharge | Max 110 | Ave kg/day | Monthly |
| Average response or reaction time to wastewater incident | Max 60 | Minutes | Monthly |
| Number of dry weather overflows | Max 7 | Number | Monthly |
| % wastewater service interruptions restored within 5 hours | Min 95 | % | Monthly |
| Number of wastewater odour complaints | Max 3 | Number | Monthly |
| Number WWTP non-conformances with EPA licence over compliance year | Max 0.5 | Number | Monthly |
| BOTH | | | |
| % capital works program practical completion - % of planned project milestones achieved this quarter | Max 95 | % | Monthly |
| Earnings before interest tax & depreciation (EBITD) | 0-5% | % | Monthly |
| Operating performance (expenditure to budget) | +/-5 | % | Monthly |
| LTIFR | Max 20 | Injuries per million hours worked in a period | Monthly |

KPI AMENDMENTS

| KPI | Former KPI | | | New KPI | | |
|--|------------|------|---------------------|---------|------|---------------------|
| | Target | Unit | Reporting frequency | Target | Unit | Reporting frequency |
| WASTE | | | | | | |
| Recyclable material diverted from kerbside collection (recycling bin only) | ≥ 25 | % | Monthly | Min 24 | % | Monthly |

| KPI | Former KPI | | | New KPI | | |
|--|------------|---------|---------------------|----------|---------|---------------------|
| | Target | Unit | Reporting frequency | Target | Unit | Reporting frequency |
| Operating cost per tonne of waste (waste) | ≤ 84 | \$ | Monthly | Max 93 | \$ | Monthly |
| Number missed wheelie bin services (refuse and recycling) | ≤ 42 | Number | Monthly | Max 35 | Number | Monthly |
| WATER & WASTEWATER | | | | | | |
| Average response or reaction time to water main breaks within the distribution system – change in wording only | ≤ 60 | Minutes | Monthly | Max 60 | Minutes | Monthly |
| Number of poor pressure complaints | ≤ 6 | Number | Monthly | Max 3 | Number | Monthly |
| Operating costs per megalitre of water treated | ≤ 890 | \$ | Monthly | Max 1138 | \$ | Monthly |
| Operating costs per property services (wastewater) | ≤ 238 | \$ | Monthly | Max 242 | \$ | Monthly |
| Sewer overflows affecting customers | ≤ 18 | Number | Monthly | Max 11 | Number | Monthly |
| % compliance with ADWG within distribution system – change in wording only | ≥ 98 | % | Monthly | Min 98 | % | Monthly |
| Number of | ≤ 8 | Number | Monthly | Max 8 | Number | Monthly |

| KPI | Former KPI | | | New KPI | | |
|---|------------|--------|---------------------|---------|--------|---------------------|
| | Target | Unit | Reporting frequency | Target | Unit | Reporting frequency |
| water main breaks and leaks within the distribution main – change in wording only | | | | | | |
| Unplanned water interruptions caused by the distribution network restored <5 hours – change in wording only | ≥ 97 | % | Monthly | Min 97 | % | Monthly |
| Number of water quality incidents caused by the distribution network – change in wording only | ≤ 12 | Number | Monthly | Max 12 | Number | Monthly |

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

For 2008/09 the planned level of debt to debt + equity level shall be approximately 35%, the internal debt will increase from \$113 million to \$186.135 million.

CONSULTATION

Consultation has occurred with the following:

- Manager Customer Service & Business Performance, RWW;
- Manager Treatment Operations, RWW;
- Senior Financial Adviser, RWW.

OPTIONS**PREFERRED**

That Council resolve as follows:

1. To adopt the Redland Water & Waste water and wastewater performance plan for 2008-09 as attached; and
2. To adopt Waste Management Services' performance plan for 2008-09 as attached.

ALTERNATIVE

That Council resolve as follows:

1. To adopt the Redland Water & Waste water and wastewater performance plan for 2008-09 with amendments; and
2. To adopt Waste Management Services' performance plan for 2008-09 with amendments.

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

Moved by: Cr Henry
Seconded by: Cr Murray

That Council resolve as follows:

1. **To adopt the Redland Water & Waste water and wastewater performance plan for 2008-09 as attached; and**
2. **To adopt Waste Management Services' performance plan for 2008-09, as attached.**

CARRIED

11.1.3 WATER RESTRICTIONS

Dataworks Filename: WS Water Restrictions - General
Attachments: [Water restriction comparisons](#)
Responsible Officer Name: Eleanor Bray
Manager Customer Service & Business
Performance
Author Name: Margaret Haynes
Principal Project Administration Officer

EXECUTIVE SUMMARY

Redland City Council's (RCC's) current level 2 water restrictions are reviewed within a regional context in this report and the following 3 options for future water restrictions are presented for Council's consideration:

- remaining on level 2 restrictions until the Queensland Water Commission (QWC) legislates revised restrictions for Redlands;
- developing a community education program on potential (QWC) restrictions; or
- moving to QWC permanent water conservation measures in September/October 2008.

PURPOSE

The purpose of this report is to provide Council with information and options for future water restrictions within Redlands in relation to regional water restrictions across the south-east Queensland (SEQ) region.

BACKGROUND

As part of water saving measures in SEQ, QWC introduced a water restriction regime across SEQ.

As Redlands was not part of the grid, its residents were not subjected to the extreme water restrictions but chose to move to level 2 restrictions on a voluntary basis.

In July 2008, QWC relaxed restrictions across SEQ to high level which aligns to its new restriction regime. Redlands is still on level 2 water restrictions.

ISSUES

Redlands will be connected into the water grid by December 2008. QWC has advised Council that they will be reviewing the level of water restrictions in Redlands on 30 March 2009, however the specific level has not been stated. Indications suggest Redlands will move towards the same water restrictions as SEQ councils in the future.

Communication from QWC on 17 July 2008 stated:

Once interconnection is established, all areas of South East Queensland will eventually move to Commission Water Restrictions.

This recognises the importance of managing water as a shared resource in South East Queensland. The \$9 billion investment in water infrastructure is an investment in the entire South East Queensland region.

For example, once interconnected the Redlands will have the security of an augmented water supply if population and growth were to outstrip existing water supplies.

The Redlands will be connected to the SEQ Water Grid by December this year. For practical reasons, the Commission would wait until the end of the wet season before introducing Commission Water Restrictions in the area.

This recognises the potential for significant changes in dam levels and water security over the summer months.

The Commission currently intends to commence Commission Water Restrictions in Redlands from Monday March 30, 2009. The level of restrictions introduced will be further considered and will depend on the region's water security at the time.

QWC has redeveloped their water restriction regime to progress across 4 levels:

- permanent water conservation measures;
- medium restrictions;
- high restrictions; and
- extreme restrictions.

Of the 10 Councils within the QWC area, 6 are on high restrictions; Scenic Rim is on permanent water conservation measures; Sunshine Coast and Gold Coast have no restrictions and Redlands is on level 2 restrictions.

Redlands' current level 2 restrictions do not directly align with QWC's regional restriction regime. The attachment provides a comparison between RCC level 2 restrictions and QWC permanent and high level restrictions.

Three options are proposed for Council consideration to determine future water restrictions:

1. remain on current level 2 restrictions until QWC legislates revised restrictions for Redlands;
2. remain on current level 2 restrictions with additional education on future QWC restrictions;
3. align Redlands with QWC's restriction regime and commence permanent water conservation measures.

A summary of advantages and disadvantages of each option is presented in the table below.

Option 1: Maintain level 2 restrictions and move to QWC restrictions in March 2009

| Advantages | Disadvantages |
|---|---|
| <ul style="list-style-type: none"> • Community not affected by changes until March 2009. • No education program required. • No additional cost for residents and businesses to implement efficient devices until March 2009. | <ul style="list-style-type: none"> • Residents and businesses face a sharp transition to QWC water restrictions. • Potential political criticism from the community in March 2009 if transition is forced without adequate warning. • RCC misses an opportunity to demonstrate support of QWC's restriction regime. • Minimal time for residents and businesses to comply with the restriction regime - significant cost – need to budget and plumber availability. • RCC appears inactive and lacking foresight in setting water restrictions. • RCC publicly appears unsupportive of a regional approach to water conservation. |

Option 2: Maintain level 2 restrictions and introduce an education program in relation to future changes to restrictions

| Advantages | Disadvantages |
|---|---|
| <ul style="list-style-type: none"> • Community not affected by changes until March 2009. • Residents and businesses may implement water-saving strategies sooner. | <ul style="list-style-type: none"> • RCC misses an opportunity to demonstrate support of QWC's restriction regime. • RCC potentially reduces influence with QWC by not demonstrating support of restrictions. • Education message may not align to future restrictions. • Misaligned information given to residents and businesses reflects poorly on RCC. • There is a high education cost to RCC without getting the desired results and benefits. • Limited incentives for people to |

| | |
|--|---|
| | <p>change their behaviour voluntarily – “won’t do it until I have to”.</p> <ul style="list-style-type: none"> • RCC appears inactive and lacking foresight in setting water restrictions. • RCC publicly appears unsupportive of a regional approach to water conservation. |
|--|---|

Option 3: Move to permanent water conservation level in September/October 2008

| Advantages | Disadvantages |
|--|--|
| <ul style="list-style-type: none"> • RCC demonstrates support of QWC’s restriction regime. • RCC publicly appears supportive of a regional approach to water conservation. • Gives plenty of lead time for residents and businesses to comply with restrictions (e.g. installation of water-saving devices). • Many similarities between RCC level 2 and permanent water conservation measures – easy for community to support. • Smooths the transition path to potentially more stringent future QWC restrictions. • Goodwill and relationship development with QWC for future negotiations. • RCC can take advantage of QWC education material for SEQ. • RCC gains a media advantage by acting now – in line with the changes for SEQ. • Ability to focus on high water users through high water use program. • Chance to ‘bed in’ high water user program while resident size is manageable. • Under permanent water conservation measures watering hours are more flexible for those who do the right thing by complying with restrictions. | <ul style="list-style-type: none"> • Impose additional swimming pool and high water use restrictions earlier than directed by QWC. • Businesses over 1ML annual consumption will be forced into compliance rather than just advice of potential future amendments. |

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

There will be cost implications to comply with the QWC water conservation measures in the future. The amount will depend on the level of restriction imposed on RCC.

There will be additional cost implications for an education program should council choose option 2.

CONSULTATION

Consultation has occurred with QWC.

OPTIONS**PREFERRED**

That Council resolve to approach Queensland Water Commission to implement permanent water conservation measures in September/October 2008.

ALTERNATIVE

That Council resolve as follows:

1. To remain on current level 2 restrictions; and
2. To develop a community education program to raise awareness of possible future Queensland Water Commission restrictions.

OFFICER'S RECOMMENDATION

That Council resolve to approach Queensland Water Commission to implement permanent water conservation measures in September/October 2008.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Henry
Seconded by: Cr Murray

That Council resolve as follows:

1. That the Officer's Recommendation not be adopted; and
2. That Redland City remain on current level 2 restrictions.

CARRIED

11.1.4 WATER TANKER FILLING STATIONS

Dataworks Filename: WS Permits
Attachments: [Locations & Overview](#)
Responsible Officer Name: Eleanor Bray
Manager Customer Service & Business
Performance
Author Name: Kevin McGuire
Service Manager Water Reticulation

EXECUTIVE SUMMARY

In 2006, Redland City Council (RCC) introduced the use of metered hydrant standpipes for all persons wanting to take water from the reticulation network. Since that time 352 permits have been issued.

The escalation of water restrictions in surrounding Council areas has increased the demand on hydrant standpipes and the number of water tankers operating within the Redland area. Many of these vehicles are semi-trailers which have created traffic and access-related problems.

A potential solution is the installation of fixed filling stations where tankers can quickly fill up with minimal customer or infrastructure impact. These filling stations are robust, unobtrusive and operated by a secure magnetic/electronic card system that reduces the administration and operating costs to Council.

PURPOSE

This report outlines the response to Council's request for an investigation of sites for the installation of filling stations to service water tankers.

BACKGROUND

At its General Meeting of 1 February 2006, Council resolved to introduce a policy requiring any person wanting to take water from the reticulation network to use a metered hydrant standpipe issued under permit by Redland Water & Waste (RWW). Since then, 352 permits have been issued to businesses and operators in construction industry, property developers, landscaping as well as water carriers and swimming pool filling – table 1 shows the breakdown of these permits. There are 51 potable water permits current at this time.

Table 1: Breakdown of permits

| Permits issued since April 2006 | | | | | |
|--|----------------|--------------|-------------|--------|-------|
| Water carters | Swimming pools | Construction | Landscaping | Others | Total |
| 24 | 71 | 122 | 57 | 78 | 352 |
| Current permits | | | | | |
| 9 | 15 | 13 | 9 | 5 | 51 |

As the level of water restrictions has increased in surrounding council areas, these councils have restricted or removed access to their water networks for some of the above activities and have withdrawn standpipes and permit systems for such access. Those councils on QWC high level water restrictions do not permit potable water from their reticulation network to be used for activities such as filling swimming pools and road construction etc. Consequently RWW has experienced an increase in demand for metered standpipes and access to the reticulation network for water transporters.

A number of these new applicants are operating large bodied trucks and semi trailers. These vehicles create access and traffic concerns at the existing filling locations and, despite alternate locations being established, similar problems have occurred.

At the General Meeting of Council held on 20 May 2008 the following was noted:

11.2.2 "That Council investigate two sites, one in the south and another in the northern part of the City for the use of water carrier tankers to draw water".

ISSUES

In addressing Council's request, RWW has considered the following impacts:

- current locations;
- potential customer impact;
- accessibility for tankers;
- demand on the existing water network;
- size of water main;
- ease of isolation in the event of failure; and
- continuing administration and upkeep of the metered standpipe fleet.

LOCATIONS

While Council's request was to identify two locations, RWW's investigations have shown that a further location servicing the western Council boundary would be highly beneficial. Table 2 below shows the assessment of infrastructure impacts for each location.

The proposed filling point locations are:

- Location 1: Valley Way, Mt Cotton**
 Approximately 25m east of the house at 11 Valley Way. A short length of new 100mm water main will be constructed to service the proposed filling station unit. This will allow full isolation of the filling point with no loss of supply to customers. The filling point will be away from residents' properties and vehicles will be able to safely access the site and present no traffic interference.
- Location 2: Railway Parade, Thorneside**
 Approximately 170m west of the intersection with Finney Road. The proposed location is adjacent to parkland and away from a previous filling point closer to the canoe club. A hard stand area needs to be constructed and vehicle access will not impact on parking associated with the club. Increased draw on the system at this point will assist in water movement through the reticulation system.
- Location 3: Ney Road, Capalaba**
 Opposite house at 286 Ney Road. This is a current filling location that provides ready access to the western corridors. Site works will improve vehicle access and minimise disturbance and customer impact.

Table 2: Impact assessment per location

| Item | Location 1 | Location 2 | Location 3 |
|----------------------------|----------------|--------------|------------|
| Current location | No | No | Yes |
| Customer impact | Low | Low | Low |
| Accessibility for tankers | Good | Very good | Very good |
| Demand on existing network | Good | OK | OK |
| Size of water main | 100mm 375mm | off 100mm | 200mm |

INSTALLATION

In addressing the customer concerns and infrastructure issues, it is proposed to install an electronically controlled filling station at each location. This filling station will operate through a magnetic card which, when fitted to the terminal, will allow water to be taken from the reticulation network.

Each card will operate on a prepaid basis and the unit will automatically read and determine the amount of credit remaining on the card before allowing the delivery valve to open and release flow.

This type of installation has a number of advantages to Council:

- units are unobtrusive and compact;
- ease of operation by operators;

- minimise risk of damage to infrastructure as operators no longer need to connect standpipes to hydrant points;
- streamlined administration process; permit fees and water consumption are prepaid prior to issue;
- removal of risk of payment default through the requirement for prepayment before access is available;
- accurate and reliable metering of individual users' water consumption;
- further prevention of water theft;
- reduce the number of metered hydrant standpipes.

Once the filling stations are in operation all tankers wanting to take potable water from Redlands would be required to return the metered standpipes and be directed to use these.

OTHER IMPLICATIONS

The majority of hydrant permits issued are used in subdivision and other construction activities. While the proposed filling station locations provide a balance of access in the north, south and western sectors of the city, they will require an increased degree of transport for many construction companies and developers.

Developments in the southern and eastern areas will need to travel to the Mount Cotton location as opposed to accessing the water network at a location immediately adjacent to the work site. This may represent an increase in truck travelling time with a potential increase in exhaust emissions.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

Existing fees and charges can be utilised to cover the issue and administration of a monthly permit and the issue of a card to access the filling station. As there will no longer be a need for issue of a hydrant standpipe the associated security bond will not apply.

The current commercial water consumption charge can be applied as the basis for prepayment on the access card.

CURRENT METERED STANDPIPE FEE AND CHARGES

Monthly permit charge \$134.00
Cost of water per kL \$1.96

The estimated installation cost for each unit is approximately \$30,000 to \$45,000 dependent on ancillary road or power supply works.

This estimate includes the supply of the filling station, all ancillary pipes and fittings for connection to the existing water main as well as the access card logger and a number of cards.

No budget allocation has been proposed for 2008/09 for the construction of tanker filling locations.

REVENUE ESTIMATES

Water consumption revenue from external standpipe users in 2007/08 was \$77,887. Hydrant permit revenue for external users in 2007/08 was \$66,588.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

- Manager Operations & Maintenance;
- Manager Customer Service & Business Performance; and
- Industry bodies.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To approve location 1 (Valley Way, Mount Cotton) for installation of a fixed water tanker filling station;
2. To approve location 2 (Railway Parade, Thorneside) for installation of a fixed water tanker filling station;
3. To approve location 3 (Ney Road, Capalaba) for installation of a fixed water tanker filling station; and
4. To discontinue use of hydrant standpipes for the purpose of filling water tankers within Redland City Council unless approved by the General Manager Redland Water & Waste.

ALTERNATIVE

That Council resolve that the existing policy and processes for access to the water reticulation network remain in place.

OFFICER'S/COMMITTEE RECOMMENDATION

That Council resolve as follows:

1. To approve location 1 (Valley Way, Mount Cotton) for installation of a fixed water tanker filling station;
2. To approve location 2 (Railway Parade, Thorneside) for installation of a fixed water tanker filling station;
3. To approve location 3 (Ney Road, Capalaba) for installation of a fixed water tanker filling station; and
4. To discontinue use of hydrant standpipes for the purpose of filling water tankers within Redland City Council unless approved by the General Manager Redland Water & Waste.

COUNCIL RESOLUTION

Moved by: Cr Murray

Seconded by: Cr Dowling

That Council resolve that the Committee Recommendation be adopted with the following amendment:

1. That the approved location detailed in resolution 2 be amended from Railway Parade, Thorneside to 150-164 Thorneside Road, Thorneside.

Therefore, Council resolves as follows:

1. To approve location 1 (Valley Way, Mount Cotton) for installation of a fixed water tanker filling station;
2. To approve location 2 (150-164 Thorneside Road, Thorneside) for installation of a fixed water tanker filling station;
3. To approve location 3 (Ney Road, Capalaba) for installation of a fixed water tanker filling station; and
4. To discontinue use of hydrant standpipes for the purpose of filling water tankers within Redland City Council unless approved by the General Manager Redland Water & Waste.

CARRIED

12 PLANNING & POLICY COMMITTEE 20/08/08 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That the Planning & Policy Committee Report of 20 August 2008 be received.

CARRIED

DECLARATION OF OPENING

Cr Ogilvie declared the meeting open at 9.00am.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Members Present

| | |
|-----------------|---|
| Cr C Ogilvie | Chair and Councillor Division 2 |
| Cr M Hobson PSM | Mayor – entered at 9.07am |
| Cr W Boglary | Councillor Division 1 |
| Cr D Henry | Councillor Division 3 |
| Cr P Dowling | Councillor Division 4 |
| Cr B Townsend | Councillor Division 5 |
| Cr T Bowler | Deputy Mayor and Councillor Division 6 |
| Cr M Elliott | Councillor Division 7 |
| Cr K Reimers | Councillor Division 8 |
| Cr K Williams | Councillor Division 9 – entered at 9.04am |
| Cr H Murray | Councillor Division 10 |

Committee Manager

| | |
|---------------|--|
| Mr G Photinos | Acting General Manager Planning & Policy |
|---------------|--|

Officers

| | |
|---------------|--|
| Mr R Turner | Acting Chief Executive Officer |
| Mr L Smith | Acting General Manager Customer Services |
| Mr A Burgess | Manager Economic Development |
| Mr W Mortlock | Senior Advisor Environmental Protection |
| Mr W Dawson | Manager Land Use Planning |
| Mr M Hunt | Principal Advisor – City Wide Planning |
| Ms R Bonnin | Manager Community and Social Planning |

Minutes

| | |
|---------------|--|
| Mrs J Parfitt | Corporate Meetings & Registers Officer |
|---------------|--|

PUBLIC PARTICIPATION AT MEETING

Moved by: Cr Reimers
Seconded by: Cr Murray

That the meeting be adjourned for a 15 minute public participation segment.

CARRIED

1. Mr J Conley, Redlands Tourism, addressed Committee in relation to Item 1.1 – *Redlands Tourism Grant Funding*.
2. Mr R Cain of Ormiston addressed Committee in relation to Item 1.1 – *Redlands Tourism Grant Funding*.

Moved by: Cr Bowler
Seconded by: Cr Townsend

That the meeting resume.

CARRIED

DECLARATION OF INTEREST

Cr Dowling declared a conflict of interest in Item 1.1 *Redlands Tourism Grant Funding*, in relation to s.246A (6) of the Local Government Act 1993 – “**private interest** includes both pecuniary and non-pecuniary interests, and may include having received a donation to be used for electoral purposes”. Cr Dowling remained in the Chamber for discussion and vote on this item, voting in the affirmative.

Cr Hobson declared a possible conflict of interest in Item 1.1 *Redlands Tourism Grant Funding* as she was previously the Deputy Chair of Redlands Tourism. Cr Hobson remained in the Chamber for discussion and vote on this item, voting in the affirmative.

MOTION TO ALTER THE ORDER OF BUSINESS

Nil.

Cr Williams left the meeting at 9.35am during discussion on Item 1.1 and returned during discussion on Item 3.1.

Cr Hobson left the meeting at 9.51am at the conclusion of Item 1.1 and returned at 9.56am during discussion on Item 3.1.

At 9.52am at the conclusion of Item 1.1, Cr Ogilvie vacated the Chair and left the meeting, Cr Murray presided.

At 9.54am, at the conclusion of Item 2.1, Cr Murray vacated the Chair to allow her to take part in discussions on Item 3.1, Cr Elliott presided.

At 10.55am, at the conclusion of Item 3.1, Cr Murray resumed the Chair.

Cr Townsend left the meeting at 11.06am during discussion on Item 3.2 and returned at 11.16am during discussion on Item 3.3.

Cr Hobson left the meeting at 12.09pm during discussion on Item 3.5 and returned during General Business.

Cr Townsend left the meeting at 12.13pm.

Cr Williams left the meeting at 12.26pm.

Cr Dowling left the meeting at 12.30pm.

Cr Henry left the meeting at 12.43pm.

Cr Dowling declared a conflict of interest in the following Item, at the Planning & Policy Committee meeting of 20 August 2008, in relation to s.246A (6) of the *Local Government Act 1993* – “**private interest** includes both pecuniary and non-pecuniary interests, and may include having received a donation to be used for electoral purposes”. Cr Dowling remained in the Chamber for discussion and vote on this item, voting in the affirmative.

Cr Hobson declared a possible conflict of interest in the following Item, at the Planning & Policy Committee meeting of 20 August 2008, as she was previously the Deputy Chair of Redlands Tourism. Cr Hobson remained in the Chamber for discussion and vote on this item, voting in the affirmative.

12.1 ITEM DELEGATED TO COMMITTEE FROM COUNCIL

This item was resolved at the Planning & Policy Committee meeting of 20 August 2008. The Committee’s decision is now presented to Council for noting only, as part of this report on the Committee’s deliberations.

12.1.1 REDLANDS TOURISM GRANT FUNDING

Dataworks Filename: Redlands Tourism
Responsible Officer Name: Alan Burgess
Manager Economic Development
Author Name: Jan Sommer
Tourism Development Coordinator

EXECUTIVE SUMMARY

At the General Meeting of 30 July 2008, Council resolved as follows:

1. *That a report for grant funding to Redlands Tourism be referred to the 20 August 2008 meeting of the Planning and Policy Committee; and*
2. *That the Planning and Policy Committee be delegated authority, under section 472 of the Local Government Act 1993, to determine this matter.*

Tourism Industry Working Party (TIWP) workshop discussions, over a period from December 2007 to May 2008, identified the need for Redlands Tourism Inc (Redlands Tourism) to revitalise its organisational capability and viability as a membership based local tourism organisation.

This imperative arose during discussions and interviews conducted by the consultant Satwant Calais with tourism industry representatives, primarily members of Redlands Tourism, whilst determining roles and responsibilities, objectives, relationships with existing stakeholders and the composition of the Tourism Advisory Forum.

The workshop attended by Redland City Councillors and the TIWP, held at Redlands IndigiScapes Centre in May 2008, recommended Redland City Council provides a financial contribution of 50% towards the wages cost for an Executive Officer to Redlands Tourism for a maximum of 12 months. This initiative was endorsed in the Calais Consultants Report (May 2008).

At the May 2008 General Meeting of Council it was resolved as follows:

“Consideration be given to preparing a ‘Memorandum of Understanding’ with Redlands Tourism and providing the organisation with a grant for a wages subsidy for an Executive Officer, for a maximum period of twelve (12) months, subject to an agreed business case which establishes KPIs, responsibilities and reporting mechanisms, subject to budget consideration.”

The primary purpose of the financial contribution is to assist Redlands Tourism rebuild and achieve self sustainability through a strong and active membership program. It is essential that KPIs and a written agreement with a structured reporting schedule are a requirement of the funding support.

A critical KPI for Redlands Tourism is a fully functioning and effective Board of Directors, formally elected by the membership, which has the full confidence of the members. The Calais Consultants Report recommended Redlands Tourism should schedule an AGM as soon as possible after 1 July 2008. This action was considered essential to review the structure of the Board as well as the range and scope of membership services which would assist the revitalisation of the organisation and reinvigorate membership and services.

Other KPIs should address financial planning and accountability to achieve sustainability of the organisation, the ability to attract additional financial support for operational requirements and project based activities and demonstrated service delivery for the members.

There is no program in Council’s current grants programs which would provide an organisation with a grant for a wages subsidy for an Executive Officer for the amount or purpose requested by Redlands Tourism. The proposed amalgamated grants program currently being prepared by Community and Social Planning, which will be workshopped with Council in August will have the capacity to fund a wages subsidy where the wages are to deliver a specific project which will build “strong communities”. These grants will be offered six monthly on a competitive basis.

However, Council does have the ability to provide sponsorships and therefore the financial assistance to Redlands Tourism can only be considered a sponsorship agreement rather than a grant.

As a major sponsor, all activities undertaken by Redlands Tourism should indicate the sponsorship from Redland City Council.

Redlands Tourism has prepared a business case for Secretariat support, which has several options for financial assistance. These options are explained in detail in the Issues section.

Redlands Tourism is seeking a 70% subsidy for the Secretariat position, which is in excess of the 50% proposed in the Calais Consultants Report.

PURPOSE

The purpose of this report is to recommend a sponsorship to Redlands Tourism towards the employment of an Executive Officer for a maximum period of 12 months. The contribution is 50% of the wages cost as discussed at the Tourism Industry Working Party and Councillors workshop at Redlands IndigiScapes Centre and endorsed in the Calais Consultants Report (May 2008).

BACKGROUND

Following the presentation to Council of the Visitor Services Strategy, incorporating the Review of Visitor Services prepared by Calais Consultants, in October 2007 a working party representing industry sectors, stakeholders and the business sector was established and a series of workshops were held between December 2007 and May 2008.

The majority of members of the TIWP are currently members of Redland Tourism and during the workshops expressed concern about the present status of the organisation. Concerns were raised around the lack of active support, ongoing relevance to the industry and financial viability. It was therefore recognised there is a need for a revitalisation and rebuilding program for the organisation.

Discussions at the workshop attended by Redland City Councillors and the TIWP, held at Redlands IndigiScapes Centre in May 2008, recommended Redland City Council provide a financial contribution of 50% towards the wages cost for an Executive Officer to Redlands Tourism for a maximum of 12 months. This action was endorsed in the Calais Consultants Report (May 2008).

At the May General Meeting of Council it was resolved as follows:

“Consideration be given to preparing a Memorandum of Understanding with Redlands Tourism and providing the organisation with a grant for a wages subsidy for an Executive Officer, for a maximum period of twelve (12) months, subject to an agreed business case which establishes KPIs, responsibilities and reporting mechanisms, subject to budget consideration.”

Redlands Tourism was therefore requested to prepare a business case for financial assistance for the employment of an Executive Officer consistent with the resolution for consideration by Council.

A request has been presented to Redland City Council for financial assistance for a Secretariat, being the employment of an Executive Officer for 25 hours per week, with

an option for the employment of an Executive Officer for 20 hours and an Administrative Officer for 5 hours per week.

ISSUES

The business case prepared by Redlands Tourism presented a Secretariat project with two options (see below), to allow flexibility to “function split” and obtain effective use of time on capacity building activities by the senior position. To effectively administer the role the Secretariat project is expected to be required for 25 hours per week:

Option 1

Employment of an Executive Officer (AO 5) 25 hours per week; or

Option 2

Employment of an Executive Officer (AO 5) for 20 hours per week and an Administration Officer (AO 2 - AO 5).

The human resource costs for the Secretariat project, presented by Redlands Tourism, are \$41.09/hr + 10% on-costs for the A05 position and \$41.09/hr for an Administrative Officer the AO2-AO5/PO3 position, bringing the total cost to \$57,477. This is higher than the Redland City Council (Local Government) equivalent.

The Redlands Tourism proposal requests that 70% of this cost be subsidised by Redland City Council, therefore they have asked for \$40,597.

This request is not in accordance with the recommendation in the Calais Consulting Report that the financial contribution be 50%. Based on the above costs the Redland City Council contribution would be \$28,739.

There is no program in Council’s current grants programs which would provide an organisation with a grant for a wages subsidy for an Executive Officer. The proposed amalgamated grants program currently being prepared by Community and Social Planning, which will be workshopped with Council in August will have the capacity to fund a wages subsidy where the wages are to deliver a specific project which will build “strong communities”. These grants will be offered six monthly on a competitive basis.

However, Council does have the ability to provide sponsorships and therefore the financial assistance to Redlands Tourism can only be considered as a sponsorship agreement rather than a grant.

The Redlands Tourism business case further suggests that a negotiated two (2) year continuation of funding from Council based on positive project outcomes and ‘value for money’ service delivery, in amounts reflecting the increased roles, functions and successes, to assist in a transition to full self sufficiency. This proposal is not consistent with the recommendation of the workshop or Council’s resolution in May which was to provide a 50% subsidy for wages for an Executive Officer for a maximum of 12 months.

The Calais Consultants Report also recommended that RT should schedule an AGM as soon as possible after 1 July 2008. This action was considered essential to review the structure of the Board as well as the range and scope of membership services which would assist the revitalisation of the organisation and reinvigorate membership services.

The issue of parity for other member based community organisations should be considered as the provision of financial assistance to RT is setting a precedent to initiate similar requests from organisations such as the Redland City Chamber of Commerce, Redlands Institute or any other community based organisation.

Although not specifically tied to the financial contribution, the decision of Council at the May General Meeting also resolved that consideration be given to preparing a Memorandum of Understanding with Redlands Tourism. A draft has been prepared and is now available for discussion and negotiation with Redlands Tourism.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The proposed financial contribution has not been provided for in the 2008/09 budget and will require additional funds to be approved in the next quarterly budget review process.

All community organisations receiving funds from Redland City Council are required to present an independent audited statement demonstrating that the funds have been acquitted for the specific purpose that it was provided.

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

- a) Acting General Manager, Policy and Planning
- b) Manager, Community and Social Planning seeking advice on the Draft Community Development Grants Program Policy Framework and the validity of providing a grant in accordance with the resolution of Council at the May General Meeting of Council;
- c) Manager Finance concerning the process to be undertaken for non budgeted funds and confirmation of the requirement for a Q1 review.

OPTIONS

Preferred

Council provide sponsorship to Redlands Tourism for 50% of the wages of an Executive Officer for 25 hours part-time, a total of \$28,739. This sponsorship would be on a one-off basis for a maximum of 12 months with the following KPIs:

- (i) Formally elected Board of Directors with agreed structure, roles and responsibilities by 31 October 2008;
- (ii) Agreed range and scope of proposed membership services by 30 November;
- (iii) Presentation of a Financial Plan for the provision of membership services, detailing ability to provide financial support for operational requirements and project based activities for the benefit of members by 30 November 2008;
- (iv) Demonstrated membership support reported quarterly in November, February, May and August; and
- (v) Presentation of an independent audited statement to demonstrate that the sponsorship funds have been used for the specific purpose they were provided by 31 October 2008.

Alternate

Council, although approving the tourism framework at the General Meeting in May 2008 has not specifically endorsed the workshop resolutions in the Calais Consulting Report and does have the discretion to accept these resolutions or not.

An alternative position, whereby this discretion is exercised, is that Council resolves to provide all the funding as requested by Redlands Tourism, being \$40,597.

OFFICER'S RECOMMENDATION

That Committee, under delegated authority, resolve as follows:

1. Provide sponsorship to Redlands Tourism for 50% of their Secretariat project @ 25 hours part-time, a total of \$28,739. This sponsorship would be on a one-off basis for a maximum of 12 months with the following KPIs:
 - (i) Formally elected Board of Directors with agreed structure, roles and responsibilities;
 - (ii) Agreed range and scope of proposed membership services;
 - (iii) Financial plan to provide membership services, detailing ability to provide financial support for operational requirements and project based activities;
 - (iv) Demonstrated membership support reported quarterly in November, February, May and August; and
 - (v) Presentation of an independent audited statement to demonstrate that the sponsorship funds have been used for the specific purpose they were provided by 31 October 2008; and
2. That the funding required for this sponsorship be referred to the next quarterly budget review for consideration.

COMMITTEE RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Bowler

That Committee, under delegated authority, resolve as follows:

- 1. That the Officer's Recommendation not be adopted; and**
- 2. That the alternative option be adopted as follows:**
 - (a) Provide a grant to Redlands Tourism for 70% of their Secretariat project @ 25 hours part-time, a total of \$40,597.00. This grant would be on a one-off basis for a maximum of 12 months with the following KPIs:**
 - (i) Formally elected Board of Directors with structure, roles and responsibilities;**
 - (ii) Declared range and scope of proposed membership services;**
 - (iii) Financial plan to provide membership services, detailing ability to provide financial support for operational requirements and project based activities;**
 - (iv) Demonstrated membership support reported quarterly in November, February, May and August; and**
 - (v) Presentation of an independent audited statement to demonstrate that the sponsorship funds have been used for the specific purpose they were provided by 31 October 2008; and**
 - (b) That the funding required for this grant be referred to the next quarterly budget review for consideration.**

CARRIED

A division was called for.

Crs Boglary, Hobson, Henry, Dowling, Bowler, Murray, Reimers, Townsend and Ogilvie voted in the affirmative.

Cr Elliott voted in the negative.

Cr Williams was not present when this motion was put.

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

COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Henry

That the Committee Resolution be noted.

CARRIED

12.2 CUSTOMER SERVICES

12.2.1 PARK NAMING - MEISSNER PARK

Dataworks Filename: P & R Naming
Attachments: [Councillor Letter of Support](#)
Responsible Officer Name: Neil Kesur
Service Manager Parks & Conservation
Author Name: Bill McDowell
Senior Advisor Urban Landscape

EXECUTIVE SUMMARY

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

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

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

PURPOSE

To tribute name the park at 21-43 Salisbury Street, Redland Bay (Lots 24 & 25 on RP30555) as Meissner Park for the contribution of the Meissner family to the local community of Redland Bay during their time of land ownership and participation associated with the Redlands Community.

BACKGROUND

Following an initial phone discussion with a representative from the Wolter Consulting Group on behalf of the Petrac Group (land developer), a Park Naming Application was forwarded to that representative.

On the 4th April 2008 an emailed application was received from the Wolter Consulting Group as representatives of the developers of the land. The land is to be described as Lot 900 SP 203811 in the future. The applicant has requested that this land be named Meissner Park.

The land to be dedicated to Council as park was formerly owned by the Meissner family prior to the more recent owners – the University of Queensland.

The support from the local councillor was also sought regarding this application. This support has been given based on supporting evidence being provided to Council for consideration in line with the Council's Park Naming, Memorials and Tributes Policy.

With the support of Council's Local Historian some further information about the Meissner family has been made available to support this application. This information is as follows:

The Meissner family was one of many German families that migrated to the Logan area in the 1860s-1870s. Over the years, some families moved north to Redland Bay and particularly Mt Cotton. The Meissners farmed in Redland Bay from at least the mid-1890s, and owned about 2/3rd of the land between Salisbury Street and Government Road from at least the 1920s [ownership may be earlier: relevant records are not available at the moment]. This includes 21-23 Weinam St. About four acres was transferred to the University Research Farm about 1961 when the land was subdivided. The Meissner family retained the house and some land until it was sold about 1978.

Herbert Meissner owned and ran the well-known Revue picture theatre from about 1937 until his death in 1959. He was also a film-maker and filmed some of the earliest known footage of this area. This footage still survives.

Advice from Council's Local Historian included the following comment:

Basically the Meissners were one of the early families and they would have been involved in the establishment of schools, churches etc, much as all the early settlers were.

ISSUES

NAMING OF PARK OR RESERVES

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

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

This application is for the naming of a future local recreational park.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The naming of the parks would involve a financial implication of approximately \$1,500 per Park for the supply and installation of a park name sign.

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

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

The Divisional Councillor, Cr Barbara Townsend, was consulted concerning the naming of this park. Cr Townsend also provided written support to the applicant.

Historical support information was provided by the Local History Librarian.

OPTIONS**PREFERRED**

That Council resolve to tribute name the parkland to be dedicated at 21-43 Salisbury Street, Redland Bay (Lots 24 & 25 on RP30555) as Meissner Park for the contribution of the Meissner family to the local community of Redland Bay during their time of land ownership and participation associated with the Redlands Community.

ALTERNATIVE

That Council resolve not to approve the tribute naming of the parkland to be dedicated at 21-43 Salisbury Street, Redland Bay (Lots 24 & 25 on RP30555) as Meissner Park.

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

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve to tribute name the parkland to be dedicated at 21-43 Salisbury Street, Redland Bay (Lots 24 & 25 on RP30555) as Meissner Park for the contribution of the Meissner family to the local community of Redland Bay during their time of land ownership and participation associated with the Redlands Community.

CARRIED

12.3 PLANNING AND POLICY

12.3.1 ENVIRONMENT POLICY REVIEW

| | |
|----------------------------------|--|
| Dataworks Filename: | Environment Policy |
| Attachments: | <u>Redland City Council Environment & Sustainability Policy POL 2644 (Attach. 1)</u> <u>Current Environment Policy POL2644 (Attach. 2)</u> <u>Melbourne Principles As Used by Manly City (Attach. 3)</u> <u>Melbourne Principles for Sustainable Cities (Attach. 4)</u> <u>Sustainable Redlands Background Report (Attach. 5)</u> <u>New Redland City Council Environment Policy – POL-2644 (Attach. 6)</u> <u>Amended Attach 1 – Corporate Environment Policy</u> |
| Responsible Officer Name: | Gary Photinos Manager, Environmental Management Group |
| Author Name: | Warren Mortlock Senior Advisor Environmental Protection |

EXECUTIVE SUMMARY

Following the initial review of the Environment Policy in November 2006, direction was sought from Council on progressing Council's approach to sustainability issues and the development of sustainability policy.

Council resolved at this time to develop a sustainability policy to replace the Environment Policy and cover emerging issues such as climate change, sea level rise, peak oil, sustainable cities. In addition, Council requested that a strategy for sustainability in Redlands also be developed."

This report recommends that Council adopt a three-year stepwise approach to the development of improved sustainability policy and strategy (corporate and community), to be called 'Roadmap to Sustainability'.

This approach uses the opportunity presented by the alignment of Corporate Plan 2006-2010 expiry and Community Plan development to be commenced in 2008, to encourage the community to choose and plan for a more sustainable future, to which Council's new corporate plan could respond – in 2010.

An amendment to the Environment Policy POL 2644 is recommended in the interim to establish these directions and immediately improve sustainability policy and strategy within Council.

PURPOSE

To seek Council endorsement for:

1. Amendment to the existing Environment Policy POL-2644 to further incorporate sustainability policy and strategy in the interim, and;
2. A three-year stepwise approach to the development of a sustainability policy and strategy (corporate and community), to be called 'Roadmap to Sustainability', and
3. The adoption of the United Nations, "Melbourne Principles for Sustainable Cities".

BACKGROUND

- An internal discussion paper on sustainability policy and strategy was drafted in December 2007 and subsequently reworked and included as the background paper to this report (see attachment '*Sustainable Redlands Background Report*').
- The Environment Policy POL 2644 was last reviewed in October 2006. Following the review, direction was sought from Council (Planning & Policy and General Meeting of November 2006) on progressing Council's approach to sustainability issues, and the development of sustainability policy. Council resolved (Planning & Policy and General Meeting of Nov 2006):
 - (i) *"To develop a sustainability policy to replace the Environment Policy POL-2644 currently under review and cover emerging issues such as climate change, sea level rise, peak oil, sustainable cities;*
 - (ii) *To develop a strategy for sustainability in Redland Shire that implements the 'quadruple bottom line' ecologically sustainable development approach of the Corporate Plan and the proposed Sustainability Policy."*
- The State of the Environment Reporting Framework is highly relevant to sustainability policy at Council, primarily because it is intended to provide a sustainability reporting framework for the whole community.

ISSUES

SUSTAINABILITY PLANNING AT REDLANDS HAS ALREADY STARTED

At its core, sustainability is a rather simple concept about living well, within the Earth's limits, or its biological capacity - making sure we don't spoil our nest.

The State of the Environment Reporting Framework is intended to provide a regular measure of how sustainable Redlands is based on 58 environmental, economic, and social indicators. The first report has presented the science available on each indicator with the results that are not as good as might be expected (SOER2008). In particular, the health of our waterways and natural areas is of great concern.

Sustainability is a relatively new agenda for government in Queensland and not well supported by the state in the way that it is in other States. Consequently, Councils 'go it alone' in Queensland, and have developed very different approaches.

Redland City Council has already embarked on a journey toward sustainability. Council already has a 'quadruple bottom-line' Corporate Plan, which at its highest level is aimed at achieving sustainability, and ensuring that our corporate governance is in good order.

The recent Local Government Reforms, by the Queensland State Government, confirmed key aspects (structure, boundaries, political and especially financial position) of our sustainability, and that our corporate governance is in good order, with the result that RCC (apart from the name change) was unaffected by the reforms.

There is a strong case for a corporate sustainability policy and strategy to be developed, particularly to address emerging issues such as sustainable development, sustainable use of resources, climate change, sea level rise, peak oil, sustainable cities. There is a similar need for the Redlands community to plan for a more sustainable future, which Council may facilitate in its community leadership role.

The development of 'sustainability policy' is a far-reaching natural evolution across all of Council's current policy areas (governance, economic, social, and environmental policy). However, it is a substantial cross-council undertaking to develop a united and agreed sustainability policy covering all of Council's current policy areas.

RECOGNITION OF SUSTAINABILITY MEASURES TO DATE

Sustainability embraces a sweep of management concerns that have long been before Councils, such as: ecologically sustainable development, resource efficiency, eco tourism, natural area management, waterway management. It is important to recognise the unique ingredients that Council already has in place, which already contribute to our unique approach to sustainability, including at least:

- An established high level commitment to sustainability in the Corporate Plan and a performance management system that monitors implementation of the Plan;
- A functional Environment Policy POL 2644 that already establishes ecologically sustainable development at Council;
- The Redland Planning Scheme and Local Growth Management Strategy which both commit to ecologically sustainable development;
- The numerous existing policies and strategies of Council that deal with the separate issues under each of the areas of ecologically sustainable development commonly referred to as the three pillars – society, economy and the environment.
- Recent resource efficiency initiatives of the council such as sites/buildings retrofit program to cover energy, water and waste, and fleet and fuel savings and efficiencies.
- Increased resources committed to implementation of the Local Greenhouse Action Plan, and further roll-out of the Eco Biz Program to high profile Council buildings such as the Capalaba Place Library building.

DEVELOPING A SUSTAINABILITY POLICY POSITION

Council has indicated that it wants to develop a plan for how it will achieve greater sustainability in Redlands and how the Council and the community may take practical steps toward sustainability.

Community and corporate planning needs to cover emerging issues such as sustainable development, sustainable use of resources, and sustainable cities, focussing on challenges we face in greenhouse gas reduction, climate change, sea level rise, fossil fuel shortage, and rising living costs.

A clearer policy direction would assist Council to be proactive and provide leadership on sustainability issues in the Redland community as well as advocate at the SEQ regional level for region-wide support and direction for Councils on the sustainability agenda.

All Local Government in Queensland has an increasing obligation to first get their corporate house in order in respect to the elements of sustainable practice. Arguably, Redland City has commenced but still has a long way to go in delivering on this agenda. In particular, indicators of progress toward sustainability are needed within Councils own accountability and reporting framework. Such planning would improve efficiencies, reduce costs and improve investment decisions across Council.

The alignment of Corporate Plan 2006-2010 expiry and Community Plan development to be commenced in 2008/2009, provides a significant opportunity for the community to choose and plan for a more sustainable future, to which Council's new corporate plan could respond.

ADOPTING A "ROADMAP TO SUSTAINABILITY"

The alignment of Corporate Plan 2006-2010 expiry and Community Plan development to be commenced in 2008, provides a significant opportunity for the community to choose and plan for a more sustainable future, to which Council's new corporate plan could respond. Following the Corporate Plan review in 2009/10, rather than now, is the better time for a full cross-council sustainability policy and strategy to be developed.

As this is some time off, revised policy directions for environmental arena may be introduced in the interim through amendment to the Environment Policy POL 2644. The Environment Policy POL 2644 is Council's primary high-level policy on environmental issues.

The above considerations lead to a stepwise sustainability policy development within the next three years typically referred to as the 'Roadmap to Sustainability' following the adoption of a Environment and Sustainability Policy in the interim. It is propose to include the following steps:

Step 1: Develop a rating framework for the State of the Environment indicators and commission independent rating against these indicators by 2009.

- Step 2: Develop an Interim Action Plan for Sustainability within Council (dealing with actions up to 2010/11 when a revised Action Plan would be developed), including interim sustainability indicators and trial performance reporting against these indicators within Council, commencing with resource efficiency.
- Step 3: Develop sustainable future (planning scenarios) for the Redland community as part of and underpinning the new 'community plan';
- Step 4: Embed community directions for sustainability (of the new Community Plan) in the new Corporate Plan and Operational Plan commencing 2010;
- Step 5: Develop a new cross-council Sustainability Policy, and review and amend where necessary the Environment Policy POL 2644 by 2011.
- Step 6: Review and expand the Action Plan for Sustainability within Council, including sustainability indicators and reporting.

ADOPTING UNITED NATIONS "MELBOURNE PRINCIPLES" FOR OUR COMMUNITY LEVEL APPROACH

It is proposed that Council adopt and uses the Melbourne Principles for Sustainable Cities to guide the development of:

- The Redlands community plan;
- The Council's Corporate Plan;
- Councils Sustainable Policy and Strategy.

It is appropriate to base our community level planning on these principles recognising that the Council's Corporate Plan, Policy and Strategy will in turn be based on the principles.

The Melbourne Principles have international standing and credibility. They were developed in 2002, by members of the United Nations Environment Program at a forum in Melbourne to develop a set of principles for Sustainable Cities. They were designed to be flexible enough to be adopted by cities around the world. They describe how a sustainable city might function, and provide a framework for action (see Attachment). The Melbourne Principles have been adopted for use by many councils across Victoria and NSW and some further a field in Australia.

The Melbourne Principles begin with a vision "to create environmentally healthy, vibrant and sustainable cities where people respect one another and nature, to the benefit of all." The ten Melbourne Principles for Sustainable Cities are intended to guide thinking and provide a strategic framework for action. The Principles are not prescriptive. They allow cities to develop sustainable solutions that are relevant to their particular circumstances. They can help to bring together citizens and decision-makers, whose participation and cooperation is essential in transforming our cities to sustainable units.

Key principles include:

- the need for a city to define a vision that involves its citizens in sharing of aspirations, responsibility and opportunity
- an understanding that economic strategies must not impede basic human rights of sustenance, hygiene and shelter
- respect for nature, and a commitment to its care
- definition of the ecological 'footprint' of a city and a commitment to reduce this impact – problems should be tackled locally and now, rather than elsewhere and in the future
- a continual process of benchmarking, monitoring and measuring progress.

It is envisaged that the Community Plan may arrive at themes for the Redland community that translate the Melbourne Principles into 'Redlands Principles' in much the same way as has been accomplished in Councils who have used them previously. For example, see Attachment which shows how the principles were translated for Manly City in Sydney.

REVIEWING THE CURRENT ENVIRONMENT POLICY POL 2644

The current Environment Policy POL 2644, and the proposed amended Environment and Sustainability Policy POL 2644 are shown in the attachments.

It is proposed that an Interim **Corporate** Sustainability Action Plan be developed under the new policy, based on that outlined by the *Leading by example: The Sustainability Code of Practice for Government Agencies and Resource Guide for Implementation*. Under the Code, agencies prepare a Sustainability Action Plan to meet the following commitments (amended for relevance to RCC)—

- a) Planning, reporting and decision making are conducted in accordance with the sustainability principles.
 - (i) Incorporate sustainability principles and actions in strategic and business planning and budgeting
 - (ii) Report on sustainability achievements in annual reports.
 - (iii) Where appropriate, use a sustainability assessment in planning and decision making.
 - (iv) Where relevant, incorporate sustainability principles and practices into local laws as they are reviewed, drafted or amended.
 - (v) Where appropriate, actively engage stakeholders and the public—regardless of age, gender, culture, ability and location—in transparent policy development and decision-making processes.
- b) Council operations support sustainability.

- (i) Ensure procurement complies with and incorporate sustainability principles
 - (ii) Where appropriate, integrate service delivery across departments.
 - (iii) Improve environmental performance through minimising the consumption of energy, water and other resources, reducing waste and maximising recycling.
 - (iv) Minimise the number of vehicles, reduce vehicle use, maximise fuel efficiency, promote alternative fuels and modes of travel and offset greenhouse gas emissions.
 - (v) Incorporate sustainability considerations into the design, procurement, leasing, construction, maintenance and management of Council buildings and other built assets and to the management or development of Council-owned land.
- c) Council employees are encouraged and empowered to support sustainability.
- (i) Continually improve all employees' knowledge about sustainability through education and training and through opportunities to actively engage in developing agency capability in this area.
 - (ii) Support employees in understanding and respecting diversity through anti-racist, equal opportunity and cross-cultural awareness training programs and utilizing means to redress where legislation permits.
 - (iii) Encourage employees to contribute to community development through voluntary initiatives that support sustainability.
 - (iv) Implement occupational health and safety measures in the workplace to improve environmental, economic and social outcomes.

LINKING SUSTAINABILITY POLICY WITH STATE OF ENVIRONMENT REPORTING

Council released the first State of the Environment (SOER 2008) report to the Redland community in April 2008, after more than four years of work. SOER 2008 presents a snapshot of the Redlands environment through 58 indicators examining the atmosphere, waterways, land, biodiversity, human settlements and cultural heritage. Essentially the role of the SOE report is to present the science available against the 58 indicators, and will be reviewed and re-issued every 4 years. The SOE Reporting framework also includes:

- a biennial SOE Report Card, that provides independent ratings of each of the indicators (first rating report due in 2009);
- a biennial Council Management Response (due with the Report Card in 2009).

Council is currently developing a framework to critically and independently rate the environmental performance of the Redlands community (it's not just about the Council) and establish benchmarks for future reporting.

Clearly, the SOER 2008 provides a major input to the development of sustainability policy and strategy in both the community and corporate dimensions, and the SOE Report Card and Council Management Response to be published in early 2009 are intended to inform the development of the new Community and Corporate Plans.

Council also currently presents a simple analysis of annual performance against a set of indicators from the Global Reporting Initiative within Council's Annual Reports. This may be viewed as a precursor to a more rigorous standard of sustainability reporting recommended for development in this report. However, it would be a goal that such reporting be compatible with the Global Reporting Initiative (G3) Guidelines, and be so structured that it provides input to annual reports.

RELATIONSHIP TO CORPORATE PLAN

The Redland City Council Corporate Plan commits to sustainability by measuring decisions against the 'quadruple bottom line' environmental, social/community, and economic yardstick and a fourth indicator of 'good governance'.

The recommendations support Council's high level commitment to sustainability in the Corporate Plan, but lead to amendment of strategic priorities.

FINANCIAL IMPLICATIONS

It is not possible to quantify the financial implications of the recommendations, which deal with high-level policy directions of Council. Almost by definition however, sustainability policy and strategy will have a positive rather than negative impact Councils financial position. For example, sustainability:

- requires that individual financial decisions be made with a view to long-term value for money, rather than simply taking the cheapest short-term option;
- involves increased resource efficiency, recycling, and reuse;
- involves planning that predicts and manages the financial impacts of future fossil fuel shortage and climate change impacts.

In the short term, the SOE Independent Report Card is funded from the current operational budgets.

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 immediate amendments to the Redlands Planning Scheme.

CONSULTATION

The following were consulted and asked to review this report:

- the Environmental Management Group;

- the Community and Social Planning Group endorse the report but do point out that the new policy is not strong in the sustainable communities and cultural sustainability areas. This comment accepted and agreement that these are desirable content changes for the future 'sustainability policy' at Step 5 of the 'Roadmap to Sustainability';
- the Economic Development Group;
- the Corporate Planning Performance & Risk Group. Manager Corporate Planning Performance & Risk Group has indicated strong support for this report and recommendations. It was stated that this report is excellent and identifies all the key issues. The recommendations are well thought out and well argued. It is therefore important for all managers to fully support this approach as it will provide the head of power and direction for Council into the future. This will certainly be a major piece of work for the Planning and Policy Department following the finalisation of the Community Plan in 2009".

OPTIONS

PREFERRED

That Council resolve to:

1. Repeal the current Environment Policy POL 2644;
2. Adopt the amended Environment and Sustainability Policy POL-2644 as proposed in the attachment to establish the principles that underpin and policies that implement sustainability;
3. Adopt the 'Roadmap to Sustainability' that includes the following six steps:
 - Step 1: Develop a rating framework for the State of the Environment indicators and commission independent rating against these indicators by 2009.
 - Step 2: Develop an Interim Action Plan for Sustainability within Council (dealing with actions up to 2010/11 when a revised Action Plan would be developed), including interim sustainability indicators and trial performance reporting against these indicators within Council, commencing with resource efficiency.
 - Step 3: Develop sustainable future (planning scenarios) for the Redland community as part of and underpinning the new 'community plan';
 - Step 4: Embed community directions for sustainability (of the new Community Plan) in the new Corporate Plan and Operational Plan commencing 2010;
 - Step 5: Develop a new cross-council Sustainability Policy, and review and amend where necessary the Environment Policy POL 2644 by 2011;
 - Step 6: Review and expand the Action Plan for Sustainability within Council, including sustainability indicators and reporting; and

4. Adopt the Melbourne Principles for Sustainable Cities to guide the development of:
 - a) The Redlands community plan;
 - b) The Council's Corporate Plan; and
 - c) Councils Sustainable Policy and Strategy.

ALTERNATIVE

That Council resolve to:

1. Repeal the current Environment Policy POL 2644 and replace it with the amended the Environment Policy POL-2644 as proposed in Attachment 3 to establish the principles that underpin and policies that implement sustainability; and
2. On consideration of the issues, adopt an alternative Roadmap to Sustainability that includes other steps or alternative step sequence, or provide direction that officers prepare an alternative roadmap to include specific matters and resubmit this for adoption at a later date.

OFFICER'S RECOMMENDATION

That Council resolve to:

1. Repeal the current Environment Policy POL 2644;
 2. Adopt the amended Environment and Sustainability Policy POL-2644 as proposed in the attachment to establish the principles that underpin and policies that implement sustainability;
 3. Adopt the 'Roadmap to Sustainability' that includes the following six steps:
 - Step 1: Develop a rating framework for the State of the Environment indicators and commission independent rating against these indicators by 2009;
 - Step 2: Develop an Interim Action Plan for Sustainability within Council (dealing with actions up to 2010/11 when a revised Action Plan would be developed), including interim sustainability indicators and trial performance reporting against these indicators within Council, commencing with resource efficiency;
 - Step 3: Develop sustainable future (planning scenarios) for the Redland community as part of and underpinning the new 'community plan';
 - Step 4: Embed community directions for sustainability (of the new Community Plan) in the new Corporate Plan and Operational Plan commencing 2010;
 - Step 5: Develop a new cross-council Sustainability Policy, and review and amend where necessary the Environment Policy POL 2644 by 2011;
 - Step 6: Review and expand the Action Plan for Sustainability within Council, including sustainability indicators and reporting; and
-

4. Adopt the Melbourne Principles for Sustainable Cities to guide the development of:
 - a) The Redlands community plan;
 - b) The Council's Corporate Plan; and
 - c) Council's Sustainable Policy and Strategy.

ADDENDUM – 13 AUGUST 2008

This report was presented to the Planning & Policy Committee meeting on 4 June 2008 and subsequent General Meeting on 2 July 2008, where this item was deferred to a future Planning & Policy Committee meeting pending further discussion, including financial implications.

FURTHER DISCUSSION HELD 2ND JULY 2008

At a workshop on Wednesday, 2 July 2008, Council further discussed this report.

The workshop concluded that a partial inclusion of sustainability issues within the current environment policy review was not appropriate. Council direction was that the environment policy review continues and addresses environmental policy issues, but that sustainability issues are addressed as part of the community plan process.

The community plan engagement process is to provide direction to Council on how the community understands and interprets sustainability issues in Redlands. The Community Plan will therefore provide direction for the future formulation of corporate policy on sustainability issues.

ADDITIONAL ISSUES FOR THIS REPORT

The Environment Policy POL 2644 has evolved in successive reviews since it was first adopted in its current form in 1998. Only minor amendments to the existing policy are sought at this time.

The following issues were highlighted in review of the policy:

1. The policy objective currently commits to an 'annual State of the Environment Report', which is incorrect as the SOER is intended to be produced every 4 years (a minor amendment required);
2. Three areas of existing Council approach are not well covered by the current policy statements:
 - a. Planning for public open spaces;
 - b. Response to the Healthy Waterways Report Card (F or fail ratings);
 - c. Integrated cross-council environmental planning initiatives.

In respect to these areas, the following changes are proposed to policy statements:

3. The policy objective amended to delete the word 'annual' and capitals from third sentence to read:

“Council’s environmental performance will be measured and reported through the State of the Environment Reporting.”

4. Add the following statements under 'Council is committed to:'

- d. Planning for public open spaces;

“Provide a diversity of well-planned public open spaces, parks, streets and pathways that foster neighbourhood connections, recreation, sport, and activities of everyday life.”

- e. Response to the Healthy Waterways Report Card (F or fail ratings);

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

- f. Integrated cross-council environmental planning initiatives;

“Improve integration across Council Departments and Groups and at the works and activities level, to achieve major environment planning and management responsibilities”.

OFFICER'S RECOMMENDATION

That Council resolve to adopt the revised Redland City Council Environment Policy POL-2644 as shown in Attachment 6.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Boglary

That Council resolve as follows:

- 1. To not accept the Officer’s Recommendation or the Revised Officer’s Recommendation; and**
- 2. To adopt the amended Corporate Environment Policy POL-2644 as proposed in Attachment 1 with the following amendments:**
 - a) Adding ‘koala population’ as an additional dot point to Policy Statement 1;**
 - b) Adding a list of associated policies to be read in conjunction with this policy; and**
 - c) Renaming the policy to ‘Corporate Environment Policy’.**

CARRIED

12.3.2 ADOPTION OF 1B AMENDMENTS TO THE REDLANDS PLANNING SCHEME

| | |
|----------------------------------|--|
| Dataworks Filename: | 1B Amendments |
| Attachments: | <u>Redlands Planning Scheme 1B Amendment Document</u> <u>Amendment 1B Planning Scheme Policies: Policy 9 Infrastructure Works Chapter 16 Waste Management & Policy 15 Landslide Hazard 1B Amendment Mapping</u> |
| Responsible Officer Name: | Wayne Dawson Manager - Land Use Planning |
| Author Name: | Martin Hunt Principal Advisor - City Wide Planning |

EXECUTIVE SUMMARY

On the 20th December 2006 a report was placed before Council recommending a number of proposed amendments to the Redlands Planning Scheme (collectively known as Amendment 1(B)) for adoption and approval for forwarding to the Minister for Environment, Local Government, Planning and Women.

These amendments have now progressed through first and second State interest checks and public notification. The Minister has now advised that Council may adopt the Amendment 1(B) and incorporate it into its planning scheme.

PURPOSE

1. To confirm Council's acceptance of the proposed changes to the Redlands Planning Scheme contained in Amendment 1(B);
2. To formally adopt the changes contained in Amendment 1(B) including mapping changes;
3. To formally adopt Planning Scheme Policy 9 – Infrastructure Works Chapter 16 – Waste Management (as amended) and new Planning Scheme Policy 15 – Landslide Hazard.
4. To proceed with public notification of Council's adoption of Amendment 1(B) and Planning Policies 9 and 15.

BACKGROUND

The Redland Planning Scheme commenced and took effect from the 30th March 2006. Since that time, specific matters have been identified which need to be changed to improve the effectiveness and efficiency of the scheme as a planning instrument. Council has undertaken a review process and identified a range of matters to be undertaken as amendments to the planning scheme.

Council has considered these amendments on 3 previous occasions with resolutions.

1. 20th December 2006 - council proposes to amend the Planning Scheme and adopts Amendment 1B for referral to the Minister for first State Interest Review.
2. 30th January 2008 – council resolves to make specific changes to proposed Amendment 1B (in response to the 151 submissions received mainly in relation to the industrial provisions) and forward those changes and the balance of the amendments for second State Interest Review.
3. The Land Use Planning Group made a presentation to council on the 28th May 2008 to brief new councillors on the content of proposed Amendment 1B.

Amendment 1B was submitted to the State Government for second State interest review on the 22nd February 2008 and was approved by the Deputy Premier and Minister for Infrastructure and Planning in correspondence to Council dated 3rd June, 2008.

This report proposes a number of actions including the adoption of the Amendment 1(B) package as set out in attachment 1 to this report, the adoption of amended zoning and overlay maps which have been updated since the implementation of Version 1 of the planning scheme, and the adoption of an amended version of Planning Scheme Policy 9 - Infrastructure Works Chapter 16 – Waste Management and a new planning scheme 15 - Landslide Hazard. Copies of these policies may also be found in attachment 1.

ISSUES

The Land Use Planning Group made a presentation to council on the 28th May 2008 to brief new councillors on the content of proposed Amendment 1B. After this presentation, Councillors raised concerns regarding the proposed changes to the provisions contained in the Industrial definitions (General, Heavy and High Impact) especially in relation to the relaxation of production limits in the General Industry definition. Concern was raised in particular how these changes would impact upon residential areas surrounding General Industry estates with emphasis on the existing situation around the Cleveland Industrial estate.

Councillors advised that they would not be prepared to support the 1B amendments until these industrial provisions were revised. As a result, Land Use Planning presented a revised set of definitions for industry to the Department of Infrastructure and Planning for consideration. After a lengthy period of consultation with the DIP a position was arrived at where some of the proposed changes approved by the Minister have been retained and other proposed changes have now reverted back to what they were in the current scheme.

Those elements of the definitions raising certain industrial activities from General and Heavy industry to High Impact industry (which were approved by the Minister) have been retained.

The remaining elements, which set limits on industrial production, have now reverted back to what they are in the current planning scheme. i.e. there is to be no amendment of the scheme for these elements.

As a result, the industrial definitions now contained in Model 18 (see attachment 1) are considered to be in line with Council's directions and an appropriate response to the public submissions received regarding the proposed changes to industrial provisions.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to preserve a balance with urban, rural, bushland, village, coastal and island character of the Redlands by managing growth.

FINANCIAL IMPLICATIONS

Amendments to the scheme are conducted in accordance with Schedule 1 of the *Integrated Planning Act 1997* as amended. Associated costs are within budget allocation made in the 2008/2009 financial year.

PLANNING SCHEME IMPLICATIONS

The outcome of recommendations in this report will result in amendments to the Redlands Planning Scheme, as previously advised to council.

CONSULTATION

The amendments have been discussed with:

- Councillors and the Executive Leadership Group;
- Redland Water and Waste;
- Assessment Services;
- Planning and Policy Departmental Groups, specifically the Environmental Management Group;
- the Redland Community;
- State Government and various State Government Departments through the review process.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To adopt the Amendment 1(B) package to the Redlands Planning Scheme (Attachment A);
2. That Council give public notice of the adoption of the Redlands Planning Scheme 1(B) amendments in a local newspaper and in the Government Gazette in accordance with Schedule 1 of the *Integrated Planning Act 1997* (as amended);
3. To adopt Planning Scheme Policy 9 – Infrastructure Works Chapter 16 – Waste Management (as amended);
4. To adopt new Planning Scheme Policy 15 – Landslide Hazard;
5. That Council give public notice of the adoption of Planning Scheme Policies 9 and 15; and

6. Council forward a copy of the published notice of adoption and five certified copies of the Amendment 1(B) package to the Director-General of the Department of Infrastructure and Planning.

ALTERNATIVE

No alternative option proposed since the Amendment 1B package, along with Amendment 1A which has been adopted by council, is part of Amendment 1 to the Planning Scheme.

OFFICER'S/COMMITTEE RECOMMENDATION

That Council resolve as follows:

1. To adopt the Amendment 1(B) package to the Redlands Planning Scheme (Attachment A);
2. That Council give public notice of the adoption of the Redlands Planning Scheme 1(B) amendments in a local newspaper and in the Government Gazette in accordance with Schedule 1 of the Integrated Planning Act 1997 (as amended);
3. To adopt Planning Scheme Policy 9 – Infrastructure Works Chapter 16 – Waste Management (as amended);
4. To adopt new Planning Scheme Policy 15 – Landslide Hazard;
5. That Council give public notice of the adoption of Planning Scheme Policies 9 and 15; and
6. Council forward a copy of the published notice of adoption and five certified copies of the Amendment 1(B) package to the Director-General of the Department of Infrastructure and Planning.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Williams

That Council resolve that the Committee Recommendation be adopted with the following additional resolution 7:

- “7. That Council set an effective date of 8th September 2008 for the commencement of Amendment 1B for the Redlands Planning Scheme.”

Therefore, Council resolves as follows:

1. To adopt the Amendment 1(B) package to the Redlands Planning Scheme (Attachment A);
2. That Council give public notice of the adoption of the Redlands Planning Scheme 1(B) amendments in a local newspaper and in the Government

Gazette in accordance with Schedule 1 of the *Integrated Planning Act 1997* (as amended);

3. To adopt Planning Scheme Policy 9 – Infrastructure Works Chapter 16 – Waste Management (as amended);
4. To adopt new Planning Scheme Policy 15 – Landslide Hazard;
5. That Council give public notice of the adoption of Planning Scheme Policies 9 and 15;
6. Council forward a copy of the published notice of adoption and five certified copies of the Amendment 1(B) package to the Director-General of the Department of Infrastructure and Planning; and
7. That Council set an effective date of 8th September 2008 for the commencement of Amendment 1B for the Redlands Planning Scheme

CARRIED

12.3.3 DISCUSSION PAPER ON: INSPIRING SUSTAINABLE HOUSING IN QUEENSLAND

Dataworks Filename: LUP - Sustainable Urban Development
Attachment: [Response Form – Improving Sustainable Housing in Queensland](#)
Responsible Officer Name: Gary Photinos
Acting General Manager, Planning and Policy
Author Name: Wayne Dawson
Manager, Land Use Planning Group

EXECUTIVE SUMMARY

The State Government Department of Infrastructure and Planning are seeking comments on its recently released “Improving Sustainable Housing in Queensland” Discussion Paper by 12 September 2008. The Discussion Paper outlines a number of potential initiatives for sustainable housing improvements. These improvements are designed to reduce greenhouse gas emissions, manage water usage and inform social aspects of sustainable building design. Throughout this Discussion Paper, the State identifies the desire to make sure the Sustainable housing improvements are practical and cost effective for householders and industries.

The initiatives presented build on the current position enforced by Queensland Building Laws on all new dwellings or existing dwellings undergoing significant renovation or extensions. Additionally, they will bring Queensland closer into line with international and other governments in addressing the challenge posed by climate change in an endeavour to reduce the impacts that we are having on our environment (by making new and existing Queensland homes more energy and water efficient and more adaptable to people’s changing lifestyles)

Comment on the Position Paper’s initiatives is provided in completion of the response form – Attachment A, with endorsement being sought from Council.

PURPOSE

The purpose of this report is to inform Council of the initiatives set out in the Discussion Paper and to seek endorsement to the response prepared (Attachment A).

BACKGROUND

As an essential element of the Smart State agenda, the State Government is seeking feedback on a number of suggested initiatives to improve the sustainability performance of Queensland houses and, people’s energy and water needs and consumption levels. The initiatives are covered in Table 1.

ISSUES

The applicable issues are addressed in the comments column in Table 1. It is critical that the State Government continue to advance sustainable housing initiatives for new houses and units (including houses and units under major renovation as identified). The introduction of initiatives into existing dwellings requires soundly based lead times and accompanying education/information dissemination and incentive programs. Industry support and enthusiasm must be harnessed and used effectively (innovative partnerships, promotions and other schemes).

Table 1

| Initiatives | Details | Comments |
|--|---|--|
| <i>A. Design and build a sustainable home</i> | | |
| i. Increase energy rating for new houses to 5 stars (out of 10) | Since 2003, all new dwellings in Queensland have had to adhere to a 3.5-4-star rating (dependant on the climate zone). The 5-star rating is a performance based standard the dwelling must meet as the benchmark level through design principles such as orientation, building shell (roof, external walls, ceilings and floors) and ventilation. | This will bring Queensland into consistency with South Australia, Victoria, Australian Capital Territory and Western Australia. Estimated initial construction costs will rise by less than 1% with operational savings of around \$200/annum. (payback over 5 year period) • Support initiative. |
| ii. Increase energy rating for new units from 2.5-4 stars to 5 stars (out of 10) | State to investigate the raising of the minimum level. This will include viability of amending the current Australian Building Code to improve energy efficiency of units and better account for designs suitable for Queensland's climate zones. | Initiative is sound with recognition of variables between the climate zones • Support initiative. |
| iii. Improving building regulation requirements for new houses to recognise indoor/outdoor living spaces such as decks | Providing improved energy efficiency benefits with well located and designed outdoor living areas. In sub-tropical climates there are lifestyle benefits with occupants spending less time in air-conditioning. | This is a sound design principle and practice in a tropical and sub-tropical climate. It is also understood investigation will include minimum specifications for eaves and roof insulation in all new houses and existing houses undergoing major |

| Initiatives | Details | Comments |
|---|--|---|
| | | renovation. <ul style="list-style-type: none"> • Support initiative. |
| iv. Establish a star rating for building materials, relative to their lifecycle assessment | Develop a rating system for building materials relative to the assessment of their lifecycle – energy and water used in the materials manufacture and lifespan as well as their potential for reuse. | No other similar system is operating in any Australian State. At the national level the only database is that of the Australian Lifecycle Inventory. <ul style="list-style-type: none"> • More detail is required; while in general the principle is supported. |
| v. Prevent residential estate covenants and body corporate or community titles from restricting the use of energy efficient housing design features and fixtures. | Current use of these controls is restricting use of energy-efficient household designs (building orientation external wall treatments and roofs) and the installation of water and energy efficient fixtures (roof-mounted solar hot water systems). | This is sound but within the context of the ability to maintain building design standards in estates. There is some conflict in circumstances where roof colours can have aesthetic effects – i.e. prominent highly exposed locations in sensitive environmental areas (Point Lookout Township) |
| <i>B. Creating an efficient home through fixtures and fittings</i> | | |
| i. Water and energy solving fixtures and fittings | | |
| <ul style="list-style-type: none"> a. Increase energy efficient lighting in all new houses and units. | Requirement to increase energy efficient lighting to 80% of lights (currently 40%) for all new houses and units. | Currently no rebates are available. Assistance will become available through the Climate Smart Home Service from 1 January 2009. Additionally, the Federal Government are phasing out inefficient light bulbs and applying an import ban from November, 2008. Initial upfront additional costs are off set by whole of life and power cost savings. Initiative Supported. |
| <ul style="list-style-type: none"> b. Require energy efficient lighting to | As above | No additional comments to those made above. |

| Initiatives | Details | Comments |
|---|---|--|
| <p>be installed in all newly renovated areas of an existing home areas.</p> <p>c. All new and renovated homes to have minimum 4-star (out of 6) dual flush toilets.</p> <p>d. All tap ware installed in new and renovated homes to be a minimum 3-star rating (out of 6).</p> | <p>Increase current requirement of 3-star dual flush toilets. Will provide an additional 1370 litres a year saving per average household.</p> <p>No current minimum requirements for tap ware in new homes or units.</p> | <p>Additional cost (current) of approximately \$25.00. Western Australia is the only State presently applying this standard. Initiative Supported.</p> <p>This would bring Queensland into consistency with Victoria, Australian Capital Territory, South Australia and Tasmania. Initiative should also include units and is supported.</p> |
| <p>ii. Phase out of electric hot water systems</p> <p>b. Phase out all electric hot water systems in homes located outside gas reticulated areas (at time of replacement).</p> | <p>Current ban in installation of electric hot water systems in all new houses applied from 1 March 2006. From 1 January 2010 it is a requirement for existing houses in gas reticulated areas to install a greenhouse efficient hot water system when the existing system requires replacing. The discussion paper seeks to apply this initiative to all areas, from a date to be determined. The State is developing measures to offer assistance for low-income households to meet the cost of undertaking the conversion.</p> | <p>Heating hot water contributes significantly to the household's energy usage. Federal and State rebates together with renewable energy certificates (REC's) need to be maintained and refined for best practice administrative efficiency. Impacts on low-income households need to be minimised with communication on payback periods. Costs minus discounts and rebates will range from \$1400 (heat pump) to \$2350 (solar electric boost) Council needs to continue to lobby the providers to increase the gas</p> |

| Initiatives | Details | Comments |
|---|---|--|
| | | distribution/reticulation network in the City. |
| <p>iii. Sustainability Declaration</p> <p>a. Completion of a sustainability declaration to be compulsory at time of a property being sold, leased or rented.</p> | <p>To inform prospective buyers or tenants/lessees about the sustainability features of a property. It would be an offence/infringement if it was not provided. The draft provided is of a tick box format.</p> | <p>The advantage is that it raises the profile of sustainability improvements in the home. However does add to the forms/declarations required to be completed as an owner in representing the property in general. It is not likely to create any hardship and is an innovative idea. Support compulsory initiative for both sales and leasing/rentals.</p> |
| <p>iv. Air Conditioners</p> <p>a. All air-conditioners sold and installed in Queensland to have 4-star energy efficiency rating MEPS. (Minimum Energy Performance Standards).</p> | <p>Quoted savings of approximately \$89/annum in running costs over a 1-star air-conditioner (7KW and living room size)</p> | <p>Victoria and Western Australia are presently considering banning the sale of 1-star air-conditioners. No detail provided to the cost differentials. In sub-tropical climates, house design, orientation and insulation can cool the home more energy efficiently. In principle support initiative.</p> |
| <p>v. Solar Power</p> <p>a. Compulsory installation of solar energy for new large houses which has either a pool or air-conditioning.</p> | <p>State is seeking comment to the investigation of requiring photovoltaic (solar) energy installation on large houses (to be defined by floor area).</p> | <p>Limited detail on house size and what is meant by the scale of solar energy installation.</p> <p>Can only support further investigation at this time.</p> |
| <p>vi. Pool Pumps</p> | | |

| Initiatives | Details | Comments |
|--|--|--|
| a. Minimum energy star rating in swimming pool pumps | The fitting of minimum energy star rated pool pumps (out of 6 stars) as a mandatory requirement. | <p>Star-rating currently being finalised through the Federal Government's Minimum Energy Performance Standards.</p> <p>Support given to this investigation and to requiring new pool pumps to be fitted with timers and wired to interruptible supply or off peak tariffs.</p> |

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to preserve a balance with urban, rural, bushland, village, coastal and island character of the Redlands by managing growth.

FINANCIAL IMPLICATIONS

No direct financial implications as a result of responding to the State's discussion paper.

PLANNING SCHEME IMPLICATIONS

No identified amendments, as the initiatives would be mandated through State Government legislation. Predominantly, energy efficiency requirements for dwelling houses were removed from the Redlands Planning Scheme (at the request of the State) in its preparation.

CONSULTATION

This matter has been discussed (with input from) other Planning and Policy Groups and Assessment Services Group.

OPTIONS

PREFERRED

That Council endorse the response to the State Government's Discussion Paper on "Improving Sustainable Housing in Queensland" as set out in Table 1 of this report and Attachment A.

ALTERNATIVE

1. That Council not endorse the State Government's Discussion Paper on "Improving Sustainable Housing in Queensland" as set out in Table 1 of this report and Attachment A.

2. That the Council endorse the response, with alterations to be advised, on the State Government's Discussion Paper on "Improving Sustainable Housing in Queensland" as set out in Table 1 of this report and Attachment A.

OFFICER'S RECOMMENDATION

That Council resolve to endorse the response to the State Government's Discussion Paper on "Improving Sustainable Housing in Queensland" as set out in Table 1 of this report and Attachment A.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Dowling

That Council resolve to endorse the response to the State Government's Discussion Paper on "Improving Sustainable Housing in Queensland" as set out in Table 1 of this report, Attachment A and the following points:

- **Total water management/cycle issues including;**
 - **Encourage all water saving devices on new pools eg pool blankets, diverters;**
- **Solar energy – all houses (not just large houses);**
- **Use solar energy in preference to reticulated gas;**
- **Recognise the opportunities for wind power;**
- **Noise emissions from heat pump hot water service need to be addressed; and**
- **Create incentives for people to achieve a higher energy star rating than 5.**

CARRIED

12.3.4 PETITION FOR VEHICULAR ACCESS BETWEEN LAMB AND MACLEAY ISLANDS

Data works Filename: RTT- Marine facilities
Responsible Officer Name: David Elliott
Manager of Infrastructure Planning
Author Name: Michael Pattinson
Senior Advisor Investigations

EXECUTIVE SUMMARY

Petitioners from the Southern Moreton Bay Islands have requested Council to “*Approve and pursue the construction of a vehicular crossing between Lamb and Macleay Islands*”.

This report briefly explores the estimated cost of a bridge and supporting road infrastructure and provides preliminary commentary on the environmental and social aspects.

Given the very high cost of the infrastructure required to provide a vehicular crossing between the islands the perceived low community benefit potentially adverse environmental impact of a bridge, the report recommends that Council not pursue further investigations into the future provision of a vehicular link between Macleay and Lamb Islands.

PURPOSE

Provide direction on a petition requesting Council to “Approve and pursue the construction of a vehicular crossing between Lamb and Macleay Islands.

BACKGROUND

At the General Meeting of 30th April 2008, Council resolved that the petition requesting a vehicular crossing between Lamb and Macleay Islands, be received and referred to the appropriate area of Council for consideration and a report to Council.

ISSUES

The distance between Lamb and Macleay Islands across Lucas Passage is approximately 150m at the closest point. A significant cultural area exists just north of the proposed crossing called “Corroboree Park”. The channel between the islands is heavily populated by mangroves.

Estimated Costs

Suitable locations are limited for the bridge crossing. The shortest most feasible crossing would link Scotts Road, Macleay Island with Halcyon Street, Lamb Island, incorporating the following infrastructure:

- 200m long two lane bridge with cycle/pedestrian facilities with a clearance of 6 metres to accommodate vessels;
- 370m of new road pavement through unstable ground;
- Upgrade of 250m of existing gravel road; and
- Resumption of 6 residential properties.

The estimate a total cost is \$20.4 million with the bridge itself estimated by KBR Consultants to cost \$15 million, based on current construction rates.

Environmental

Works in the location would trigger:

1. Federal Legislation under the Environmental Protection and Biodiversity Act 1999
2. Nature Conservation Act 1992
3. Fisheries Act (disturbance of mangroves) and
4. Possibly Aboriginal Cultural Heritage Act (near Corroboree PI).

There is also potential for:

5. Loss of habitat of the false water rat, turtle and dugong.

Community & Social

To gain a full understanding of the impact a bridge would have on the Lamb and Macleay communities, a comprehensive social and economic impact would be required, including extensive engagement with these communities.

Conclusion

Given the current very low population of 385 on Lamb Island, a projected 2026 population of 458, the high cost of the bridge, the perceived low community benefit and the potentially adverse environmental impact of a bridge, the report recommends that Council not pursue further investigations into the future provision of a vehicular link between Macleay and Lamb Islands.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

No financial implication would be associated if the officers recommendation's is adopted. Significant financial implications would be incurred both short term and long term if Council entertained the notion of a vehicular link between the two Islands.

PLANNING SCHEME IMPLICATIONS

No planning scheme implications at this stage.

CONSULTATION

The following persons were consulted; Manager of Environmental Management, Manager of Community & Social Planning, Manager of Infrastructure Planning.

OPTIONS**PREFERRED**

1. To not pursue further investigations into the future provision of a vehicular crossing between Lamb and Macleay Islands: and
2. That the principal petitioner be advised of Council's resolution in this matter and requested to notify signatories to the petition of the decision.

ALTERNATIVE

No alternative proposed.

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

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve as follows:

1. **To not pursue further investigations into the future provision of a vehicular crossing between Lamb and Macleay Islands: and**
2. **That the principal petitioner be advised of Council's resolution in this matter and requested to notify signatories to the petition of the decision.**

CARRIED

12.3.5 OPPORTUNITIES FOR RECREATIONAL USE OF COMMONWEALTH LAND AT BIRKDALE

Dataworks Filename: Old Cleveland Road East, Birkdale
Responsible Officer Name: Roberta Bonnin
Manager, Community & Social Planning
Author Name: Roberta Bonnin
Manager, Community & Social Planning

EXECUTIVE SUMMARY

At the General Meeting of 30th April 2008 it was resolved that a report be prepared and presented to Council on the opportunities for recreational, sporting or festival facilities use on Commonwealth land (telecommunications) on Old Cleveland Road East, Birkdale

Before preparing the report Council sought permission and support from the land owners to undertake the study.

The Commonwealth land at Birkdale has two land owners, Air Services Australia and the Australian Communications Media Authority.

- Air Services Australia has indicated that they require the land for equipment and have advised that Council's proposed study is unnecessary.
- Australian Communications and Media Authority have advised that the Executive Manager is unwilling to make a decision either way at this stage.

If Council wishes that further actions be undertaken to explore opportunities for recreational, sporting or festival facilities use of this land then the matter will need to be escalated at the political level.

PURPOSE

To provide a report to Council on progress to date on pursuing opportunities for recreational, sporting or festival facilities use on commonwealth land (telecommunications) on Old Cleveland Road East, Birkdale.

BACKGROUND

At the General Meeting of 30th April 2008 it was resolved that a Report be prepared and presented to Council on the opportunities for recreational, sporting or festival facilities use on Commonwealth land (telecommunications) on Old Cleveland Road East, Birkdale.

As the land is owned by the Commonwealth and is not Council freehold or held in trust, permission and support was sought from the registered owners to undertake a study into the suitability of its use.

ISSUES

The Commonwealth land at Birkdale has two land owners, Air Services Australia and the Australian Communications Media Authority.

Airservices Australia is a body corporate wholly owned by the Australian Government. As a separate legal entity to the government, the organisation holds title to property in its own right.

Airservices Australia advised Council that it currently has equipment located on the site. As this equipment is required into the future, the organisation has no current plans to either dispose of the property or to consider its use for alternative purposes. In conclusion Airservices thanked Council for its enquiry and indicated that Council's proposed study of the property was unnecessary.

Australian Communications Media Authority is Australia's regulator for broadcasting, the internet, radio communications and telecommunications.

Council made several approaches to Australian Communications Media Authority to obtain a response which, when finally provided was limited in nature. ACMA advised that the Executive Manager Property Services is unwilling to make a decision at this stage.

There may be some value in pursuing enquiries through Ministerial channels or via Federal Government elected representatives, however until landowner permission is obtained further research into opportunities to use this land for recreational, sporting or festival facilities are curtailed.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

There are no financial implications in this report.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

In addition to the consultation with Airservices Australia and the Australian Communications Media Authority, the following Council officers were consulted in the preparation of this report:

- Acting General Manager, Planning and Policy,
- Senior Advisor, Sport and Recreation,
- Senior Advisor, Cultural Services, and
- Principal Advisor, Local Area and Strategic Planning.

OPTIONS

PREFERRED

That Council resolve to note this report and write to the relevant Minister and Local Federal Member to request that further action be undertaken to seek landowner permission and support for an investigation into opportunities for recreational, sporting or festival facilities use on Commonwealth land (telecommunications) on Old Cleveland Road East, Birkdale.

ALTERNATIVE

That Council resolve to note this report and resolve that no further action be undertaken to seek landowner permission and support for an investigation into opportunities for recreational, sporting or festival facilities use on Commonwealth land (telecommunications) on Old Cleveland Road East, Birkdale.

OFFICER'S RECOMMENDATION

That Council resolve to:

1. Note this report; and
2. Write to the relevant Minister and Local Federal Member to request that further action be undertaken to seek landowner permission and support for an investigation into opportunities for recreational, sporting or festival facilities use on Commonwealth land (telecommunications) on Old Cleveland Road East, Birkdale.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve to note this report.

CARRIED

12.4 GENERAL BUSINESS

An informal general business segment (a formal general business segment is set aside by resolution) was set aside where the following Councillors addressed Committee on matters of public interest related to local government:

1. Cr Elliott addressed Council in relation to:

- a. The Sturgeon Street application at Development Assessment Committee yesterday, suggesting a review of the Redlands Planning Scheme on open space, site coverage, wildlife corridor requirements in Urban Res, MDR and UR1.
- b. Suggested that a Local area precinct plan for the Sturgeon Street area including stormwater catchment management plan and the requirement for the 4 lanes in Sturgeon Street, and protection of the significant trees should be prepared.
- c. An infrastructure charging regime for purchasing the open space in the emerging communities zones ie., Kinross Road and SE Thornlands should be considered.
- d. Suggested that a status report to Councillors be provided on the review of Councillor Code of Conduct (especially in relation to a review conflict of interest section).
- e. Suggested that a review of the fines for dogs off-leash, littering and car parking with a view to increasing these fines and include them in our schedule of fees & charges.
- f. The shopping trolley report – he would like to add to the report the possibility of individual fines, same as Brisbane City Council.
- g. Report on the amount it costs Redland City Council for credit card transactions in relation to the total amount collected be prepared.
- h. That a briefing note to be provided to all Councillors on the Capalaba CBD master plan prior to the consultation process beginning.
- i. Suggested that a briefing note to Councillors be prepared on the investigation of main roads signage at Chandler and the closure of Redland Bay Road.

2. Cr Boglary addressed Council in relation to:

- a. Review and convening a Councillor workshop on the heritage report.
- b. Review of artwork in chambers to reflect our indigenous heritage.

3. Cr Hobson addressed Council in relation to:

- a. Requested a report on options for Council's involvement in the 'Climate Smart Home Service Program' to allow the Mayor to take a stance back to the Council of Mayors.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That the general business items be noted.

CARRIED

13 FINANCE AND CORPORATE MANAGEMENT COMMITTEE 20/08/08 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Townsend
Seconded by: Cr Reimers

That the Finance and Corporate Management Committee Report of 20 August 2008 be received.

CARRIED

DECLARATION OF OPENING

Cr Townsend declared the meeting open at 2.00 pm.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Members Present

| | |
|-----------------|--|
| Cr B Townsend | Chair and Councillor Division 5 |
| Cr M Hobson PSM | Mayor |
| Cr W Boglary | Councillor Division 1 |
| Cr D Henry | Councillor Division 3 |
| Cr P Dowling | Councillor Division 4 |
| Cr T Bowler | Deputy Mayor and Councillor Division 6 |
| Cr M Elliott | Councillor Division 7 |
| Cr K Reimers | Councillor Division 8 |
| Cr K Williams | Councillor Division 9 – entered at 2.21 pm |
| Cr H Murray | Councillor Division 10 |

Committee Manager

| | |
|------------|---|
| Mr B Lewis | Acting General Manager Corporate Services |
|------------|---|

Officers

| | |
|----------------|--|
| Mr G Soutar | General Manager Redland Water & Waste |
| Mrs K Phillips | Manager Financial Services |
| Ms N Barton | Service Manager Revenue & Recovery |
| Mr L Smith | Acting General Manager Customer Services |
| Mr G Photinos | Manager Environmental Management |
| Ms R Bonnin | Manager Community and Social Planning |
| Mr G Jensen | Manager Customer and Community Services |
| Ms S Collins | Human Services Manager |

Minutes

| | |
|--------------|--|
| Mrs J Thomas | Corporate Meetings & Registers Officer |
|--------------|--|

APOLOGY

| | |
|--------------|--------------------------------|
| Cr C Ogilvie | Councillor Division 2 |
| Mr R Turner | Acting Chief Executive Officer |

PUBLIC PARTICIPATION AT MEETING

Moved by: Cr Henry
Seconded by: Cr Dowling

That the meeting be adjourned for a 15 minute public participation segment.

CARRIED

1. Mr Ted Davies, Lifestyle Estates, Victoria Point, addressed Committee in relation to Corporate Policy 2557 - Council Pensioner Rebate Policy;
2. Mr Jim Henry, Aveo Cleveland, addressed Committee in relation to Corporate Policy 2557 - Council Pensioner Rebate Policy;
3. Mr Stanley Peters, Tranquil Waters, addressed Committee in relation to Corporate Policy 2557 - Council Pensioner Rebate Policy.

Moved by: Cr Dowling
Seconded by: Cr Henry

That the meeting resume.

CARRIED

DECLARATION OF INTEREST

Nil

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

Moved by: Cr Henry
Seconded by: Cr Dowling

That item 2.3 (as listed on the agenda) – *Corporate Policy 2557 – Council Pensioner Rebate Policy* be brought forward and discussed as the first item of business.

CARRIED

MOTION TO WITHDRAW ITEM

Moved by: Cr Dowling
Seconded by: Cr Henry

That confidential item 5.2 (as listed on the agenda) – *Review of School Age Care Services* – be withdrawn.

CARRIED

A division was called for.

Crs Henry, Dowling, Bowler, Murray, Reimers and Townsend voted in the affirmative.

Cr Elliott voted in the negative.

Crs Hobson, Boglary and Williams were not present when the vote was taken.

Cr Ogilvie was absent from the meeting.

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

Cr Bowler left the meeting at 2.29 pm (during item 2.3) and returned at 2.57 pm (during item 2.3);

Cr Hobson left the meeting at 2.42 pm (during item 2.3);

Cr Dowling left the meeting at 3.15 pm (during item 1.1) and returned at 3.20 pm (during item 2.2);

Cr Boglary left the meeting at 3.45 pm (during closed session);

Cr Williams left the meeting at 3.49 pm (during closed session);

13.1 OFFICE OF CEO

13.1.1 REPORT ON AUDIT COMMITTEE MEETING - 1 AUGUST 2008

Dataworks Filename: GOV Audit Committee
Responsible Officer Name: Greg Underwood
Acting Chief Executive Officer
Author Name: Kylie Fernon
Manager Internal Audit

EXECUTIVE SUMMARY

In line with the Audit Committee Charter, the Audit Committee meeting of 1 August 2008 was scheduled to enable discussion and consideration of the following:

- Receipt and Confirmation of Minutes of 12 February 2008;
- Business Arising from Previous Minutes;
- *Local Government Finance Standard 2005* – Section 15 Requirements;
- Compliance Certificates;
- Internal Audit Plan Status;
- Internal Audit Recommendations Due For Implementation;
- QAO Recommendations Due For Implementation;
- Internal Audit Reports;
- 2008-2009 Internal Audit Plan;
- Update From External Auditors; and
- Emerging Issues.

PURPOSE

The authority for the establishment of an Audit Committee is provided for under Section 502 of the *Local Government Act 1993*. It operates in accordance with Part 2, Section 7 of the *Local Government Finance Standard 2005*.

The purpose of this report is to provide a summary of the issues discussed at the meeting on 1 August 2008.

BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting responsibilities imposed under the *Financial Administration and Audit Act 1997*, the *Local Government Act 1993* and other relevant legislation.

To fulfil this objective, it is necessary that a report on discussions and deliberations of the Audit Committee be submitted to Council to enhance the ability of Councillors to discharge their legal responsibility.

ISSUES

The following is a summary of the issues discussed at the meeting of 1 August 2008.

The Chair, Mr Scanlan, declared the meeting open (Item 1), with all members and invitees present.

3. Receipt and Confirmation of Minutes

The minutes of the Audit Committee meeting of 12 February 2008 were confirmed by the Committee as a true and accurate record of proceedings.

3.1 Business Arising From Previous Minutes

3.1.1 *Local Government Finance Standard 2005 – Section 15 Requirements*

As per item 4 of the minutes of the Audit Committee meeting of 12 February 2008, the following update is to be provided by the CEO:

- Compensation figure for bulk water assets in Council's financial statements given that the compensation figure is less than the current asset values.

This issue has been dealt with by subsequent events. Redland City Council received \$81 million compensation for assets with a book value of \$125 million.

4. *Local Government Finance Standard 2005 – Section 15 Requirements*

The Chief Executive Officer reported to the Audit Committee on any matter covered under the ***Local Government Finance Standard 2008 Section 15(2)(b)(i)*** and ***(ii)***.

- Audit Chair outlined the role of the Audit Committee.
- Acting Chief Executive Officer stated that a new Council was in place and that Redland City Council would shortly have a new CEO.
- GM Corporate Services advised in relation to the water compensation issue that the treatment of the transactions in the accounts will take effect as of 1 July 2008. The advice received from the State Government for the recording of these assets will result in a distorted ratio figure that would adversely affect the current ratio. KPMG are currently going through this advice and will advise Council in due course. All committee members are interested in the resolution of this issue.

The Audit Committee noted the report.

5. Compliance Certificates

Compliance Certificates for the Office of CEO, Customer Services, Planning and Policy, Corporate Services and Redland Water and Waste were presented to the Committee.

The Audit Committee noted the Compliance Certificates as presented.

6. Internal Audit Plan

6.1 Audit Plan Status

The status of the Audit Plan was presented to the Committee for noting.

The Manager Internal Audit stated that the Audit team had conducted 14 unplanned investigations, as well as completed all the planned 2007/08 audits and acknowledged her staff for all the work they had done.

The Audit Committee noted the Status of the Audit plan as presented.

7. Audit Recommendations Due For Implementation

7.1 Internal Audit Recommendations

The Manager Internal Audit presented a progress report of audit recommendations due for implementation to the Committee.

The Audit Committee noted the Audit Recommendations Due For Implementation as presented.

7.2 QAO Recommendations

The Manager Internal Audit presented a progress report of QAO audit recommendations due for implementation to the Committee.

- KPMG will follow up on the issues in progress in points 1.1 and 1.2 and provide feedback on bullet point 1 of 2.1.
- KPMG don't want to be seen as doing the final verification and a review should be performed independently of QAO.

The Audit Committee noted the Audit Recommendations Due For Implementation as presented.

8. Internal Audit Reports

The following reports were presented to the Audit Committee for consideration:

8.1.1 Customer Services

- Internal Audit Report 23/06/08 – Pre and Post-Implementation Review of Kronos (distributed separately).

8.1.2 Redland Water and Waste

- Internal Audit Report 10/03/08 – Review of Water and Wastewater Recoverable Private Works (distributed separately).
- Internal Audit Report 28/02/08 – Review of the Meter Reading Contract and Flow of Water Consumption Data from Meters into Proclaim and Production of Bills (distributed separately).

8.1.3 Planning and Policy

- Internal Audit Report 16/07/08 – Review of Strategic Road Infrastructure Asset Management (distributed separately).

8.1.4 Corporate Services

- Internal Audit Report 28/03/08 – Review of Procedure Document 'Administration of Traineeships and Apprenticeships' PR-2127-004-01 (distributed separately).
- Internal Audit Report 07/07/08 – Review of Recruitment and Selection Processes (distributed separately).
- Internal Audit Report 18/06/08 – Review of Payroll (distributed separately). An update on the review of payroll will be provided at the next meeting.
- Internal Audit Report 07/07/08 – Data Audit of Finance 1 (distributed separately).
- Internal Audit Report 23/06/08 – Post-Implementation Review of External Security Review (distributed separately).

8.1.5 Across Council

- Internal Audit Report 24/04/08 – Review of the Management of Capital Works across Council (excluding Redland Water & Waste) (distributed separately).

The Audit Committee noted the reports as presented.

9. 2008-2009 Internal Audit Plan

The Manager Internal Audit presented the approved 2008-2009 Annual Internal Audit Plan to the Committee.

- The scope of the audit of the China Office will be distributed to the Audit Committee members for comment prior to the audit commencing.
- Possible avenues of research could be the Local Government network or the State Government.
- The scope of the audit of the Redlands Performing Arts Centre will be distributed to the Audit Committee members for comment prior to the audit commencing.

The Audit Committee endorsed the approved 2008-2009 Annual Internal Audit Plan, as presented.

10. Update From External Auditors

- Have completed interim audit.
- Identified no significant issues of concern.
- Draft set of accounts should be completed by the end of September.
- Possible resolution on the reporting of the water assets.

11 Emerging Issues

Nil, covered by Acting Chief Executive Officer's comments in 4 above.

12. Meeting Closure

Meeting closed at 2.10pm.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's strategic priority to support the organisation's capacity to deliver services to the community by building a skilled, motivated and continually learning workforce, ensuring our assets and finances are well managed, our corporate knowledge is captured and used to best advantage, and that we market and communicate our services effectively.

FINANCIAL IMPLICATIONS

The cost to Council for the attendance of the independent Committee Chair is \$5,500 per annum. This is provided for in the Internal Audit Group Budget.

CONSULTATION

The Audit Committee minutes are presented for confirmation as a true and accurate record of proceedings at its next meeting.

OPTIONS**PREFERRED**

The Council accept this report, which summarises the issues discussed at the Audit Committee meeting of 1 August 2008.

ALTERNATIVE 1

That Council accept this report and request additional information; or

ALTERNATIVE 2

That Council not accept this report and request an alternative method of reporting.

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

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 1 August 2008.

CARRIED

13.2 CORPORATE SERVICES

13.2.1 JULY 2008 - MONTHLY FINANCIAL REPORTS

Dataworks Filename: FM Monthly Financial Reports to Committee
Attachment: [July 2008 Financial Report Attachments](#)
Responsible Officer Name: Kerry Phillips
Manager Financial Services
Author Name: Deborah Hall
Finance Officer

EXECUTIVE SUMMARY

Section 528(1) of the *Local Government Act 1993* requires that Council's statement of accounts be presented at an ordinary monthly meeting.

The attachments to this report present the July 2008 financial statement of accounts to Council and provide detailed analytical commentary. The original budget figures in the attachment are prior to the Carryover Budget Review on 4 August 2008 and are therefore subject to change.

All of the seven Key Financial Performance Indicators exceeded targets set at the beginning of the financial year. These are:

- level of dependence on general rate revenue;
- ability to pay our bills – current ratio;
- ability to repay our debt – debt servicing ratio;
- cash balance;
- cash balances – cash capacity in months;
- longer term financial stability – debt to assets ratio; and
- operating performance.

Council's end of month operating financial result (Earnings Before Interest, Tax and Depreciation – EBITD) is ahead of budget by \$2.9 million, with operating expenditure favourable by \$1.4 million and operating revenue favourable by \$1.5 million.

The cash flow position for the year is ahead of original forecast levels by \$8.7 million and ahead of the target range at \$73.6 million. As mentioned above, the 2007-08 carryovers are not included in these amounts. A carryover in the order of an \$8.2 million reduction in the cash flow is in the proposal to be adopted. If this amount is carried over from the 2007-08 financial year, the revised budget for cash at the year-end will be \$72.5 million.

PURPOSE

The purpose is to present the July 2008 report to Council and explain the content and analysis of the report. Section 528 of the *Local Government Act 1993* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government.

BACKGROUND

The Corporate Plan contains a strategic priority to ensure the long term financial viability of Redland City and provide public accountability in financial management. For organisational effectiveness, it is important that Council receive and understand the monthly financial statements.

ISSUES

The following elements, shown in the attachments, comprise the End of Month Financial Reports for July 2008:

Corporate Financial Report Card (A)

- Operating Revenue compared with Budget;
- General Operating Costs compared with Budget;
- Capital Expenditure compared with Budget;
- Cash Position; and
- Employee Costs compared with Budget.

Report Card Analysis (B)

Classifies variances between revised budget and actual results as being either timing or permanent variances as well as favourable or unfavourable. Timing variances are anticipated to evaporate once 30 June 2009 figures are produced. Permanent variances imply the variance will remain into the next financial year.

Council Financial Report 1 (C)

Shows the percentage variance of year to date actual results compared with year to date budget by colour indicators.

Council Financial Report 2 (D)

Shows year to date actual results compared with annual and year to date budgets. This report has a brief commentary on all year to date variances greater than \$20,000.

An **Operational Statement by Strategic Priority (E)**; a **Balance Sheet (F)**, an **Investment Summary (G)**, a **Statement of Cash Flows (H)**, **Financial Stability Ratios Report (I)** and a **Community Benefit Fund Report (J)** have been included to provide the complete picture of Council's finances.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's strategic priority to support the organisation's capacity to deliver services to the community by building a skilled, motivated and continually learning workforce, ensuring assets and finances are well managed, corporate knowledge is captured and used to best advantage, and that services are marketed and communicated effectively.

FINANCIAL IMPLICATIONS

Due to the Carryover Budget Review on 4 August 2008, the original budget is anticipated to be revised. The comparisons below are based on the original budget for 2008-09.

The overall financial position as at end July 2008 remains strong with EBITD of \$7.9 million (\$2.9 million ahead of budget). This result is due to total operating revenue of \$15.9 million (\$1.5 million ahead of budget) and total operating costs of \$8.0 million (favourable variance of \$1.4 million).

Operating Revenue

Rates and utility charges are favourable by \$1.4 million mainly due to a monthly split in one department that will be amended to a quarterly split from the next period. Fees and charges is under budget due to the slowing of the market since the budget was adopted. External interest is higher than budgeted due to the increase in interest rates following the adoption of the budget. Operating grants and subsidies are favourable by \$0.2 million due to some grants being received that were not budgeted for; in addition to some grants being received in this period for the first half of the financial year.

Operating Expenditure

Employee costs are under budget due to net vacancies, slightly offset by increased costs for temporary staff. Goods and services is under budget by \$1.5 million although the majority of this amount is due to accruals at the end of the 2007-08 financial year that are still awaiting payment.

Capital Revenue

Capital contributions and donations are over budget by \$0.2 million, due in the main to monies being received earlier than anticipated. This amount is more than offset by the \$0.5 million of developer contributed roads that have not been received to date.

Capital Expenditure

Capitalised goods and services is under budget by \$1.0 million due to \$0.3 million being carried back into the previous financial year for Wellington Street intersection. Additionally, projects are yet to start and so the variations are purely timing and some incorrect budget splits will be corrected in the quarter one budget review.

The investment of surplus funds for the month returned a weighted average rate of return of 8.15%. These returns are reported on a monthly weighted average return.

In turn, Council benchmarks the funds against the UBS Australia Bank Bill Index. Interest return is reported on both an annual effective and nominal rate of return.

The cash balance exceeds the target range of \$32 million to \$42 million at the end of July 2008, at \$73.6 million which is equivalent to 7.6 months cash capacity.

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 taken place amongst the Executive Leadership Group.

OPTIONS

PREFERRED

That Council note the End of Month Financial Reports for July 2008 and explanations as presented in the attachments.

ALTERNATIVE

That Council requests additional information.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend

Seconded by: Cr Reimers

That Council resolve to note the End of Month Financial Reports for July 2008 and explanations as presented in the following attachments:

- 1. Corporate Financial Report Card;**
- 2. Report Card Analysis;**
- 3. First Council Financial Report;**
- 4. Second Council Financial Report;**
- 5. Operational Statement by Strategic Priority;**
- 6. Balance Sheet;**
- 7. Investment Summary;**
- 8. Statement of Cash Flows;**
- 9. Financial Stability Ratios Report and a**
- 10. Community Benefit Fund Report.**

CARRIED

13.2.2 CARRYOVER FUNDING FROM 2007/2008 TO 2008/2009

Datworks Filename: FM Carryover Budget Review 2008/09
Attachments: [Carryover Funding from 2007/2008 to 2008/2009](#)
Responsible Officer Name: Kerry Phillips
Manager Financial Services
Author Name: Katharine McCarthy
A/Service Manager - Budget, Financial Modelling
and Group Support

EXECUTIVE SUMMARY

This report reviews the 30 June 2008 position with regard to over and under expenditure and the implications of the proposed carry over funding requirements from 2007/08 being incorporated into the adopted budget for the 2008/09 financial year.

Attached to this report are the following details:

- Revised Key Performance Indicators (KPI's) for 2008/09;
- Revised 2008/09 Budgeted Statement of Cash Flows;
- Revised 2008/09 Budgeted Statement of Financial Position (Balance Sheet);
- Details of Proposed Carry Overs from 2007/08 to 2008/09 (summary and detail);
- Revised 2008/09 Strategic Priority Financial Statements;
- Revised 2008/09 Operating Statements, Capital Funding and Other Items; and
- Analysis of 2007/08 (Anticipated/Unaudited) Operating Statements, Capital Funding and Other Items.

It is proposed that Council resolve to adopt the revised budget for 2008/09 at Redland City Council (RCC) consolidated level. In addition to this and in accordance with Section 520 of the Local Government Act 1993, it is proposed that Council resolve to adopt the Redland Water & Waste financial statements that are presented in the attached documentation. The relevant pages are outlined within the Officer's Recommendation later in this report.

PURPOSE

To ensure budget funding exists for items requiring to be carried over across the financial years 2007/2008 to 2008/2009.

BACKGROUND

This report reviews the 30 June 2008 position with regard to over and under expenditure and the implications of the proposed carry over funding requirements from 2007/08 being incorporated into the adopted budget for the 2008/09 financial year.

ISSUES

This proposed budget review has identified 175 carry over submissions and a summary of these items is provided on page 4 of the attached financial information. The carry over requests are predominantly made up of capital projects that were not completed during the 2007/08 financial year, thus this review proposes that those funds be carried forward to the 2008/09 financial year in order for the relevant projects to be completed.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's strategic priority to support the organisation's capacity to deliver services to the community by building a skilled, motivated and continually learning workforce, ensuring assets and finances are well managed, corporate knowledge is captured and used to best advantage, and that services are marketed and communicated effectively.

FINANCIAL IMPLICATIONS

The carryovers amount to \$8.195 million and this is primarily made up of \$6.624 million of capital expenditure and \$2.991 million of operational projects. However, offsetting this expenditure is \$0.956 million in capital grants and subsidy revenue as well as \$0.422 million in operating grants and subsidies.

Overall, the proposed budget review slightly increases Council's June 2009 ending cash forecast from \$71.586 million to \$72.517 million.

The unaudited closing cash balance of \$71.043 million exceeded the budgeted anticipated ending balance for 2007/08 of \$61.917 million by \$9.126 million. This favourable ending position accommodates the proposed \$8.195 million carry over requests.

The adoption of the proposed carry over items into the Council's 2008/09 budget will not impact Council's ability to make payments as they fall due.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

All group managers in consultation with the Executive Leadership Group undertook the development of carry over requirements. Councillors reviewed the carry over requests with the Executive Leadership Group in a workshop held on 4 August 2008.

OPTIONS

PREFERRED

1. That Council resolve to adopt the Revised Budget for 2008/09 at Redland City Council consolidated level. This refers to adopting the following:
 - a. RCC Budget Statement of Cash Flows – page 2 of attachments;
 - b. RCC Budgeted Statement of Financial Position (Balance Sheet) – page 3 of attachments;
 - c. RCC Operating and Capital Funding Statements – pages 17 and 18 of the attachments; and
2. To meet the requirements of Section 520 of the Local Government Act 1993, that Council resolve to adopt the Redland Water and Waste Operating and Capital funding Statement – page 21 of the attached financial information refers.

ALTERNATIVE

That Council reject the proposed budget review.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend

Seconded by: Cr Reimers

That Council resolve as follows:

1. **To adopt the Revised Budget for 2008/09 at Redland City Council consolidated level. This refers to adopting the following:**
 - a. **RCC Budget Statement of Cash Flows – page 2 of attachments;**
 - b. **RCC Budgeted Statement of Financial Position (Balance Sheet) – page 3 of attachments;**
 - c. **RCC Operating and Capital Funding Statements – pages 17 and 18 of the attachments; and**
2. **To meet the requirements of Section 520 of the *Local Government Act 1993*, to adopt the Redland Water and Waste Operating and Capital funding Statement – page 21 of the attached financial information refers.**

CARRIED

13.2.3 CORPORATE POLICY 2557 - COUNCIL PENSIONER REBATE POLICY

Dataworks Filename: R&V Policy
Attachments: [Corporate Policy 2557 - Council Pensioner Rebate Policy](#)
Responsible Officer Name: Kerry Phillips
Manager Financial Services
Author Name: Noela Barton
Service Manager Revenue & Recovery

EXECUTIVE SUMMARY

Resolution item 13.4.1 General Meeting 30 July 2008 requested that a report outlining the implications of applying for pensioner rebates and payment options be provided and in light of Resolution item 13.7.1 General Meeting 2 July 2008, this report reviews Corporate Policy 2557 – Council Pensioner Rebate Policy as a whole and seeks to address all issues currently associated with the policy.

Issue 1: Resolution item 13.7.1 General Meeting 2 July 2008

Resolution item 13.7.1 General Meeting 2 July 2008 introduced a relaxation of the application of Corporate Policy 2557 – Council Pensioner Rebate Policy by expressing the special circumstances of the pensioner warranted the relaxation of the policy. Two of the principles that Council adopts in its Revenue Policy yearly, in relation to the exercising of concession powers, is that equity will be maintained by treating situations of a like kind in a like manner and that transparency will be upheld by making clear the requirements necessary to receive concessions.

In so far as Council's treatment of the application and deletion process, RCC is no different to that of other Queensland councils. Pensioner concessions are not transferable from one person to another, or from one property to another; a new application is required. Of 22 councils surveyed on the Queensland coastline the majority do not retrospectively apply pensioner concessions.

Note: System constraint – Proclaim is unable to apply a pension rebate retrospectively past the preceding quarter in which the application is lodged.

The date of application of the concession is the factor that created the issue for property number 12570 cited in resolution item 13.7.1 of 2 July 2008. In discussing the relativity and currency of the current policy, Council officers determined that there are a number of situations that arise in which the date of application is the factor of concern. Circumstances arise where pensioners currently receiving a rebate, who sell and buy within the city's boundaries, lose the rebate for a quarter because they do not understand the rebate is not transferable. Also, to assist with the issue of Rate Notices, Council applies a date of cut-off for pension applications. Those who miss the date of cut-off, miss the rebate for a quarter.

To ensure Council upholds its principle of equity, it is recommended that the policy be amended to cover situations of a similar nature to property number 12570 and enable pensioners currently receiving a rebate, who sell and buy within the city's boundaries, if the application is lodged within 90 days of property settlement.

The recommendation is that Council amend statement 4 of Corporate Pol-2557 Council Pensioner Rebate Policy to read:

Apply rebate from:

- (i) New 'first time' applicants the rebate to commence from the latter of either the date of application or the date of purchase of a property.*
- (ii) New 'first time' applicants where the property on which they are seeking the Council Pensioner Rebate was bequeathed to them under the terms of a Will and was their principle place of residence prior to the death of the previous owner, where the previous owner had an existing entitlement to the Council Pensioner Rebate, the entitlement will continue uninterrupted if application is received prior to or within 90 days of the death of the previous owner.*
- (iii) Existing applicants who acquire a replacement property within the City's boundaries the entitlement to the rebate will continue uninterrupted if application is received prior to or within 90 days of the property settlement.*
- (iv) Existing applicant's amendments from maximum rate to part rate or from eligible to ineligible to commence in the following quarter.*

Issue 2: Item 7.1 of the General Meeting of the General Meeting 30 July 2008

Council officers have conducted research on 22 councils along the Queensland coastline. In comparison to the majority of councils, Corporate Pol-2557 Council Pensioner Rebate Policy, is considerate in respect to eligibility, benefit received irrespective of overdue status and amount. Many of the other councils' rebate schemes restrict eligibility to pensioners on the maximum rate of pension or => 80% of the maximum; there must also be no rate arrears.

The Gold Coast requires applicants to have owned and resided on the property they are requesting the rebate on for 12 months. The Sunshine Coast Regional Council requires new applicants must have owned their property for the preceding 3 years or at least 5 out of the last 10 years. The majority administer the concession in the same manner as the Queensland Government Pensioner Rate Subsidy Scheme, which is no different to RCC's current manner of application.

Three councils have a separate concession that apply to Retirement Villages – Gold Coast City Council and Cairns Regional Council under section 1034 of the *Local Government Act 1993*, and Brisbane City Council under section 78 of *City of Brisbane Act 1924*. Brisbane City's rebate scheme also covers caravan parks and mobile home villages.

Each council's policy has a variation on eligibility and is administered slightly differently. The main similarities are that both Acts require that the property owner sign a 'binding undertaking' to pass the benefit back to each eligible pensioner resident, and if an enquiry is received from eligible pensioner residents, they provide

the amount of benefit entitled and when the benefit is/was paid to the property owner. In effect a 'binding undertaking' forms a legal contract with the corporate entity (the property owner) that in the event the full benefit was not passed back to a resident Council can sue for breach of contract and damages would be the return of the rebate.

In the petition presented to Council it cited the Sunshine Coast Regional Council as offering a remission to pensioners in retirement villages, which is not quite correct. They offer a 10% discount to a maximum of \$200 p.a. on general rates and waste management charges to ratepayers; however Retirement Villages or properties owned by pensioners eligible for the Queensland Government Pensioner Rate Subsidy Scheme receive a full 10% discount on these charges.

On the evidence of the 3 councils who provide a concession to pensioners in Retirement Villages the issues that arise are:

- (1) The relationship is between Council and the land owner and there is no provision in the rating system to retain information on pensioner occupiers in our land records.
- (2) It must be a self-regulated process. One of the assumptions these 3 councils act under is that pensioner occupiers would complain if they didn't receive the benefit. Cairns is the only council that takes the step to request a signed declaration from the residents that they received the benefit. However, a subsidy of this nature where the benefit is not able to be paid direct to the occupier is open to abuse. After all, the subsidy while established for the benefit of the pensioner occupier benefits the property owner by reducing the amount of rates and charges payable. Along with this, Council has no influence in the setting of fees and charges that a Retirement Village applies to its occupants.
- (3) The calculation and processing of the rebate and the issue of the Rate Notice must be a manual process. There is currently no means within Proclaim to maintain a subsidy of this nature so that it calculates and processes a subsidy to the rate account to enable a computer generated Rate Notice.
- (4) The administration of the concession in all three councils shows there is a staff resource issue to be considered. Brisbane City rate quarterly, Cairns and Gold Coast annually. As RCC rate quarterly it would need to confirm pensioner eligibility quarterly. In the RCC database there are currently 19 retirement villages. We have been unable to verify exactly how many units these villages comprise, however we do know that at a minimum there is 1,133. We are also unable to verify how many pensioner residents reside in the retirement villages to be able to cost the full impact to Council of a rebate. On the face value alone of point 3 and the number of villages a full staff resource would be required to administer the rebate.
- (5) Private properties tenanted by pensioners. None of the councils researched offer a rebate to pensioners who rent a privately owned dwelling. In a holistic view of this issue it is discriminatory to state that a pensioner who has had the financial

ability to purchase a lease in a Retirement Village is any worse off than the pensioner who rents a privately owned dwelling.

Council officers recommend that Council do not provide a concession to pensioner occupants in Retirement Villages due to the inability to maintain pensioner occupant records within the rating database, the level of manual administration required, the uncertainty of the full benefit being passed to the pensioner occupants, the uncertainty of the cost associated with funding the rebate and staff resourcing.

Issue 3: War Widows rebate paid at 80% of the maximum rate of pension

Ratepayers on a Widow's/Widower's Pension feel discriminated against that they receive less in rebate than pensioners on a maximum rate of pension.

This appears to be an historic manner of treatment that has perpetuated the years and the belief is it was adopted because a War Widow's/Widower's and Orphan's Pension is not means tested and they are paid at a slightly higher rate than an age pension. The difference between a War Widow's/Widower's Pension and a single rate of aged pension is currently \$35.60 per fortnight.

It is a false premise to use the amount earned from a pension to determine how much the rebate should be. For example, a person receiving a TPI [Total & Permanently Incapacitated] pension at the special rate receive \$970 per fortnight. They are eligible for the maximum rate of Council pensioner rebate, however we treat those ratepayers on War Widow's/Widower's Pension, which is considerably less, as only eligible for 80% of the maximum rate.

The purpose of a government funded pension is to ensure financial security for seniors, carers and persons with a disability. The Queensland Government Pensioner Rate Subsidy Scheme does not discriminate based on type or amount of pension.

The tiered structure Council employs makes assumptions about the financial position of a pensioner based on the type of pension and how much they receive. As a comparison across the 22 Council's researched only one restricted the eligibility of a pensioner on War Widow's/Widower's and Orphan's Pension requiring that they must be in receipt of the income support supplement to receive the rebate. Only 2 councils – Logan & Brisbane City – apply a tiered structure for pensioners on a maximum rate and a part rate. Those on a part rate of pension receive half of that paid in rebate to those on a maximum rate of pension.

Council officers recommend that:

- (i) Ratepayers in receipt of a War Widow's/Widower's and Orphan's Pension be treated the same as ratepayers in receipt of Council's rebate paid at the maximum rate of pension;
- (ii) The tiered structure be continued with 2 categories, pensioners on a maximum rate and pensioners on a part rate of pension; and

- (iii) During future budget deliberations Council consider structuring the rebate for all pensioners at a flat rate.

Issue 4: Life Tenant

The current policy provides that a life tenant who is responsible for the rates and charges can only claim the rebate if they have been made a life tenant under a Will or court order. Enquiries are received from life tenants who are responsible for the rates and charges on the property they reside in but they are a life tenant under a family trust arrangement or under some other form of legal arrangement. In one instance Council made the previous owner of a property a life tenant as part of an arrangement in the acquisition of his land. (That arrangement has since ceased upon the death of the person concerned.)

Council may like to give consideration to the changing financial arrangements within families to enable pensioners who have been made life tenants under a legal arrangement, where it's documented in the arrangement that they are responsible for the rates and charges, to be eligible for the rebate. However, this would come at an administration cost as an arrangement such as this would require yearly follow-up to ensure the life tenancy arrangement had not been nullified.

PURPOSE

Resolution item 13.4.1 General Meeting 30 July 2008 requested that a report outlining the implications of applying for pensioner rebates and payment options and in light of Resolution item 13.7.1 General Meeting 2 July 2008 this report reviews the policy as a whole and seeks to address all issues currently associated with the policy.

BACKGROUND

Resolution item 13.4.1 General Meeting 30 July 2008 requests a report outlining the implications of applying for pensioner rebates and payment options be provided. This item follows from item 7.1 of the General Meeting in which a petition was presented from pensioner residents living in Retirement Villages who request Council make them eligible for the pensioner rebate to offset the fees and charges they pay to the owner/s of the Retirement Village in which they live.

In light of the recent resolution from 30 July 2008 and Resolution item 13.7.1 General Meeting 2 July 2008 this report reviews the policy as a whole and seeks to address all issues currently associated with the policy.

ISSUES

Resolution item 13.4.1 General Meeting 30 July 2008 requests a report outlining the implications of applying for pensioner rebates and payment options. This item follows from item 7.1 of the General Meeting in which a petition was presented from pensioner residents living in Retirement Villages who request Council make them eligible for the pensioner rebate to offset the fees and charges they pay to the owner/s of the Retirement Village in which they live.

For more than 25 years, Council has provided a rebate to pensioners on a Commonwealth Government pension who own a property that is their principal place of residence. In terms of eligibility and administration of the rebate it has for the most part mirrored the Queensland Government Pensioner Rate Subsidy Scheme which came into effect 8 September 1980. The significant difference between the two schemes is that the Queensland Government Pensioner Rate Subsidy Scheme does not discriminate against a pensioner by the amount of pension earned or the type of pension received. Council's rebate is structured on a tier basis in that pensioners not on a maximum rate of pension receive less than the full rebate, as do persons on a War Widow's/Widower's Pension.

In light of the recent resolution from 30 July 2008 and Resolution item 13.7.1 General Meeting 2 July 2008 this report reviews the policy as a whole and seeks to address all issues currently associated with the policy.

Issue 1: Resolution item 13.7.1 General Meeting 2 July 2008

Resolution item 13.7.1 General Meeting 2 July 2008 introduced a relaxation of the application of Corporate Policy 2557 – Council Pensioner Rebate Policy by expressing the special circumstances of the pensioner warranted the relaxation of the policy. The understanding is that the property was resided in by a parent and child who both received a government pension, the property was held in the name of the parent who claimed the rebate, the parent passed away and bequeathed the property to the child who due to the timeframe of events was unable to claim the rebate for a quarter.

Two of the principles that Council adopts in its Revenue Policy yearly in relation to the exercising of concession powers is that equity will be maintained by treating situations of a like kind in a like manner and that transparency will be upheld by making clear the requirements necessary to receive concessions.

Council maintains numerous communication channels to the community to ensure that residents are aware that Council has a rebate for pensioners and the terms of the rebate. Every change of ownership includes information on the pensioner rebate; the new residents pack includes a fact sheet for pensioners; an advertisement is run twice toward the end of each quarter in the Redland's Snapshot section of the Bayside Bulletin to inform pensioner residents what day they need to have their applications into Council to receive the rebate for the following quarter; and a fact sheet is available on the web site.

In so far as Council treatment of the application and deletion process RCC is no different to other Queensland councils. Pensioner concessions are not transferable from one person to another or from one property to another, a new application is required. Of 22 councils surveyed on the Queensland coastline the majority do not retrospectively apply pensioner concessions. A small number of councils apply on a pro-rata basis from the date of application or date of purchase where a pensioner currently receiving a rebate sells and buys within the local government's boundaries if the application is lodged within 30 days of property settlement. Of those that apply retrospectively it appears to be because they rate on an annual or half-yearly basis

and is linked to the timeframe in which the Rate Notice is issued and the application is lodged.

Note: System constraint – Proclaim is unable to apply a pension rebate retrospectively past the preceding quarter in which the application is lodged.

The date of application of the concession is the factor that created the issue for property number 12570 cited in resolution item 13.7.1 of 2 July 2008. In discussing the relativity and currency of the current policy Council officers determined that there are a number of situations that arise in which the date of application is the factor of concern. Circumstances arise where pensioners currently receiving a rebate who sell and buy within the city's boundaries lose the rebate for a quarter because they do not understand the rebate is not transferable. Also to assist with the issue of Rate Notices we apply a date of cut-off for pension applications. Those who miss the date of cut-off miss the rebate for a quarter.

To ensure Council upholds its principle of equity it is recommended that the policy be amended to cover situations of a similar nature to property number 12570 and enable pensioners currently receiving a rebate who sell and buy within the city's boundaries if the application is lodged within 90 days of property settlement.

The recommendation is that Council amend statement 4 of Corporate Pol-2557 Council Pensioner Rebate Policy to read:

4. *Apply rebate from:*

- (i) *New 'first time' applicants the rebate to commence from the latter of either the date of application or the date of purchase of a property.*
- (ii) *New 'first time' applicants where the property on which they are seeking the Council Pensioner Rebate was bequeathed to them under the terms of a Will and was their principle place of residence prior to the death of the previous owner, where the previous owner had an existing entitlement to the Council Pensioner Rebate, the entitlement will continue uninterrupted if application is received prior to or within 90 days of the death of the previous owner.*
- (iii) *Existing applicants who acquire a replacement property within the City's boundaries the entitlement to the rebate will continue uninterrupted if application is received prior to or within 90 days of the property settlement.*
- (iv) *Existing applicant's amendments from maximum rate to part rate or from eligible to ineligible to commence in the following quarter.*

Issue 2: Item 7.1 of the General Meeting 30 July 2008

Section 1034 of the *Local Government Act 1993* [LGA] enables a local government to remit wholly or partially the payment of a rate if the land is occupied, but not owned, only by pensioners or by pensioners and other persons. The remission can only be provided if the owner of the land has given a binding undertaking that the benefit will be extended to each pensioner. And, the remission can only be provided on the portion of land that is occupied by eligible pensioners.

Council officers have conducted research on 22 Councils along the Queensland coastline. In comparison to the majority of councils Corporate Pol-2557 Council Pensioner Rebate Policy is considerate in respect to eligibility, benefit received irrespective of overdue status and amount. Many of the Council's rebate schemes restrict eligibility to pensioners on the maximum rate of pension or => 80% of the maximum; there must also be no rate arrears. The Gold Coast requires applicants to have owned and resided on the property they are requesting the rebate on for 12 months. The Sunshine Coast Regional Council requires new applicants must have owned their property for the preceding 3 years or at least 5 out of the last 10 years. The majority administer the concession in the same manner as the Queensland Government Pensioner Rate Subsidy Scheme, which is no different to our current manner of application.

Three council's have a separate concession that apply to Retirement Villages – Gold Coast City Council [GCC] and Cairns Regional Council under section 1034 of the LGA, and Brisbane City Council under section 78 of City of Brisbane Act 1924. Brisbane City's rebate scheme also covers caravan parks and mobile home villages. Each Council's policy has a variation on eligibility and is administered slightly differently. The main similarities are that both Acts require that the property owner sign a 'binding undertaking' to pass the benefit back to each eligible pensioner resident and if an enquiry is received from eligible pensioner residents they provide the amount of benefit entitled and when the benefit is/was paid to the property owner. In effect a 'binding undertaking' forms a legal contract with the corporate entity (the property owner) that in the event the full benefit was not passed back to a resident Council can sue for breach of contract and damages would be the return of the rebate.

The Gold Coast has 10 villages that currently claim benefit, Cairns has 3 and Brisbane City has approximately 20 properties. In the petition presented to Council it cited the Sunshine Coast Regional Council as offering a remission to pensioners in retirement villages, which is not quite correct. They offer a 10% discount to a maximum of \$200 pa on general rates and waste management charges to ratepayers; however Retirement Villages or properties owned by pensioners eligible for the Queensland Government Pensioner Rate Subsidy Scheme receive a full 10% discount on these charges.

The administration process in Cairns is that the retirement village must provide a list prior to a rating period of all residents in the village and indicate which residents are pensioners and provide their pension number. Because this information cannot be retained on the rating database Council officer's can only spot check pension numbers. They rely heavily on the honesty of the Retirement Village owner for the information provided. Once the benefit has been calculated a manual journal entry is processed to the property account and a manual Rate Notice issued to the Retirement Village. A signed declaration is required from each eligible pensioner resident listed on the schedule once the benefit is paid to confirm the benefit was received by the resident.

The Gold Coast maintains paper records and spreadsheets of each Village. A list of the previous financial year's eligible residents is sent to the property owner prior to

the rating period requesting it be amended and updated. Each new eligible pensioner resident must make application to Council in the same way other pensioners do but their application is returned to GCC with the updated spreadsheet by the property owner. When the list is received the Council officer checks each eligible resident's details against Centrelink's records to confirm eligibility.

Note: The concession is only available to pensioners on not less than 80% of the full rate of pension and they must have had tenure of the premises for 12 months prior to application. And they must hold a Lifetime, 99 year lease or 90 year lease in a Company Titled property or a lifetime licence. Once the benefit has been calculated a cheque is mailed to the property owner in the owner's name with the request that the funds be disbursed directly to eligible residents. There is no follow-up with eligible residents to ensure the benefit is passed on once the cheque is disbursed to the owner.

With Brisbane City the residents must make application to Council in the same way other pensioners do. Once the application is assessed and eligibility confirmed a schedule/spreadsheet is created and forwarded to the owner of the retirement village. A resident on a maximum rate of pension is eligible for \$720 per annum and a resident on a part pension \$277 per annum. An adjustment is made to the Rate Notice prior to its issue. The owner of the retirement village has the responsibility to pass on the remission and the residents have permission to make contact with Council to ensure they are on the schedule and confirm what remission they should receive. Brisbane City stated the process was heavily weighted with administration.

On the evidence of the 3 Council's who provide a concession to pensioners in Retirement Villages the issues that arise are:

1. The relationship is between Council and the land owner and there is no provision in the rating system to retain information on pensioner occupiers in our land records.
2. It must be a self-regulated process. One of the assumptions these 3 Councils act under is that pensioner occupiers would complain if they didn't receive the benefit. Cairns is the only council that takes the step to request a signed declaration from the residents that they received the benefit. However, a subsidy of this nature where the benefit is not able to be paid direct to the occupier is open to abuse. After all, the subsidy while established for the benefit of the pensioner occupier benefits the property owner by reducing the amount of rates and charges payable. Along with this, Council has no influence in the setting of fees and charges that a Retirement Village applies to its occupants.
3. The calculation and processing of the rebate and the issue of the Rate Notice must be a manual process. There is currently no means within Proclaim to maintain a subsidy of this nature so that it calculates and processes a subsidy to the rate account to enable a computer generated Rate Notice.
4. The administration of the concession in all three council's shows there is a staff resource issue to be considered. Brisbane City rate quarterly, Cairns and Gold

Coast annually. As we rate quarterly we would need to confirm pensioner eligibility quarterly. In our database we currently have 19 retirement villages. We have been unable to verify exactly how many units these villages comprise, however we do know that at a minimum there is 1,133. We are also unable to verify how many pensioner residents reside in the retirement villages to be able to cost the full impact to Council of a rebate. On the face value alone of point 3 and the number of villages a full staff resource would be required to administer the rebate.

5. Private properties tenanted by pensioners. None of the councils researched offer a rebate to pensioners who rent a privately owned dwelling. In a holistic view of this issue it is discriminatory to state that a pensioner who has had the financial ability to purchase a lease in a Retirement Village is any worse off than the pensioner who rents a privately owned dwelling.

Council officers recommend that Council do not provide a concession to pensioner occupants in Retirement Villages due to the inability to maintain pensioner occupant records within the rating database, the level of manual administration required, the uncertainty of the full benefit being passed to the pensioner occupants, the uncertainty of the cost associated with funding the rebate and staff resourcing.

Issue 3: War Widows Rebate Paid At 80% Of The Maximum Rate Of Pension

Ratepayers on a Widow's/Widower's Pension feel discriminated against that they receive less in rebate than pensioners on a maximum rate of pension.

This appears to be an historic manner of treatment that has perpetuated the years and the belief is it was adopted because a War Widow's/Widower's and Orphan's Pension is not means tested and they are paid at a slightly higher rate than an age pension. The difference between a War Widow's/Widower's Pension and a single rate of aged pension is currently \$35.60 per fortnight.

It is a false premise to use the amount earned from a pension to determine how much the rebate should be. For example, a person receiving a TPI [Total & Permanently Incapacitated] pension at the special rate receive \$970 per fortnight. They are eligible for the maximum rate of Council pensioner rebate, however we treat those ratepayers on War Widow's/Widower's Pension, which is considerably less, as only eligible for 80% of the maximum rate.

The purpose of a government funded pension is to ensure financial security for seniors, carers and persons with a disability. The Queensland Government Pensioner Rate Subsidy Scheme does not discriminate based on type or amount of pension.

The tiered structure Council employs makes assumptions about the financial position of a pensioner based on the type of pension and how much they receive. As a comparison across the 22 Council's researched only one restricted the eligibility of a pensioner on War Widow's/Widower's and Orphan's Pension requiring that they must be in receipt of the income support supplement to receive the rebate. Only 2 councils – Logan & Brisbane City – apply a tiered structure for pensioners on a maximum rate

and a part rate. Those on a part rate of pension receive half of that paid in rebate to those on a maximum rate of pension.

Council officers recommend that:

- (i) Ratepayers in receipt of a War Widow’s/Widower’s and Orphan’s Pension be treated the same as ratepayers in receipt of Council’s rebate paid at the maximum rate of pension;
- (ii) The tiered structure be continued with 2 categories, pensioners on a maximum rate and pensioners on a part rate of pension; and
- (iii) During future budget deliberations Council consider structuring the rebate for all pensioners at a flat rate.

Issue 4: Life Tenant

The current policy provides that a life tenant who is responsible for the rates and charges can only claim the rebate if they have been made a life tenant under a Will or court order. Enquiries are received from life tenants who are responsible for the rates and charges on the property they reside in but they are a life tenant under a family trust arrangement or under some other form of legal arrangement. In one instance Council made the previous owner of a property a life tenant as part of an arrangement in the acquisition of his land. (That arrangement has since ceased upon the death of the person concerned.)

Council may like to give consideration to the changing financial arrangements within families to enable pensioners who have been made life tenants under a legal arrangement, where it’s documented in the arrangement that they are responsible for the rates and charges, to be eligible for the rebate. However, this would come at an administration cost as an arrangement such as this would require yearly follow-up to ensure the life tenancy arrangement had not be nullified.

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

| Count of Property Numbers | Council Eligible % |
|---------------------------|--------------------|
| 1 | 0.3 |
| 1 | 0.48 |
| 3,647 | 0.5 |
| 1 | 0.6666 |
| 271 | 0.8 |
| 5,357 | 1 |
| 9,278 | Grand Count |

The financial implication of Issue 1 (change to the date of commencement) is unable to be costed.

The financial implication of Issue 2 (eligibility extended to pensioners in a Retirement Village) is NIL if the officer's recommendation is adopted. If eligibility is extended the maximum financial implication calculated at 100% ownership equity in the leased property per unit (1,133) at the maximum rate of \$300 p.a. would be in the vicinity of \$339,900 pa. However, actual costs would be less as some residents in Retirement Villages are self-funded retirees.

The financial implication for Issue 3 (War Widows) for the balance of this financial year is \$12,195.

The financial implication for Issue 4 is unable to be costed.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

- General Manager Corporate Services;
- Manager Financial Services;
- Rating Services.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To amend the Council Pensioner Rebate Policy (POL-2557) as follows:
 - a. That policy statement 4 be amended to read:
 4. *Apply rebate from:*
 - (i) *New 'first time' applicants the rebate to commence from the latter of either the date of application or the date of purchase of a property.*
 - (ii) *New 'first time' applicants where the property on which they are seeking the Council Pensioner Rebate was bequeathed to them under the terms of a Will and was their principle place of residence prior to the death of the previous owner, where the previous owner had an existing entitlement to the Council Pensioner Rebate, the entitlement will*

continue uninterrupted if application is received prior to or within 90 days of the death of the previous owner.

(iii) Existing applicants who acquire a replacement property within the City's boundaries the entitlement to the rebate will continue uninterrupted if application is received prior to or within 90 days of the property settlement.

(iv) Existing applicant's amendments from maximum rate to part rate or from eligible to ineligible to commence in the following quarter;

- b. That pensioner occupants in Retirement Villages remain ineligible to receive entitlements under the Council Pensioner Rebate Policy;
- c. That in relation to policy statement 2, Council resolve as follows:
 - i. That ratepayers in receipt of a War Widow's/Widower's and Orphan's Pension be treated the same as ratepayers in receipt of the maximum rebate under this policy;
 - ii. That the tiered structure be continued with 2 categories, pensioners on a maximum rate and pensioners on a part rate of pension; and
 - iii. That during future budget deliberations Council consider structuring the rebate for all pensioners at a flat rate;
- d. That policy statement 1 be amended to read:

Where the person is:

- a) *The holder of a Queensland pension concession card or a Department of Veterans' Affairs concession card;*
- b) *The registered owner (either solely or jointly) of the property which is their principal place of residence; and*
- c) *The life-tenant under a Will, Court Order or documented legal arrangement (either solely or jointly) of the property, which is their principal place of residence and they are legally responsible for payment of the rates and charges levied on the property; and*

and ADD the following statement to the policy:

- 8. *On an annual basis obtain confirmation in writing from the owner of a property where the eligible person is the life tenant under a documented legal arrangement that:*
 - a) *The property remains the principal place of residence of the eligible person; and*
 - b) *The person remains legally responsible for payment of the rates and charges levied on the property.*

ALTERNATIVE

No change is made to Corporate Policy 2557 – Council Pensioner Rebate Policy.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To amend the Council Pensioner Rebate Policy (POL-2557) as follows:
 - a. That policy statement 4 be amended to read:
 4. *Apply rebate from:*
 - (i) *New 'first time' applicants the rebate to commence from the latter of either the date of application or the date of purchase of a property.*
 - (ii) *New 'first time' applicants where the property on which they are seeking the Council Pensioner Rebate was bequeathed to them under the terms of a Will and was their principle place of residence prior to the death of the previous owner, where the previous owner had an existing entitlement to the Council Pensioner Rebate, the entitlement will continue uninterrupted if application is received prior to or within 90 days of the death of the previous owner.*
 - (iii) *Existing applicants who acquire a replacement property within the City's boundaries the entitlement to the rebate will continue uninterrupted if application is received prior to or within 90 days of the property settlement.*
 - (iv) *Existing applicant's amendments from maximum rate to part rate or from eligible to ineligible to commence in the following quarter;*
 - b. That pensioner occupants in Retirement Villages remain ineligible to receive entitlements under the Council Pensioner Rebate Policy;
 - c. That in relation to policy statement 2, Council resolve as follows:
 - (i) That ratepayers in receipt of a War Widow's/Widower's and Orphan's Pension be treated the same as ratepayers in receipt of the maximum rebate under this policy;
 - (ii) That the tiered structure be continued with 2 categories, pensioners on a maximum rate and pensioners on a part rate of pension; and
 - (iii) That during future budget deliberations Council consider structuring the rebate for all pensioners at a flat rate;
 - d. That policy statement 1 be amended to read:

Where the person is:

- a) *The holder of a Queensland pension concession card or a Department of Veterans' Affairs concession card;*
- b) *The registered owner (either solely or jointly) of the property which is their principal place of residence; and*
- c) *The life-tenant under a Will, Court Order or documented legal arrangement (either solely or jointly) of the property, which is their principal place of residence and they are legally responsible for payment of the rates and charges levied on the property; and*

and ADD the following statement to the policy:

8. *On annual basis obtain confirmation in writing from the owner of a property where the eligible person is the life tenant under a documented legal arrangement that:*
 - a) *The property remains the principal place of residence of the eligible person; and*
 - b) *The person remains legally responsible for payment of the rates and charges levied on the property.*

COMMITTEE DISCUSSION

It was agreed to delete resolution 1 (b) from the Officer's Recommendation and to include an additional resolution 2 requesting that further investigation be undertaken to determine the financial and procedural implications of applying entitlements under Council's pensioner rebate policy.

COMMITTEE RECOMMENDATION

That Council resolve as follows:

1. To amend the Council Pensioner Rebate Policy (POL-2557) as follows:
 - a. That policy statement 4 be amended to read:
 4. *Apply rebate from:*
 - (i) *New 'first time' applicants the rebate to commence from the latter of either the date of application or the date of purchase of a property.*
 - (ii) *New 'first time' applicants where the property on which they are seeking the Council Pensioner Rebate was bequeathed to them under the terms of a Will and was their principle place of residence prior to the death of the previous owner, where the*

previous owner had an existing entitlement to the Council Pensioner Rebate, the entitlement will continue uninterrupted if application is received prior to or within 90 days of the death of the previous owner.

- (iii) *Existing applicants who acquire a replacement property within the City's boundaries the entitlement to the rebate will continue uninterrupted if application is received prior to or within 90 days of the property settlement.*
 - (iv) *Existing applicant's amendments from maximum rate to part rate or from eligible to ineligible to commence in the following quarter;*
- b. That pensioner occupants in Retirement Villages remain ineligible to receive entitlements under the Council Pensioner Rebate Policy;
- c. That in relation to policy statement 2, Council resolve as follows:
- (i) That ratepayers in receipt of a War Widow's/Widower's and Orphan's Pension be treated the same as ratepayers in receipt of the maximum rebate under this policy;
 - (ii) That the tiered structure be continued with 2 categories, pensioners on a maximum rate and pensioners on a part rate of pension; and
 - (iii) That during future budget deliberations Council consider structuring the rebate for all pensioners at a flat rate;
- d. That policy statement 1 be amended to read:
- Where the person is:*
- a) *The holder of a Queensland pension concession card or a Department of Veterans' Affairs concession card;*
 - b) *The registered owner (either solely or jointly) of the property which is their principal place of residence; and*
 - c) *The life-tenant under a Will, Court Order or documented legal arrangement (either solely or jointly) of the property, which is their principal place of residence and they are legally responsible for payment of the rates and charges levied on the property;*

and ADD the following statement to the policy:

- 8. *On an annual basis obtain confirmation in writing from the owner of a property where the eligible person is the life tenant under a documented legal arrangement that:*

- a) *The property remains the principal place of residence of the eligible person; and*
 - b) *The person remains legally responsible for payment of the rates and charges levied on the property; and*
2. To more fully investigate and determine the financial and procedural implications of applying entitlements under the council pensioner rebate policy, including the tiered structure, to pensioner occupants in retirement villages.

COUNCIL DISCUSSION

It was noted that the Committee Recommendation did not correctly reflect the outcome of the Finance & Corporate Management Committee meeting in that resolution 1(b) had not been deleted.

COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Henry

That Council resolve as follows:

1. **To amend the Council Pensioner Rebate Policy (POL-2557) as follows:**
- a. **That policy statement 4 be amended to read:**
 - 4. ***Apply rebate from:***
 - (i) ***New 'first time' applicants the rebate to commence from the latter of either the date of application or the date of purchase of a property.***
 - (ii) ***New 'first time' applicants where the property on which they are seeking the Council Pensioner Rebate was bequeathed to them under the terms of a Will and was their principle place of residence prior to the death of the previous owner, where the previous owner had an existing entitlement to the Council Pensioner Rebate, the entitlement will continue uninterrupted if application is received prior to or within 90 days of the death of the previous owner.***
 - (iii) ***Existing applicants who acquire a replacement property within the City's boundaries the entitlement to the rebate will continue uninterrupted if application is received prior to or within 90 days of the property settlement.***

- (iv) *Existing applicant's amendments from maximum rate to part rate or from eligible to ineligible to commence in the following quarter;*
- b. That in relation to policy statement 2, Council resolve as follows:
- (i) That ratepayers in receipt of a War Widow's/Widower's and Orphan's Pension be treated the same as ratepayers in receipt of the maximum rebate under this policy;
 - (ii) That the tiered structure be continued with 2 categories, pensioners on a maximum rate and pensioners on a part rate of pension; and
 - (iii) That during future budget deliberations Council consider structuring the rebate for all pensioners at a flat rate;
- c. That policy statement 1 be amended to read:

Where the person is:

- a) *The holder of a Queensland pension concession card or a Department of Veterans' Affairs concession card;*
- b) *The registered owner (either solely or jointly) of the property which is their principal place of residence; and*
- c) *The life-tenant under a Will, Court Order or documented legal arrangement (either solely or jointly) of the property, which is their principal place of residence and they are legally responsible for payment of the rates and charges levied on the property;*

and ADD the following statement to the policy:

8. *On an annual basis obtain confirmation in writing from the owner of a property where the eligible person is the life tenant under a documented legal arrangement that:*
- a) *The property remains the principal place of residence of the eligible person; and*
 - b) *The person remains legally responsible for payment of the rates and charges levied on the property; and*
2. To more fully investigate and determine the financial and procedural implications of applying entitlements under the council pensioner rebate policy, including the tiered structure, to pensioner occupants in retirement villages.

CARRIED

13.2.4 NON CURRENT ASSET ADJUSTMENTS

Datworks Filename: FM Assets
Responsible Officer Name: Kerry Phillips
 Manager Financial Services
Author Name: John Hunter
 Service Manager Corporate Asset Information

EXECUTIVE SUMMARY

Council has approximately 300,000 fixed assets. Since 2005, there has been a structured process to review the integrity of the assets recorded and their values. During this time, the cleansing process has identified duplicated assets, disposed assets and assets that have never been recorded.

Two assets that were identified recently are above the financial threshold for Council officers to authorise. These consist of a road asset that was recorded at 363,999 metres instead of 363 metres and a building at the Recycling Depot that was recorded in two (separate) fixed asset registers. The accounting treatment required will be different for both assets. The roads adjustment will require the restatement of the opening balances of the 2007/2008 accounts for assets and retained earnings. The buildings adjustment will require processing through the Profit and Loss Account.

PURPOSE

The purpose is to seek Council approval to restate the opening balances of the 2007/2008 accounts for assets and retained earnings for the road adjustment and to approve the accounting disposal of the duplicated building. Both adjustments were the result of errors from prior years when they were initially recorded and are above the financial threshold for any Council officer to authorise.

BACKGROUND

The road asset (119080) consists of a kerb and channel asset recorded on the SMEC register which is maintained by Planning and Policy. It was inadvertently recorded as 363,999 metres in length rather than its correct length of 363 metres and is overstated by 363,636 metres. Infrastructure is valued on a unit rate basis and in this case by lineal metre. With kerb and channel valued at \$34.00 per lineal metre in 2006/2007, the asset was recorded at \$12,375,966 rather than \$12,342.

| Details | Length K&C (metres) | Cost/metre | Gross replacement value |
|---------------|---------------------|------------|-------------------------|
| Original | 363,999 | \$34 | \$12,375,966 |
| Correct | 363 | \$34 | \$12,342 |
| Overstatement | 363,636 | | \$12,363,624 |

The recycling building (recorded as asset 265534 in Maximo and BLD0000497 in Finance One) has been recorded twice and is therefore duplicated. The Maximo asset is recorded at a replacement value of \$913,000 and a written down value of \$521,803.56 and the value of the asset base is overstated by this amount.

ISSUES

Currently the assets recorded on Council's records are overstated by the value of these two assets. Council's records must reflect the true value of assets as at 30 June 2008 for the annual accounts, and for the Auditor's review.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The cost and the written down values of the adjustments is reflected in the following table:

| Asset | Cost | WDV |
|------------------|----------------------|---------------------|
| Kerb and Channel | 12,363,624.00 | 7,665,447.00 |
| Building | 913,000.00 | 521,803.56 |
| Total | 13,276,624.00 | 8,187,250.56 |

The road (kerb and channel) entry will be adjusted against opening balances for the 2007/2008 financial year and will not be reflected within Council's 2007/2008 Profit and Loss Statement. The building entry will be adjusted within the Profit and Loss Account during the 2007/2008 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

KPMG, Council's external auditors have been consulted and have recommended the appropriate accounting methodologies. This agrees with the Australian Accounting Standards.

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

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve as follows:

- 1. To approve restating in the financial accounts the opening balances for roads for \$12,363,624.00 (replacement value) and \$7,665,447.00 (written down value) respectively; and**
- 2. To approve the accounting disposal in the financial accounts for the building for \$913,000.00 (replacement value) and \$521,803.56 (written down value) respectively.**

CARRIED

13.3 CUSTOMER SERVICES

13.3.1 INCREASE IN STREET LIGHTING TARIFFS

Dataworks Filename: RTT Street Lighting
Responsible Officer Name: John Frew
Group Manager Operations & Maintenance
Author Name: John Frew
Group Manager Operations & Maintenance

EXECUTIVE SUMMARY

On 1 July 2008, Queensland State Government introduced retail contestability for street lighting customers in the Energex area. State Government also announced that retail electricity prices for street lighting customers will be de-regulated at the same time. Redland City Council was subsequently advised by its electricity provider, Origin, that as a result of these changes the cost of providing street lighting in our city would increase by approximately 71%. This represents an increase in excess of \$1 million on actual street lighting expenditure for the year past.

PURPOSE

The impact of this increase will be significant and this report seeks to explore the immediate and longer term ramifications to budgets, maintenance and future development.

BACKGROUND

Street lighting throughout Redland City is currently provided under 3 rating systems

- Rate 1 Applies to lighting where the maintenance and capital cost of installation are born by Energex. 48% of lighting falls into this category and is predominantly along major roads. Very little new street lighting is installed on this rate.
- Rate 2 Applies to lighting where the maintenance costs but not the capital cost, of installation are born by Energex. This category makes up 50% of lighting in Redland City and can be found in most residential developments. Most new lighting installed by either developers or Council is on this rate.
- Rate 3 Applies to lighting where neither the maintenance nor capital costs are born by Energex. Most CBD lighting falls into this category.

It is very important to note that there are 2 components to the charges made to Council under each rate. On average, 80% of the running cost of any given light is for network or service charges with the remainder being energy charges. The significance of this is that taking measures to reduce energy usage by restricting

operating hours or by fitting more efficient light sources will not dramatically reduce overall costs.

The main reasoning given by Origin for the large increase in tariffs is that previous charges have not reflected the true cost of providing the service and that, in fact, Energex/Government have been subsidising the cost.

ISSUES

By far the most significant issue raised by the increase in street lighting tariffs is the effect on operational budgets. Timing of the release of details in regard to the quantum of increase in street lighting charges has meant that Council has not had the opportunity to make the necessary adjustments through the recently completed budget process.

- **Current Budget** - The approved budget for street lighting in 2008-09 is \$1,753,000. This represents a 15 % increase on actual expenditure in 2007-08.
- **New Charges** - A 71% increase as recently announced would add \$855,000 to this year's budget.
- **Subsidy** - State Government have offered to subsidise the increase for the first 2 years of de-regulation in order to soften the impact on budgets and income. The subsidy being offered for 2008-09 is \$587,932 reducing to \$293,966 in 2009-10. No subsidy is being offered at this stage for subsequent years
- **Shortfall** – The projected shortfall for 2008-09 is \$267,000.
- Budgets for 2009-10 and 2010-11 will also need to increase substantially over and above CPI as a result of the reducing State Government subsidy.

These increases will be incorporated in the annual budget process but will undoubtedly put more pressure on Council's ability to approve new or expanded projects in other areas.

Several options have already been identified that may lead to a reduction in the ongoing costs of providing street lighting in Redland City.

- **Obtain a Better Rate** - South East Queensland Councils, with the exception of Brisbane City Council, have approached "Local Buy" to coordinate the submission of a collective tender to the market place with the expectation that more competitive street lighting charges can be found. A tender was advertised on 9 August with an anticipated contract commencement date of 1 October 2008.
- **More Efficient Light Sources.** - High efficiency light sources are being developed and introduced to the market place on a regular basis. Some of the

new generation of light sources offer the potential for a significant saving in energy usage. A combined State Government/Energex trial using several of the new lighting heads is currently underway in South east Queensland but results are not expected until 2011. In the absence of extensive trialling, Energex is very reluctant to entertain the use of alternatives to the standard Mercury or Sodium fittings for rate 1 & 2 lighting. In the short term, this option would not appear to have much support although a close watch will be maintained on this continuously evolving area.

- **Tariff Review.** - A review of the various tariffs that Council's current lighting infrastructure is operating on will be made in the near future. The basis of this review will be to ascertain the cheapest tariff available for each type of lighting in current use.
- **Solar Lighting.** - The use of solar lighting throughout Australia is still very insignificant in comparison to traditional lighting. While improvements are continuously being made, current research indicates that we are still a year or two away from the possibility of widespread use of solar lighting in street lighting applications. There are a number of solar lighting sites around Redland City but these are mainly restricted to car parks, pedestrian pathways through park areas and other areas where it is not necessary to comply with Australian lighting standards.

Council officers are working with a local company that specialises in solar lighting with a view to keeping abreast of new developments and trial promising technology as it becomes available. One such trial site is in the top car park off Masters Avenue, Victoria Point. Should financial viability and performance issues be overcome, solar lighting would definitely offer a very real alternative to traditional mains powered lighting and could become the lighting of choice in many street lighting applications throughout the city.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

A projected budget shortfall of \$267,000 exists in the 2008-09 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

The author consulted with the Supply Services Manager, RCC and the Energy Manager, Sunshine Coast Regional Council

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

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve as follows:

- 1. To pursue all options currently available in order to minimise costs associated with providing street lighting within Redland City;**
- 2. To search for savings in other programs throughout Council; and**
- 3. To address any shortfall at the third quarter budget review.**

CARRIED

13.4 PLANNING AND POLICY

13.4.1 CORPORATE BALANCED SCORECARD REPORT JULY 2008

Dataworks Filename: GOV Corporate BSC Monthly Reporting to Committee

Attachment: [Balanced Scorecard Report – July 2008](#)

Responsible Officer Name: Grant Bennett
A/Manager Corporate Planning Performance & Risk

Author Name: Carmen Ward
Project Coordinator

EXECUTIVE SUMMARY

The monthly Corporate Balanced Scorecard Report, as attached, provides a high level overview of Council's performance in key areas of our business using the four Balanced Scorecard Perspectives – financial, customer, internal/business processes and people/ learning.

This report is an important component of our performance management framework. The other main report provided to Council and the community is the quarterly Operational Plan Report that focuses on performance against each of the programs in the Corporate Plan.

The attached report shows the results for the year to July against the scorecard performance measures. The overall rating for July is above standard with a weighted score 3.28.

PURPOSE

To provide Council with the Corporate Balanced Scorecard Report for the financial year to July 2008.

BACKGROUND

The attached report is in an improved format produced by our new reporting system.

A summary of results is provided on page two of the report and shows the overall score for Redland City Council, including the rating (the small coloured indicator at the right hand side). An outstanding result is shown as green, above standard and satisfactory shown as yellow and an unsatisfactory result is shown as red. The overall rating for Council and for each perspective is determined by the relative weightings of the performance measures.

The subsequent pages of the report provide details of the performance measures in each perspective. The actual performance results for the month are shown in the chart as a blue square, the red line is the minimum satisfactory level and the green

line shows the outstanding level. The rating for each measure is also shown as a green tick (outstanding), a yellow line (satisfactory and above standard) or a red cross (unsatisfactory).

The new report enables greater detail to be provided by the responsible manager in the commentary each month. Therefore unless a significant issue arises that requires further explanation than is provided in the measure commentary, it is not intended that those comments will be repeated in this covering report.

ISSUES

There are no significant issues to report this month. All measures are performing within expected ranges with the exception of "Cash levels within targets" and "Development application assessment performance index timeframes". Explanations for these variances are included in the attached report.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

No direct financial implications arise from this report. The report does contain several indicators that either reflects financial performance to date, or which will have had a direct or indirect impact on financial performance.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

The data and components in this report were provided by relevant managers and were compiled by the Corporate Planning, Performance and Risk Group.

OPTIONS

PREFERRED

That Council resolve to note the Corporate Balanced Scorecard Report for July 2008 as attached.

ALTERNATIVE

That Council resolve to note the Corporate Balanced Scorecard Report for July 2008 and request additional information.

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

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve to note the Corporate Balanced Scorecard Report for July 2008, as attached.

CARRIED

13.5 CLOSED SESSION

MOTION TO CLOSE COMMITTEE MEETING

That the meeting be closed to the public under Section 463(1) of the *Local Government Act 1993* to discuss the following items:

13.5.1 Future Management of North Stradbroke Island Camping Grounds

The reason that is applicable in this instance is as follows:

“(e) contracts proposed to be made by it.” (Council)

CARRIED

MOTION TO REOPEN COMMITTEE MEETING

That the meeting be again opened to the public.

CARRIED

13.5.1 FUTURE MANAGEMENT OF NORTH STRADBROKE ISLAND CAMPING GROUNDS

Dataworks Filename: CP Caravan Parks and Camping Grounds NSI

Responsible Officer Name: Greg Jensen
Group Manager Customer and Community Services

Author Name: Greg Jensen
Group Manager Customer and Community Services

EXECUTIVE SUMMARY

A workshop was held with Councillors on 24 June 2008 regarding future options for the management of the camping grounds on North Stradbroke Island. A number of issues such as long term management of the beaches and associated camping, preference for lease or contract management and flexible length of term were considered.

Councillors expressed a desire to seek offers from interested parties to operate the camping grounds with flexible options including capital injection, length of term and single or multiple camping grounds being offered.

Once the issues of long term management of the foreshores are clarified, then a process for seeking offers would commence.

PURPOSE

To obtain a resolution from Council to seek offers from private sector interests in the future management of the North Stradbroke Island Camping Grounds.

BACKGROUND

A workshop was held with Councillors on 24 June 2008 regarding future options for the management of the camping grounds on North Stradbroke Island. Councillors expressed a desire to seek offers from interested parties to operate the camping grounds with flexible options including capital injection, length of term and single or multiple camping grounds being offered.

Council has managed the caravan parks as trustees on Crown land since inception of formal camping on North Stradbroke Island. The parks provided an ideal low cost holiday experience closely aligned with a “back to nature” experience. The caravan parks are situated at Dunwich; Amity Point; Point Lookout and on two foreshore sites.

Over a number of years investment in the parks was for operational costs only with minor maintenance. Due to compliance issues and the need to upgrade the parks to make them more attractive and meet contemporary standards, an investment program was commenced. This was focused on the larger and more popular parks namely Adder Rock, Cylinder Beach and Amity Point. These parks are by far the most popular with tourists.

ISSUES

Significant investment has occurred in these parks totalling \$3.73 million. As a result of this investment there has been an increase in revenues from June 2005 to June 2008 of \$563,000. A reduction in employee costs has been achieved through reductions in staff numbers and casual cleaners for peak periods. Reductions in other costs have not been possible due to increased occupancy rates and a shift in the accommodation on offer, i.e. cabins.

The majority of the capital program in popular parks is completed. The remaining capital program is focused on the parks at Bradbury’s Beach, Dunwich and also Thankful Rest at Point Lookout. Both parks offer a small number of sites and the investment will be about bringing the parks up to a contemporary standard. This expenditure is not expected to bring extra revenue sufficient to meet the investment costs of the upgrade. The remaining park at Adam’s Beach also requires capital investment but there is no sound business case for investing in infrastructure given the low occupancy rates and return on investment.

If Council were to continue to operate the caravan parks, it would be prudent to consider closing Adams Beach Camping Ground to save the cost of the investment and reduce ongoing operating costs that exceed revenue. The low occupancy rates and age of the infrastructure make this camping ground unviable. Currently across all camping grounds an investment of up to an additional \$2.73 million for capital and

\$370,000 for major operational projects is required in the next ten years, most of which is in the next 2-3 years.

From a business perspective, there is limited opportunity for Council to operate the parks as a true tourist accommodation service, as this would require additional services to be offered such as a kiosk, equipment hire, tour bookings, other forms of accommodation, recreation facilities etc. Council is not in the best position to offer these services, as it would require additional investment and flexibility in service delivery that is not found within the award structure without increasing staffing numbers significantly.

A private operator has more flexibility than Council in this dynamic industry. Owner operators or managers run most parks on lease or contract arrangements. This allows them the flexibility to manage the parks using their own labour and invest in the parks where returns are likely to boost their income. Most parks derive significant income from secondary sales e.g. kiosks, hire equipment, tour bookings etc. This also allows for the bookings functions to be operated in conjunction with the kiosk so staff can provide a bookings service and a sales service therefore maximising revenue per employee.

The long term management of the foreshores including camping needs to be resolved with the Environmental Protection Agency. Discussions have commenced at officer level regarding this issue.

If Council continues to manage this aspect then the management of camping in the designated areas would also be made available to private operators. Alternatively, if the Environmental Protection Agency takes over this responsibility, then there is no need for Council to include this as part of the seeking of offers.

There are a number of models for service delivery. The current model is **direct service** delivery with Council responsible for all aspects of the operations.

Other options include Council continuing to operate the camping grounds using **individual contracts** for individual park managers rather than employment of staff. This provides more flexibility in hours of operations and puts an onus on the park manager to manage all aspects of the parks, rather than referring matters to supervisors and managers for resolution. It does not allow for the provision of capital by the manager and Council is still involved in the daily operations.

More Council resources would need to be devoted to this model with up to 6 separate contracts having to be administered and Council would still need to fund all operating and maintenance of the parks as well as bookings and administration functions. A contract term would be 3-5 years. Lastly, under the individual contract for park managers, Council still retains most of the management functions and overall operations, but there may be some savings in employee costs and contract costs for cleaning. All capital costs would remain with Council.

Another option is through **management contract** for the operations. This allows for a different method of engaging operators and places much more responsibility on a

management company to hire staff, fund the operations and maintenance, market the business and resource operations of the camping grounds.

It does limit the capital investment opportunities by the company and there is no tenure associated with the land. It requires closer contract management by Council with either one (1) or several contracts managed with the potential for a management company having its own contracts for the individual parks if one (1) contract only is entered into. Council is less involved in the operational management, but still needs to fund all capital and major operational expenditure and manage the contracting company closely. Public tenders will also be required and a management contract term of up to 5-10 years is envisaged. Under the management contract option, the level of Council management and financial involvement increases with capital investment by the management company decreasing.

The last option is **leasing** the camping grounds to a private organisation to operate the parks with associated operating costs and capital upgrades as specified through the leasing document. This would put Council at arm's length from the provision of the service, yet ensure that the service was provided and have controls in place. The advantage of leasing is that Council removes itself from many of the liability issues and costs of infrastructure provision. It also gives the lessee certainty over tenure to raise capital funds and clearly identifies who has control of the land.

All operational matters are dealt with by the lessee with Council taking a management oversight role through regular review. Council would deal with one or several lessees. The major benefit in this option over a management contract is that Council is unlikely to need to fund the capital and it removes Council further from liability issues and operational management of the camping grounds. It provides improved surety for the lessee and flexibility in their investment program and potential to increase services from the locations due to the tenure and control of the camping grounds passing to the lessee.

With the leasing option there will be a need to lease the parks from the Department of Mines and Natural Resources, draft leases with the new operator, call for public tenders and awarding a lease for up to 10-20 years. The shorter the lease term the less capital investment is likely by the lessee or the higher cost to Council. Under the lease option Council removes most of the operational management, capital investment and operating and maintenance costs.

To assist in determining the best option for Council, it is advisable to seek expressions of interest from potential managers about what would be the best form of management for the camping grounds. The best approach would be selected and put to tender to obtain firm proposals for Council's consideration.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

No additional cost to Council should result from seeking offers to manage the camping grounds. Existing budget will be used to fund the tender processes. This budget will be sourced from the budget allocation for the new employee "Holiday Parks Manager" to appoint project support for the Expression of Interest, tendering process and transition to a new service provider. The total budget for the position is \$66,715. The actual position should remain within the establishment for future use if the tendering process does not result in Council exiting direct service provision.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has occurred with Councillors as part of the workshop held on 24 June 2008. Consultation has also occurred with the Environmental Management Group and staff of the camping grounds business, "Straddie Holiday Parks".

OPTIONS

PREFERRED

- (a) That Council endorse this report and direct that alternate management options for the operations of the camping grounds be investigated;
- (b) That it is in the public interest to call for expressions of interest for the management of the camping grounds on North Stradbroke Island prior to proceeding to go to tender; and
- (c) That the budget allocation for the new employee position, "Holiday Parks Manager" is used to fund the Expression of Interest, Tender process and transition process.

ALTERNATIVE

That the current management and operation of the camping grounds on North Stradbroke Island remain in its current form.

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

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve as follows:

- 1. To endorse this report and direct that alternate management options for the operations of the camping grounds be investigated;**
- 2. That it is in the public interest to call for expressions of interest for the management of the camping grounds on North Stradbroke Island prior to proceeding to go to tender; and**
- 3. That the budget allocation for the new employee position, "Holiday Parks Manager" is used to fund the Expression of Interest, Tender and transition process.**

CARRIED

14 MAYORAL MINUTES

Nil

15 NOTICE OF MOTION UNDER SECTION 451 OF LOCAL GOVERNMENT ACT 1993**15.1 NOTICE GIVEN BY CR DOWLING (DIVISION 4)****15.1.1 NOTICE OF MOTION TO RESCIND RESOLUTION OF COUNCIL OF 30 JULY 2008 – ITEM 10.1.2 – RESPONSE TO PETITION FROM REDLANDS DISTRICT MOTORCYCLE CLUB**Background

On 30 July 2008, Council resolved as follows:

1. *That Council participate in the State Government's investigation to locate trail bike facilities within South East Queensland; and*
2. *That the petitioners be advised accordingly.*

In accordance with notice given on 20 August 2008, Cr Dowling moved as follows:

PROPOSED MOTION

Moved by: Cr Dowling
Seconded by: Cr Williams

1. That the Council resolution in relation to item 10.1.2 of the General Meeting Minutes of 30 July 2008 (Response to Petition from Redlands District Motorcycle Club), be RESCINDED; and
2. That Council resolve as follows:
 - (a) To undertake site assessment of all potential Council owned land to determine suitability for trail bike activity and if no Council owned land is suitable for a trail bike club, actively continue to investigate potential private land that could be available and suitable to Council for a trail bike club's use;
 - (b) To lobby the State Government to prepare a SEQ Region and/or State Wide Trail Bike Strategy;
 - (c) To undertake research on the current impacts of trail bikes on the Redland's natural areas; and
 - (d) To advise the principal petitioner of Council's resolution in this matter and that they be requested to advise all signatories of Council's decision.

On being put to the vote, the motion was LOST.

A division was called for.

Crs Dowling and Williams voted in the affirmative.

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

Cr Hobson was absent from the meeting.

The motion was declared by the Deputy Mayor as LOST.

15.2 NOTICE GIVEN BY CR WILLIAMS (DIVISION 9)**15.2.1 NOTICE OF MOTION TO AMEND RESOLUTION OF COUNCIL OF 2 JULY 2008 – ITEM 12.1.9 – RABY BAY FORESHORE PARK – MASTHEAD DRIVE, CLEVELAND**Background

At the General Meeting of 2 July 2008, Council resolved “to adopt the Raby Bay Foreshore Park Landscape Master Plan 2008 – 2018 and:

1. *Proceed with the development of preliminary drawings with a minor change reflecting the removal of keyed gates that generates the requirements of a permit but limits vehicle entry to other areas of the Raby Bay Foreshore Park;*
2. *Advise the participants of the Raby Bay Foreshore Park Master Plan consultation of Council’s decision”.*

In accordance with notice given on 20 August 2008, Cr Williams moved as follows:

COUNCIL RESOLUTION

Moved by: Cr Williams

Seconded by: Cr Dowling

That Council amend its decision on item 12.1.9 of the General Meeting Minutes of 2 July 2008 (*Raby Bay Foreshore Park – Masthead Drive, Cleveland*) as follows:

That the words “*keyed gates that generates*” and “*but limits vehicle entry to other areas of the Raby Bay Foreshore Park*” be DELETED from resolution 1, so that resolution 1 now read as follows:

- “1. *Proceed with the development of preliminary drawings with a minor change reflecting the removal of the requirements of a permit;*”**

CARRIED

15.3 NOTICE GIVEN BY CR OGILVIE (DIVISION 2)**15.3.1 NOTICE OF MOTION TO AMEND RESOLUTION OF COUNCIL OF 1 APRIL 2008 – ITEM 9 – POST ELECTION MEETING MINUTES – APPOINTMENTS/NOMINATIONS OF COUNCILLORS TO TASK FORCES / EXTERNAL ORGANISATIONS**Background

At the Post-Election Meeting of 1 April 2008, Council resolved to adopt a list of appointments/nominations of Councillors to Task Forces/External Organisations, including the appointment/nominations of Cr Debra Henry to the Donald Simpson Over 50's Leisure Centre Board of Management, Cr Craig Ogilvie as Chair of the Regional Arts Development Fund Committee (RADF) and Cr Helen Murray as Deputy Chair of the Regional Arts Development Fund Committee (RADF).

In accordance with notice given on 21 August 2008, Cr Ogilvie moved as follows:

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Williams

That in relation to item 9 of the Post-Election Meeting Minutes of 1 April 2008 (*Appointments/Nominations of Councillors to Task Forces/External Organisations*), Council resolve to AMEND its decision as follows:

- 1. That Cr Craig Ogilvie be appointed to the Donald Simpson Over 50's Leisure Centre Board of Management for a period of 12 months;**
- 2. That Cr Helen Murray be appointed as Chair of the Regional Arts Development Fund Committee (RADF); and**
- 3. That Cr Debra Henry be appointed as Deputy Chair of the Regional Arts Development Fund (RADF).**

CARRIED

15.4 NOTICE GIVEN BY CR ELLIOTT (DIVISION 7)**15.4.1 NOTICE OF MOTION TO AMEND RESOLUTION OF COUNCIL OF 30 JULY 2008 – ITEM 14.3 – APPOINTMENT OF CHIEF EXECUTIVE OFFICER**Background

At the General Meeting of 2 July 2008, Council resolved as follows:

1. *In accordance with section 1129(1)(a) of the Local Government Act 1993, Council appoints Gary Stevenson, former CEO of Rockhampton City Council, as Chief Executive Officer of Redland City Council, effective 1 September 2008 or an earlier date to be determined, under the terms and conditions of employment as detailed in the agreed contract;*
2. *That the Mayor be authorised to sign the contract of employment with the Chief Executive Officer.*

In accordance with notice given on 18 August 2008, Cr Elliott moved as follows:

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Henry

That in relation to item 14.3 of the General Meeting Minutes of 30 July 2008 (*Appointment of Chief Executive Officer*), Council resolve to AMEND its decision as follows:

That the words, “*effective 1 September 2008 or an earlier date to be determined*” be DELETED and replaced with the words, “*effective 8 September 2008*”.

CARRIED

At the conclusion of item 15.4.1 (discussed as the second item of business), Cr Elliott left the meeting at 4.50 pm.

16 NOTICE OF BUSINESS**16.1 NOTICE GIVEN BY CR OGILVIE****16.1.1 COURT OF APPEAL 2041 OF 2007 (MC010134 – R & J WARD, 106 MOOLOOMBA ROAD, POINT LOOKOUT – APPLICATION FOR DUAL OCCUPANCY**

In accordance with notice given on 19 August 2008, Cr Ogilvie moved as follows:

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

That Council resolve as follows:

1. That the amended application presented by the Applicant Ward to the Planning and Environment Court (Appeal 2041 of 2007) in respect of a Dual Occupancy at 106 Mooloomba Road Point Lookout (MC010134), conflicts with Specific Outcomes of the Point Lookout Residential Zone Code, specifically but not limited to:
 - a) 4.19.8 S2.3 (1) (e) Front Setback Area: There are structures within the 6 metre front setback area.
 - b) 4.19.8: S2.3 (1) (g) Side Setback Area: The driveway is located within the two meter side setback area of the western property boundary.
 - c) 4.19.8: S2.3 (1) (h) Internal Setback: There are structures within the 6 metre internal setback between the buildings.
 - d) 4.19.8: S4.2 Landscaping: The landscaping does not retain, reinstate, protect or enhance native plants as required by this Specific Outcome.
 - e) 4.19.8: S5.5 (2) Driveways: The driveway is located in the side setback area of the western boundary.
2. That Council does not support the amended application unless it is modified (in accordance with conditions) to comply with the Specific Outcomes of the Point Lookout Residential Zone Code.
3. That Council's position be communicated to the Court and respective parties to the appeal.

CARRIED

17 MEETING CLOSURE

There being no further business, the Deputy Mayor declared the meeting closed at 5.08 pm.

Signature of Chair: _____

Confirmation date: _____