



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday 28 May 2008

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

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1 DECLARATION OF OPENING

The Mayor declared the meeting open at 4.00pm.

2 DEVOTIONAL SEGMENT

Father Frank O'Dea of the Star of Sea Catholic Church, Cleveland, led Council in a brief devotional segment.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

Cr M Hobson	Mayor
Cr T Bowler	Deputy Mayor & 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

EXECUTIVE LEADERSHIP GROUP:

Mr G Underwood	Acting Chief Executive Officer
Mr M Goode	General Manager Customer Services
Mrs K Fernon	Acting General Manager Corporate Services
Mr G Photinos	Acting General Manager Planning & Policy
Mr B Taylor	Manager Treatment Operations Redland Water & Waste

MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers Officer
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APOLOGY

Moved by: Cr Bowler
Seconded by: Cr Elliott

That an apology be noted for Cr H Murray.

CARRIED

4 RECEIPT AND CONFIRMATION OF MINUTES

4.1 GENERAL MEETING MINUTES OF 30 APRIL 2008

Moved by: Cr Reimers
Seconded by: Cr Elliott

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

CARRIED

5 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES

5.1 REPORT FROM CHIEF EXECUTIVE OFFICER

5.1.1 SAFE COMMUNITIES PROGRAM

At the General Meeting of 26 September 2007, it was resolved that a report be prepared on the Safe Communities Program and its applicability to the Redlands community as a means to:

- a. Assisting Council to meet its obligations under the Corporate Plan and Community Safety Policy;
- b. Determining the best way forward for community members and organisations with a demonstrable focus on, and commitment to, community safety; and
- c. Identifying other options to strengthen the community's capacity to respond to safety issues.

A report addressing this matter will be presented to the 18 June 2008 Planning and Policy Committee meeting.

5.1.2 PETITION (DIVISION 4) – REDLANDS DISTRICT MOTORCYCLE CLUB REQUESTING THAT COUNCIL PROVIDE FACILITY FOR OFF ROAD MOTOR CYCLE VENUE

At the General Meeting of 19 December 2007, Council resolved that the petition requesting that Council provide a facility for off-road motor cycle venue, be received and referred to the appropriate area of Council for consideration and a report to Council.

A report addressing this petition will be presented to the August 2008 Planning and Policy Committee meeting.

5.1.3 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.

A report addressing this petition will be presented to the June 2008 Planning and Policy Committee meeting.

5.1.4 REQUEST FOR REPORT – HEAVY VEHICLES, MT COTTON ROAD

At the General Meeting of 30 January 2008, Council resolved that:

1. A report be prepared and brought back to Planning & Policy Committee investigating the need to remove heavy vehicles, including quarry trucks, along Mt Cotton Road between Broadwater & Moreton Bay Roads; and
2. That a 'Load Limit' sign be installed.

A report addressing this matter will be presented to the 9 July 2008 Planning and Policy Committee meeting.

5.1.5 PETITION (DIVISION 9) – REQUESTING TRAFFIC CALMING DEVICES IN WILLARD ROAD, CAPALABA

At the General Meeting of 28 February 2008, Council resolved that the petition requesting some form of traffic calming device, i.e. speed humps, to be placed on Willard Road in addition to footpaths for sidewalks, be received and referred to the appropriate area of Council for consideration and a report to Council.

A report addressing this petition will be presented to the 18 June 2008 Planning and Policy Committee meeting.

5.1.6 PETITION (DIVISION 5) – REQUESTING A VEHICULAR CROSSING BETWEEN LAMB AND MACLEAY ISLANDS

At the General Meeting of 30 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.

A report addressing this petition will be presented to the 20 August 2008 Planning and Policy Committee meeting.

5.1.7 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 August Planning and Policy Committee meeting.

5.1.8 REQUEST FOR REPORT – OPPORTUNITIES FOR RECREATIONAL, SPORTING OR FESTIVAL FACILITIES USE ON COMMONWEALTH LAND AT BIRKDALE

At the General Meeting of 30 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.

A report addressing this matter will be presented to the 20 August 2008 Planning and Policy Committee meeting.

6 PUBLIC PARTICIPATION

Moved by: Cr Henry
Seconded by: Cr Dowling

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

CARRIED

1. Mr R Carter of Macleay Island addressed Council in relation to the heritage trail and wetlands on Macleay Island.
2. Mr G Harris of Raby Bay Rate Payers Association addressed Council in relation to the petition to raise Council contribution to canal levies – Item 12.1.3.

Moved by: Cr Dowling
Seconded by: Cr Elliott

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

CARRIED

3. Mr J Mardon Chairman of Raby Bay Rate Payers Association addressed Council in relation to the petition to raise Council contribution to canal levies – Item 12.1.3.

MOTION TO RESUME MEETING

Moved by: Cr Elliott
Seconded by: Cr Boglary

That the proceedings of the meeting resume.

CARRIED

7 PETITIONS/PRESENTATIONS**7.1 PETITION (DIVISION 4) – CHANGE OF POSTCODE FOR COOCHIEMUDLO ISLAND**

Moved by: Cr Dowling
Seconded by: Cr Williams

That the petition, which reads as follows, be received and referred to the relevant department of Queensland State Government for consideration:

“We, the undersigned, request that the Redland City Council support this request and push for the change of postcode for Coochiemudlo Island from 4184 to 4165 as a matter of urgency.”

CARRIED

8 MOTION TO ALTER THE ORDER OF BUSINESS

Nil.

9 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEMS OF BUSINESS

Cr Williams declared a conflict of interest in Item 13.3.3 *Regional Arts Development Fund (RADF) Round II 2007/08 & Cultural Organisations Operating Grants (COOG) 2008* as she is an executive member of an organisation who submitted an application. Cr Williams remained in the meeting for discussion and decision on this item, voting in the affirmative.

10 PLANNING & POLICY COMMITTEE 7/05/08 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Bowler
Seconded by: Cr Elliott

That the Planning & Policy Committee Report of 7 May 2008 be received.

CARRIED

DECLARATION OF OPENING

Cr Murray declared the meeting open at 9.01am.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCEMembers Present

Cr H Murray	Chair and Councillor Division 10
Cr M Hobson	Mayor
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 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

Committee Manager

Mr G Underwood	General Manager Planning and Policy
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Officers

Mr R Turner	Acting Chief Executive Officer
Mr A Burgess	Manager Economic Development
Mr W Dawson	Manager Land Use Planning
Mr G Photinos	Manager Environmental Management
Mr S Fitzsimmons	Advisor Biodiversity Planning

Minutes

Mrs J Parfitt	Corporate Meetings & Registers Officer
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LEAVE OF ABSENCE

Moved by: Cr Hobson
Seconded by: Cr Reimers

That leave of absence from today's meeting be approved for Cr B Townsend as she is attending the opening of the Russell Island Police Station.

CARRIED

DECLARATION OF INTEREST

Nil

MOTION TO ALTER THE ORDER OF BUSINESS

Moved by: Cr Williams
Seconded by: Cr Dowling

That one item of General Business, in relation to section 7.1.2 of the Councillors Code of Conduct, be discussed as the first item of business.

On being put to the vote the motion was LOST.

After finalisation of item 1.6, Cr Dowling moved that General Business be brought forward and discussed before the closed session item.

Moved by: Cr Dowling
Seconded by: Cr Williams

That General Business be brought forward and discussed before the closed session item.

CARRIED

Cr Hobson left the meeting at 9.15am (to seek confirmation of legal advice) and returned at 9.18am during discussion on item 1.2.

Cr Hobson left the meeting at 11.00am to attend the opening of the Macleay Island Police Station.

10.1 PLANNING AND POLICY**10.1.1 TOURISM INDUSTRY WORKING PARTY – REFER ITEM 14.1.1**

Dataworks Filename: Redland Shire Visitor Services Strategy
Attachment: [Tourism Industry Working Party Outcomes of Workshop 6 March 2008 \(Calais Consultants\)](#)
Responsible Officer Name: Alan Burgess
Manager Economic Development
Author Name: Jan Sommer
Tourism Development Coordinator

EXECUTIVE SUMMARY

Refer item 14.1.1 for report and addendum, with revised Officer's Recommendation as a result of a recent workshop.

10.1.2 LOCAL LAW 30 (PARKING OF HEAVY VEHICLES IN RESIDENTIAL AREAS) - FIRST STATE INTEREST REVIEW

Dataworks Filename: L&E Local Law No 30

Attachments: [Local Law 30 \(Parking Of Heavy Vehicles In Residential Areas\) - First S.I.R](#)
[Subordinate Local Law 30 \(Parking Of Heavy Vehicles In Residential Areas\) - First S.I.R](#)
[Minister's comments from First State Interest Review](#)

Responsible Officer Name: Wayne Dawson
Manager Land Use Planning

Author Name: Bridget Tidey
Strategic Planning Officer

EXECUTIVE SUMMARY

At its General Meeting held on 1 August 2007, Council resolved to make Local Law No 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Subordinate Local Law No 30 (Parking of Heavy Vehicles in Residential Areas) 2008, in accordance with section 866 of the *Local Government Act 1993* and to forward the relevant material to the Minister for Local Government and Planning for the purpose of State Interest Review in accordance with section 867 of the *Local Government Act 1993*.

The draft Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 has undergone its First State Interest Review. As a result of the First State Interest Review, changes have been made to the draft Local Law in accordance with the conditions imposed by the State. The changes to the Local Law consequently required changes to be made to the Subordinate Local Law.

PURPOSE

To seek Council resolution to propose to make Local Law No 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Subordinate Local Law No 30 (Parking of Heavy Vehicles in Residential Areas) 2008, for the purposes of public notification in accordance with Sections 868 of the *Local Government Act*.

BACKGROUND

Council's Local Law No 30 (Parking of Heavy Vehicles in Residential Streets) and Local Law Policy No 30 (Parking of Heavy Vehicles in Residential Streets) currently controls heavy vehicle parking in residential streets only.

Consultation with the Assessment Services Group – Compliance/Local Laws Team indicates that Local Law No 30 is a clear and well written legislative document, requiring no amendments to its structure, approach and enforcement criteria.

During the drafting of the RPS, the Department of Local Government and Planning provided advice to Council requiring that heavy vehicle parking where on a private residential lot or premises, 'be dealt with as a local law' matter.

Consequently, removing the activity (the parking of heavy vehicles on private residential lots or premises) from being a use under the Planning Scheme and its jurisdiction. At its General Meeting held on 1 August 2007, Council resolved to make Local Law No 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Subordinate Local Law No 30 (Parking of Heavy Vehicles in Residential Areas) 2008, in accordance with section 866 of the *Local Government Act 1993* and to forward the relevant material to the Minister for Local Government and Planning for the purpose of State Interest Review in accordance with section 867 of the *Local Government Act 1993*.

In accordance with section 867 of the *Local Government Act 1993* the proposed local law was forwarded to the Minister for Local Government for the purpose of State Interest Review. The Minister required that minor amendments (see attached) be made to the draft local law. The draft local law has been amended in accordance with the Minister's requirements.

ISSUES

The conditions imposed by the State as a result of the First State Interest Review required the following changes to be made to the draft Local Law:

- Inclusion of a provision to repeal Council's existing Local Law No. 30 (Parking of Heavy Vehicles in Residential Streets);
- The definition of 'heavy vehicle' has been amended to be consistent with the definition of 'heavy vehicle' and 'long vehicle' in the *Transport Operations (Road Use Management – Road Rules) Regulation 1999*;
- Inclusion of a defence provision to provide appropriate defences to offences;
- Inclusion of definitions for:
 - articulated motor vehicle
 - emergency worker
 - footpath
 - GVM
 - owner
 - prime mover
 - semi trailer
 - transport act
 - truck
- Amendment of the definitions for:
 - authorised person
 - commercial/industrial vehicle
 - emergency vehicle
 - operator
 - trailer
 - vessel

These requirements are considered reasonable and Legal Services have completed a review of the draft documents to ensure compliance.

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 recommendations within this report are not envisaged to establish any short to long term financial implications to Council. There are minor costs associated with public notification of the amendment in due course. Subsequently reporting will define a recommended fee schedule for processing applications for Permits under the amended local law.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group consulted with applicable Council groups and it is considered that this report's recommendations will result in:

- Local Law No 30 and Subordinate Local Law No 30 complementing the provisions of the Redlands Planning Scheme.

CONSULTATION

Consultation has taken place at various points in time with the following parties:

- Legal Services.
- Assessment Services Group – Local Laws Team.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To satisfy all conditions about the content of Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 advised by the Minister for Main Roads and Local Government in the Schedule of Conditions attached to the letter from the Minister to Council dated 12 December 2007, as attached;
2. To conduct the consultation phase of the Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008;
3. That in accordance with Section 889 of the *Local Government Act 1993* ("the Act"), Council initiate a Public Interest Test for Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential

Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008; and

4. That pursuant to Section 472, of the *Local Government Act 1993* (“the Act”), to delegate to the Chief Executive Officer, Council’s powers under Section 889 of the Act to decide:-
 - How the Public Interest Test of Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 is to be conducted;
 - The matters with which the Public Interest Test Report in relation to Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 must deal; and
 - The consultation process for the Public Interest Test and how the process is to be used in the Public Interest Test.

ALTERNATIVE

That Council resolves not to propose to make Local Law No 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Subordinate Local Law No 30 (Parking of Heavy Vehicles in Residential Areas) 2008 at this time and not to undertake public notification or a public interest test.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To satisfy all conditions about the content of Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 advised by the Minister for Main Roads and Local Government in the Schedule of Conditions attached to the letter from the Minister to Council dated 12 December 2007, as attached;
2. To conduct the consultation phase of the Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008;
3. That in accordance with Section 889 of the *Local Government Act 1993* (“the Act”), Council initiate a Public Interest Test for Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008; and

4. That pursuant to Section 472, of the *Local Government Act 1993* ("the Act"), to delegate to the Chief Executive Officer, Council's powers under Section 889 of the Act to decide:-
- How the Public Interest Test of Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 is to be conducted;
 - The matters with which the Public Interest Test Report in relation to Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 must deal; and
 - The consultation process for the Public Interest Test and how the process is to be used in the Public Interest Test.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Reimers

That the Officer's Recommendation be adopted with the following amendment to the Subordinate Local Law attachment:

- **That 10 (c) (iii) of the Subordinate Local Law be amended to read:
a minimum distance of 10 metres to windows of habitable rooms in neighbouring dwelling units as shown in example 8; and either**

The Committee Recommendation now reads as follows:

That Council resolve as follows:

1. **To satisfy all conditions about the content of Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 advised by the Minister for Main Roads and Local Government in the Schedule of Conditions attached to the letter from the Minister to Council dated 12 December 2007, as attached;**
2. **To amend section 10 (c) (iii) of Redland City Council's Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 to read:
*a minimum distance of 10 metres to windows of habitable rooms in neighbouring dwelling units as shown in example 8; and either***
3. **To conduct the consultation phase of the Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in**

Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008;

- 4. That in accordance with Section 889 of the *Local Government Act 1993* (“the Act”), Council initiate a Public Interest Test for Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008; and**
- 5. That pursuant to Section 472, of the *Local Government Act 1993* (“the Act”), to delegate to the Chief Executive Officer, Council’s powers under Section 889 of the Act to decide:-**
 - How the Public Interest Test of Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 is to be conducted;**
 - The matters with which the Public Interest Test Report in relation to Local Law making process for Redland City Council Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 and Redland City Council Subordinate Local Law No. 30 (Parking of Heavy Vehicles in Residential Areas) 2008 must deal; and**
 - The consultation process for the Public Interest Test and how the process is to be used in the Public Interest Test.**

CARRIED

**10.1.3 PETITION (DIV 9) REQUEST-INSTALLATION OF LATM DEVICES-
KILLARNEY CRESCENT, CAPALABA**

Dataworks Filename: RTT: LATM's
Attachments: [Proposed Location of Safety Measures](#)
Responsible Officer Name: David Elliott
Manager Infrastructure Planning
Author Name: Abdish Athwal
Acting Senior Advisor Principal Traffic Planning
Engineer

EXECUTIVE SUMMARY

At the General Meeting of 19 December 2007, it was resolved as follows:

That the petition be received and referred to the appropriate area of Council for consideration and a report to a future Planning & Policy Committee meeting.

The petition reads as follows:

"We the undersigned, request that Council install Local Area Traffic Management devices in Killarney Crescent, Capalaba".

The report recommends the installation of pedestrian safety measures on Killarney Crescent and on the approaches to the parks east of Erin Street, adjoining the park and children's playground.

PURPOSE

To prepare a response to a petition from local residents requesting that Council install Local Area Traffic Management devices in Killarney Crescent, Capalaba and to respond to Council resolution dated 19 December 2007.

BACKGROUND

On 10 December 2007, residents of Killarney Crescent submitted a petition requesting Council address their safety concerns due to continuous speeding, hooning and road design. This petition was tabled at the General Meeting of 19 December 2007 and Council resolved to consider the request and report back to the Planning and Policy Committee.

Killarney Crescent is designated as a residential collector in accordance with Council Road Hierarchy. The default unsigned speed limit of 50km/h is applicable. Approximately two years ago linemarking, consisting of edge and centrelines, was installed along the entire length of Killarney Crescent with the exception of a section between properties 41 and 105, due to insufficient road width.

A visual site inspection of Killarney Crescent revealed that the road surface is in good condition with all line markings clearly visible. There were no indications of tyre burnout or doughnut marks on the road indicating hooning.

ISSUES

The petition Council received on 10 December 2007 requested traffic control devices due to speeding, hooning and road design on Killarney Crescent.

In January 2008 Council undertook a 7 day traffic survey for volume and speeds at three different locations along Killarney Crescent.

The results obtained were compared to the acceptable speed distributions for a 50km/h speed zone in accordance with the Manual of Uniform Traffic Control Devices, where the 85th percentile speed or the 15km/h pace should have an upper limit of 59 km/h. The annual average daily (AADT) volume should be up to 3000 vehicles/day for a residential collector road.

The results of data collected in Killarney Crescent indicated the average speeds were 46.6, 52.1 & 45.3 km/h giving a mean of 48 km/h which is below the 50 km/h speed zone. The 85th percentiles were 56.5, 60.1 & 54.7 giving an average 85th % of 58.0 km/h which is again below the upper limit of 59 km/h and the average daily volumes were 521, 910 & 832 vehicles which are well below the 3000 vehicles per day expected for this class of roadway.

This data is in line with the traffic survey data collected in October 2005 and shows that there has been very little change in the traffic conditions along Killarney Crescent in the past two and a quarter years.

Given that Killarney Crescent is classified a Local Collector in accordance with Council's road hierarchy, the measured speeds and associated data listed above generally satisfy the criteria set out in the Manual of Uniform Traffic Control Devices.

Research of the reported crash history revealed two incidents over the last five year period, one being under the influence of alcohol and the other a faulty car.

A number of local residents, including children, utilise the parklands off Killarney Crescent, with most needing to cross the street.

It is considered to be reasonable to install a pedestrian refuge east of Erin Street where the bikeway through the adjoining parkland meets Killarney Crescent. This park contains a children's playground and the provision of signage indicating 'children playing' is also recommended. (Refer Attachment Plan A)

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The estimated cost to complete the works is \$7,000 which could be funded from the 2008/09 Local Area Traffic Management 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 has been consulted regarding the recommendation contained in this report.

OPTIONS

PREFERRED

That Council resolve to:

1. Install a pedestrian refuge crossing point on Killarney Crescent east of Erin Street and children playing signs on the approaches to both the northern and southern parks to aid pedestrians and alert motorists;
2. Continue to monitor the situation and review the traffic situation in 2 years time; and
3. Advise the principal petitioner of Council's resolution in this matter.

ALTERNATIVE

That Council resolve to:

1. Continue to monitor the situation and review the traffic situation in 5 years time; and
2. Advise the principal petitioner of Council's resolution in this matter.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Reimers

That Council resolve to:

1. **Install a pedestrian refuge crossing point on Killarney Crescent east of Erin Street and children playing signs on the approaches to both the northern and southern parks to aid pedestrians and alert motorists;**

2. Continue to monitor the situation and review the traffic situation in 2 years time; and
3. Advise the principal petitioner of Council's resolution in this matter.

CARRIED

10.1.4 BIODIVERSITY STRATEGY 2008-2012

Dataworks Filename: EM Draft Biodiversity Strategy

Attachments: [Attachment 1 - Feedback & Comments](#)
[Attachment 2 – Biodiversity Policy POL-3070](#)
[Attachment 3 – Biodiversity Strategy](#)

Responsible Officer Name: Gary Photinos
Manager Environmental Management

Author Name: Stuart Fitzsimmons
Advisor Biodiversity Planning

EXECUTIVE SUMMARY

Council resolved on the 19 December 2007 to commence public consultation on the draft Biodiversity Policy and Biodiversity Strategy. The consultation was undertaken for 8 weeks from 4 February 2008 until 28 March 2008. During this period numerous newspaper articles, advertising, website links, internal and external seminars, and email correspondence was undertaken to notify the community of the policy and strategy.

In the 8 week period, a total of 11 written submissions were received, with a clear majority supporting the Policy Objectives and Statements, and the Strategy. There were numerous verbal responses during seminar discussions and telephone conversations with stakeholders that supported the Policy and Strategy, but didn't submit on-line responses.

The majority of responses were supportive of Council's recognition of needs to protect biodiversity, and all responses were highly concerned with the amount of habitat loss and urban expansion. Several responses called for more commitment by Council to prevent current and future biodiversity loss, particularly North Stradbroke Island.

PURPOSE

That Council resolve to adopt the Biodiversity Policy and Biodiversity Strategy 2008 – 2012 which has been amended after considering all submissions made during the public consultation period.

BACKGROUND

- 1 July 2006 – Redland Shire Council Corporate Plan 2006 – 2010 Strategic Priority: Natural Environment outlines objectives for biodiversity including “to protect, maintain and enhance the health of the Shire's bushland, vegetation, koalas and native wildlife”;
- 17 September 2007 - draft biodiversity strategy objectives and actions presented to Greenspace Enhancement Advisory Group (GEAG);

- 2/3 November 2007 - Council facilitated the Koala Summit, which put forward conclusions that were accepted by the majority of participants on the Saturday. This included “Biodiversity is integral to the social, cultural and economic well-being of the Redland community”.
- 19 December 2007 – Council adopted draft Biodiversity Policy POL-3070 and draft Biodiversity Strategy 2007 – 2012 for public consultation commencing 3 February 2008 until 28 March 2008.
- All submissions from the consultation period have been considered. Amendments to the Policy and Strategy are now submitted to the Council for final adoption.

ISSUES

PROTECTING BIODIVERSITY

Redland City, situated on Moreton Bay in South-East Queensland, is an area of contrasts from sub-tropical woodland forests to coastal bay islands. It has a wealth of stunning biodiversity, with an immense array of plants and animals present in a small geographic area.

Redlands is home to many immediately recognisable animals and plants such as koalas, migratory shorebirds, Scribbly gum forests and flying foxes. However, it is also the home of over 1700 other recorded native species of plants and animals, many of which are now under threat. Protection and conservation management is required immediately.

Like South-East Queensland, the area is experiencing rapid population growth, and this is predicted to continue into the future. Population growth and its associated effects, such as habitat clearing and fragmentation, roads, pollution, expanding industrial development and sand mining, coupled with climate change and drought, all threaten the biodiversity.

The protection against the threatening processes, effective management and rehabilitation of the environment will be a significant on-going challenge for the entire community. It will require effective long-term planning and legislation, and strong commitment by council and private landowners to respond to change to reverse biodiversity loss.

The Biodiversity Strategy 2008 – 2012 highlights the immense quantities of the local biodiversity and threatening processes; and outlines key actions to address the long-term protection and enhancement. It provides guidance to the management of all species rather than a single species.

KEY FINDINGS FROM PUBLIC SUBMISSION PROCESS

Overall there was support for the Policy Objectives and Statements, and also the Strategy.

Feedback, although a small number, supported the objectives to protect and enhance biodiversity. Support ranged from 73 to 91 percent in favour for Policy Objectives, Statements and the Strategy (see Attachment 1).

- In terms of Policy Objectives a majority of submitters agreed with Council's overall objective 73% said yes, 27% said no (n=11).
- In regards to policy **Statement 1 Protect and effectively manage bushland habitat, native animals and plants, and ecological communities** (82% yes, 18% no).
- In regards to policy **Statement 2 – Rehabilitate native vegetation, wildlife corridors, and terrestrial and aquatic ecosystems that have been degraded or have lost ecological function, back to a condition of good health** (82% yes, 18% no).
- In regards to policy **Statement 3 – Encourage, co-ordinate and integrate the collection, management and dissemination of information about biodiversity to provide an improved basis for planning protection** (82% yes, 18% no).
- In regards to policy **Statement 4 – Educate, promote and market biodiversity issues to facilitate community and stakeholder responsibility and support for biodiversity conservation and management** (82% yes, 18% no).
- In regards to policy **Statement 5 – Seek funding from State and Federal Governments to implement the Biodiversity Strategy** (91% yes, 9% no).
- In regards to policy **Statement 6 – Increase protection of native animal and plant species from threats through increased number of projects and mapping** (91% yes, 9% no).
- In regards to the **Strategy** (80% yes, 20% no).

Most submissions called for a halt to further development, as it is recognised as the main threat to biodiversity. As with the feedback to the koala policy and implementation strategy, most stakeholders see the threats from habitat removal and modification as the most serious cause of biodiversity decline. Although 2 submissions did not support the Objectives & Statements and Strategy, they called for Council to increase protection of habitat, with particular reference to North Stradbroke Island.

The EPA has fully supported the Biodiversity Objectives and Statements and the Strategy. Feedback has been appreciated, and amendments have been incorporated into the document. The Redlands Biodiversity Policy and Strategy is the first in SEQ to incorporate the regional targets being set by state and local governments, and will address biodiversity issues relevant to Redlands and SEQ region.

There was concern that NSI and SMBI have been previously overlooked in biodiversity protection, but the strategy clearly outlines that Council needs to protect the habitat on the islands as well as the mainland.

MINOR AMENDMENTS RESULTING FROM SUBMISSIONS RECEIVED

Minor wording changes have been made to the Policy Objectives to make it clearer in its intention to prevent loss of vegetation on mainland, NSI and SMBI, and this is

reflected in Strategy Objective 1.1. Several responses found the interpretation of the intention unclear.

There have been numerous changes to the Strategy to correct grammatical and spelling errors, and to clarify some complicated sentences. However, the basis and theory behind the Strategy was well supported, and the Council commended in formulating a Biodiversity Policy and Strategy.

Maps showing the zoning of the Redlands have been included at the request of the EPA. The recommendation for undertaking further gap analysis has been noted. The setting of additional targets has been noted but the action plan clearly sets a timeframe for each action, and the process of monitoring of targets has been discussed in the strategy.

SEQ NRM targets for biodiversity have been changed from 2026 to 2031, and the target for remnant vegetation increased from 30 to 35 percent. The draft Policy and Strategy have been amended to account for these changes. This does not alter the objectives and outcomes of the Policy or Strategy for biodiversity protection.

The word shire has been updated to city throughout the document, and the date of the Strategy changed from 2007 to 2008 to reflect the date of release to public.

Some of the species lists have been updated, but the amendments to species lists will be a continuous process. One of the findings from the gap analysis is that species lists for the Redlands requires updating, and the addition and removal of species will be done during updating of the strategy. The species present in the strategy are listed on Wildnet.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The financial implications are outlined in the Action Plan of the Strategy. There have been slight modifications since the draft form, but the initial funding for 2008 / 09 is for \$50,000, and an on-going annual funding to implement the Strategy estimated at \$80,000. The funding is to be allocated from the Environment Charge Levy, and changes to the Environmental Charge Policy will be required to reflect future funding of biodiversity strategy.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

General Manager of Policy & Planning, Council's Greenspace Advisory Group, Manager Environmental Education, Manager Parks and Conservation, Manager Infrastructure Services, Manager Environmental Management, EPA, DNR&W, WPSQ, SEQ Catchments, Queensland Wader Studies Group, Parks & Conservation Officers, Development Assessment Officers, Environmental Management Group Officers, Bushcare Officers, and public stakeholders.

OPTIONS

PREFERRED

That Council resolve to adopt the amended Biodiversity Policy POL-3070 and Biodiversity Strategy following public consultation, as attached.

ALTERNATIVE

That Council resolve to adopt Biodiversity Policy POL-3070 and Biodiversity Strategy with recommendations from Council.

OFFICER'S RECOMMENDATION

Having considered all properly made submissions, that Council resolve to adopt the amended Biodiversity Policy POL-3070 and Biodiversity Strategy, as attached.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Henry

Having considered all properly made submissions, that council resolve to adopt the attached amended Biodiversity Policy POL-3070 and Biodiversity Strategy as attached, with the following amendments to the Policy document:

- 1. That the first dot point under Policy Objective be amended to read:**
Maintain viability of ecosystems by retaining all remaining remnant vegetation (remaining 30%) on the mainland, North Stradbroke Island and Southern Moreton Bay Islands;
- 2. That the second dot point under Policy Objective be amended to read:**
Enhance habitat on the mainland by increasing cover of remnant vegetation by at least 1600 ha (8%) by 2031 to address SEQ NRM resource condition targets, through protection of existing non-remnant vegetation re-growth and new plantings.
- 3. That the first sentence under Policy Statement be amended to read:**
Council is committed to addressing all threats to biodiversity which include but are not limited to:

4. That point 5 under the Policy Statement be amended to read:

Seek additional funding from State and Federal Governments to implement the Biodiversity Strategy.

CARRIED

10.1.5 PUBLIC SUBMISSIONS ON INTERIM VEGETATION PROTECTION ORDER HARDY ROAD FIG

Dataworks Filename: EM Vegetation Protection

Attachments: [Attachment 1.Outcome of Submission Process, Expert Report](#)
[Attachment 2 – Horticultural Report](#)
[Attachment 3 – Hardy Road Advice - DA](#)
[Attachment 4 -Tree protection zoning](#)
[Attachment 5 – Complaint Letter](#)
[Attachment 6 – Photo of Fig in Landscape](#)
[Attachment 7 – Adjoining Properties](#)

Responsible Officer Name: Gary Photinos
Manager- Environmental Management

Author Name: Leo Newlands
Advisor- Reserve Management

EXECUTIVE SUMMARY

Council resolved at the General Meeting of 28 November 2007 that it begin action to protect the large fig tree on Lot 13 SP 188629. The fig tree (considered to be *Ficus obliqua*) is a significant specimen considered to be 150 years old. While it once stood on farmland it is now within an urban lot.

Council resolved on 27 February 2008 to make an interim Vegetation Protection Order under provision of local Law No.6 for this tree, notify the landowners of the order, and call for public submissions.

This report outlines the outcomes of public submissions, expert report and officer recommendations to **not** confirm the Vegetation Protection Order.

PURPOSE

Council, after considering the expert report and submissions made in response to the notice of the order, may confirm the Vegetation Protection Order under the provision of Local Law No. 6 “Protection of Vegetation” on a large fig tree located at 31 Hardy Road, Wellington Point (Lot 13 on SP188629).

BACKGROUND

- 26 June 1995-The tree is located in an area that had blanket Tree Protection Order applied and classified as part of ‘Hilliard Creek Corridor’
- 2 February 2004- During the reconfiguration of the land containing the fig tree it was inspected by Steve Bachman of ‘All Tree Care – Independent Consulting Arborist’ who recommended that, as part of the conditions for developing the site, the tree should be retained. Council suggested that the fig should be retained in public ownership, however, the provision of additional

- park was rejected and it was recommended by Council that the fig tree should be retained within a private allotment.
- 30 November 2004- subdivision application appeared at Development Assessment workshop and following issues raised:
 - a) a through road not supported; pedestrian access should not be provided;
 - b) it is not essential to keep the fig tree;
 - c) consider facing allotments onto McNab Street;
 - d) retain pines along Hardy Road;
 - e) 10m vegetation covenant along Hardy Road;
 - f) 13m wide buffer to Marlborough Road; and
 - g) Adequate buffering to existing dwelling.
 - 2 July 2007- Property was purchased by the current owners.
 - 1 August 2007- the Environmental Assessment Team indicated to the property owners that they could trim the tree as “there are ‘no formal protection on the tree within Councils regulations and laws”. Subsequently the owners employed an Arborist to commence trimming the tree.
 - August 2007- Council field Officers were alerted by the trimming of this significant tree and stopped the works.
 - 28 November 2007- Council resolved at General Meeting to begin action to protect the large fig tree on Lot 13 SP 188629.
 - 27 February 2008-- Council resolved to make an Interim Vegetation Protection Order under provisions of Local Law No.6.
 - 4 March 2008- A letter was sent via registered mail (RP38863101) to the owners as per provisions of Local Law 6 to the owner’s post office box mailing address indicated in the Council’s Proclaim system.
 - 7 March 2008- The owners were rung as a courtesy on the morning of to ensure that the mail had been received. Mr Chapman indicated that he didn’t check his P.O. Box often but that he had received the mail.
 - 7 March 2008- Public advertisement (Public Notification of VPO) in Redland Times Newspaper.
 - 28 March 2008- On-site meeting for expert’s assessment of tree (owners present).
 - 28 March 2008- meeting held between owners, Cr Wendy Boglary and Council Officers to discuss issues.
 - April 2008- Expert report completed as per for the purposes of VPO.

ISSUES

THE VPO PROCESS

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

Council may resolve to apply an Interim Vegetation Protection Order which remains in place for 6 months. Within this period, the requirements for establishing a VPO can be undertaken. These include public notification and the consideration of submissions and an expert report.

Council may then confirm the VPO. Although the status vegetation may meet the provisions of Local Law 6, Council must not be negligent in applying the principles of natural justice if other mitigating circumstances dictate a superior outcome.

GROUNDINGS FOR THE VEGETATION PROTECTION ORDER

The local law offers protections to trees that have been identified as significant vegetation against the list of criteria outline in the local law.

An expert assessment of the stated criteria for this tree has identified and confirmed that it would meet the criteria of significant vegetation.

NOTICE OF ORDER

As Council resolved to begin action to protect the fig tree, it was required that the owner of the land needed to be given written notice of the order. In addition, public notice of the order needed to be made, and was advertised in the local newspaper. One requirement of the notice is to invite submissions for or against the order.

OUTCOME OF SUBMISSIONS PROCESS AND EXPERT REPORT FOR HARDY RD FIG

A submission has been received from the owner of the property related to the elements stated on the interim Vegetation Protection Order. No other public submissions were received. The elements of the local law, public submission, the expert report and officer's responses are detailed in Attachment 1

MITIGATING CIRCUMSTANCES

A number of documents other than those related directly to the elements of the VPO have been submitted by the owners of the property. These do not relate to whether the tree is significant or not, but need to be considered before any decision is made to confirm the order.

The submitted documents are as follows:

- **Document A.** Horticultural report by 'Marian Hammond', horticultural consultant (Attachment 2)

This document outlines specimen history, health issues related to the tree such as crossed branches, poor past pruning practices, presence of disease, in the tree, potential/actual presence of root decay, proximity to underground water tank and in ground pool on neighbouring property and long term liability

and maintenance issues associated with the tree. A CD with photos of the tree and an electronic copy of the report was also attached to the hard copy report.

Officer's comments: The information on the whole appears consistent with the status of the tree. From information provided in the horticultural report, the owners are and were intending to keep the tree prior to the VPO application and would have had to incur the liability and associated maintenance costs. The original maintenance of the tree was done so in order to make the tree safe with the intention of keeping the tree.

- **Document B.** Correspondence from Peter Maslen, Council's Team Leader Environmental Assessments (Attachment 3)

This document from Peter Maslen States: "The trimming of the fig tree is permissible. There are no formal protection of this tree within Council's regulations and laws. However as discussed given the age of this tree it was heartening to know that your intention is to build around the tree and ensure its survival."

Officer's Comments: The tree is included within a Blanket Tree Protection Area as part of the Hilliard Creek Corridor ([Attachment 4](#)). This protection still exists, however any damage to the trees is exempt from permits due to its proximity to boundary. The document confirms other submissions that the owners intended to keep and manage the fig tree.

- **Document C.** Compliant letter to Chief Executive Officer (Attachment 5) This letter outlines a number of issues associated with the health of the tree, poor Council planning in regards to the development application, misleading advice regarding the protection of the tree leading to increased costs to themselves, poor timing of the VPO and safety and liability concerns.

It also indicates that the owner intended, through the use of an arborist, on keeping and managing the tree before the Interim VPO was put on the tree.

Officers Comments: Information provided by the owner's arborist and horticultural consultant and inspection by Council Officers confirms a number of health concerns associated with the tree. Advice by Council regarding the protection of the tree is confirmed to be misleading. The tree has blanket protection yet damage can occur to the tree without permit due to exemption provided by its proximity to the boundary. Thus the advice should have been that the tree is protected yet the exemptions would apply if the tree was 3m from and boundary or 10 m from house.

Attachments and Correspondence within the Councils Dataworks and Proclaim systems indicate hat the owners have reasonably endeavoured to meet their obligations through advice given from Council.

OTHER ISSUES - TREE PROTECTION FOR ADJOINING PROPERTIES

The development of this VPO has illuminated an issue related to tree protection on adjoining properties (Attachment 6). Currently, a VPO for a tree is linked to the property where the trunk resides. The interpretation of the Local Law 6 does not specifically recognise issues of joint ownership where roots or canopy of a large tree may impinge on neighbouring properties.

This means that the owner of the property must apply for a permit to damage the tree under VPO, but a neighbour does not as long as they meet common law principles.

After receiving legal advice, it has been established that it would be appropriate and equitable in the abovementioned situation that the adjoining landholders would require a VPO on their properties and thus be required to seek permits for damage to any part of a protected tree on the neighbours' property, including the root system. This must however be balanced against the costs of undertaking a VPO for each property, proximity of current and proposed housing and damage that has already occurred to the tree.

SUMMARY OF ISSUES**Local Law 6 criteria**

The tree meets all the elements of the VPO under the provisions of Local Law 6 and is considered a significant tree.

The VPO does not stop the owners from managing the tree.

Owners must apply for a permit (Proposed \$125) when wishing to perform any management that may damage the tree, should the vegetation protection order be confirmed.

Mitigating circumstances

Poor planning for the identification and protection of the tree during the subdivision process

Development approval has allowed construction of buildings and other structures too close to the tree so that damage to the tree can be undertaken without a permit due to the proximity of the tree to the property boundary.

For long term protection of the tree, VPO's are required for the 3 adjoining properties to adequately protect the canopy and roots of the tree.

The owners had and continue to have every intention of managing the tree for its health and safety.

Owners have continually sought guidance from Council.

Conflicting advice to owners by Council

Current damage to both canopy and roots system of this tree presents issues for disease and possible long term failure of the tree.

OVERALL SUMMARY

The application of elements of Local Law 6 shows that the fig tree meets the criteria of significance for listing under Local Law 6. It must also be identified that this tree is already protected under the "Hilliard Creek Corridor" blanket tree protection with the

ability to apply the exemptions due to the proximity of the tree to the new property boundary.

Throughout the recent development history Council has failed to protect the tree. The development assessment process has allowed the tree to fall within 3m of the property boundaries and 10m of housing. This has resulted in the owners being legally able to damage the tree under the existing Tree protection order.

A number of misconceptions have taken place regarding the protection of the tree during and after development in the application of the local law and has led to misleading information provided to owners regarding the protection of the tree. The owners of the property have indicated that this has resulted in considerable stress to themselves for a tree that is already protected.

Given that the owners throughout this process have showed a willingness to work with Council and ensure long term protection of the tree, it is felt that given the objective of Local Law 6 is the protection of vegetation any further requirements of seeking a permit to undertake work/maintenance of the tree in the long term only adds further animosity between Council and the owners.

Protection of the tree under a VPO would require Vegetation Protection Orders to be placed on the 3 adjoining properties (Attachment 7). It is considered that this may not be effective for the long term survival of this tree given the installation of fencing, in-ground pool, water-tank, house and fencing and previous pruning that have all impacted significantly of the roots and canopy of the tree. As such, the viability of this option is questionable and would require more detailed assessment at significant cost.

In this case it is recommended that Council does not confirm the VPO on this tree and leave the existing order in place.

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

If Council resolves not to confirm the VPO then there are no costs to financial implications to Council.

The landowners will continue to be responsible for the ongoing tree management, however should the Council not confirm the VPO, there will be no permit costs to undertaken any damage to the protected vegetation under the Hilliards Creek Corridor Vegetation Protection Order which would still apply.

If Council resolves to confirm the VPO, the financial costs are estimated to be approximately \$10,000 for 3 further expert reports and public notifications for each property. Detailed assessment of the tree for long term health would require physical examination and ultrasound at a cost of \$500 a report

Council may also have some financial implications related to in-kind support for ongoing tree management advice to the property owner should this be requested.

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:

- Environmental Management;
- Legal Services,
- Development assessment;
- Operations and Maintenance;
- External Consultant- Jo Chambers Senior Ecologist 'Biodiversity Assessment and Management';
- Annette and Russell Chapman property owners;

OPTIONS

PREFERRED

That Council, having considered the expert report, the submission made and the mitigating circumstances regarding the ongoing protection of the tree resolve to not confirm the Vegetation Protection Order made on 27th February 2008 under the provision of Local Law No. 6 "Protection of Vegetation" on a large fig tree (*Ficus obliqua*) located at 31 Hardy Road, Wellington Point (Lot 13 on SP188629).

ALTERNATIVE

That Council, having considered the expert report, the submission made the mitigating circumstances regarding the ongoing protection of the tree resolve to:

1. To confirm the Vegetation Protection Order under the provisions of Local Law No. 6 "Protection of Vegetation" on a large fig tree *Ficus obliqua* located at 31 Hardy Road, Wellington Point (Lot 13 on SP188629),
2. To place Interim Vegetation Protections Orders on the 3 adjoining properties (33 Hardy Rd, 6 Marlborough Rd and 2 Raife Close).

3. 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”.

OFFICER'S RECOMMENDATION

That Council, having considered the expert report, the submission made and the mitigating circumstances regarding the ongoing protection of the tree, resolves to not confirm the Vegetation Protection Order made on 27th February 2008 under the provision of Local Law No. 6 “Protection of Vegetation” on a large fig tree (*Ficus obliqua*) located at 31 Hardy Road, Wellington Point (Lot 13 on SP188629).

COMMITTEE DISCUSSION

For clarification purposes, it was agreed to add the word ‘revoke’ in brackets after the words, “.....not confirm....”.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Reimers

That Council, having considered the expert report, the submission made and the mitigating circumstances regarding the ongoing protection of the tree, resolves to not confirm (revoke) the Vegetation Protection Order made on 27th February 2008 under the provision of Local Law No. 6 “Protection of Vegetation” on a large fig tree (*Ficus obliqua*) located at 31 Hardy Road, Wellington Point (Lot 13 on SP188629).

CARRIED

10.1.6 SHADE IN PARKS PROJECT - COUNCILLORS' COMMUNITY BENEFIT FUND - DIVISION 6

Datworks Filename: P & R Shade Structures
Responsible Officer Name: Gary Photinos
Manager Environmental Management
Author Name: Annette Henderson
Technical Officer Open Space Planning

EXECUTIVE SUMMARY

In accordance with the Councillors' Community Benefit Guideline (GL-2034), all community benefit fund applications exceeding \$5,000 must be approved by Council.

Approval is sought to allocate funding of \$5,007.80 (excluding GST) from the Division 6 portion of the Councillors' Community Benefit Fund, for the purchase and installation of shade structures and other associated infrastructure for specific parks in the City as set out in the Redland Shire Council Shade Strategy.

The Divisional Councillor currently has sufficient funding in the 2007/2008 portion of the Councillors' Community Benefit Fund.

PURPOSE

That Council resolve to approve the allocation of funding (excluding GST) from the Division 6 portion of the Councillors' Community Benefit Fund for the purchase and installation of shade structures and other associated infrastructure in Redland City parks.

BACKGROUND

- The application has been assessed in accordance with the Councillors' Community Benefit Fund Guideline GL-2034.
- The Redland Shire Council - Shade Report - March 2005, outlined the need for shade in public parkland and recommended the most effective ways of doing this.
- The project is based on a cost sharing between the Councillors' Community Benefit Fund and the 2007/2008 Capital Works Program.
- The basis for park selection for immediate shade improvements included:
 1. That the park is assessed against the Redland Shire Council Open Space Strategy Desired Embellishments Standards;
 2. That the park has a district catchment or that the park is a large and significantly located Local Park (e.g. near schools, pathways, high density residential areas, shops);
 3. That the park had a number of other embellishments that would be complemented by increased provision of shade including play equipment.

4. There is evidence that suggests both natural and artificial forms of shade are effective at reducing harmful Ultra Violet Radiation (UVR).
5. Research has shown that it is preferable to construct artificial structures when appropriate, in combination with the use of trees.
6. Redland Shire Council’s Open Space Plan recommends that increased shade be considered for all categories of parks; local, district and regional recreation and sporting parkland.

	Local Recreation	District Recreation	District Sports	Regional Recreation	Regional Sports	Informal
Shade	Retain/plant trees	Retain/plant trees or a shade ports	Retain/plant trees, perimeter planting, club house, &/or shade ports	Retain/plant trees Refer to master plan	Retain/plant trees, perimeter planting club house, and/or shade ports Refer to Master Plan	Retain/plant trees
	Refer to RSC Vegetation Enhancement Report (VES)	Refer to RSC VES	Refer to RSC VES	Refer to RSC VES	Refer to RSC VES	Refer to RSC VES

ISSUES

The Divisional Councillor currently has funding available in the 2007/2008 Councillors’ Community Benefit Fund allocations to support the Officer’s Recommendation and the funding of this project is in accordance with the Councillors’ Community Benefit Fund Guideline GL-2034.

The Community Benefit Fund allocation required for Division 6 is \$5,007.80.

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.

This report supports objective of Objectives 4.1 and 4.3 of the Corporate Plan:

“To provide a range of sport and recreation opportunities.”

“To enhance personal safety, general health and wellbeing.”

FINANCIAL IMPLICATIONS

The allocation of funds from the Division 6 Councillor’s portion of the Community Benefit Fund for the purchase and installation of shade structures and other associated infrastructure in Redland City’s parks is in accordance with the CCBF guideline.

The project is based on a cost sharing between the CCBF and the Environmental Management's Capital Works budget. Funds are available in the Division 6 portion of the CCBF.

PLANNING SCHEME IMPLICATIONS

There are no Redlands Planning Scheme implications.

CONSULTATION

The Technical Officer Open Space Planning has consulted with the Divisional Councillor, who is in agreement with the provision of the recommended portion of the Councillors' Community Benefit Fund, for the supply and installation of shade structures and other associated infrastructure at School of Arts Sportsfield, 8-36 Denham Boulevard, Redland Bay.

The Technical Officer Open Space Planning has also consulted with the Advisor Landscape Architect Open Space Planning who is in agreement with the request.

OPTIONS

PREFERRED

That Council resolve to approve the allocation of \$5,007.80 (excluding GST) from the Division 6 portion of the Councillors' Community Benefit Fund for the supply and installation of shade structures and other associated infrastructure at School of Arts Sportsfield, 8-36 Denham Boulevard, Redland Bay.

ALTERNATIVE

That Council not approve the allocation of \$5,007.80 (excluding GST) from the Division 6 portion of the Councillors' Community Benefit Fund for the supply and installation of shade structures and other associated infrastructure at School of Arts Sportsfield, 8-36 Denham Boulevard, Redland Bay.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Reimers

That Council resolve to approve the allocation of \$5,007.80 (excluding GST) from the Division 6 portion of the Councillors' Community Benefit Fund for the supply and installation of shade structures and other associated infrastructure at School of Arts Sportsfield, 8-36 Denham Boulevard, Redland Bay.

CARRIED

10.2 GENERAL BUSINESS

Permission was granted for the following report to be requested:

10.2.1 REQUEST FOR REPORT – PROTECTING SIGNIFICANT VEGETATION

That a report be prepared and presented to Council on the steps Council is taking to protect significant vegetation through the Development Assessment process.

The following items were raised:

10.2.2 CR ELLIOTT – UPDATE ON THE REVIEW OF LOCAL LAW 6

Cr Elliott requested an update on the review of Local Law 6. General Manager Planning & Policy responded.

10.2.3 CR WILLIAMS – UPDATE ON THE CLOSURE OF EASEMENT ON DIANA STREET, CAPALABA

Cr Williams stated that she was waiting on an update on the closure of the easement on Diana Street, Capalaba. General Manager Planning & Policy responded.

10.2.4 CR DOWING - REVIEW OF COUNCILLOR CODE OF CONDUCT

Cr Dowling requested information on the review of the Councillor Code of Conduct, especially in relation to section 7.1.2. Acting Chief Executive Officer responded.

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Reimers

That the General Business items be noted.

CARRIED

10.3 CLOSED SESSION AT COMMITTEE

That the meeting be closed to the public under Section 463(1) of the Local Government Act 1993 to discuss the following item:

10.3.1 Stockland Pty Ltd – Proposed Purchase of Council Land

The reason that is applicable in this instance is as follows:

"(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage."

MOTION TO REOPEN MEETING

That the meeting be again opened to the public.

CARRIED

10.3.1 STOCKLAND PTY LTD - PROPOSED PURCHASE OF COUNCIL LAND

Datworks Filename: Lot 10 RP178391

Attachments: [Attachment A – Plan of Proposed Lot 4](#)
[Attachment B – Letter Dated 8 August 07 from Stockland Pty Ltd](#)
[Attachment C – Independent Valuation – Knight Frank dated 13 September 2007](#)
[Attachment D – Letter to Brett Wilson dated 24 September 2007](#)
[Attachment E – Letter to Andrew Hay dated 19 December 2007](#)
[Attachments F & G – Stockland Pty Ltd Responses dated 7 January 2008 & 11 February 2008](#)
[Attachment H – Due Diligence Report dated 27 February 2008 \(Scanlan Consulting Solutions\)](#)
[Attachment I – Valuation Report from Australian Valuation Office dated 9 April 2008](#)

Responsible Officer Name: Greg Underwood
General Manager - Planning & Policy

Author Name: Greg Underwood
General Manager - Planning & Policy

EXECUTIVE SUMMARY

Stockland Pty Ltd are wishing to purchase Lot 4 as shown on Attachment A, known as the Woolworths car park for the sum of \$8.2 million, for the purpose of further development in conjunction with their adjoining holdings.

For Council to proceed with the Stockland proposal it should:

1. Determine whether it is in agreement for this Council land to be sold. The current use of the land is car park however the Redlands Planning Scheme allows a range of future mixed uses on the land and an overall building height limit (20m) for code assessable development commensurate with adjoining land intents in the Major Centre Zone. Council needs to determine what, if any, use is intended for the land bearing in mind that a constraint of 220 car parking spaces encumbers this precinct (Development Agreements in the 1980's which have been subsequently novated to the new owners). Bearing in mind the significant encumbrance on this precinct it is believed that the sale to Stockland offers the best overall outcome for the Community.
2. Determine whether the monetary value offered represents good value for the community. The monetary value offered has been assessed by two independent valuations, and found to be worthy of acceptance.
3. Determine what conditions should be placed on the sale. Council should require that the pre-existing deed with Stockland that requires Council to maintain 220 car parking spaces in this precinct for the Woolworths development, be extinguished on settlement. Stockland would still be required to satisfy the car parking requirements for its retail shopping centre.
4. Request Ministerial exemption to sell other than through a public tender process. Because of a significant financial encumbrance, in the form of 220 car parking spaces dedicated to the existing Woolworths development, it is considered that Council will not receive fair offers from any other developers.

It is recommended that Council proceed with Stocklands offer to purchase.

PURPOSE

For Council to determine if it wishes to proceed with an offer from Stockland Pty Ltd to purchase the Council owned 'Woolworths' car park as shown on attached plan as Lot 4 BRSS3525.000-008 Issue D (10,440 sqm).

BACKGROUND

Council undertook an Expression of Interest (EOI) process in early 2007 with the intention of possibly selling/redeveloping Council properties whilst maximising public parking opportunities.

A number of submissions were received, including from Stockland, in relation to Council's EOI. Council resolved however:

'to terminate the current Cleveland CBD EOI/Tender Process as the EOI submissions do not demonstrate sufficient community benefit, including financial return from Council owned lands.'

Subsequent to the termination of the EOI process Stockland wrote (Attachment B – dated 8th August 2007) to Council with an offer of \$8.0 million cash plus \$200,000 for urban renewal projects, in return for the Council owned (Woolworths) car park. As

part of the offer Stockland would also agree to abolish a pre-existing development deed requiring Council to maintain 220 car parking spaces within this same precinct. Stockland would further agree to provide the full requirement for car parking for the full development (existing & proposed) of the site.

An independent valuation (Attachment C – dated 6th November 2007) was commissioned by Council which found that the “Stockland Offer appears ‘fair and reasonable’ ”.

Council responded on 24th September 2007 (Attachment D) indicating the general conditions as stated above, that might apply to the sale if it was to proceed, and further indicated that a cash offer of \$8.2 million would be considered.

Subsequent discussions took place between General Manager Planning & Policy and representatives of Stockland in order to clarify the exact land descriptions, rights of access to adjoining properties, relocation of the road reserve and the continued operation of Council’s park, playground area and toilet facility.

Council again wrote (Attachment E) to Stockland on 19th December 2007 to clarify the above issues and indicating that approval by both Council and the Minister would be required.

Stockland wrote (Attachment F) to Council on 11th February 2008 confirming its commitment to the purchase of the subject land in accordance with clarified boundaries, access easements, road openings and closures, etc and in accordance with the attached plan showing proposed Lot 4 BRSS3525.000-008 Issue D (10,440 sqm). Included with this letter from the Stockland Regional Manager was a further letter (Attachment G – dated 7th January 2008) from Stockland CEO, Mr John Schroder, confirming Stockland’s intention to purchase.

Since this formal offer from Stockland, Council has obtained a due diligence report (Attachment H – dated 27th February 2008) from Mr Len Scanlan, an external auditor who also is a member of Council’s Audit Committee. This report indicates that the process Council has followed is correct and further recommends an additional independent valuation be obtained. Council has followed this advice and obtained a further valuation from the Australian Valuation Office. This valuation (Attachment I) further supports the offered price as proper value.

ISSUES

Based on the correspondence received and the actions taken as outlined in the previous section of this report, Council is in a position to progress a sale to Stockland Pty Ltd if it wishes to do so. In making this decision Council needs to be satisfied of the following:

1. That the sale of this land is in the public’s best interests. In determining this issue, Council needs to consider the current usage of the land, ie, car parking, and the potential usage of the land given it has a significant encumbrance requiring 220 car parking spaces to be maintained in the precinct. With this

constraint it may still be possible for Council to redevelop the site itself, e.g., for one or a number of future mixed uses (shop fronts at street level, commercial offices, car parking, etc).

220 car parking spaces would need to be added to the additional car parks required for the proposed uses. It would be more difficult to achieve this requirement on the subject site than a full redevelopment of both Council and Stockland owned car park areas.

It is considered that given the 220 car parking space encumbrance on the land, that the sale of the subject land best serves the public interest.

2. That a significantly better value is obtained through the sale to Stockland in lieu of sale by public tender. A comparison of Cleveland CBD land values completed by Knight Frank Valuers and confirmed by the Australian Valuation Office, indicates an unencumbered value of \$10.44 million (\$1,000 per sqm). The monetary value of the encumbrance (220 car parking spaces) has been calculated on estimated minimal construction costs to be between \$3.3 million and \$4.5 million depending on basement or podium car-parking location.

Thus the value of the property as encumbered is between \$5.94 million and \$7.14 million. The Stockland offer of \$8.2 million significantly exceeds this amount and therefore a sale to Stockland at a price of \$8.2 million offers good value to the community. It is considered that the value of this offer relates to the benefits that would be attributable only to Stockland due to their adjoining land. It is believed that no other party would offer Council this premium (\$1.06 million to \$2.2 million) above the land valuation stated.

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

This sale will result in an income to Council of \$8.2 million. Normal legal, survey and administration costs will be associated with the sale.

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 CEO, Manager Land Use Planning Group and Manager Infrastructure Planning Group have been consulted in the preparation of this Report.

OPTIONS

PREFERRED

1. That Council seek from the Minister for Local Government, exemption from complying with Section 49, of the *Local Government Act 1993* for the disposal of the lands shown as Proposed Lot 4 on Plan BRSS3525.000-008 Issue D; and
2. That subject to the consent of the Minister for Local Government being obtained that the CEO be delegated authority to enter into a contract and legal agreement, and finalise the sale of the subject land (Proposed Lot 4 on Plan BRSS3525.000-008 Issue D) to Stockland Pty Ltd in the amount of \$8.2 million subject to the extinguishment of the encumbrance of 220 car parking spaces and any other reasonable condition determined as part of the sale process.

ALTERNATIVE

No alternative recommended.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Williams

That Council resolve as follows:

1. **To seek from the Minister for Local Government, exemption from complying with Section 491, of the *Local Government Act 1993* for the disposal of the lands shown as Proposed Lot 4 on Plan BRSS3525.000-008 Issue D; and**
2. **That subject to the consent of the Minister for Local Government being obtained that the Chief Executive Officer be delegated authority to enter into a contract and legal agreement, and finalise the sale of the subject land (Proposed Lot 4 on Plan BRSS3525.000-008 Issue D) to Stockland Pty Ltd in the amount of \$8.2 million subject to the extinguishment of the encumbrance of 220 car parking spaces and any other reasonable condition determined as part of the sale process.**

CARRIED

A division was called for.

Crs Elliott, Williams, Dowling, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Townsend, Reimers and Bowler voted in the negative.

Cr Murray was absent from the meeting.

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

11 REDLAND WATER AND WASTE COMMITTEE 20/05/08 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That the Redland Water and Waste Committee Report of 20 May 2008 be received.

CARRIED

DECLARATION OF OPENING

Cr Henry declared the meeting open at 2.01pm.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Members Present

Cr D Henry	Chair and Councillor Division 3
Cr M Hobson	Mayor – entered at 2.04pm
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2 – entered at 2.03pm
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 – entered at 2.21pm
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10 – entered at 2.13pm

Acting Committee Manager

Mr M Goode	General Manager Customer Services
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Officers

Mr G Underwood	Acting Chief Executive Officer
Ms E Bray	Manager Customer Service and Business Performance
Mr B Taylor	Manager Treatment Operations
Mr S Cantrill	Acting Manager Technical Support

Minutes

Mrs J Parfitt	Corporate Meetings & Registers Officer
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PUBLIC PARTICIPATION AT MEETING

Nil

DECLARATION OF INTEREST

Nil

MOTION TO ALTER THE ORDER OF BUSINESS

Nil

Cr Ogilvie left the meeting at 2.40pm and returned at 3.08pm during discussion on item 1.2.

Cr Ogilvie left the meeting at 3.10pm during discussion on item 1.2.

11.1 REDLAND WATER AND WASTE

11.1.1 REDLAND WATER & WASTE COUNCIL BUSINESS UNIT REPORT – APRIL 2008

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

Attachments: [Business Unit Report - April 2008](#)
[Appendix A – Additional Water Quality Indicators](#)
[Appendix B – Wastewater Treatment Plants](#)

Responsible Officer Name: Michael Goode
General Manager, Customer Services

Author Name: Michael Goode
General Manager, Customer Services

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 April 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 April 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 Elliott

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

CARRIED

11.1.2 PLANNING ASSESSMENT REPORT INTEGRATED WASTE MANAGEMENT FACILITY

Datworks Filename:	WM Planning Report – Integrated Waste Management Facility
Attachments:	<u>Planning Assessment Report - IWMF</u> <u>Planning Assessment Report - Options</u> <u>Site Selection Summary Analysis</u>
Responsible Officer Name:	Steven Cantrill Acting Manager Technical Support
Author Name:	Steven Cantrill Acting Manager Technical Support

EXECUTIVE SUMMARY

Redland City Council (RCC) currently operates Birkdale landfill (for disposal of general wastes) and Giles Road hardfill facility (for the disposal of construction and demolition [C&D] wastes). Both landfills are nearing capacity with estimated closure dates of 2010 and 2009 respectively.

In determining its future options for waste disposal, Council has previously:

- resolved not to develop another landfill but to transport its waste out of the city for disposal;
- completed a city-wide desktop assessment to identify potential sites suitable for a new waste facility (SMEC);
- completed a desktop assessment of Council's 4 existing mainland sites and Cleveland wastewater treatment plant (WWTP) for suitability as a potential waste site (SMEC);
- completed a detailed planning assessment report to identify the required waste infrastructure and site selection to serve the city's needs over the next 20 years (Allan Watson and Associates).

This report details the findings of the planning assessment report and makes a recommendation on the preferred waste infrastructure and site selection for Council's consideration.

PURPOSE

To present information on the findings of a planning assessment report and to seek a resolution from Council regarding the preferred site(s) for an integrated waste management facility (IWMF) prior to proceeding to the procurement and development application stage.

BACKGROUND

Redland Water & Waste (RWW) currently operates 2 landfills. Both are nearing capacity with the anticipated closure of Birkdale landfill in 2010 and Giles Road in

2009. Council has previously resolved not to construct another landfill but to transport its waste to a disposal location outside Redland City.

To reduce the impact of future waste transportation costs, it is envisaged that Council will need to construct a large-scale line haul waste transfer facility (WTF) designed to facilitate the increased diversion of recyclable material from the waste stream and provide for the compaction of residual waste to maximise transport efficiencies.

Studies to locate an ideal site to service all of RCC's long-term solid waste needs commenced in 2004 with a city-wide desktop assessment undertaken of public and private lands. The findings of this assessment indicated there was no "perfectly suited" site available to adequately cover all potential aspects for the city's future waste management needs. Later studies in 2005 concentrated on determining the suitability of the existing waste facility sites at Birkdale, Giles Road, Days Road and South Street and also included the Cleveland WWTP site. Findings of this report indicated that the former night soil disposal site at 240 South Street, Thornlands and/or Cleveland WWTP could potentially be developed as a future waste management site. The report re-affirmed that none of the 5 sites were ideal, due primarily to limited site size, location in regard to the generation of waste and planning restrictions.

Allan Watson and Associates was engaged in 2005 to undertake a detailed planning assessment to determine Redland City's waste infrastructure needs over the next 20 years. This assessment also investigated the preferred site location for any facility(s) based upon a range of social, environmental, economic and operational indicators. The recommendations of that report identify:

- that Council will require waste facilities capable of providing a range of functions including line haul transport, public drop-off, special wastes, greenwaste, scrap metal and other resource recovery opportunities;
- South Street, Thornlands as the preferred location for the new IWTF (incorporating line haul and public disposal functions);
- ongoing operation of the existing Redland Bay WTF;
- development of a C&D waste facility (potentially at Redland Bay);
- maintaining the Recycleworld retail operation at Redland Bay.

The need to retain the Recycleworld and Redland Bay WTF at a remote site is a direct result of the limited available land footprint at South Street and the difficulty in managing the forecast traffic throughputs.

SITE SELECTION SUMMARY

The planning assessment report investigated 3 of the existing 4 waste facilities (SMEC report previously identified the Giles Road facility was inadequately sized to accommodate a new facility) and the Cleveland WWTP for development of a single IWTF or as a combination of various activities upon a number of potential sites. In this way Council would be presented with a range of 8 possible options each assessed against common key criteria. These options are detailed in Table 1.

BIRKDALE LANDFILL – OLD CLEVELAND ROAD EAST, BIRKDALE

This is the current putrescible waste landfill and front end waste transfer facility. The planning assessment determined that this site is not suited to developing the IWMF due to the technical difficulty (and financial risks) of design and construction associated with settlement and landfill gas management, when constructing a large-scale structure on up to 25m of waste. Preliminary estimates indicate that building on the former landfill could cost an additional \$1.8M compared to other sites.

Other significant issues which limit the Birkdale site include: the visual obtrusiveness of a building with a 10-15m eave height on top of the landfill that already extends +13 m above the surrounding ground levels; the environmental impacts as a result of inadequate buffer distances from residents to the north and east of the facility (which will likely result in off-site nuisance issues such as noise, odour and dust); the difficulty in providing suitable queue lane lengths to prevent traffic queuing onto Old Cleveland Road East, the loss of a site identified with significant public open space potential and the difficulties in constructing such infrastructure while the landfill facility is still operational.

The existing WTF at the front end of the landfill is constructed on an undisturbed area outside and to the west of the landfill footprint. An assessment of the existing WTF infrastructure identifies that the facility will need a significant augmentation if it were to be retained, and, due to the limited site, many of the required functions would need to be undertaken on top of the closed landfill. This is likely to result in operational difficulties and off-site nuisance issues for neighbouring residents.

From a planning, financial, engineering and risk perspective, the Birkdale site does **not** offer a favourable solution for either a line haul WTF or retention of the existing front end WTF.

CLEVELAND WWTP – WEIPPEN STREET, THORNLANDS

This site currently operates as a WWTP with roadway access off the western end of Weippen Street. The site is considered unsuitable for the development of a waste facility due to the need to direct all WTF traffic past 2 hospitals or alternatively needing to construct a new access off the western end of Enterprise Street. Any access across Hilliards Creek would require a bridge constructed above the Q100 flood level which would be expensive and potentially impact on identified habitat linkages along Hilliards Creek as a direct result of the earthworks and construction height of approaches to any bridge. There are significant planning and other statutory limitations on the WWTP site that restrict further clearing and the current tenure arrangement with the Department of Natural Resources & Water (DNRW) does not cover solid waste activities. Developing waste facilities on the site will potentially limit the opportunity to expand existing sewage treatment activities on-site.

SOUTH STREET, THORNLANDS

This is a former night soil disposal site which has also received dead animals for burial. The site land is listed on the environmental register as a result of these previous activities. The site houses the waste and recycling contractor's depot and adjoins the animal pound located immediately to the east.

The site was identified as developable for a line haul transfer station and domestic waste drop-off but will not accommodate all waste activities due to size limitations. Consequently, if South Street was developed, other mainland waste sites would still need to operate to cover waste activities associated with Recycleworld, C&D waste recovery, organic waste processing and other future waste initiatives. It is considered these activities could likely be conducted at the Redland Bay site or elsewhere (including private facilities).

Favourable aspects for the site include: the ability to “engineer out” the geotechnical issues associated with the previous site activities; the site is generally central within the city; the site is mostly cleared (although some regrowth has occurred); the adjacent road network provides suitable access to the site (albeit with intersection upgrades at Enterprise and South Streets); and the use of the site for this purpose is supported by the zonings in the Redlands Planning Scheme.

Limitations of the site include: the small footprint for infrastructure and operational areas which could impede long-term operational effectiveness; a requirement to partially redevelop the existing collection contractor’s depot and the associated costs; the proximity of residential development from operational areas on site (some 300m) and industrial land to the north (100m) which is already subject to conflict issues. The need to retain operation of the Redland Bay WTF and additional costs associated with operating 2 facilities.

GERMAN CHURCH ROAD, REDLAND BAY

The Redland Bay site is a large parcel of land (38.7 hectares [ha]) originally identified in the 1994 waste strategy for a future landfill. The northern extent of the site is a former landfill and currently operates as a WTF and includes the Recycleworld retail facility. There is approximately 7ha of cleared area on the southern extent of the site that is periodically used for dredge spoil and greenwaste management. Buffer distances to residents are greater than at the other sites and are in the order of 350m.

An investigation of the site indicates that the Redland Bay site has the capacity to house the IWWMF infrastructure upon a single site, however there are statutory environmental issues that will potentially limit any further clearing on site, so expansion in the long term for other potential waste activities (C&D recycling, composting, biosolids management and alternate waste technology) may be difficult. The site, although partially disturbed, has not been filled and is therefore likely to offer an easier geotechnical solution than the other sites. Access to the site is satisfactory and the site is located close to an approved heavy vehicle road network.

Limitations of the site include: distances from the main population and commercial centres resulting in increased distances for customers to travel from the northern end of the city; potential loss of commercial waste revenue (approx \$1.0M per annum [pa]) if forced to travel greater distances and the cost to reconstruct Days Road to an appropriate standard.

TABLE 1: Description of various options

Option	Birkdale	South Street	Redland Bay
S1	Nil	Line haul/CIF* combined	Nil
S2A	CIF only	Line haul only	CIF only
S2B	Nil	Line haul/ CIF* combined	CIF only
S2C	Nil	Line haul only	CIF only
S3	CIF only	Line haul/ CIF* combined	CIF only
R1	Nil	Nil	Line haul/ CIF* combined
R2	CIF only	Nil	Line haul/ CIF* combined
R3	CIF only	CIF only	Line haul/ CIF* combined

*CIF – customer interface facility servicing domestic drop-off and recycling activities also referred to as a waste transfer facility (WTF) in this report

ISSUES

TRAVEL DISTANCES

Previous customer surveys indicate that 42% of respondents were prepared to travel up to 5km to use a waste facility, while 47% were prepared to travel up to 10km. With the existing facilities and current population centres, the average resident one-way travel distance to the nearest waste facility is 5.2km. Average distances over the range of waste infrastructure options are 6.4km for the South Street/Redland Bay combination (S2B) and 12.1km for the single Redland Bay facility (R1). Thorneside residents are most affected with travel distances of 12.6km and 22.5km respectively.

The consultant's report states that, in the event the waste facility is located at Redland Bay, up to 68% of the city's residents (2006) will travel up to an additional 12km (one way) compared to the recommended option. A more detailed analysis of the distances involved indicate that only 28% will travel greater than an *additional* 10km while 48% will travel an *additional* 5-10km each way. These percentages will reduce marginally over the 20-year planning horizons as residential development expands to the southern suburbs.

SOUTH STREET RESIDENTIAL/INDUSTRIAL PRECINCT

There are existing local amenity issues associated with the residential/industrial interface at South and Enterprise Streets. In December 2006, Council received a petition requesting the development of a master plan for the area addressing issues with noise, visual amenity and traffic. Council has investigated the issues tabled in the petition and in August 2007, resolved to undertake detailed design and cost estimates to install acoustic barriers along the South Street interface.

Any proposal to construct a new waste facility within the South Street commercial precinct will likely cause further concern to residents within the subdivision and will no doubt attract further criticism from those who consider the mix of commercial and residential activity within this region is not appropriate.

While it is considered the South Street site satisfies the general requirements published within guidelines for the siting and development of waste transfer stations

(WTSs), it is considered there may be ongoing issues with the neighbouring residents given their already proactive response to existing amenity issues.

However, the Redlands Planning Scheme is the master document for determining planning within the city and accordingly the community purposes (CP7) zoning of the South Street site suits the current use and future development of a waste management facility should Council elect to do so. Under IPA any proposal for a new waste facility will need to detail the proposed controls and infrastructure to address and mitigate any issues associated with the adjoining residential and industry zones.

POTENTIAL ENVIRONMENTAL/NUISANCE IMPACTS

The IWMF has the potential to generate off-site impacts resulting from the receipt, handling and transportation of waste. Typical impacts from such a facility may include: noise, odour, litter, dust, traffic, stormwater and groundwater contamination which need to be managed in accordance with specified development approval conditions and the *Environmental Protection Act*.

Generally, each of these impacts is managed using a range of techniques such as adequate buffer distances, noise barriers, odour control devices, dust suppression techniques, litter prevention measures, appropriate operational practices and contaminated water containment systems.

Both the Redland Bay and South Street sites offer suitable buffer distances from operational areas to sensitive residential properties. Both sites are located on the western side of residential properties which is of benefit given the prevailing wind direction with an onshore easterly aspect.

The Redland Bay site has the added advantage of Cleveland-Redland Bay Road separating residential development from the site which aids in buffering off-site impacts and provides for enhanced transport logistics relating to movement of bulked up waste and recycling outside the city.

Preliminary design layouts for both sites have positioned the waste transfer building at the furthest extent of the site and, as such, distances are in the order of 400m+ from residential properties. Other waste functions including resource recovery and greenwaste recovery are located closer to residential properties, however a 300m buffer distance is considered adequate to reduce potential off-site impacts. Buffer distances conform with relevant Environmental Protection Agency (EPA) guidelines.

While buffer distances are critical, any facility will also need to initiate good environmental design and management in its operations to lessen the potential for offsite impacts. It is considered that the South Street site will face more intense scrutiny from neighbouring residents than the Redland Bay site.

TRAFFIC IMPACT

2006 traffic counts at the existing facilities indicate that peak hour weekend traffic at the Birkdale facility is 170 vehicles per hour (vph) while the Redland Bay facility is 130vph. Growth over the next 20 years projects that potential peak weekend hourly vehicle throughput could reach 432vph unless Council is able to effect behavioural

change of city residents in regard to the frequency of transporting waste for disposal. Such a change would likely occur if transaction fees were applied at the facilities and/or if the disposal location was more remote from the point source.

Traffic assessments of the road networks surrounding the Redland Bay facility indicate there is sufficient capacity within the road network to cater for the forecast traffic (2026), however Days Road would require upgrading and sealing as it is only a gravel road.

The road network feeding the South Street industrial estate has adequate capacity provided both roundabouts at Enterprise/ Wellington Streets and South/ Wellington Streets (currently in progress) are upgraded to 2 lanes. The traffic assessment has also indicated this upgrade will be required regardless of whether or not a transfer station is constructed at South Street.

The traffic report further advises that the Swallow/South Streets and Lorikeet/South Streets intersections have adequate capacity for the forecast traffic volumes.

Closure of South Street, west of Wellington Street, was investigated as a potential option to reduce traffic impacts on the adjoining South Street residential area. This option was, however, deemed inappropriate as it would result in Enterprise Street being under capacity and it was further considered that a single entrance/exit into the industrial estate was a poor design option. This position was re-affirmed by Planning & Policy during its reporting on the noise mitigation study in 2007.

UPGRADE OF EXISTING COLLECTION CONTRACTOR DEPOT

The South Street site is presently occupied by JJ Richards as a truck depot to service the waste and recycling contract. Occupation of the site is covered under the service agreement and a trustee lease (yet to be registered). These agreements survive until 2014.

Preliminary plans for a waste facility at the South Street site indicate the need to demolish and replace 2 old buildings on the site, associated roadworks and to establish a new survey boundary for the revised lease area.

Discussions with JJ Richards have indicated their support for the depot reconfiguration and likely improvements. Any determination to construct an IWMF on the South Street site will require contractual negotiations with JJ Richards to ensure the uninterrupted operation of the waste collection activities can occur.

REGIONAL WASTE INFRASTRUCTURE INITIATIVES

With the pending closure of Birkdale landfill and realisation that the Chandler WTF, owned and operated by Brisbane City Council (BCC), was suitably located to service our northern residents, RWW officers met with senior officers from BCC to discuss the opportunity for regional co-operation using their existing infrastructure (circa 2005). At this meeting, BCC advised they had no opportunity to increase throughput at their WTS which, in turn, limited RCC's options for utilising the Chandler waste facility for our northern residents.

More recent discussions with BCC (2007) indicated a change in their policy direction. Advice indicated BCC's intention to plan a major infrastructure upgrade at this facility which has the potential to cater for some (if not all) of Redland City's waste disposal needs. Timing for the upgrade however, fails to cover the critical milestone related the closure of the Birkdale facility and the need for RCC to have an alternate disposal location.

A feasibility assessment was undertaken late in 2007 to identify and rank the potential benefits in working with BCC to develop a regional waste facility at Chandler. This study included a scenario to fast track development of the Chandler facility augmentation to offset the timing implications detailed above. Options were assessed against the base case where RCC provides its own local IWMF. The assessment concluded that from risk, financial, environmental, service level, operational and technical perspectives, the "base case", where RCC develops its own infrastructure, was the preferred option.

Officer level discussion around the regionalising of waste infrastructure within the south-east Queensland (SEQ) region has been identified as a key future opportunity for local government. This process, however, is in its infancy and is not likely any regional waste infrastructure and operational strategy could be rolled out to meet the required time horizons of the Birkdale landfill closure.

Preliminary investigation by waste planning staff indicates that there is potential to regionalise waste infrastructure across Brisbane, Redlands, Logan and the northern Gold Coast to provide an optimised infrastructure network across the local government regions. It is considered optimisation of the facilities could reduce the number from 10 to 7 with approximately 25-35km distance between each facility. In assessing the potential waste facility locations, it is considered the Redland Bay site offers a strategic option for the southern Redlands, and eastern regions of Logan City. Alternately, development of the South Street site would see 2 major facilities located only 15km apart.

TIMING CRITICALITY

A recent industry market sounding exercise has confirmed that timing for delivery of the IWMF is at a critical point and accordingly, progress to select the preferred site(s) and commence the development application process is paramount. Accordingly, it is equally imperative that Council commence its procurement process for delivery of this essential infrastructure and associated waste services.

PUBLIC INTEREST

Under the provisions of Section 489 of the *Local Government Act 1993*, Council must resolve it is in the public's interest to call for EOIs before inviting tenders and record its reasons for doing so.

Given the significant estimated value of the contract, the complexities in determining the ideal layout of resource recovery infrastructure, the compaction pit and waste receival hall and the appropriate level of detail to be included in the specification for a likely 10+ year contract, it is recommended that Council call expressions of interest (EOIs) before proceeding to tender. It is considered that tenderers will respond more

proactively to the required level of detail and cost to prepare a detailed bid if they are short-listed rather than for an open tender bid process, and as a result, Council is more likely to obtain a favourable outcome.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

In selecting the preferred location for the new waste facility, Council will need to consider a range of cost implications associated with the provision of infrastructure as well as operational and maintenance costs.

Comparative cost modelling of the range of waste infrastructure options indicates that an option where a single facility is provided will have cheaper capital and operational costs than alternate options where more than one facility is provided.

Other cost implications relate to the distance any WTF is from the point of waste generation. In the event that Council constructs its line haul facility at Redland Bay, under the current contract, kerbside waste and recycling collection costs will increase in the order of \$115,000 per annum.

A secondary financial risk with developing the line haul facility at Redland Bay is the risk of losing the existing commercial waste revenue currently in the order of \$1M per annum. Forcing commercial waste operators to travel further distances may encourage the use of other facilities for disposal. The risk of this occurring is not quantified and regardless of the facility location, Council will be exposed to this risk as it does not control the commercial waste stream and as such is subject to competitive market forces.

From the outcomes of the planning assessment report, Council faces capital costs in the order of \$7.12M (option R1) to \$11.4M (option S2C). Operational costs range from \$2.35M (option S1) to \$3.63M (option R3) per annum.

A financial comparison of likely options is detailed in the table below:

Option	Capex \$M	Opex \$M per annum	20 year NPV \$M
R1	7.12	2.39	27.6
S2B	8.43	2.57	29.3
R2	7.76	2.87	33.6

Option R1 where a single IWMF is provided at Redland Bay offers Council the least expensive option with a 20-year NPV of \$27.6M. It should be noted that maintaining public access to the waste facility at Birkdale will come at an additional estimated cost of \$6M over the next 20 years.

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

RWW has consulted with:

- Land Use Planning;
- Assessment Services;
- Infrastructure Planning;
- Communications and Marketing;
- Brisbane City Council;
- other local authorities;
- external consultants and industry providers.

OPTIONS

PREFERRED

The Council resolve as follows:

1. To acknowledge the findings of the Planning Assessment Reports dated 8 November 2006 by Allan Watson & Associates;
2. To determine the preferred site for a new integrated waste management facility as 761-789 German Church Road, Redland Bay; and
3. That it is in the public interest to call for expressions of interest for the design, construction and operation of an integrated waste management facility before proceeding to tender for the reasons outlined in this report.

ALTERNATIVE

That Council resolve as follows:

1. To acknowledge the findings of the Planning Assessment Reports dated 8 November 2006 by Allan Watson & Associates;
2. To determine the preferred site for a new integrated waste management facility as 240 South Street, Thornlands with continued operation of the Redland Bay waste transfer facility; and
3. That it is in the public interest to call for expressions of interest for the design, construction and operation of an integrated waste management facility before proceeding to tender for the reasons outlined in this report.

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

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That Council resolve as follows:

- 1. To acknowledge the findings of the Planning Assessment Reports dated 8 November 2006 by Allan Watson & Associates;**
- 2. To determine the preferred site for a new integrated waste management facility as 761-789 German Church Road, Redland Bay; and**
- 3. That it is in the public interest to call for expressions of interest for the design, construction and operation of an integrated waste management facility before proceeding to tender for the reasons outlined in this report.**

CARRIED

A division was called for.

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

Crs Reimers and Williams voted in the negative.

Cr Murray was absent from the meeting.

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

11.2 GENERAL BUSINESS

Permission was granted for the following items of General Business to be raised.

11.2.1 WASTE MANAGEMENT FACILITIES

1. That Council negotiate with Brisbane City Council regarding options for Redland City Council residents using the Chandler Waste Facility; and
2. That discussions take place with Council of Mayors committees in relation to regional waste solutions.

11.2.2 WATER CARRIERS

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.

COUNCIL RESOLUTION

Moved by: Cr Henry

Seconded by: Cr Elliott

That the General Business items be noted.

CARRIED

12 PLANNING & POLICY COMMITTEE 21/05/08 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Ogilvie
Seconded by: Cr Reimers

That the Planning & Policy Committee Report of 21 May 2008 be received.

CARRIED

DECLARATION OF OPENING

Cr Ogilvie declared the meeting open at 9.00 am.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Members Present

Cr C B Ogilvie	Chair and Councillor Division 2
Cr M E Hobson	Mayor
Cr W Boglary	Councillor Division 1
Cr D A Henry	Councillor Division 3
Cr P J Dowling	Councillor Division 4
Cr B A Townsend	Councillor Division 5
Cr T Bowler	Deputy Mayor and Councillor Division 6 Entered at 9.03 am
Cr M A Elliott	Councillor Division 7
Cr K A Reimers	Councillor Division 8
Cr K M Williams	Councillor Division 9
Cr H J Murray	Councillor Division 10

Committee Manager

Mr G Photinos	Acting General Manager Planning and Policy
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Officers

Mr G Underwood	Acting Chief Executive Officer
Mr W Dawson	Manager Land Use Planning
Ms R Bonnin	Manager Community and Social Planning
Mr D Elliott	Manager Infrastructure Planning
Mr P Mayes	Senior Advisor Sport & Recreation
Mr W Mortlock	Acting Manager Environmental Protection
Mr M Elliott	Property Services Manager
Mr S Fitzsimmons	Adviser Biodiversity Planning
Mr D Carter	Senior Adviser Natural Environment

Minutes

Mrs J Thomas	Corporate Meetings & Registers Officer
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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 the order of business be altered to discuss Item 3 General Business before the closed session Items 2.1 *Land Acquisition Amendment* and 2.2 *Southern Redland Regional Sport Facility Plan*.

CARRIED

Cr Bowler left the meeting at 10.47 am (during item 3.1) and returned at 11.06 am (during item 3.2);

Cr Ogilvie vacated the chair and left the meeting at 11.06 am (during item 3.1), Cr Hobson presided;

Cr Hobson vacated the chair at 11.08 am (during item 3.1); Cr Ogilvie presided;

Cr Hobson left the meeting at 11.25 am (during item 3.2) and returned at 11.51 am (during item 3.2);

Cr Williams left the meeting at 11.41 am (during item 3.2) and returned at 11.48 am (during item 3.2);

Cr Williams left the meeting at 12.01 pm (during item 3.2) and returned at 12.06 pm (during item 3.2)

12.1 PLANNING AND POLICY

12.1.1 REVIEW OF REGIONAL ROAD GROUP BOUNDARIES

Dataworks Filename: GOV: SouthROC Regional Roads Group

Responsible Officer Name: David Elliott
Manager Infrastructure Planning

Author Name: David Elliott
Manager Infrastructure Planning

EXECUTIVE SUMMARY

The recent amalgamation of councils and review of the Department of Main Roads district boundaries will require councils and the Road Alliance Board to revisit the configuration of Regional Road Group (RRG) boundaries.

This report recommends that Council advise the Roads Alliance Board that its preferred option is to remain within the Southern District RRG which currently comprises Logan, Gold Coast, Scenic Rim and Redland City.

PURPOSE

To respond to correspondence from the Roads Alliance Board requesting that Councils advise them of their preferred RRG grouping by 30 May 08.

BACKGROUND

Redland City currently is a member of the southern District RRG with Gold Coast, Logan and Scenic Rim councils.

Since the inception of the Regional Road Groups, the Southern District Councils have worked harmoniously to achieve sound outcomes regarding the prioritisation of funding allocations for designated local roads of regional significance.

ISSUES

The recent reconfiguration of Main Roads district boundaries leaves Redland City as the only council in the Southern District RRG to lay within the Metropolitan District, which also covers Brisbane and Ipswich.

From an operational perspective Main Roads is believed to hold the view that RRGs fall into the alignment with their district boundaries, which would see Redland City moving to a group comprising Ipswich and Brisbane.

However, from a community of interest perspective and dealing effectively with cross border issues, officers are of the opinion that Redland City should remain within the Southern Region RRG.

Significant time and effort have been expended in prioritising projects across the Southern Region and it is considered that it would not be in Council's best interest to relocate to the Brisbane region.

Observer status in the Brisbane RRG would be helpful given that the northern part of the City abuts the Brisbane road network.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report 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

There are no financial implications.

PLANNING SCHEME IMPLICATIONS

There are no implications to the Redland Planning Scheme.

CONSULTATION

The Acting Chief Executive Officer has been consulted regarding the recommendation in this report.

OPTIONS

PREFERRED

That Council resolves as follows:

1. To advise the Road Alliance Board that Council wishes to retain full membership of the Southern Regional Roads Group; and
2. To seek observer status in the Brisbane District Regional Roads Group.

ALTERNATIVE

No alternative is suggested.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve as follows:

1. **To advise the Road Alliance Board that Council wishes to retain full membership of the Southern Regional Roads Group; and**
2. **To seek observer status in the Brisbane District Regional Roads Group.**

CARRIED

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

Dataworks Filename: RTT: Capital Works Program
GOV Petitions

Attachments: [Aerial Photograph - Pathway - Diana Street](#)

Responsible Officer Name: David Elliott
Manager Infrastructure Planning

Author Name: Len Purdie
Senior Advisor Capital Project Programming

EXECUTIVE SUMMARY

A petition has been received by Council requesting the closure of a pathway adjacent to 13 and 15 Diana Street, Capalaba. At the General Meeting of 28 November 2007, Council resolved that the petition be received and referred to the appropriate area for consideration and a report back to Council.

This report recommends that Council not support the closure of the pathway.

PURPOSE

To prepare a response to a petition requesting that Council close a pathway adjacent to 13 and 15 Diana Street, Capalaba.

BACKGROUND

The owners of 13 and 15 Diana Street, Capalaba arranged a petition of local residents seeking closure of the above mentioned pathway between their respective properties.

ISSUES

- This section of pathway is integral with the Diana Street road reserve and its closure therefore comes within the jurisdiction of the Department of Natural Resources and Water (DNRW);
- The concrete footpath in Diana Street, including the link to the school, is of relatively recent construction. A 280m section of path in Diana Street was purpose built from Handsworth Street to link with the school via the pathway between the properties;
- Closure of the pathway link between the properties would make the footpath in Diana Street virtually redundant;
- Although there is obviously some community support for the pathway closure, not all residents signed the petition;
- While the petition does not provide definitive reasons for requesting the closure of the pathway, the common reasons for such requests are the

occasional nuisances caused by pedestrian activity and the perceived additional risks to the security of the adjoining properties;

- On balance it is considered that the community benefit of having this link available to the local residents, as a convenient access to the school, outweighs the concerns of the petitioners;
- It is recommended therefore that Council not support the closure of the pathway between 13 and 15 Diana Street.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report 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 implications if the preferred option is adopted.

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 and Manager Operations and Maintenance have been consulted.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To not support the closure of the pathway between 13 and 15 Diana Street, Capalaba; and
2. That the principal petitioner be requested to notify all signatories to the petition of Council's decision in this matter.

ALTERNATIVE

No alternative option recommended.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To not support the closure of the pathway between 13 and 15 Diana Street, Capalaba; and

2. That the principal petitioner be requested to notify all signatories to the petition of Council's decision in this matter.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That consideration of this matter be deferred to the Planning and Policy Committee meeting scheduled for 9 July 2008, to allow for further consultation and survey to be completed.

CARRIED

12.1.3 PETITION TO RAISE COUNCIL CONTRIBUTION TO CANAL LEVIES

Datworks Filename: RTT Marine Landing Facilities - Weinam Creek
Responsible Officer Name: David Elliott
Manager Infrastructure Planning
Author Name: Michael Pattinson
Senior Advisor Investigations

EXECUTIVE SUMMARY

Council currently contributes 10% of General Account funds to the Raby Bay Canal Account. A petition received from the Raby Bay Residents requests that Council raise its contribution to 50%. The request is based on the allegation that Council officers approved the design and construction of the canal without proper knowledge of the design requirements and therefore the current damage to the wall should not be borne entirely by the residents.

This report recommends that Council not increase its contribution to the Raby Bay and Aquatic Paradise Canal Accounts and reject the allegation that it is liable for any and all damage to the revetment wall and increase its contribution to Sovereign Waters Canal Account to 12.7%.

The recommendation relating to Council's contribution to these accounts is based loosely on the costs attributed to the management of public lands within the precincts.




PURPOSE

To respond to a petition that Council received at its General Meeting on the 26 September 2007. The petition read:

"We, the undersigned request that Council contribute 50% of the cost annually to maintain the Raby Bay canals (presently 10%). The movement of rocks in the canals and subsequent damage to the revetment walls are not caused by the residents and, as such, should be contributed more from the General Rate. The damage has been brought about by Redland Shire Council officers approving the design and construction of the canals without proper knowledge of the design requirements".

BACKGROUND

The Raby Bay canal levy was introduced to provide funds to maintain the canal's system of waterways. Current 2007/2008 Levy fees are:

 Raby Bay	\$1350
 Aquatic Paradise	\$1417
 Sovereign Waters	\$ 825

ISSUES

At the General Meeting on 19 December 2007, Council resolved as follows:

- 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; and
- That this report also considers the same issues for Aquatic Paradise and Sovereign Lakes.
- At the December 2007 Planning & Policy Committee meeting, reference was made to previous reports relating to the amount of Council contribution to the Raby Bay Account. A comprehensive file search has revealed no further information that would assist Council in making a decision on this matter. It is believed that the decision to adopt the 10% Council contribution to the Raby Bay Account was taken at a past budget workshop and based loosely on the cost attributable to Council managed lands within the precinct.
- Officers have recently checked this assumption and found that there is 22,060m of wall in the Raby Bay canal system with 1,384m being adjacent to parkland, equating to 6.3% of the total length of wall. The 10% contribution from the General Fund is therefore considered to be more than reasonable. Similar exercises to determine the percentage of canal frontage in Council ownership were carried out for Aquatic Paradise and Sovereign Waters.

Canal Estate	Total Wall (m)	Walls in public ownership (m)	% In public ownership
Aquatic Paradise	5,566	215	3.8%
Sovereign Waters	1,107	141	12.7%

- Based on this recent work, it is considered reasonable to increase Council's contribution to the Sovereign Waters Lake Account to 12.7%. This increase of 2.7% on the total of all resident contributions to the Sovereign Water Lake Account amounts to \$1,200 per year.
- The waterways of Raby Bay, Aquatic Paradise and Sovereign Waters provide negligible access for the general public. The primary purpose of the revetment walls is to support and protect private residential allotments and provide private boating access. The revetment walls, except adjoining parkland, are located on private property.
- In relation to the issue of potential Council liability raised in this petition, whilst the movement and damage to the revetment walls is generally accepted not to be caused by any person/s, Council does not admit that the residents are not responsible for any damage or contributing to any damage whatsoever.
- Council strongly rejects any suggestion that its officers have contributed to the damage in any way or been negligent in the discharge of their duties including approving the design and construction of the canals including the revetment walls.

The canals were designed by a RPEQ and agreed to by Council in accordance with accepted practice.

- Council's maintenance of the walls is not an admission of liability for any damage caused to them; rather it is an act of civil responsibility and good environmental stewardship. Council accepts that it has responsibility for ensuring the maintenance of the canals but rejects that it is liable for any and all damage to the revetment walls.

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

No additional unbudgeted financial implications if the status quo of 10% contribution to Raby Bay Aquatic Paradise and Sovereign Water Lake Account (\$138,000 in 2007/08) remains.

A 50% contribution, if adopted, would require a transfer of an additional amount of \$552, 000 from the General Account (2007/08).

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 following were consulted; Manager Legal Services, General Manager Planning and Policy, Group Manager Infrastructure Planning.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To maintain the Council contribution to the Raby Bay and Aquatic Paradise Canal Accounts at the current rate of 10 percent and increase the Council contribution to the Sovereign Waters Lake Account to 12.7%;
2. To reject any allegation that Council officers have contributed to the damage in any way or been negligent in the discharge of their duties in approving the design and construction of the canals including revetment walls;
3. To accept that Council has responsibility for ensuring the maintenance of the canals, but reject that it is liable for any and all damage to the revetment walls; and

4. To request that the Raby Bay Residents Association as head petitioner advise all signatories to the petition of Council's decision in this matter.

ALTERNATIVE

No alternative proposed.

OFFICER'S/COMMITTEE RECOMMENDATION

That Council resolve as follows:

1. To maintain the Council contribution to the Raby Bay and Aquatic Paradise Canal Accounts at the current rate of 10 percent and increase the Council contribution to the Sovereign Waters Lake Account to 12.7%;
2. To reject any allegation that Council officers have contributed to the damage in any way or been negligent in the discharge of their duties in approving the design and construction of the canals including revetment walls;
3. To accept that Council has responsibility for ensuring the maintenance of the canals, but reject that it is liable for any and all damage to the revetment walls; and
4. To request that the Raby Bay Residents Association, as head petitioner, advise all signatories to the petition of Council's decision in this matter.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Dowling

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.

CARRIED

A division was called for.

Crs Reimers, Williams, Dowling, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Townsend, Elliott and Bowler voted in the negative.

Cr Murray was absent from the meeting.

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

12.1.4 RENEWABLE ENERGY GENERATION EXPRESSION OF INTEREST

Dataworks Filename: EM Project - Renewable Energy
Attachments: [Renewable Energy Generation EOI](#)
Responsible Officer Name: Gary Photinos
Manager Environmental Management
Author Names: Warren Mortlock
Snr Adviser Environmental Protection
Michael O'Brien
Adviser Environmental Performance

EXECUTIVE SUMMARY

Council invited Expressions of Interest (EOI) from the renewable energy generation sector to build, own and operate renewable and low carbon energy generation (plant and technology) in Redland City, suitable for meeting a portion of community and/or Council's corporate energy requirements.

Nine expressions of interest were received and subsequently reviewed by independent consultants Maunsell Australia Pty Ltd (Maunsell). Responses included a mix of traditional solar (photovoltaic) power generation, wind and wave generation, a thermal transfer engine, and waste to energy/biogas.

Maunsell advises that none of the proposals meets the requirements of the EOI, and further recommends that Council not proceed to tender on any of the EOIs. Maunsell advises that after savings through efficiencies, purchasing additional Green Power across Council's operations and facilities provides a more cost effective method for Council to reduce greenhouse gas emissions, and meet its 2010 greenhouse gas reduction target.

PURPOSE

1. Report to Council on the results of a call for Expressions of Interest for the provision of low or no carbon renewable energy generation solutions in Redlands, and
2. Seek Council endorsement not proceed to a subsequent tender at this time.
3. In respect of Council's resolution (GM Aug 2007, 10.1.6 Research on the Introduction of Carbon Markets - Resolution 1b) that 'the second priority to reduce emissions is by sourcing power from less carbon intense sources', to seek Council endorsement that the purchase of Green Power be investigated to the extent necessary to achieve the target 25% reduction in greenhouse gas emissions by 2010 - over and above that achieved by that time through energy efficiency measures.

BACKGROUND

- Renewable Energy Incentives Policy Statement was adopted at Special Meeting of Council on 2/72007.
- Council resolved (GM 29/8/2007 item 10.1.6) to adopt as a guideline for use under the Environment Policy and Purchasing Policy that:
 - *the first priority to reduce emissions through improved efficiency to the point at which best practice is achieved;*
 - *the second priority to reduce emissions by sourcing power from less carbon intense sources;*
 - *the third priority to reduce emissions by purchasing certificates or carbon offsets.*
- Council resolved (GM 31/10/2007) under item 'Next Steps – Local Greenhouse Action Plan': "to call for expressions of interest for the provision of low or no carbon energy generation solutions providing a clear demonstration of appropriate technology for wider community adoption and scaleable to meeting the Council's corporate power needs".
- Expressions of Interest were sought under ENM-0006 for "Greenhouse Gas Reduction: Renewable and Low-carbon Energy Generation Options for Redland Shire" (advertised from 22/12/2007; closing date: 11 February 2008).
- Nine expressions of interest were received and subsequently reviewed by independent consultants Maunsell. The final report of this review is confidential and will be provided to Councillors under separate cover. A summary of the review findings and recommendations is provided in the attachment.
- A briefing for Councillors on the Renewable Energy EOI, and a more general brief on Climate Change were presented to Councillors at Planning and Policy Committee 16 April 2008.

ISSUES

RESPONSE TO EXPRESSION OF INTEREST

The preliminary response to the EOI indicated a keen interest from both industry and the community. Following the EOI advertisement, the Bayside Bulletin published a number of readers' letters expressing their support for the initiative.

A total of nine EOIs were received. The types of technologies and number of EOIs for each type proposed were as follows:

1. gasification of biomass with subsequent combustion of the syngas (1);
2. using tidal streams or ocean currents to generate electricity (2);
3. the collection of heat from the sun to drive a thermal engine (1);
4. generating electricity directly from standard photovoltaic panels (4); and
5. the concentration of sunlight onto solar photovoltaic cells using arrays of reflective dishes (1).

The proposals ranged from installation of common, proven, relatively low risk solar photovoltaic panels, through to high risk and unproven technology including the ocean based projects and a thermal engine.

INDEPENDENT AND EXPERT REVIEW OF SUBMISSIONS

Maunsell was commissioned by Redland City Council to provide an independent and expert review of all submissions received from the Expression of Interest.

Maunsell's overall recommendations from the EOI process are:

- that RCC not invite a tender from any of the EOI proponents;
- that RCC instead, in the short term (at least the next two to three years) continue and augment its existing Green Power; and
- that RCC look to continue its investment in energy efficiency within buildings and facilities.

Maunsell's advice is that the capital requirements and project risks for Council from pursuing any of the EOI proposals would be too high, and that none currently represent a cost-effective, realistic and viable approach.

The EOI process has demonstrated that the market currently does not see a cost effective investment in renewable energy for the Redlands area. While proven renewable energy technology such as wind power is available, investment interest is focussed on the southern states where wind conditions are more reliable and frequent, and grid connection is better facilitated.

Renewable energy policy has been in place at the federal level under the previous Government since 2000 - through the mandatory renewable energy target (MRET), to deliver an additional 9,500GWh of clean energy by 2010. A key commitment of the current federal Government is to increase this target to 20% by 2020. The main contenders to meet this target are gas turbine and wind power.

An investment by Council in Green Power is certified to directly translate to a reduction in greenhouse gas emissions, and remains an efficient and relatively low risk means for Council to access relatively low cost renewable energy and the associated net reductions in greenhouse gas emissions.

Maunsell advises that waste to energy holds the greatest **potential** for Council to explore as a renewable energy technology, but that Council **only** look to pursue waste-to-energy which can demonstrate cost effectiveness over 20+ years, if its overall waste costs are also reduced.

RESIDENTIAL INVESTMENTS IN RENEWABLE ENERGY

Council's interest in promoting and facilitating renewable energy development in the city may be pursued in a number of ways, other than direct development of generating capacity as envisaged under this EOI.

At the present time, the economic context for Council sponsored renewable energy generation is not encouraging, and it is very different to that confronting the

residential sector. Council does not attract any of the subsidies offered to residential premises and these significantly impact the bottom-line affordability and hence the take up rate for residential systems (solar PV systems).

The mix of Federal Government and State Government subsidies is rapidly developing and individual residential consumers should be making their own assessment of the cost benefit for themselves. Council should lobby these governments to get a better deal, possibly under any future scheme for middle level systems such as would be installed by local government and small business.

SOURCING POWER FROM LESS CARBON INTENSIVE SOURCES

Council resolved (GM 29/8/2007 item 10.1.6) as follows:

“1. To adopt as a guideline for use under the Environment Policy and Purchasing Policy that:

- a) The first priority to reduce emissions is through improved efficiency to the point at which best practice is achieved;*
- b) The second priority to reduce emissions is by sourcing power from less carbon intense sources (such as purchasing green power, using alternative vehicle fuels, or installing solar power generating capacity), to the point that Council meets its commitment to a greenhouse gas reduction target;*
- c) The third priority to reduce emissions is by purchasing certificates or carbon offsets, such that Council to meet its commitment to greenhouse gas reduction target:*

I. With a preference be given to certificates/offsets created through energy-efficiency and renewables (from registered accredited providers operating under a regulated scheme) over those created through biosequestration projects (from registered accredited providers operating under a regulated scheme); and

II. Not purchase offsets created through biosequestration projects operating under a voluntary scheme to adopt as a guideline for use under the Environment Policy and Purchasing Policy that the first priority to reduce emissions is through improved efficiency, then by sourcing power from less carbon intense sources, and thirdly by purchasing certificates or carbon offsets

In respect of 1b, it is now appropriate that purchase of Green Power be the less carbon intensive source of choice up to the 2010 LGAP timeline. Council now needs to establish the level of greenhouse gas reductions achieved by mid to late 2009 and purchase Green Power to the extent necessary to achieve the target 25% reduction over 1998 levels by the start of the 2010 calendar year.

RELATIONSHIP TO CORPORATE PLAN

The recommendation supports 5 of Council's strategic priorities including:

- Natural Environment – 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.

- Essential Services – Provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.

FINANCIAL IMPLICATIONS

Council resolved (GM 31/10/2007) under item ‘*Next Steps – Local Greenhouse Action Plan*’ to acknowledge a “funding shortfall of \$2.4 million between 2007/8 and 2010/11 in achieving its currently adopted CCP target for 2010 and refer investment options for consideration” in future budget deliberations.

The Next Steps report advised Council (in Table 1 of the report) that up to \$185,000 (of the above \$2.4m) may be required for investment in a renewable energy demonstration project. Since the current report recommends that Council not proceed with such a project, and that increased effort on energy efficiency or Green Energy purchase is needed, it is appropriate that these funds be used instead for either of these purposes.

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 with the following people/groups –

- Scott Losee, Manager Sustainability, Maunsells AECOM regarding the establishment of the EOI and review of proposals;
- Brian Lewis, Manager Corporate Acquisitions, Fleet & Facilities, on the strategic elements of the EOI and its review;
- Steve Cantrill, Senior Waste Planner, Redland Waste on the use of waste for renewables in the city.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To conclude the expression of interest process for ENM-0006 “Greenhouse Gas Reduction: Renewable and Low-carbon Energy Generation Options for Redland Shire” and take no further action in this matter; and
2. To further investigate the purchase of Green Power to the extent necessary to meet its corporate greenhouse gas reduction target (25% reduction) by 2010 over and above the reductions gained through energy efficiency by that time.

ALTERNATIVE

No alternative recommendation is forthcoming from the review of the submissions.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To conclude the expression of interest process for ENM-0006 "Greenhouse Gas Reduction: Renewable and Low-carbon Energy Generation Options for Redland Shire" and take no further action in this matter; and
2. To further investigate the purchase of Green Power to the extent necessary to meet its corporate greenhouse gas reduction target (25% reduction) by 2010 over and above the reductions gained through energy efficiency by that time.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Townsend

That Council resolve as follows:

1. **To conclude the expression of interest process for ENM-0006 "Greenhouse Gas Reduction: Renewable and Low-carbon Energy Generation Options for Redland Shire" and take no further action in this matter; and**
2. **To further investigate the purchase of Green Power and other opportunities to the extent necessary to meet its corporate greenhouse gas reduction target (25% reduction) by 2010 over and above the reductions gained through energy efficiency by that time.**

CARRIED

12.1.5 NORTH STRADBROKE ISLAND KOALA MAPPING

Dataworks Filename: EM Koala Conservation Management Policy & Strategy

Attachments: [Koala Mapping – Deed of Agreement](#)
[NSI Koala Research Program – Submission for Funding](#)

Responsible Officer Name: Gary Photinos
Manager Environmental Management

Author Name: Dan Carter
Senior Advisor natural Environment

EXECUTIVE SUMMARY

Council has the opportunity to undertake koala mapping and population estimate for North Stradbroke Island, with the assistance of funding from Environmental Protection Agency (EPA). This specific task has been identified in Council's Koala Policy (2008) as a key objective and a specific action in the Koala Strategy (2008). This project will be undertaken with other organisations, Consolidated Rutile Limited, University of Queensland, Macquarie University.

This project will provide an EPA endorsed koala habitat map of the island that Council through this agreement will need to include in the Redlands Planning Scheme. The EPA is to provide funding of \$61,000 for the undertaking of this project once the funding agreement is signed by the Chief Executive Officer.

PURPOSE

This report seeks Council approval to authorise the Chief Executive Officer to sign the Deed of Agreement between the State of Queensland and Redland City Council, in relation to funding for the survey and mapping of koala habitat on North Stradbroke Island under the Nature Conservation (Koala) Conservation Plan 2006 and Management program 2006-2016.

BACKGROUND

- August 2006 - The Nature Conservation (koala) Conservation Plan 2006 and Management program 2006 – 2016 was released by EPA.
- 29 November 2006 - A letter was received by the Manager of Wildlife Conservation Branch of Environmental Protection Agency (EPA) regarding koala habitat mapping and funding opportunity over four years to assist local governments.
- September 2007 - Koala Summit was held after presentation by CRL. EPA spoke to Council officers about reapplying for funds to map North Stradbroke Island Koala Population.

- January 2008 - Adoption of Koala Policy (2008) and Strategy 2008 with part of the policy objective being to measure, map and recognise in the State Koala Plan the unique North Stradbroke island koala population.
- March 2008 - Council submitted an application for North Stradbroke Island Habitat Mapping.
- April 2008 - Letter from EPA regarding Council's application was successful and the need for Council to sign a Deed Agreement between the State and Redland City to commence payment of funds.

ISSUES

KOALA POLICY (2008)

The Policy objective identifies the specific need of Council to measure, map and recognise in the State Koala Plan the unique North Stradbroke Island Koala Population. The North Stradbroke Island population is unique in that it is the only naturally occurring island population. Threats facing the koala on the island are primarily dogs, cars and bushfires.

CURRENT KOALA POPULATION INFORMATION ON NSI

The information on koalas on NSI has been done by CRL who has been working with University of Queensland for last 4 years in radio collaring a number of individuals on the island. At this stage, no work has been carried out to establish population estimates, however data collected already provides a clear understanding of the important habitat for koalas on the island.

FUNDING AGREEMENT

The Environmental Protection Agency (EPA) has agreed to assist in the funding of \$61,000 for the koala mapping on North Stradbroke Island. The project is estimated to cost a total of \$122,000. The other half of the funds will be provided through in-kind contribution from Council, CRL, University of Queensland and Macquarie University. EPA will provide the funds following the signing of the agreement. The funds will be provided on the basis the project will achieve the following goals:

- Identification through koala population survey of previously unmapped areas of koala habitat within the organisations local government area of North Stradbroke Island;
- Inclusion of surveyed and mapped areas of koala habitat in relevant planning scheme and planning instrument of the organisation, to extent possible; and
- Undertake objectives 1 and 2 in accordance with Koala Plan Policy 7 (Koala Habitat Assessment and Mapping).

The completion of the koala survey work will be intended to be done by the 1 July 2009 with EPA endorsed koala map incorporated into Council's Planning Scheme by 1 July 2010.

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 the unique location on Moreton Bay.

FINANCIAL IMPLICATIONS

Council will provide in-kind support with officer time, vehicle usage and some logistical costs.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, such as mapping of North Stradbroke Island with the EPA endorsed koala map.

CONSULTATION

Consultation has occurred with the following:

- Environmental Protection Agency;
- Consolidated Rutile Limited;
- Stradbroke Island Management Organisation;
- University Of Queensland;
- Macquarie University;
- Environmental Education;
- Land Use Planning.

OPTIONS

PREFERRED

That Council resolve to delegate authority to Chief Executive Officer to sign the Deed Agreement between The State of Queensland and Redland City Council, in relation to funding for the survey and mapping of koala habitat on North Stradbroke Island under the Nature Conservation (Koala) Conservation Plan 2006 and Management program 2006-2016.

ALTERNATIVE

That Council do not resolve to delegate authority to Chief Executive Officer to sign the Deed Agreement between The State of Queensland and Redland City Council, in relation to funding for the survey and mapping of koala habitat on North Stradbroke Island under the Nature Conservation (Koala) Conservation Plan 2006 and Management program 2006-2016.

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

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve to delegate authority to Chief Executive Officer to sign the Deed Agreement between the State of Queensland and Redland City Council, in relation to funding for the survey and mapping of koala habitat on North Stradbroke Island under the Nature Conservation (Koala) Conservation Plan 2006 and Management program 2006-2016.

CARRIED

12.2 GENERAL BUSINESS

There were no items of general business; however there was a brief discussion on the Federal Government's funding for the Ricketts/Quarry Road upgrade project.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That the General Business be noted.

CARRIED

12.3 CLOSED SESSION AT COMMITTEE

Moved by: Cr Elliott
Seconded by: Cr Reimers

That the meeting be closed to the public under Section 463(1) of the *Local Government Act 1993* to discuss the following item:

12.3.1 Land Acquisition Amendment; and
12.3.2 Southern Redland Regional Sport Facility Plan.

The reason that is applicable in these instances is as follows:

"(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage."

CARRIED

MOTION TO REOPEN MEETING

Moved by: Cr Williams
Seconded by: Cr Elliott

That the meeting be again opened to the public.

CARRIED

12.3.1 LAND ACQUISITION AMENDMENT

Datworks Filename: EM Environmental Charge Acquisitions 07/08
Attachment: [Attachment 1](#)
Responsible Officer Name: Gary Photinos
Manager Environmental Management
Author Name: Stuart Fitzsimmons
Adviser Biodiversity Planning

EXECUTIVE SUMMARY

Council resolved to acquire new properties in September 2007 using the Environment Separate Charge. One of the properties is located at Jones Road, Capalaba. The owners have been approached by the Property Services Manager for acquisition of the whole lot, but have responded that they will negotiate the sale of the back part of the allotment only (along the zoning boundary).

PURPOSE

To seek Council approval to acquire "part of lot" 43 on RP70826 situated at 20-24 Jones Road, Capalaba.

BACKGROUND

In September 2007, Council resolved to acquire additional new properties using the Environment Separate Charge from 2007 to 2012. One of these properties is situated at 20-24 Jones Road, Capalaba. Council has resolved to temporarily close the end of Jones Road under the *Local Government Act* once the property has been acquired.

ISSUES

The vegetated part of the lot has important strategic riparian corridor values that form part of the link along the length of Coolwynpin Creek (see Attachment 1). It provides buffer to waterways from surrounding land use, and assists in preventing erosion and improving water quality.

The Property Services Manager has approached the property owner regarding potential acquisition. The owner has indicated he is willing to negotiate the sale of the back portion of the lot only. This is the portion of the lot that forms the corridor linkage.

Site remediation includes fencing off the back portion, site tidy up and rubbish removal, weed removal, and rehabilitation of bank to stabilise any erosion problems. The road closure will prevent any illegal dumping or further degradation along this portion, without effecting businesses along the road.

The zoning for the back portion once purchased can be rezoned to conservation to reflect the significance of the land, and to ensure future protection.

Council officers currently have authority to negotiate the acquisition of "whole of lot" (Item No 10.4.1 (b)). This resolution remains current. Therefore the opportunity to negotiate the acquisition for the remaining part of the lot remains valid should the property owner wish to negotiate in the future.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The property will be negotiated at "fair market value" as advised by the Property Services manager. The site remediation is estimated at approximately five percent of acquisition price. There are sufficient funds in the Environment Separate Charge to acquire the back part of the property in 2008/09 budget.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, such as re-zoning the back portion from open space to conservation.

CONSULTATION

Consultation has occurred with the following: Councillor Williams, General Manager Planning and Policy, Property Services Manager, Manager Environmental Management and Natural Area Management officers.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To acquire “part of lot” 43 on RP70826 situated on 20-24 Jones Road, Capalaba at “fair market value” if negotiations are successful; and
2. That the Chief Executive Officer be delegated authority to sign all associated documentation.

ALTERNATIVE

That Council does not negotiate acquisition of “part of lot” 43 on RP70826 situated on 20-24 Jones Road, Capalaba, and continues to negotiate for “whole of lot”.

OFFICER’S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve as follows:

1. To acquire “part of lot” 43 on RP70826 situated on 20-24 Jones Road, Capalaba at “fair market value”; and
2. That the Chief Executive Officer be delegated authority to sign all associated documentation.

CARRIED

12.3.2 SOUTHERN REDLAND REGIONAL SPORT FACILITY PLAN

Datworks Filename: P&R Sports Facilities Plan for Southern End of City

Attachments: [Section 1 Summary](#)
[Section 2 Consultation](#)
[Section 3 Facility Needs Analysis](#)
[Section 4 Facility Location Analysis](#)
[Section 5 Masterplan](#)
[Section 6 Existing Major Sportsfields and Venues Review](#)
[Section 7 School Sportsfield Review Sports Facility Plan](#)

Responsible Officer Name: Roberta Bonnin
Manager Community and Social Planning

Author Name: Paul Mayes
Senior Advisor Sport and Recreation

EXECUTIVE SUMMARY

Council has previously endorsed a number of key studies which have identified the need to provide for additional sporting land in the southern region of the Shire. In February 2007, Council engaged consultants Leisure Futures to undertake a review of the current and future sporting needs as well as identifying appropriate sites and types of facilities for future development.

Joint funding for the project was obtained from Sport and Recreation Queensland and a Steering Committee was established to oversee the Southern Redland Regional Sport Facility Plan with officers from Environmental Management, Land Use Planning, Parks and Conservation, Leisure and Recreation Services, Sport and Recreation Queensland and Community and Social Planning.

Following an extensive consultation process including a Councillor workshop in November 2007, a report has now been completed for Council consideration.

Attached is the Sports Facilities Plan for the Southern Region of Redland City which recommends that a minimum site size of 35HA be identified in the Thornlands Enterprise Area. This site was recommended due to its location and zoning within the urban footprint. The report also includes indicative facilities incorporated into a proposed generic Master Plan which would need to be adapted to a specific site following the Structure Planning process.

An indicative facilities capital development costing was prepared by Quantity Surveyors, Rod Johnson and Associates, as follows:

Stage One	\$20,500,000.00
Stage Two	\$20,950,000.00
Design and Authority Charges	\$6,200,000.00
Design & Contingency	\$4,800,000.00
Total Current Indicative Cost	\$52,450,000.00

PURPOSE

To seek Council endorsement of the Sports Facilities Plan for the Southern Region of Redland City for planning purposes and approve a sport summit to be held with sport and recreation clubs and stakeholders to confirm the findings for the Master Plan.

BACKGROUND

Council has previously endorsed a number of key studies which have identified the need to provide for additional sporting land in the southern region of the Redlands. These studies include the 2004 -2016 Open Space Plan, 2004 Sport and Recreation Facilities & Services Study, 2006 Redland Water and Waste site investigation at Redland Bay, 2007 Priority Infrastructure Plan and Community Land Infrastructure Charges Schedule and the Local Growth Management Strategy.

Council, with funding assistance from Sport and Recreation Queensland, engaged consultants Leisure Futures to undertake a review of current and future sporting needs to identify appropriate sites for future development and to provide a costed generic master plan with proposed facilities, management options and club/association development recommendations.

Following an extensive consultation and detailed needs analysis the Report recommended that a single Regional Sports Facility should be developed over a minimum of two stages and should include the following elements:

Stage one:

- 6 Touch fields with the land capacity for the future development of 4 additional fields;
- 4 Senior Football (Soccer) fields and 6 Junior fields;
- 3 Senior Rugby League fields and 3 Junior Rugby League fields;
- 1 Senior Hockey field and 1 Training field (shared with Football - Soccer);
- 1 Senior Gridiron field (shared with Rugby League);
- 6 Court Tennis Complex subject to additional detailed review.

Additional Stage 1 infrastructure would include:

- Multi-user Clubhouse and associated changing facilities;
- Open Space – Park Area;
- BBQ – Social Community Space;
- Parking.

Stage 2:

- A new 'regional' Aquatic / Leisure Centre;
- A new indoor court complex with the capacity for up to 4 indoor courts and associated infrastructure which may form part of the Aquatic / Leisure Centre or new PCYC;
- The space for additional sports ovals and fields for AFL/Cricket and future potential growth in Football, Rugby and Touch;
- A 1.5km Cycling Criterion.

ISSUES

The site selection process identified a number of town planning issues. Advice received from external Town Planners, (Brannock & Associates), engaged by the consultant is that the facility would be best suited to the Urban Footprint as defined by the South East Queensland Regional Plan. This advice is based on the facility requirements which would exceed the capacities nominated in the Regional Plan for gross floor area and participant numbers.

The preferred site is located within the proposed Thornlands Integrated Enterprise Area. This site is approximately 550Ha in size and is currently included predominately within the Rural Non Urban zone under the Redlands Planning Scheme. The Local Growth Management Strategy recognises the area as a future integrated employment area capable of accommodating a range of uses including employment, enterprise, educational and recreational facilities.

In June 2007, Council sought Ministerial approval to designate the Thornlands Enterprise Area as a Major Development Area. Recently the Department of Infrastructure and Planning have sought confirmation that Council still endorses the proposed designation. If approved, the designation would then trigger the requirement for a Structure Planning process requiring Ministerial approval. Regardless of whether this designation takes place, background studies and planning investigations of the area are scheduled to commence mid 2008.

It is anticipated these planning investigations will take approximately 12 months. Completion of a structure plan for the area would take approximately a further 12 months. It is likely the final structure plan would identify a preferred staging of development of the area and potentially require further investigations and master planning of future stages in early 2009.

The full Report provided by the consultants is comprised of 7 sections (see attached), namely:

- Section 1 – Summary;
- Section 2 – Consultation;
- Section 3 - Facility Needs Analysis;
- Section 4 - Facility Location Analysis;

- Section 5 - Master Plan;
- Section 6 - Existing Major Sportsfields and Venues Review;
- Section 7 - School Sportsfield Review.

These reports will be used to inform the Thornlands Enterprise Area structure planning process and planning and capacity building with existing sport and recreation organisations.

Section 7 also recommends that Council work with schools, State Government and clubs in establishing partnerships for the development of existing school playing fields for community use. The school review identified 30 ha of playing fields which could help to accommodate training requirements for clubs and would reduce the pressure on existing fields and enhance their sustainability. Facility upgrades including lighting and irrigation would be required to enable mid week training use.

Education Queensland has recently provided in principle support for further discussion regarding Community Use of Schools as outlined in the report. It is recommended that Council first seek a firm policy commitment from the Department followed by negotiations with individual school principals. Following this process funding would be sought from Sport and Recreation Queensland for identified projects.

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 indicative development cost is as follows:

Stage One	\$20,500,000.00
Stage Two	\$20,950,000.00
Design and Authority Charges	\$6,200,000.00
Design & Contingency	\$4,800,000.00
Total Current Indicative Cost	\$52,450,000.00

It is recognised that this is unaffordable for Council alone and will require contributions from a range of sources including State and Federal Governments, Infrastructure Charges, sporting groups and other possible private, educational or commercial interests.

The project will require long term and potentially complex infrastructure planning and delivery partnerships. The timing of the project will be based on the preferred development sequence (staging) as identified by the Structure Plan and prevailing market conditions.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has occurred with Councillors and a range of internal officers from the following Groups: Environmental Management, Land Use Planning, Parks and Conservation, Leisure and Recreation Services, Infrastructure Planning Unit and Community and Social Planning.

External consultation has involved sport and recreation organisations, schools, peak bodies, community members, youth and senior groups and Sport and Recreation Queensland.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To endorse the Southern Redlands Regional Sport Facility Plan for planning purposes; and
2. That a Sports Summit be held with Sport and Recreation clubs and stakeholders to progress the outcomes of the Plan.

ALTERNATIVE

That Council not endorse the Southern Redland Regional Sport Facility Plan and request further research be undertaken.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To endorse the Southern Redlands Regional Sport Facility Plan for planning purposes; and
2. That a Sports Summit be held with Sport and Recreation clubs and stakeholders to progress the outcomes of the Plan.

COMMITTEE DISCUSSION

That the Officer's Recommendation be adopted with an amendment to the title of the plan, which is to read as 'Redlands Regional Sport Facility Plan'.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Elliott

That Council resolve as follows:

- 1. To endorse the Redlands Regional Sport Facility Plan for planning purposes; and**
- 2. That a Sports Summit be held with Sport and Recreation clubs and stakeholders to progress the outcomes of the Plan.**

CARRIED

13 FINANCE AND CORPORATE MANAGEMENT COMMITTEE 21/05/08 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Townsend
Seconded by: Cr Dowling

That the Finance and Corporate Management Committee Report be received.

CARRIED

DECLARATION OF OPENING

Cr Townsend declared the meeting open at 2.01pm.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Members Present

Cr B Townsend	Chair and Councillor Division 5
Cr M Hobson	Mayor
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2 – entered at 2.05pm
Cr D Henry	Councillor Division 3
Cr P Dowling	Councillor Division 4 – entered at 2.25pm
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 2.18pm
Cr H Murray	Councillor Division 10 – entered at 2.29pm

Committee Manager

Ms K Fernon	Acting General Manager Corporate Services
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Officers

Mr G Underwood	Acting Chief Executive Officer
Mr M Goode	General Manager Customer Services
Mr G Photinos	Acting General Manager Planning & Policy
Mr D Carter	Acting Manager Financial Services
Mr G Holdway	Service Manager Budget, Financial Modelling and Group Support
Ms K Petrik	Manager Marketing & Communications
Ms G Ismail	Cultural Services Manager
Mr W van Wyk	Manager Corporate Planning Performance & Risk
Mr L Smith	Manager Operations & Maintenance
Mr J Frew	Roads & Drainage Services Manager

Minutes

Mrs J Parfitt	Corporate Meetings & Registers Officer
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PUBLIC PARTICIPATION AT MEETING

Nil

DECLARATION OF INTEREST**Conflict of Interest:**

Cr Williams declared a conflict of interest in item 3.3 *Regional Arts Development Fund (RADF) Round II 2007/08 & Cultural Organisations Operating Grants (COOG) 2008* as an executive member of an organisation who submitted an application, and remained in the meeting for discussion and decision on this item.

MOTION TO ALTER THE ORDER OF BUSINESS

Moved by: Cr Elliott
Seconded by: Cr Bowler

That a late item, *Regional Arts Development Fund (RADF) Round II 2007/08 & Cultural Organisations Operating Grants (COOG) 2008* be received and discussed as item 3.3.

CARRIED

13.1 OFFICE OF CEO**13.1.1 DELEGATIONS - EXPENSES REIMBURSEMENT & PROVISION OF FACILITIES FOR COUNCILLORS POLICY**

Dataworks Filename: GOV – Councillors Benefits
Attachment: [Transitional Expenses Reimbursement Policy](#)
Responsible Officer Name: Ray Turner
Acting Chief Executive Officer
Author Name: Ray Turner
Acting Chief Executive Officer

EXECUTIVE SUMMARY

Section 236B of the *Local Government Act (1993)* (LG Act) defines the requirements for the reimbursement of expenses and provision of facilities for councillors.

To ensure that processes are timely and workable, it is proposed to delegate a range of approvals to the Mayor and Chief Executive Officer. This will alleviate the need to channel all approvals under this section of the *Local Government Act* to the monthly General Meeting.

The proposed resolution is administrative so that the Mayor / CEO can approve activities and make the payments in timely fashion; so that we don't have to go back to council every month to pay expenses and the like.

PURPOSE

The purpose of this report is to delegate a range of approvals to the Mayor and Chief Executive Officer under the Expenses Reimbursement and Provision of Facilities for Councillors Policy.

BACKGROUND

1 April 2008 Council adopted the Transitional Expenses Reimbursement Policy for Local Government Councillors until further resolution to adopt a Redland City Council policy in this matter.

ISSUES

Local Government Act 1993

Section 236B of the *Local Government Act (1993)* (LG Act) defines the requirements for the reimbursement of expenses and provision of facilities for councillors.

This section of the LG Act states that “A local government may, by resolution, authorise either or both of the following –

- (a) payment of the reasonable expenses incurred, by the local government’s councillors for discharging their duties and responsibilities as councillors;
- (b) provision of facilities, including, for example, administrative support staff, to the councillors for discharging their duties and responsibilities as councillors.”

Transitional Expenses Reimbursement Policy

At the Post-Election Meeting of Council held on 1 April 2008 Council adopted the Transitional Expenses Reimbursement Policy for Local Government Councillors until further resolution to adopt a Redland City Council policy in this matter.

The local government may authorise payment or provision of facilities under section 236B of the *Local Government Act* only if the payment or provision complies with the local government’s expenses reimbursement policy. To ensure that processes are timely and workable, it is proposed to delegate a range of approvals to the Mayor and Chief Executive Officer. This will alleviate the need to channel all approvals under this section of the Local Government Act to the monthly General Meeting.

The Expenses Reimbursement and Provision of Facilities for Councillors Policy will reflect the delegations proposed in this submission.

Also in that policy will be a requirement for the CEO to present a quarterly report to a General Meeting on all approvals granted under this delegation for the previous quarter.

The delegations required for the Mayor are:

- Approval for attendance, including any travel, by councillors at mandatory training or conferences within Australia;
- Approval for attendance, including travel, by councillors at discretionary training or conferences within Australia;
- Approval for attendance, including travel, by a councillor at any event as a delegate or representative of Council for which reimbursement of expenses is sought.

The delegations required for the CEO are:

- Approval for attendance, including any travel, by the Mayor at mandatory training or conferences within Australia;
- Approval for attendance, including travel, by the Mayor at discretionary training or conferences within Australia;
- Approval for attendance, including travel, by the Mayor at any event as a delegate or representative of Council for which reimbursement of expenses is sought;
- Approval of reimbursement of expenses to the Mayor and Councillors in accordance with the Expenses reimbursement and Provision of Facilities for Councillors Policy.

Note that attendance and travel by the Mayor or Councillors for any training, event, or conference outside of Australia will still require approval by resolution.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

FINANCIAL IMPLICATIONS

No financial implications have been identified.

CONSULTATION

The Acting Chief Executive Officer has consulted with the Mayor in the preparation of this report.

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

Moved by: Cr Townsend
Seconded by: Cr Bowler

1. That Council resolve to delegate authority to the Mayor for the Expenses Reimbursement and Provision of Facilities for Councillors Policy:-
 - a) Approval for attendance, including any travel, by councillors at mandatory training or conferences within Australia;
 - b) Approval for attendance, including travel, by councillors at discretionary training or conferences within Australia;
 - c) Approval for attendance, including travel, by a councillor at any event as a delegate or representative of Council for which reimbursement of expenses is sought;
2. That Council resolve to delegate authority to the Chief Executive Officer for the Expenses Reimbursement and Provision of Facilities for Councillors Policy:-
 - d) Approval for attendance, including any travel, by the Mayor at mandatory training or conferences within Australia;
 - e) Approval for attendance, including travel, by the Mayor at discretionary training or conferences within Australia;
 - f) Approval for attendance, including travel, by the Mayor at any event as a delegate or representative of Council for which reimbursement of expenses is sought;
 - g) Approval of reimbursement of expenses to the Mayor and Councillors in accordance with the Expenses reimbursement and Provision of Facilities for Councillors Policy.

CARRIED

13.1.2 SALARY SACRIFICING BY COUNCILLORS

Datworks Filename: GOV – Councillors Remuneration
Responsible Officer Name: Ray Turner
Acting Chief Executive Officer
Author Name: Ray Turner
Acting Chief Executive Officer

EXECUTIVE SUMMARY

On 27 June 2007 Council passed a unanimous resolution in accordance with Schedule 1 of the Taxation Administration Act (TAA) for Councillors to be treated as employees for taxation purposes.

The effects of this resolution are:

- Councillors will be paid their base salary through the payroll system and will be taxed under PAYG provisions;
- Councillors will receive a Payment Summary (Group Certificate) issued by Redland City Council at year end;
- Councillors can access the superannuation salary sacrificing provisions under the Local Government Act (1993) (LG Act).

Salary sacrificing is an agreement between an employer and an employee that allows the employee to make payments for a range of items from pre tax earnings. Fringe benefits tax may apply in a number of such circumstances.

Section 238A of the *Local Government Act 1993* specifically allows for Councillors to enter in to salary sacrificing arrangements for superannuation if a unanimous resolution under Schedule 1 of the TAA has been passed.

The *Local Government Act 1993* is silent of the ability of Councillors to make use of salary sacrificing options for items other than superannuation.

The Australian Taxation Office (ATO) has published statements that, from a taxation perspective, if a Local Government has passed a unanimous resolution under Schedule 1 of the TAA, councillors are able to enter in to salary sacrificing arrangements with their Council.

This report recommends that Council allow Councillors to enter into salary sacrificing options for items other than superannuation.

PURPOSE

The purpose of this report is to provide formal Council approval for councillors to enter in to salary sacrificing arrangements for items in addition to superannuation. Such items can include motor vehicle repayments, purchase of laptop computers, and payment of school fees.

ISSUES

No issues have been identified.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

FINANCIAL IMPLICATIONS

Salary sacrificing options are financial neutral for Council.

CONSULTATION

The Acting Chief Executive Officer has consulted with King and Company Solicitors who have confirmed that if Council has passed a unanimous resolution under Schedule 1 of the TAA, there are no legal impediments to stop Councillors and Council from entering into salary sacrificing arrangements.

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

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve to allow Councillors to enter into salary sacrificing options for items other than superannuation.

CARRIED

13.2 CORPORATE SERVICES

13.2.1 APRIL 2008 - MONTHLY FINANCIAL REPORTS

Datworks Filename: FM Monthly Financial Reports to Committee
Attachment: [EOM Report April 2008](#)
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 April 2008 financial statement of accounts to Council and provide detailed analytical commentary.

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.

The operating financial result (Earnings Before Interest, Tax and Depreciation – EBITD) is ahead of budget by \$7.0 million, with operating expenditure favourable by \$7.3 million and operating revenue unfavourable by \$0.3 million.

Capital expenditure is \$6.8 million behind budget expenditure levels at the end of April.

The cash flow position for the year is behind forecast levels by \$5.3 million at the end of April 2008 and the cash balance is slightly ahead of the target range at \$47.4 million.

PURPOSE

The purpose is to present the April 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 April 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 2008 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)**, a **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

The overall financial position remains strong with EBITD of \$36.7 million (\$7.0 million ahead of budget). This result is due to total operating revenue of \$134.6 million (\$0.3 million behind budget) and total operating costs of \$97.9 million (favourable variance of \$7.3 million).

The capital expenditure program is \$6.8 million behind targeted expenditure levels at the end of April 2008.

The investment of surplus funds for the month returned a weighted average rate of return of 7.22% that compares favourably to the benchmark UBS Australia Bank Bill Index of 7.19%.

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 \$47.4 million, equivalent to 4.7 months cash capacity.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has taken place amongst the Executive Leadership Group.

OPTIONS

PREFERRED

That Council note the End of Month Financial Reports for April 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 April 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 2007/08 QUARTER 3 BUDGET REVIEW

Datworks Filename: FM – Budget Review Committee Reports
Attachment: [2007-08 Quarter 3 Budget Review](#)
Responsible Officer Name: Kerry Phillips
Manager - Financial Services
Author Name: Gavin Holdway
Service Manager - Budget, Financial Modelling
and Group Support

EXECUTIVE SUMMARY

A review of the 2007/08 budget was conducted at the end of March 2008 to consider the required and or requested budget adjustments to Council's 2007/08 Revised Budget.

The proposed revised budget for 2007/08, based on the March 2008 Budget Review, is now presented to Council for adoption in accordance with the attachments and the Local Government Finance Standard 2005.

Attached to this report are the following financial reports and information:

- Budgeted Statement of Cash Flows to 30 June 2008;
- Budgeted Statement of Financial Position (Balance Sheet);
- Revised 2007/08 Operating Statement, Capital Funding Statement and Other Items;
- March 2008 Budget Review Information (Summary and Details);
- Revised Key Financial Performance Indicators (KPI's); and
- Revised 2007/08 Strategic Priority Operating and Capital Funding Statement.

Overall, the proposed budget review produces a cash surplus of \$4.714 million, which improves Council's June 2008 ending cash forecast from \$57.203 million to \$61.917 million.

It is proposed that Council resolve to adopt the revised budget for 2007/08 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 financial documentation. The relevant pages are outlined within the Officer's Recommendation further in this report.

PURPOSE

To address the known budget expectations and significant forecast variances, and to consider budget review submissions.

BACKGROUND

This report presents a review of the 2007/08 revised budget as at March 2008. As a part of Council's financial management framework, comprehensive quarterly budget reviews are conducted by all departments. The March 2008 budget review usually focuses on considering forecast under and over-expenditure based on the half year financial position, while incorporating any new/changed programs or priorities for the year.

Council last revised the 2007/08 Budget in February 2008 in accordance with the December 2007 Budget Review (Item No. 13.2.3 of the General Meeting Minutes dated 27th February 2008).

ISSUES

Budget review submissions have been categorised as:

- New Projects – Projects and initiatives proposed by officers that have not previously been approved by Council for any level of expenditure;
- New Projects Councillor/Committee – Projects and initiatives that have been referred by Councillors or Council/Committee meetings that have not received previous approval for any level of expenditure;
- New Submissions – Adjustments and variations to existing projects or services and revenue estimates that would affect Council's surplus/deficit or cash position;
- Transfers – Adjustments and variations to existing projects or services and revenue estimates that would not affect Council's surplus/deficit or cash position.

A total of 299 individual submissions have been included in this budget review and a summary of the March 2008 Budget Review Submissions is provided in the attachments.

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

In comparison to the revised budget adopted from the December 2007 quarterly review, it is now forecast that Council will increase its forecast June 2008 cash ending balance by \$4.714m. However, this favourable cash movement is primarily influenced by carryover capital and operational expenditure to 2008/09 of approximately \$6.8m. Of note, offsetting the carryover funding from 2007/08 to 2008/09 are the following major unfavourable movements;

- Reduction in water consumption revenue of \$0.668m
- Reduction in proceeds from sales of SMBI land of \$1.5m
- Additional \$0.450m for additional legal expenditure

A full listing of all submissions can be reviewed within the attachments to this report.

All of Council's key performance indicators are favourable against their respective targets and this proposed budget still provides Council with a sound financial base for 2007/08. This in turn, does not impact Council's ability to make payments as they fall due.

CONSULTATION

Budget review submissions were considered at the ELG Meeting of 30th April 2008 and joint Councillor/ELG workshop of 9th May 2008. The review contains only those submissions and adjustments which were presented or discussed at the Councillor/ELG workshop.

OPTIONS

PREFERRED

1. That Council resolve to adopt the Revised Budget for 2007/08 at Redland City Council consolidated level. This refers to adopting the following:
 - a) RCC Budgeted Statement of Cash Flows – Page 2 of attachments;
 - b) RCC Statement of Financial Position (Balance Sheet) – Page 3 of attachments;
 - c) RCC Operating and Capital Funding Statement – Page 4 of attachments;
 - d) RCC Strategic Priority Operating and Capital Funding Statement – Page 10 of attachments; and
2. To meet the requirements of Section 520 of the *Local Government Act 1993*, that Council resolve to adopt the Redland Water & Waste Operating and Capital Funding Statement - Page 7 of the attached financial information.

ALTERNATIVE

That Council resolve to not adopt the revised budget for 2007/08 as presented in the Officer's Recommendation below.

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 2007/08 at Redland City Council consolidated level. This refers to adopting the following:**
 - a) **RCC Budgeted Statement of Cash Flows – Page 2 of attachments;**

- b) **RCC Statement of Financial Position (Balance Sheet) – Page 3 of attachments;**
 - c) **RCC Operating and Capital Funding Statement – Page 4 of attachments;**
 - d) **RCC Strategic Priority Operating and Capital Funding Statement – Page 10 of attachments; and**
- 2. To meet the requirements of Section 520 of the *Local Government Act 1993*, that Council resolve to adopt the Redland Water & Waste Operating and Capital Funding Statement - Page 7 of the attached financial information.**

CARRIED

13.2.3 ADOPTION OF COMMUNICATIONS POLICY - POL-3072

Datworks Filename: CR Corporate Image – Redland City Council
PGP Index

Attachments: [Communications Policy – POL-3072](#)
[Media Relations – GL-3072-001](#)
[Corporate Image – GL-3072-002](#)

Responsible Officer Name: Kylie Fernon
A/General Manager Corporate Services

Author Name: Kathy Petrik
Manager Marketing & Communications

EXECUTIVE SUMMARY

This policy supports the Corporate Services strategic priority (Marketing and Communications Program) objectives in Redland City Council's Corporate Plan 2006-2010 (revised June 2007) as follows:

“Create a marketing and communications framework and strategy to promote positive dialogue, understanding and image of Council to stakeholders.”

It is recommended that Council adopt the Communications Policy (POL-3072) and note guidelines GL-3072-001 Media Relations and GL-3072-002 Corporate Image.

PURPOSE

To ensure that Redland City Council communications are well coordinated, effectively managed and responsive to the diverse information needs of stakeholders.

BACKGROUND

This policy has been prepared to give clear direction about corporate communications with stakeholders. Council commits to:

- providing stakeholders with timely, accurate, clear, objective and complete information about its policies, programs, services and initiatives;
- ensuring Council is visible, accessible and accountable to the community by using consistent corporate identification;
- using multiple communications channels to communicate and provide information to meet the diverse needs of the community;
- ensuring that communications planning, coordination and execution are an integral part of Council's strategic management processes; and
- engaging with the public when establishing priorities, developing policies and planning programs in accordance with Council's community engagement policy (POL-3053).

Supporting guidelines covering Media Relations and Corporate Image are also provided to ensure the Communications Policy is implemented appropriately throughout Council.

The corporate Media Relations Guideline (GL-3072-001) defines official spokespersons, media liaison responsibilities and protocols as well as maintenance of media distribution listings, media training and media monitoring services.

The Corporate Image Guideline (GL3072-002) sets out the processes and responsibilities used to deliver a consistent corporate identity to ensure Council is visible, accessible and accountable to the community.

ISSUES

No issues have been raised with regard to these matters during consultation.

RELATIONSHIP TO CORPORATE PLAN

The recommendation is consistent with Council's Corporate Services 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 the best advantage, and that we market and communicate our services effectively.

FINANCIAL IMPLICATIONS

None.

CONSULTATION

Consultation has taken place with the A/Chief Executive Officer, Executive Leadership Group, Senior Managers and the Marketing and Communications Group.

OPTIONS

PREFERRED

1. Adopt the Communications Policy – POL-3072; and
2. Note Guidelines GL-3072-001 – Media Relations and GL-3072-002 – Corporate Image.

ALTERNATIVE

1. Do not adopt the Communications Policy – POL-3072; and
2. Do not adopt the Guidelines GL-3072-001 – Media Relations and GL-3072-002 – Corporate Image.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve to:

1. Adopt the Communications Policy - POL-3072; and

2. **Note Guidelines – GL-3072-001 – Media Relations and GL-3072-002 – Corporate Image.**

CARRIED

13.3 CUSTOMER SERVICES

13.3.1 PROPOSED ROAD OPENING FROM LOT 120 ON RP 131862 AND LOTS 208 AND 209 ON RP131864

Datworks Filename: 45410

Attachments: [Proposed New Road from Lot 120 on RP131862](#)
[Proposed New Road from Lot 208 on RP131864](#)
[Proposed New Road from Lot 209 on RP131864](#)
[Proposed Design 45410-06](#)
[Proposed Design 45410-07](#)
[Locality Map](#)

Responsible Officer Name: Jason Masters
Survey Services Manager

Author Name: Michelle Steel
Survey Administration Officer

EXECUTIVE SUMMARY

As part of the 08/09 Seal Gravel Roads Program, three separate acquisitions are required along Deenya Parade, Russell Island. This project is for construction of a sealed road from Channel Street to Channel Street (approximately 1080m), job number 45410.

The road openings will provide a safe buffer zone for pedestrian movements and will increase visibility around corners. The acquisitions will also provide a standard width to facilitate existing or any new service utilities that may be required.

This report recommends the acquisition of part of Lot 120 on RP131862, Lot 208 on RP131864 and Lot 209 on RP131864 for road purposes and that the Chief Executive Officer be authorised to sign all relevant documentation relating to these matters.

PURPOSE

1. To acquire part of Lot 120 on RP131862, Lot 208 on RP131864 and Lot 209 on RP131864 for road purposes;
 2. To seek Council approval for the Chief Executive Officer to be delegated authority to negotiate the purchase of approximately 11m² from Lot 120 on RP131862 as shown on drawing AD86-3-1 (Rev A); approximately 7m² from Lot 208 on RP131864 as shown on drawing AD86-1-1 (Rev A) and approximately 7m² from Lot 209 on RP131864 as shown on drawing AD86-2-1 (Rev A) for road purposes, pursuant to Section 36(2)(b) of the *Local Government Act 1993* and
 3. That if negotiations to acquire the land are unsuccessful that the Chief Executive Officer be delegated authority to proceed with resumption action under Section 5(1)(b) of the *Acquisition of Land Act 1967*.
-

BACKGROUND

The road works design has identified the need for acquisition of approximately 11m² from Lot 120 on RP131862, approximately 7m² from Lot 208 on RP131864 and approximately 7m² from Lot 209 on RP131864 as shown on proposed design drawings 45410-06 (Rev C) and 45410-07 (Rev C).

The upgrade will improve safety for pedestrians by increasing the width of the buffer zone and improve visibility for motorists around corners. To facilitate the proposed road works to Council standards, all three acquisitions will be required.

ISSUES

In order to upgrade the existing road, it is proposed to acquire land from three separate properties for road purposes. The upgrade will improve safe sight distances, accommodate existing and any new services that may be required and improve pedestrian movements.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The total costs associated with the proposed new road land actions include the valuation of land, survey and legal fees and compensation. Budget will be allocated from the Capital Works Project funding.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has occurred with the following officers:

- Manager Infrastructure Planning
- Land Development Manager
- Property Services Manager
- Principal Senior Design Technician
- Manager Environmental Management
- Manager Operations & Maintenance
- Manager Customer Service and Business Performance
- Manager Treatment Operations Redland Water

- Manager Land Use Planning
- Acting Manager Technical Support for Redland Water & Waste
- Manager Environmental Management
- Roads & Drainage Services Manager
- Design Services Manager
- Service Manager Project Management
- Manager Project Delivery Group

OPTIONS

PREFERRED

1. To acquire part of Lot 120 on RP131862, Lot 208 on RP131864 and Lot 209 on RP131864 for road purposes;
2. That the Chief Executive Officer be delegated authority to negotiate the purchase of part of Lot 120 on RP131862, Lot 208 on RP131864 and Lot 209 on RP131864, pursuant to Section 36(2)(b) of the *Local Government Act 1993*;
3. If negotiations are unsuccessful with the property owners, that the Chief Executive Officer be delegated authority to proceed with resumption action under Section 5(1)(b) of the *Acquisition of Land Act 1967* and the acquired land is then dedicated as road pursuant to Section 51 of the *Land Title Act 1994*; and
4. That the Chief Executive Officer be authorised to sign any documentation relating to these matters.

ALTERNATIVE

That Council resolve to not dedicate Lot 120 on RP131862 and Lot 208 and 209 on RP131864 as road resulting in reduced safety for pedestrian movements, smaller margins to facilitate service utilities and no improvement to safe sight distances around corners.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve as follows:

1. **To acquire part of Lot 120 on RP131862, Lot 208 on RP131864 and Lot 209 on RP131864 for road purposes;**

2. That the Chief Executive Officer be delegated authority to negotiate the purchase of part of Lot 120 on RP131862, Lot 208 on RP131864 and Lot 209 on RP131864, pursuant to Section 36(2)(b) of the *Local Government Act 1993*;
3. If negotiations are unsuccessful with the property owners, that the Chief Executive Officer be delegated authority to proceed with resumption action under Section 5(1)(b) of the *Acquisition of Land Act 1967* and the acquired land is then dedicated as road pursuant to Section 51 of the *Land Title Act 1994*; and
4. That the Chief Executive Officer be authorised to sign any documentation relating to these matters.

CARRIED

13.3.2 PROPOSED QUARRY ROAD LAND RESUMPTIONS

Dataworks Filename: 45467

Attachment: [Acquisition Drawings AC5-2-1: AW81-1-1: AW81-1-2: AW81-1-3: AW81-1-4: Concept Layout SK-0018 & Locality Plan](#)

Responsible Officer Name: Jason Masters
Survey Services Manager

Author Name: Michelle Steel
Survey Administration Officer

EXECUTIVE SUMMARY

As part of the Transport Trunk Infrastructure Program, five separate acquisitions are required along Quarry Road, Birkdale. This project is for the Rickertt/Quarry Road Widening, Job Number 45467 due to commence construction in late 2008.

Due to an increase in traffic flow and to manage estimated growth for the next 20 years, the need for a road upgrade has been identified. These works will improve the road design and make operation safer. In addition, works will improve traffic carrying capabilities with additional vehicle and cycle lanes, improve pedestrian movements with the use of a footpath and accommodate any new services or existing service changes that may be required. All five acquisitions are on privately owned land.

This report recommends the resumption of part of Lot 194 on RP180851, Lot 86 on RP180851, Lot 85 on RP180851, Lot 84 on RP180851 and Lot 2 on SP184072 for road purposes and that action to resume can commence immediately.

PURPOSE

1. To seek Council approval to resume approximately:
 - 294m² from Lot 194 on RP180851 as shown on drawing AC5-2-1 (Rev A),
 - 114m² from Lot 86 on RP180851 as shown on drawing AW81-1-1 (Rev A),
 - 116m² from Lot 85 on RP180851 as shown on drawing AW81-1-2 (Rev A),
 - 120m² from Lot 84 on RP180851 as shown on drawing AW81-1-3 (Rev A) and
 - 60m² from Lot 2 on SP184072 as shown on drawing AW81-1-4 (Rev A).

This is pursuant to Section 5(1)(b) of the *Acquisition of Land Act 1967*;

2. To seek Council approval to commence the resumption process immediately due to the programming of the work; and
3. That the Chief Executive Officer be delegated authority to negotiate the Acquisition or Resumption of the subject properties and the acquired land is then dedicated as road pursuant to Section 51 of the *Land Title Act 1994*.

BACKGROUND

The current traffic flow on Quarry/Rickertt Road and the necessity to manage estimated growth for the next 20 years has created a need for the road to be upgraded. The upgrade will make traffic movement safer, increase traffic carrying capabilities and also facilitate associated road infrastructure. Current design standards require additional vehicle lanes, cycle lanes and a footpath. At present the width of the road in this area is insufficient to accommodate these requirements. The concept layout is shown on preliminary design drawing 3003286-SK-0018 (dated 26/03/2008).

As the Redlands Planning Scheme has identified that a Bushland Habitat overlay is present, several measures will be put in place to protect our wildlife in the area. Some of those measures include a wildlife fence to be constructed on the boundaries of the referred to properties as part of the road upgrade.

To facilitate the road upgrade in line with design and Council standards, all five acquisitions will be required.

ISSUES

The habitat protection overlay includes the land in the koala habitat category and any habitat loss will need to be offset. The Parks and Conservation Group have been engaged to recommend additional planting where possible along the length of the works, approximately 2.4kms.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The total costs associated with the proposed new road land actions including the valuation of land, survey and legal fees and compensation will be allocated from the Capital Works Project funding.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has occurred with the following officers:

- Manager Land Use Planning
- Acting Manager Technical Support for Redland Water & Waste

- Manager Environmental Management
- Manager Customer Service & Business Performance
- Manager Infrastructure Planning
- Land Development Services Manager
- Property Services Manager
- Manager Treatment Operations for Redland Water & Waste
- Manager Operations & Maintenance
- Roads & Drainage Services Manager
- Design Services Manager
- Service Manager Project Management
- Manager Project Delivery Group

OPTIONS

PREFERRED

That Council resolve as follows:

1. To resume for road purposes part of Lot 194 on RP180851, Lot 86 on RP180851, Lot 85 on RP180851, Lot 84 on RP180851 and Lot 2 on SP184072 under Section 5(1)(b) of the *Acquisition of Land Act 1967*;
2. Commence resumption action immediately due to the programming of the work which is to commence no later than the 31 December 2008;
3. That the Chief Executive Officer be delegated authority to negotiate the Acquisition or Resumption of the subject properties and the acquired land is then dedicated as road pursuant to Section 51 of the *Land Title Act 1994*; and
4. That the Chief Executive Officer be authorised to sign any documentation relating to these matters.

ALTERNATIVE

That Council resolve not to resume the subject properties and the dedication of land to new road will not occur. This will then result in the Quarry/Rickertt Road Upgrade project not being constructed to current design and Council standards.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Reimers

That Council resolve as follows:

1. To resume for road purposes part of Lot 194 on RP180851, Lot 86 on RP180851, Lot 85 on RP180851, Lot 84 on RP180851 and Lot 2 on SP184072 under Section 5(1)(b) of the *Acquisition of Land Act 1967*;

2. Commence resumption action immediately due to the programming of the work which is to commence no later than the 31 December 2008;
3. That the Chief Executive Officer be delegated authority to negotiate the acquisition or resumption of the subject properties and the acquired land is then dedicated as road pursuant to Section 51 of the *Land Title Act 1994*; and
4. That the Chief Executive Officer be authorised to sign any documentation relating to these matters.

CARRIED

Cr Williams declared a conflict of interest in the following item at Committee and General Meeting as she is an executive member of an organisation who submitted an application. Cr Williams remained in the meeting for discussion and decision on this item, voting in the affirmative.

13.3.3 REGIONAL ARTS DEVELOPMENT FUND (RADF) ROUND II 2007/8 & CULTURAL ORGANISATIONS OPERATING GRANTS (COOG) 2008

Datworks Filename: G&S RADF Round II 2007/08 & Cultural Organisations Operating Grants

Responsible Officer Name: Russell Cook
Acting Manager Customer & Community Services

Author Name: Emma Bain
Coordinator Cultural Development & Art Gallery

EXECUTIVE SUMMARY

Each year Council provides funding for Regional Arts Development Fund (RADF) Grants and Cultural Organisations Operating Grants (COOG). These grants provide a way for Council to resource community cultural development to further the objectives of Council.

Application deadlines are 31 March and 30 September each year for RADF Grants and 31 March each year for COOG.

The applications for RADF Round Two 2007/8 and COOG 2008 have been assessed by the RADF Committee in accordance with State Government and Council Policies and Guidelines.

This report seeks approval from Council to fund the successful applications for these two grant programs.

Two lists detailing the successful applications are attached.

PURPOSE

In accordance with Corporate Policy POL-2383 and Corporate Guidelines GL-2383-001 *Cultural Organisations Operating Grants* and Corporate Policy POL-2706 *Cultural Policy*, this report seeks approval from Council to fund the successful applications for the RADF Round Two 2007/8 and the COOG 2008.

BACKGROUND

There are two rounds of RADF Grants and one round of COOG each year. Council's annual budget allocation for RADF is matched by annual State Government funding.

Council is required to administer RADF Grants under State Government Guidelines. This includes providing an outcome report to Arts Queensland each year to acquit the annual allocation and to bid for funding for the following year.

Both funding programs are assessed by the elected RADF Committee which is facilitated by the Coordinator Cultural Development and Art Gallery (non-voting) and chaired by a Councillor who has a casting vote. Cr Karen Williams (Chairperson) was nominated by Council to the Committee.

RADF Committee members are elected for two terms and represent a cross section of art forms and interests, for example, visual arts, performing arts, youth, education, festivals. This peer assessment of applications for both grants programs is rigorous, consistent, fair and without bias.

RADF applications are assessed against criteria set by the State Government and the objectives of Council's *Cultural Policy* POL-2706.

COOG are assessed in accordance with Council's Corporate Policy and Guidelines POL-2383 and GL-2383-001 reviewed in October 2003. Prior to this review these grants were assessed by the RADF Committee and approved by the Group Manager. The review changed this procedure to require Council to ratify the decisions made by the RADF Committee by approving funding for RADF and COOG programs.

ISSUES

The applications to which this report refers were assessed by the RADF Committee including Councillor Karen Williams.

The RADF Committee assessed eleven applications for RADF Round Two 2007/8 and approved nine of these applications covering a wide range of projects including writing, visual arts, festivals and professional development. The grant allocations range between \$600 and \$12,025.

The RADF Committee assessed nine COOG applications and approved all of these submissions from a number of important local arts organisations, for example Redland Shire Ladies Band Inc., Redlands Arts Council Inc. and Folk Redlands Inc. The grant allocations range between \$620 and \$3,500.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide a range of community services to support basic qualities of community life and maximise opportunities for community participation and development.

FINANCIAL IMPLICATIONS

RADF Round II 2007/8

Nine of the eleven RADF applications were recommended by the RADF Committee totalling \$50,469.70 and are now submitted for Council approval.

Cultural Organisations Operating Grants 2008

Nine COOG applications were received and recommended by the Committee totalling \$28,440 and are now submitted for Council approval.

The total annual budget allocation for both grants programs is \$85,000.

The total expended in both rounds of RADF 2007/8 is \$56,415 and the one round of COOG in 2008 is \$28,440. The total is \$84,855.

CONSULTATION

The RADF Committee assessed the applications and the Coordinator Cultural Development and Art Gallery reviewed the applications in accordance with the RADF Guidelines. The Cultural Services Manager, Glenys Ismail, was informed of the outcome of the RADF Committee's assessments.

OPTIONS**PREFERRED**

1. That Council approve funding of \$50,469.70 for the RADF Program Round II 2007/8; and
2. That Council approve funding of \$28,440.00 for the COOG Program 2008.

ALTERNATIVE

1. That Council not approve funding of \$50,469.70 for the RADF Program Round II 2007/8; and
2. That Council not approve funding of \$28,440.00 for the COOG Program 2008.

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

Moved by: Cr Dowling
Seconded by: Cr Townsend

That Council resolve as follows:

1. To approve funding of \$50,469.70 for the RADF Program Round II 2007/8; and
2. To approve funding of \$28,440.00 for the COOG Program 2008.

CARRIED

13.4 PLANNING AND POLICY

13.4.1 CORPORATE MONTHLY BALANCED SCORECARD APRIL 2008

Datworks Filename:	GOV Corporate Balanced Monthly Report to Council
Attachments:	<u>Corporate Balanced Scorecard Report April 2008</u>
Responsible Officer Name:	Warren van Wyk Manager, Corporate Planning Performance & Risk
Author Name:	Grant Bennett Service Manager, Corporate Planning & Performance

EXECUTIVE SUMMARY

The monthly Corporate Balanced Scorecard report, as attached, provides a high level overview of Council's performance in key areas of Council business.

This report provides the performance results and comments for the month of April 2008. Performance is shown in one of four ranges: Outstanding (green), Above Standard (yellow), Satisfactory (orange) and Unsatisfactory (red). The overall rating for each perspective is determined by the relative weightings of each KPI it includes.

The overall rating for Redland City Council for the month of April 2008 is Outstanding.

PURPOSE

To provide Council with the Corporate Balanced Scorecard Report for the month of April 2008.

BACKGROUND

The performance management framework for Redland City Council includes the requirement for reports to Council on a monthly and quarterly basis as follows:

- The monthly Corporate Balanced Scorecard (BSC) Report to Council of overall organisational performance. This report comprises a concise set of high level KPI's that have been developed to reflect organisational performance against financial, customer, internal/business processes and people and learning perspectives. This report provides Council with a monthly snapshot on how the organisation is performing in key areas of our business.
- A more detailed quarterly Operational Plan Performance Report focuses on performance at a program level. This report comprises a summary of performance against all KPI's and more detailed comments from Managers about performance that falls above or below an acceptable range.

ISSUES

The following comments provide an overview of performance under each scorecard perspective and the associated key performance indicators.

Financial Perspective

April Rating: Outstanding

Proved Earnings Before Interest Tax & Depreciation (EBITD) Savings to Budget (weighting 20%) rated at the outstanding level, with a budget of \$29.7 million and an actual of \$36.7 million. Full details are provided in the monthly finance report.

Cash Levels within Targets (weighting 8%) rated above standard which is an improvement on last month.

Capital Works Program Financial Performance (weighting 12%) compares expenditure on finalised projects with budget. The current result is an 0.88% saving. PDG projects continue to be delivered with savings, with a budget of \$10,276,729 and actual expenditure of \$10,151,180.

Customer Perspective

April Rating: Outstanding

Capital Works Program Practical Completion (weighting 15%) reports on the percentage of capital project milestones achieved compared to plan. PDG is currently managing 391 capital works projects and have achieved 616 milestones. 146 projects have reached practical completion. Redland Water & Waste continues to be ahead of target with 41 milestones due and 43 achieved. Information Management was slightly behind schedule due to cable and server replacement work still in progress. In Corporate Services, Corporate Assets, Fleet and Facilities two outstanding milestones have been completed and another completed in advance for April.

Compliance with the Australian Drinking Water Guidelines (ADWG, weighting 2.5%), Drinking Water Quality fully complied (100%) with all 4 key ADWG parameters, e-coli levels, turbidity, pH levels and manganese levels.

Compliance with our EPA Licence for Wastewater (weighting 2.5%) currently rates as above standard, with no non-conformances during April at Capalaba WWTP.

Development Application Assessment Performance Index Timeframes (weighting 10%) achieved an above standard rating. This index reflects the performance of each of the 3 categories of applications – Integrated Commercial, Land Development and Development Assessment.

Internal Perspective

April Rating: Outstanding

Asset Management Plans Actions Completed (weighting 7.5%), was above standard with 94% completed on time.

% of Internal Audit Actions Completed within Agreed Timeframes (weighting 7.5%) continues to rate as outstanding with 100% of audit recommendations completed on schedule.

People & Learning Perspective

April Rating: Outstanding

% of Funded Workplace Health and Safety Management Plan Actions (weighting 10%) rated as outstanding. All actions are on target.

The Lost Time Injury Frequency Rate (weighting 5%) is expressed as a rolling 12 month average and rates as above standard. There were no injuries during April.

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 for the month of April, 2008 as attached.

ALTERNATIVE

That Council resolve to note the Corporate Balanced Scorecard for April 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 for the month of April 2008 as attached.

CARRIED

13.5 TENDER FOR CONSIDERATION

13.5.1 PROVISION OF MECHANICAL STREET SWEEPING SERVICES FOR REDLAND CITY COUNCIL

Datworks Filename: FM Tendering - Supply Services
Responsible Officer Name: John Frew
Roads & Drainage Services Manager
Author Name: Ian Atherinos
Procurement Officer

EXECUTIVE SUMMARY

Operations and Maintenance Group manages the Mechanical Street Sweeping of 20 established zones and the Central Business Districts (CBD) of Cleveland, Capalaba and Wellington Point.

On the 30 June 2008 the current contract for the Mechanical Street Sweeping Services for Redland City Council will expire. On the 12 April 2008 Council advertised in the Courier Mail inviting Tenders for the Mechanical Street Sweeping Services for Redland City Council, in accordance with Section 484 (1) of the Local Government Act 1993.

Eleven (11) copies of the tender document were requested and Five (5) offers were submitted by the closing date.

It is recommended that Council enter into a contract with Cleansweep Roadcleaners Pty Ltd Proposal "B" for the Provision of Mechanical Street Sweeping Services for Redland City Council at a cost of \$393,947.60 excluding GST for the first year of the contract and for \$395,771.60 excluding GST for the second year this includes the costs for the Central Business Districts (CBD) of Capalaba, Cleveland and Wellington Point with the option to extend for a further three (3) one (1) year periods with a total value of \$1,976,932.00. (Refer to Appendix "B")

PURPOSE

To seek Council approval of the Officer's recommendation to appoint the supplier detailed below as the Preferred Supplier for Mechanical Street Sweeping Services for Redland City Council for a period of two (2) years from 1 July 2008 to the 30 June 2010 with the option to extend for a further three (3) one (1) year periods.

BACKGROUND

The Operations and Maintenance Group manages the Mechanical Sweeping of 20 established zones and the Central Business Districts (CBD) of Cleveland, Capalaba and Wellington Point.

On the 30 June 2008 the current contract for the Mechanical Street Sweeping Services for Redland City Council will expire. On the 12 April 2008 Council advertised

in the Courier Mail. Eleven (11) copies of the tender document were requested and Four (4) offers were submitted by the closing date.

This report presents the evaluation of tenders received. The tender considered to be the most advantageous to Council is being recommended under Section 481, 483, 484 and 490 of the *local Government Act* relating to tendering, and the principles governing the making of contracts.

Tenderers were asked to respond to the requirements below and the evaluation was weighted as follows:

TENDER EVALUATION CRITERIA		
Mandatory Criteria	Reference to Tender Deliverable Attachment in Section B	
Form of Tender	Tender Deliverable Attachment - A.	Nil
Statement of Non Compliance	Tender Deliverable Attachment - B.	Nil
Other Criteria	Reference to Tender Deliverable Attachment in Section B	Weighting
Risk and Benefit to RCC	All Tender Deliverable Attachments.	Nil
Insurance's	Tender Deliverable Attachment - C.	Nil
Tender Sum	Tender Deliverable Attachment - D.	25%
Referee Reports	Tender Deliverable Attachment - E.	5%
Quality Assurance/Certification	Tender Deliverable Attachment -F.	10%
Statement of plant Equipment and Maintenance Facilities	Tender Deliverable Attachment – G	40%
Methodology Statement	Tender Deliverable Attachment – H	20%
Safety Management Plan	Tender Deliverable Attachment – I	Nil
Environmental management Plan	Tender Deliverable Attachment – J	Nil
Previous Experience with Redland City Council	Tender Deliverable Attachment – K	Nil

For those areas without an evaluation weighting these were assessed as either acceptable or not acceptable to Council.

Please refer to Appendix A, Evaluation Scoring for details of the evaluation, and Appendix B, for the Tendered Rates.

ISSUES

Cleansweep submitted two proposals, Proposal “A” using equipment currently in operation within Redland City and Proposal “B” based on the purchase and operation of new equipment. Under evaluation criteria for “Tender Sum” Proposal “A” scored 25% and Proposal “B” scored 24.16%. This points difference was more than compensated for under “Plant Equipment and Maintenance Facilities” criteria where Proposal “B” scored 4 points higher than Proposal “A” as a result of increased productivity anticipated from 20% increase in hopper capacity and the provision of brand new equipment.

Clarifications were sought from Cleansweep Roadcleaners Pty Ltd:

- Proposal “A” on the age of the units nominated to provide the service for the contract and the expected replacement periods for the units;

- Proposal “A” on the cubic capacity of the hoppers of the units nominated to provide the service;
- Proposal “B” on the proposed delivery time for the new units, what units would be used to perform the service until the new units came into service;
- Proposal “B” at what hourly rate would Council be charged until the new units came into service.

Cleansweep have advised:

- That one of the units nominated in Proposal “A” will be replaced prior to 30 June 2008 by an existing unit from their current fleet and the second unit will either be replaced or upgraded prior to 30 June 2010;
- The cubic capacities of the hoppers are, 5m³ and 6m³ respectively;
- Cleansweep expect the delivery of the new units will be 12 weeks form date of order and the new units have hopper capacities of 6m³;
- The units nominated for Proposal “A” will perform the service until the new units are brought into service and Council will be charged at the hourly rate nominated in Proposal “A”. (Refer to Appendix B, Proposal “B”)

Subloo’s Pty Ltd in their submission offered a value add to Redland Waste Operations that if a memorandum of understanding can be negotiated between Subloo’s Pty Ltd and Redland City Council to allow parking of vehicles pursuant to this contract at Birkdale landfill and /or Redland Bay Transfer Station Subloo’s Pty Ltd would be able to offer a 50% reduction on the scheduled rates for all periods other than public holidays and work outside of normal hours. (Refer to Appendix B)

There is no advantage to the Operations & Maintenance Group for this offer. Cleansweep Roadcleaners Pty Ltd’s Proposal “B” hourly rate is the same across the board where as Subloo’s Pty Ltd have tendered different rates for normal working hours, outside normal working hours, and public holidays and therefore the proposal was not considered. (Refer to Appendix B)

Brisbane City Councils submission was lodged and recorded as a late tender and using clause 4.5 of the Conditions of Tender, Late Tender, the tender was admitted for evaluation by “Councils sole and absolute discretion to do so”.

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

Operations and Maintenance Group has budgeted amounts of \$294,000.00 and \$74,500.00 for residential and CBD sweeping respectively for the 2008/2009 financial year. In the absence of the tendered rates that form the basis of this report, these budgeted figures were based on a 7% increase over the 2007-08 budget.

The tendered rates recommended for acceptance represent an increase over 2008-09 budget of \$21,147.00 (7.2%) and \$4,340.00 (5.8%) for residential and CBD sweeping respectively. If savings throughout the 2008-09 year can not be found to offset these increases, additional budget will be sought under the quarterly budget review process.

CONSULTATION

Consultation has occurred with:

- Acting Roads & Drainage Services Manager;
- Manager Supply Services;
- Procurement Officer;
- Acting Contracts Manager.

OPTIONS

PREFERRED

1. That Council approve the officers recommendation to accept Cleansweep Roadclean Pty Ltd, Proposal "B" as the preferred supplier for Mechanical Street Sweeping Services for Redland City Council for a period of two (2) years with an option to extend for another three, one (1) year periods;
2. To delegate authority to the Chief Executive Officer to sign all documentation relating to this matter.
3. That the documents entitled Appendix "A" and Appendix "B" for Tender 1164-2008-OPM remain confidential.

ALTERNATIVE

That Council not accept the tender submission from Cleansweep Roadcleaners Pty Ltd for the Mechanical Street Sweeping Services for Redland City Council.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend

Seconded by: Cr Reimers

That Council resolve as follows:

1. **To enter into a contract with Cleansweep Roadcleaners Pty Ltd Proposal "B" as the preferred supplier of Mechanical Street Sweeping Services for Redland City Council for a period of two (2) years with the option to extend for another three one (1) year periods at a cost of \$393,947.60 excluding GST for the first year and \$395,771.60 excluding GST for the second year;**
2. **To delegate authority to the Chief Executive Officer to sign all documentation relating to this matter; and**

3. That the documents entitled Appendix "A" and Appendix "B" for Tender 1164-2008-OPM remain confidential.

CARRIED

14 ITEM DEFERRED FROM PLANNING AND POLICY COMMITTEE REPORT 7/5/2008

14.1 REPORT FROM PLANING AND POLICY

14.1.1 TOURISM INDUSTRY WORKING PARTY

Datworks Filename: Redland Shire Visitor Services Strategy
Attachment: [Tourism Industry Working Party Outcomes of Workshop 26 March 2008 \(Calais Consultants\)](#)
Responsible Officer Name: Alan Burgess
Manager Economic Development
Author Name: Jan Sommer
Tourism Development Coordinator

EXECUTIVE SUMMARY

At the Planning & Policy meeting of 16 April 2008 Committee recommended that this item be deferred to the next Planning & Policy meeting, scheduled for 7 May 2008. At the Planning & Policy meeting of 7 May 2008 this item was deferred to the General Meeting scheduled for 28 May 2008 pending a workshop between Councillors and Tourism Stakeholders.

The Visitor Services Strategy incorporating the Review of Visitor Services Report for the Redlands was presented to Council in October 2007. To address the recommendations of the report, Council resolved to establish an industry working party at the General Meeting in October.

A sixteen (16) person Tourism Industry Working Party (TIWP), representing tourism sectors, the business community and the three geographic areas of the Redlands, was endorsed by Council at the November General Meeting. The first workshop, facilitated by Satwant Calais, principal of Calais Consultants, was held on 6 December 2007.

The TIWP expressed a strong desire to achieve a clear direction for tourism in the Redland Shire. Cohesiveness, one direction, vision, strategic planning and unity were considered an imperative to earning respect and gaining credibility from the tourism industry and the community. The participants were strongly of the opinion that if the bigger picture issues were resolved then visitor services and marketing recommendations would be better able to be resolved.

The primary recommendation from the TIWP was the establishment of a Tourism Advisory Board (TAB) representing a strong industry / local government partnership. This was agreed as the most appropriate model for Redlands at this time with one (1) Councillor, one (1) Redlands Tourism representative, four (4) industry specialists and three (3) representatives of the geographic areas of the Redlands (mainland, NSI and southern Moreton Bay islands).

The Chair of the Tourism Advisory Board will act as a conduit between Council and the Board with the reporting being undertaken by tourism staff in Council's Economic Development and Tourism Unit.

The proposal for the appointment of a TAB and its structure was endorsed at General Meeting in January 2008. The resolution also required the TIWP to continue to meet to discuss and determine the roles and responsibilities, objectives, and composition, nomination and appointment of the Tourism Advisory Board.

The second workshop of the TIWP was scheduled for 6 March due to the long term international and interstate commitments of the facilitator. The visitor services subcommittee, established following the first workshop, met on two occasions in January and February to specifically address matters relating to visitor information centres (accredited and supplementary), destination marketing tools, communication systems and effective monitoring.

In addition to the main workshop, small group meetings were scheduled over two days prior to the workshop. Three of the six people who were unable to attend the main workshop attended and participated in the small group meetings which helped inform the workshop discussion.

During discussion, the roles and responsibilities of the TAB were clearly defined, as were the objectives and the composition, nomination and appointment process. Further, the stakeholders were identified, as were the relationships and reporting mechanisms.

Redlands Tourism, as the membership based local tourism organisation, was recognised as a key stakeholder, with the opportunity to participate on the TAB and also as a supplier of services to the industry.

The TIWP strongly recommended that communication to the wider tourism industry in relation to the formation of the Tourism Advisory Board, its structure, roles and responsibilities should be undertaken jointly by Redlands Tourism and Redland City Council in a clear and succinct manner to ensure there is a clear understanding of the future direction for tourism in the Redlands.

PURPOSE

To present the recommendations of the second Tourism Industry Working Party (TIWP) workshop held in March 2008, including the recommendations of the Visitor Services subcommittee. This subcommittee was established following the first TIWP workshop in December 2007, to specifically address matters relating to visitor information centres, destination marketing tools, communication systems and effective monitoring.

The TIWP report, prepared by Satwant Calais who facilitated the meeting, is attached as an appendix to this report.

BACKGROUND

In December 2006, Council resolved to terminate the tender process for a three year contract for the delivery of visitor services at Redland Shire Visitor Information Centre and further that a Visitor Services Strategy be prepared to determine the future delivery of visitor services in the shire.

Calais Consultants was commissioned to undertake four (4) workshops with Councillors, key stakeholders and the tourism industry and to prepare a report at the conclusion. The Review of Visitor Services Report, prepared by Satwant Calais, principal of Calais Consulting, is included wholly within the Visitor Services Strategy as an Appendix and is referred to throughout the document.

During the industry and stakeholder workshop discussions, wider industry concerns were aired that were detailed in the Review of Visitor Services Report. These were incorporated into the matters for consideration by the TIWP, as determined by the resolution of Council in October.

Following Council's endorsement of the working party participants at the General Meeting in November, reference documents were distributed to the participants including the Visitor Services Strategy and Review of Visitor Services Report, ATS Tourism Strategy 2002 (report and Background Paper).

The TIWP's first meeting was scheduled for the afternoon of 6 December 2007 and individual appointments were scheduled over two days between the consultant and TIWP participants to establish rapport and to discuss any issues arising from the Review of Visitor Services Report.

The TIWP was specifically requested to consider the following:

- roles and responsibilities of Council and Local Tourism Organisations for tourism in Redlands and the six recommendations from the Visitor Services strategy in relation to accredited and non accredited visitor information centres;
- Establishment of a hierarchy of visitor services, including a primary accredited Visitor information centre, supported by non accredited supplementary centres on the islands and mainland;
- Engage "captured" audience via multimedia presentations and destination information on water transport vehicles;
- Rationalise critical destination marketing tools to a single website and visitor guide reflecting the Redlands on Moreton Bay branding;
- Direct all marketing initiatives to 1300 telephone number and single website, incorporating the online booking service offered by Brisbane marketing, to deliver comprehensive customer service;
- Install a KPI system which provides a clear picture of services being provided and the ability to track the response to marketing campaigns. This includes a dedicated 1300 telephone line and statistics for online and email bookings; and
- Investigate the financial viability and effectiveness of stand alone information kiosks and report back to Council with recommendations and budget implications.

The TIWP expressed a strong desire to achieve a clear direction for tourism in the Redlands. Cohesiveness, one direction, vision, strategic planning and unity were considered an imperative to earning respect and gaining credibility from the tourism industry and the community. The participants were strongly of the opinion that if the bigger picture issues were resolved then visitor services and marketing recommendations would be better able to be resolved.

Although several tourism structure models were discussed at the workshops and included in the Review of Visitor Services Report it was agreed that the most appropriate model for Redlands at this time is a strong industry / local government partnership.

At the conclusion of the workshop, based on the TIWP discussions, Calais Consulting prepared a report recommending the following strategic direction for tourism in the Redlands:

- Appointment of a Tourism Advisory Board (TAB);
- Composition of the board; and
- Roles and responsibilities (in principle)

In January, a report presenting the recommendations of the TIWP was presented to the Planning and Policy Standing Committee and General Meeting of Council. The recommendation to establish the TAB was endorsed and the TIWP was requested to continue to meet to determine strategic directions for the TAB and consider recommendations from the visitor services subcommittee and to report back to Council by 30 April.

The attached report, prepared by Calais Consulting at the conclusion of the TIWP March workshop, addresses the actions requested by Council following the adoption of the recommendation of the TIWP to establish the Tourism Advisory Board by Council at the 30 January General Meeting. Specifically, these actions are as follows:

1. Finalise the strategic directions of the TAB
 - 1.1 Roles and Responsibilities for Council and TAB (point 5)
 - 1.2 Objectives (point 4)
 - 1.3 Composition arrangements, nomination & appointment process (points 7, 8 & 9)
2. Relationships with Existing Stakeholders (point 5)
3. Subcommittee Investigations (point 2.2)

ISSUES

Tourism Industry Support

A strong message was received from the local tourism industry at the initial workshops that strong leadership and clarification of the roles of Redland City Council and Redlands Tourism was required. The TIWP, charged with this task by Council, has defined this through the TAB and its relationship with key stakeholders. Those

present at the March workshop were of the strong opinion that the momentum generated by the TIWP must be maintained in order to generate confidence in the process by the industry.

The TIWP proposed that nomination for the TAB be implemented immediately and the appointment and establishment of the TAB was recommended to be finalised by 30 June 2008.

Roles and Responsibilities of Redlands Tourism

Whilst the relationship of the proposed TAB with the key stakeholders was clear and defined, the TIWP was unclear of Redlands Tourism present roles, responsibilities and support for the TAB and its future direction. The TIWP resolved that a letter be forwarded to Redlands Tourism to seek formal clarification of these points, with a response requested by 31 March 2008. The TIWP also requested a date to be determined for a meeting of the full Redlands Tourism Board and the TIWP.

In a letter of response the Chair of Redlands Tourism suggested they would require further time to generate a formal position. No immediate date for a meeting between the TWIP and Redland Tourism has yet been set.

Legal Structure

The legal structure of the TAB was discussed and on further advice from Council's Legal Officer, the most practical course of action is for the TAB to be established initially as a community board, according to Section 473A of the *Local Government Act* until such time as the TAB is ready to become a separate entity. This community board would operate with a clearly defined charter, identifying the stakeholders to which it would consult and advise on tourism related matters.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

FINANCIAL IMPLICATIONS

The Visitor Services Strategy set out the financial implications for the hierarchy of visitor services in consideration of the current budget allocation, including the primary accredited VIC, supplementary centres and on board promotional material for water transport.

The ability to attract additional funding through state and federal government grants for tourism development projects and cooperative marketing opportunities would be enhanced with the existence of a Tourism Advisory Board that has a Business Plan, incorporating an annual marketing plan, demonstrating robust tourism industry partnerships and alliances.

The preparation of strategic plans would be undertaken by the tourism staff of the Economic Development Unit in conjunction with the TAB which would be presented

to Council annually for endorsement and the outcomes reported through the normal council reporting process through the Planning and Policy Standing Committee.

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 TIWP workshop was held on 6 March 2008. The facilitator also held small group meetings with TIWP members prior to the main workshop to ensure the views of all participants were considered.

All members of the working party received a copy of the report on receipt from the consultant.

- Mayor Don Seccombe (small meeting and workshop)
- Cr Craig Ogilvie (small meeting)
- Cr Karen Williams (workshop)
- John Conley (small meeting and workshop)
- Steve Eisele - standing in for Graeme Leishman (small meeting and workshop)
- David Thomson (workshop)
- Melva Hobson (small meeting)
- Suzanne Deed (workshop)
- Juliette Lally (workshop)
- Marianna Tigani (small meeting)
- Heather Truman (small meeting and workshop)
- Alan Burgess (small meeting and workshop)
- Jan Sommer (small meeting and workshop)
- Colin McInnes (apology - illness)
- Jason Thomas (apology – overseas on business)
- Garth Bell (apology)

General Manager – Planning & Policy
Redland City Council Legal Officer

The comments, concerns and issues raised by the members of the TIWP are recorded in the attached report, prepared by Calais Consulting.

OPTIONS

PREFERRED

That Council endorse the recommendations of the Tourism Industry Working Party (TIWP) as required by the resolution of 30 January General Meeting of Council specifically relating to the following:

1. Strategic directions of the Tourism Advisory Board;
 - 1.1 Roles and Responsibilities for Council and TAB (TIWP Report - point 5);
 - 1.2 Objectives (TIWP Report - point 4); and
 - 1.3 Composition arrangements, nomination and appointment process (TIWP Report points 7, 8, and 9);
2. Relationships with Existing Stakeholders (TIWP Report - point 5); and
3. Subcommittee Investigations and Outcomes (TIWP Report - point 2.2).

OFFICER'S RECOMMENDATION

That Council endorse the recommendations of the Tourism Industry Working Party (TIWP) as required by the resolution of 30 January General Meeting of Council specifically relating to the following:

1. Strategic directions of the Tourism Advisory Board;
 - 1.1 Roles and Responsibilities for Council and TAB (TIWP Report - point 5);
 - 1.2 Objectives (TIWP Report - point 4); and
 - 1.3 Composition arrangements, nomination and appointment process (TIWP Report points 7, 8, and 9);
2. Relationships with Existing Stakeholders (TIWP Report - point 5); and
3. Subcommittee Investigations and Outcomes (TIWP Report - point 2.2).

COMMITTEE RECOMMENDATION

That this item be deferred to the General Meeting on 28 May 2008 pending a workshop between Councillors and Tourism Stakeholders.

ADDENDUM (Dated 27 May 2008)

Since the Redland Shire Visitor Services Strategy Report was presented to Council at the Planning and Policy Meeting of 7 May, a further workshop has been conducted with Redland City Councillors and the Tourism Industry Working Party.

The structure and framework was discussed and revised and this addendum to the report outlines the recommendations. It was requested at the workshop that Calais Consultants prepare a report of the outcomes. This report, dated May 2008 is attached.

REVISED OFFICER'S RECOMMENDATION

That Council resolve to:

1. Establish a Tourism Advisory Forum:
 - (a) Under section 473A of the *Local Government Act 1993*, for the tourism industry of Redland City, for a twelve month period up to 30 June 2009, in accordance with the transitional model, Model 1B, as described in the Calais Consultants Report, dated May 2008; and
 - (b) Replacing the Tourism Advisory Board, as resolved by Council on 30 January 2008.
2. Endorse the revised tourism framework in the Redlands, as described in the Calais Consultants Report, dated May 2008, in regard to:
 - Values and guiding principles;
 - Role of the Tourism Advisory Forum;
 - Responsibilities of the Tourism Advisory Forum;
 - Composition, nomination and appointment process of the Tourism Advisory Forum; and
 - Timeframe for implementation of the framework.
3. Endorse that the ultimate framework for tourism in Redland City reflect one in which Redlands Tourism can play a major role as a revitalised and restructured organisation.
4. Consideration be given to preparing an 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.

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Boglary

That the revised Officer's Recommendation be adopted with an amendment to the attachment, *Tourism Industry Working Party Outcomes of Workshop 26 March 2008 (Calais Consultants)*, by including a new 'Partnership' line from Redland City Council to Redlands Tourism in the Model 1(B) diagram on Pages 7 and 13.

Therefore Council resolves as follows:

1. **Establish a Tourism Advisory Forum:**
-

- (a) Under section 473A of the *Local Government Act 1993*, for the tourism industry of Redland City, for a twelve month period up to 30 June 2009, in accordance with the transitional model, Model 1B, as described in the Calais Consultants Report, dated May 2008; and
 - (b) Replacing the Tourism Advisory Board, as resolved by Council on 30 January 2008.
2. Endorse the revised tourism framework in the Redlands, as described in the Calais Consultants Report, dated May 2008, in regard to:
 - Values and guiding principles;
 - Role of the Tourism Advisory Forum;
 - Responsibilities of the Tourism Advisory Forum;
 - Composition, nomination and appointment process of the Tourism Advisory Forum; and
 - Timeframe for implementation of the framework.
3. Endorse that the ultimate framework for tourism in Redland City reflect one in which Redlands Tourism can play a major role as a revitalised and restructured organisation.
4. Consideration be given to preparing an 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.
5. That the attachment, *Tourism Industry Working Party Outcomes of Workshop 26 March 2008 (Calais Consultants)*, be amended by including a new 'Partnership' line from Redland City Council to Redlands Tourism in the Model 1(B) diagram on Pages 7 and 13.

CARRIED

A division was called for.

Crs Townsend, Reimers, Elliott, Bowler, Williams, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Dowling voted in the negative.

Cr Murray was absent from the meeting.

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

15 DIRECT TO COUNCIL REPORTS

15.1 OFFICE OF CEO

15.1.1 AMITY POINT SOCIAL CRICKET & SPORTING CLUB - PURCHASE OF STORAGE SHED/SHELTER - CCBF DIV 2

Datworks Filename: G&S Councillors' Community Benefit Fund
Responsible Officer Name: Greg Underwood
Chief Executive Officer
Author Name: Tina Robinson
Executive Support Officer

EXECUTIVE SUMMARY

Council annually allocates in its budget an amount for discretionary spending by the Divisional Councillors' known as the Councillors' Community Benefit Fund (CCBF). In accordance with the requirements of the CCBF Policy and Guideline requests for expenditure over \$5,000.00 require Council approval.

This report details a request to allocate \$7,425.00 (GST Exc) from the Division 2 portion of the CCBF and \$75.00 (GST Exc) from the Division 7 portion of the CCBF to the Amity Point Social Cricket & Sporting Club to assist with concreting and purchase of a Wide Span storage shed/shelter to be located at 36 Point Lookout Road, Amity Point.

PURPOSE

The purpose of this report is to seek Council approval to allocate \$7,425.00 (GST Exc) from the Division 2 portion of the CCBF and \$75.00 (GST Exc) from the Division 7 portion of the CCBF to the Amity Point Social Cricket & Sporting Club to assist with concreting and purchase of a storage shed/shelter at Amity Point.

BACKGROUND

The Division 2 Councillor, Craig Ogilvie met with the Amity Point Social Cricket & Sporting Club regarding their need for a storage shed/shelter to cater for the storage of sporting gear and provide shade during sporting events.

A CCBF Application was received by Cr Craig Ogilvie who supports this request to allocate \$7,425.00 (GST Exc) from the Division 2 portion of the Councillors' Community Benefit Fund. Cr Murray Elliott also advised his support of allocating \$75.00 (GST Exc) from the Division 7 portion of the Councillors' Community Benefit Fund.

ISSUES

A three year Trustee Permit has been developed by Council's Property Services Team and sent to the Amity Point Social Cricket & Sporting Club as per Council Resolution dated 19 December, 2007.

A building application (BD144027) was submitted to Council and approved 7 April, 2008.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report 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

Divisions 2 and 7 portions of the Councillors' Community Benefit Fund have sufficient funds to support this request.

In accordance with CCBF Guidelines (GL-2034) two written quotations have been received for the wide span shed and one written quotation for the concreting.

CONSULTATION

Cr Ogilvie has met with the Amity Point Social Cricket & Sporting Club to discuss their requirements for a storage facility and extra shade.

The Office of the CEO has consulted with the following areas of Council in relation to this project:

- Community & Social Planning
- Property Services
- Assessment Services

OPTIONS

PREFERRED

That Council approve the allocation of \$7,425.00 (GST Exc) from the Division 2 portion and \$75.00 (GST Exc) from the Division 7 portion of the Councillors' Community Benefit Fund to the Amity Point Social Cricket & Sporting Club to assist with concreting and purchase of a storage shed/shelter to be located at 36 Point Lookout Road, Amity Point.

ALTERNATIVE

That Council not approve the allocation of \$7,425.00 (GST Exc) from the Division 2 portion and \$75.00 (GST Exc) from the Division 7 portion of the Councillors' Community Benefit Fund to assist with concreting and purchase of a storage shed/shelter.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve to approve the allocation of \$7,425.00 (GST Exc) from the Division 2 portion and \$75.00 (GST Exc) from the Division 7 portion of the Councillors' Community Benefit Fund to the Amity Point Social Cricket & Sporting Club to assist with concreting and purchase of a storage shed/shelter to be located at 36 Point Lookout Road, Amity Point.

CARRIED

16 MAYORAL MINUTES

Nil

17 NOTICE OF MOTION UNDER SECTION 451 OF LOCAL GOVERNMENT ACT 1993**17.1 NOTICES GIVEN BY CR WILLIAMS (DIVISION 9)****17.1.1 NOTICE OF MOTION TO RESCIND COUNCIL RESOLUTION OF 1 APRIL 2008 – ITEM 10 ADMINISTRATIVE DELEGATION**

In accordance with notice given on 2 May 2008, Cr Williams moved as follows:

COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Dowling

That Council rescind its decision in relation to the item 10 of the Post Election Meeting Minutes of 1 April 2008, which reads -

That Council resolve to delegate authority to the Mayor to deal with the administrative arrangements regarding employment conditions and performance management matters pertaining to the Chief Executive Officer in accordance with section 1129 of the *Local Government Act 1993*.

On being put to the vote the motion was LOST.

A division was called for.

Crs Williams, Dowling and Ogilvie voted in the affirmative.

Crs Townsend, Reimers, Elliott, Bowler, Henry, Boglary and Hobson voted in the negative.

Cr Murray was absent from the meeting.

The motion was declared by the Mayor as LOST.

17.1.2 NOTICE OF MOTION TO RESCIND COUNCIL RESOLUTION OF 30 APRIL 2008 – ITEM 16.3 MAYORAL MINUTE - ADMINISTRATIVE DELEGATION

In accordance with notice given on 1 May 2008, Cr Williams moved as follows:

COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Dowling

That Council rescind its decision in relation to the Mayoral Minute item 16.3 of the General Meeting Minutes of 30 April 2008, which reads -

That Council resolve to delegate full and complete authority to the Mayor to deal with all matters relating to the employment of the Chief Executive Officer, including matters relating to the cessation of that employment.

On being put to the vote the motion was LOST.

A division was called for.

Crs Williams, Dowling and Ogilvie voted in the affirmative.

Crs Townsend, Reimers, Elliott, Bowler, Henry, Boglary and Hobson voted in the negative.

Cr Murray was absent from the meeting.

The motion was declared by the Mayor as LOST.

17.2 NOTICE GIVEN BY CR HENRY (DIVISION 3)

17.2.1 NOTICE OF MOTION TO RESCIND/AMEND COUNCIL RESOLUTION OF 1 FEBRUARY 2006 – ITEM 10.1.1

Background

- 1 February 2006 Council (Item 10.1.1) resolved the following:
 1. The making of development application to subdivide Lot 22 on RP14839, described as 57-65 Dinwoodie Road, Thornlands along the zoning split lines under the provisions of the *Integrated Planning Act 1997*;
 2. Dispose of the surplus park residential land, subject to a final Council decision, in accordance with section 491 of the *Local Government Act 1993*; and
 3. Authorise the Mayor and Chief Executive Officer to sign and seal all associated documentation.
- 30 June 2006 an application for the re-configuration of lot was made with Council's Assessment Services Group.
- 19 April 2007 re-configuration of lot was approved.
- 27 April 2007 Applicants (Saunders – Havill group on behalf of Council) waived their appeal rights and made representations for a negotiated decision in relation to certain conditions relating to the formation and construction of the easement access.
- Council have not resolved the conditions, and no further action has occurred on this approval which remains un-finalised.
- There has been no Council resolution on the disposal of the surplus park residential land.

Description of 57 -65 Dinwoodie Road Thornlands

The property is 4.046ha of which approximately 70 percent is covered in native vegetation re-growth.

This area is zoned as environmental protection and covered with a bushland habitat overlay.

There is an area of approximately 30 percent that is cleared with scattered trees, that is zoned as park residential with an enhancement corridor and enhancement area overlay. This vegetation forms a very important north-south corridor.

The property has significant gum trees and functions as important corridor for koalas and wildlife.

Significance to Koala Strategy and Biodiversity Strategy

Protection and enhancement of native vegetation, particularly in the urban footprint, is crucial for the survival of the Redlands koalas and other biodiversity. The Redlands Koala Summit 2007 advocated that retention of existing habitat is the major priority in preventing further decline in numbers. The retention and enhancement of the vegetation on this property will contribute to fulfilling the actions outlined in the Koala Strategy and the recently adopted Biodiversity Strategy.

Amendments to Zoning

To recognise Council's intention to ensure the long-term protection of this lot, it is proposed amend the Redlands Planning Scheme to include the whole of the lot in the Conservation sub-area 2 (CN2) zone.

In accordance with notice given on 19 May 2008, Cr Henry moved as follows:

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Boglary

1. That Council resolve, pursuant to section 451 of the *Local Government Act 1993*, to amend its decision made at the General Meeting held on 1 February 2006 item 10.1.1 by deleting part 2 of the resolution to "dispose of the surplus park residential land, subject to a final Council decision, in accordance with section 491 of the *Local Government Act 1993*";

and

2. That Council resolve to cancel the development application to subdivide Lot 22 on RP14839, described as 57-65 Dinwoodie Road, Thornlands along the zoning split lines under the provisions of the *Integrated Planning Act 1997* and withdraw from the development approval process.

and

3. That Council resolve to undertake action to include the whole of Lot 22 on RP14839, described as 57-65 Dinwoodie Road, Thornlands, within the Conservation sub-area 2 zone (CN2) of the Redlands Planning Scheme.

CARRIED

18 NOTICE OF BUSINESS

18.1 NOTICE GIVEN BY CR BOWLER (DIVISION 6)

18.1.1 INCLUSION OF LOT 3 ON RP907141 WITHIN THE CONSERVATION SUB-AREA 2 ZONE (CN2) OF THE REDLANDS PLANNING SCHEME

Background

- December 1996 - this land was dedicated to Council from subdivision of rural land.
- March 2006 Council resolved to undertake an investigation into land disposal and development options with the Redlands Planning Scheme becoming effective from 30 March 2006.
- Currently the site is in Council ownership for conservation and strategic open space purposes, and part is zoned for Urban Residential purposes.
- November 2006 - A Development Options report was prepared for Council's consideration.
- March 2007 - Land disposal options submitted to Council for resolution, but recommendations for disposal were not accepted and Council retained the land in its ownership (Item No 10.4.3).
- The property comprises a combined area of 3.593ha and does not have frontage to a dedicated road, although a lawful easement access strip does exist. The site is zoned Open Space and Urban Residential, with areas closer to Erapah Creek identified as being important in terms of their conservation and open space connectivity value.

Significance to Koala Strategy and Biodiversity Strategy

Protection and enhancement of native vegetation, particularly in the urban footprint, is crucial for the survival of the Redlands koalas and other biodiversity. The Redlands Koala Summit 2007 advocated that retention of existing habitat is the major priority in preventing further decline in numbers. The retention and re-vegetation of this property will contribute to fulfilling the actions outlined in the Koala Strategy and the recently adopted Biodiversity Strategy.

Amendments to Zoning

To recognise Council's intention to ensure the long-term protection of this lot, it is proposed amend the Redlands Planning Scheme to include the whole of this lot in the Conservation sub-area 2 (CN2) zone.

In accordance with notice given on 19 May 2008, Cr Bowler moved as follows:

COUNCIL DISCUSSION

Manager Development Coordination advised the meeting of Council's resolution of 28 September 2007 in relation to the proposal to acquire easements for wastewater purposes across Lot 3 RP907141 and the progress to date.

Discussions have also taken place with the Acting General Manager Planning & Policy on the design of the easement and enhancement of the corridor.

It was agreed that the provision of a wastewater pipeline easement across the property would not be prevented by the imposition of the CN2 zoning.

COUNCIL RESOLUTION

Moved by: Cr Bowler

Seconded by: Cr Elliott

That Council resolves to undertake action to include the whole of Lot 3 on RP907141 situated at 141 Bunker Road, Victoria Point, within the Conservation sub-area 2 zone (CN2) of the Redlands Planning Scheme.

CARRIED

19 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 5.55pm.

Signature of Chairperson: _____

Confirmation date: _____