

Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday 25 March 2009

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



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1 DECLARATION OF OPENING

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

2 DEVOTIONAL SEGMENT

Pastor George Gebran of the Redlands Ministers' Fellowship led Council in a brief devotional segment.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

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

EXECUTIVE LEADERSHIP GROUP:

Mr G Stevenson PSM	Chief Executive Officer
Mr G Underwood	General Manager Planning & Policy
Mr G Soutar	General Manager Redland Water & Waste
Mr B Lewis	Acting General Manager Corporate Services
Mr L Smith	Acting General Manager Customer Services

MINUTES:

Mrs J Thomas	Corporate Meetings & Registers Officer
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4 RECEIPT AND CONFIRMATION OF MINUTES

4.1 GENERAL MEETING MINUTES OF 25 FEBRUARY 2009

Moved by: Cr Reimers
Seconded by: Cr Townsend

That the minutes of the General Meeting of Council held on 25 February 2009 be confirmed.

CARRIED

4.2 SPECIAL MEETING MINUTES OF 10 MARCH 2009

Moved by: Cr Reimers
Seconded by: Cr Bowler

That the minutes of the Special Meeting of Council held on 10 March 2009 be confirmed.

CARRIED

5 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES

5.1 REPORT FROM CHIEF EXECUTIVE OFFICER

5.1.1 PETITION REGARDING RABY BAY CANAL LEVY CHARGES

At the General Meeting of 26 September 2007, Council resolved that a report be presented to Council addressing a petition which requests that Council contribute 50% of the cost annually to maintain the Raby Bay canals.

A report regarding this matter was presented to Council on 19 December 2007 where consideration of the item was deferred to a future meeting to enable a more detailed report to be prepared and that the report also consider the same issues for Aquatic Paradise and Sovereign Lakes. This report was presented to Council on 28 May 2008 and Council resolved to defer this item until further legal advice is received regarding the legitimacy of the benefit area levy in raising monies for repair to revetment walls.

A further report will be presented to Council as soon as possible.

5.1.2 REQUEST FOR REPORT – PROTECTING SIGNIFICANT VEGETATION

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

A report addressing this matter will be presented to a Planning & Policy Committee Meeting in April 2009.

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

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

A report addressing this matter will be presented to a Planning & Policy Committee Meeting in September 2009.

5.1.4 PETITION – OBJECTING TO THE TRIAL CLOSURE OF SOUTH STREET, CLEVELAND

At the General Meeting of 29 October 2008, Council resolved that the petition (containing 298 signatures) from business operators and stakeholders from South Street and Enterprise Street, objecting to the trial closure of South Street, be received, referred to the Planning and Policy Department and considered when a further report is prepared and presented to Council in this matter.

A report addressing this matter is scheduled for a Planning and Policy Committee meeting in May 2009.

5.1.5 POTENTIAL FORMATION OF A BUSINESS IMPROVEMENT DISTRICT

At the General Meeting of 29 October 2008, Council resolved that a report be prepared and presented to Council outlining the potential formation of a BID (Business Improvement District) in the precinct now formally recognised as CBD (Capalaba Business District).

A report addressing this matter will be presented to a Planning and Policy Committee Meeting in May 2009.

5.1.6 INVESTIGATION, MASTER PLANNING & FEASIBILITY ANALYSIS – COUNCIL OWNED LAND, ISLAND INDUSTRY ZONE, MACLEAY ISLAND AND COMMUNITY PURPOSES ZONE, RUSSELL ISLAND

At the General Meeting of 29 October 2008, (item 16.1.1 refers) Council resolved that a report be presented to a future Planning & Policy Committee meeting on how a detailed investigation, master planning & feasibility analysis can be progressed on Council owned land on Macleay Island which is zoned Island Industry and Council owned land on Russell Island which is zoned community purposes sub-area CP9 - Future Island Investigation.

A report will be presented to an ensuing Planning & Policy Committee meeting.

5.1.7 PETITION (DIVISION 10) – REMOVAL OF CONCRETE ISLAND AND “GIVEWAY” SIGN IN BAUHINIA STREET, BIRKDALE

At the General Meeting of 25 February 2009, Council resolve that petition requesting that Council remove the concrete island and “giveaway” sign in Bauhinia Street, Birkdale, adjacent to Carinyan Drive, and replace the sign with a ‘stop’ sign in Carinyan Drive, Birkdale, facing oncoming traffic from Carinyan Drive into Bauhinia Street, be received and referred to the Infrastructure Planning Group to investigate and report to a future Planning & Policy Committee meeting.

A report will be presented to an ensuing Planning & Policy Committee meeting.

6 PUBLIC PARTICIPATION

MOTION TO ADJOURN MEETING

Moved by: Cr Henry
Seconded by: Cr Townsend

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

CARRIED

The following speakers addressed Council:

1. Mr A Moloney, Mount Cotton, addressed Council in relation to the application for extensions to the existing quarrying operations at Mount Cotton;
2. Mr G Houston, Mount Cotton, addressed Council in relation to the application for extensions to the existing quarrying operations at Mount Cotton;
3. Ms L Callaghan, Raby Bay, addressed Council in relation to an application from Redlands RSL to extend their trading hours;
4. Mr F Bradley, Cleveland addressed Council in relation to various matters with respect to the Bay Islands;
5. Mr W Snoddy, Cleveland, addressed Council and presented a petition with respect to the fluoridation of the Redlands water supply.

MOTION TO RESUME MEETING

Moved by: Cr Henry
Seconded by: Cr Williams

That the proceedings of the meeting resume.

CARRIED

7 PETITIONS/PRESENTATIONS

7.1 PETITION – FLUORIDATION OF REDLANDS WATER SUPPLY

Moved by: Cr Boglary
Seconded by: Cr Williams

That the petition, which reads as follows, be received and referred to the appropriate area of Council for consideration:

“Help us stop fluoridation of Redland Water and give back freedom of choice, by approaching State Government to supply fluoride tablets to those who want it and fluoride free tap water for those who don’t.”

CARRIED

7.2 PETITION (DIVISION 5) – OPENING HOURS OF RUSSELL ISLAND POOL

Moved by: Cr Townsend
Seconded by: Cr Williams

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

“Why is the Russell Island Pool closed on Tuesdays and Thursdays? Why does the Russell island Pool season finish in March? This means it will be closed during the next school holidays. Other pools stay open until the end of April. This request will go to Council for the Russell Island Swimming season to be extended beyond March and the pool open on Tuesdays and Thursdays.”

CARRIED

7.3 PETITION (DIVISION 8) – GARNET STREET, ALEXANDRA HILLS – CONDITION OF ROADWAY

Moved by: Cr Reimers
Seconded by: Cr Murray

That the petition, from residents of Garnet Street, Alexandra Hills, in respect to the poor condition of the road, be received and referred to the appropriate area of Council for consideration and a report back to Council.

CARRIED

7.4 PETITION (DIVISION 10) – OFF STREET PARKING – MARY STREET, BIRKDALE

Moved by: Cr Murray
Seconded by: Cr Williams

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

“We the undersigned ask the Redlands City Council to consider our request for more off street parking in Mary Street, Birkdale with much urgency. The lack of parking has made it very dangerous for both parents and children.”

CARRIED

7.5 PRESENTATION (CR WILLIAMS) – REDLANDS SPRING FESTIVAL 2008

Cr Williams gave a brief presentation to Council on the success of the recent Redlands Spring Festival 2008, which had celebrated its 50th anniversary. Patronage for the event was up by 10 per cent due, in part, to a well thought out entertainment program, which included the international flavour of Hermans' Hermits and The Drifters, in addition to great performances from across Australia. Ticket prices remained highly subsidised by sponsorship, therefore representing great value to patrons.

Sponsorship had remained relatively strong in 2008 with the participating sponsors being offered various packages to suit their requirements. Redland City Council was given a large site as part of their sponsorship package and had a strong representation through Indigiscapes and Redland Water and Waste's Recycled Art Competition.

Volunteer numbers had increased slightly in 2008 with approximately 240 community members giving up time on their weekend toward the success of the event for a free weekend pass.

In summing up the success of the 2008 event on behalf of the Redland Spring Festival Management Committee, Cr Williams thanked Redland City Council, including all managers and staff who had been involved in the event organisation over the past 12 months, for their incredible support in sustaining this Redlands icon community event.

8 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

9 DECLARATION OF INTEREST ON ANY ITEMS OF BUSINESS

- Cr Williams declared a conflict of interest in item 12.3.6 *New Festivals Office – Cleveland Showgrounds*, as Chairperson of the Redlands Spring Festival Committee. She advised that she will deliberate and vote on the matter in the best interests of the whole community and set aside her direct interest in the Committee. Cr Williams remained in the Council Chambers for discussion and decision in this matter, voting in the affirmative for the motion.
- Cr Williams declared a material personal interest in item 12.4.2 *Proposed Purchase of Land – Redland Bay*, and left the Council Chambers at 5.25 pm prior to discussion and decision in this matter; returning after the motion was put to the vote.

10 PLANNING & POLICY COMMITTEE 04/03/09 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Murray
Seconded by: Cr Reimers

That the Planning and Policy Committee Report of 4 March 2009 be received.

CARRIED

10.1 ITEM DELEGATED TO COMMITTEE FROM COUNCIL

10.1.1 DELEGATED AUTHORITY SOUTH EAST QUEENSLAND NATURAL RESOURCE MANAGEMENT PLAN 2009-2031 RESPONSE

Datworks Filename: EM SEQ NRM Plan
Attachments: [Council of Mayors Final Submission on SEQ NRM Plan V6](#)
Responsible Officer Name: Gary Photinos
Manager Environmental Management
Author Name: Dan Carter
Senior Advisor Natural Environment

EXECUTIVE SUMMARY

Delegated authority to determine this matter was conferred to the Planning & Policy Committee at the General Meeting of 25 February 2009, and, therefore, is not subject to adoption by Council. This item is presented to Council for noting.

The Draft South East Queensland Natural Resource Management Plan 2009 -2031 (SEQ NRM) has been prepared in partnership with members of South East Queensland Regional Coordination Group (SEQRCG) and released for public consultation. Comments are now being sought.

The SEQ NRM plan is a non statutory natural resource management plan for the region. It has been prepared from the need to develop targets for natural resource management following the introduction of the South East Queensland Regional Plan (SEQRP). The SEQRP identifies the need to manage the natural resources of the region. This documents attempts to bring together:

- coordinated set of targets,
 - coordinated planning system,
 - coordinated reporting, monitoring, evaluation and improvement; and
-

- coordinated arrangements for implementation.

The SEQ Council of Mayor's has decided that a coordinated submission be prepared for the draft SEQ NRM plan incorporating all member Council's issues. Submissions are required by the end of March 2009.

PURPOSE

For Council to review current officer's feed back on SEQ NRM Plan and council of mayors submission on the Draft SEQ NRM Plan Version 6. Then decide if council supports the Council of Mayors Submission or if Council would like to formulate its own submission.

BACKGROUND

- Since the 1990's there have been numerous attempts created to establish a much needed single natural resource management strategy for South east Queensland.
- In early, 2006 South East Queensland Regional Plan 2005- 2026 (SEQ Regional Plan) was produced.
- In March 2006 Department of Infrastructure (DIP) invited the SEQRCG to take responsibility for Desirable Regional Outcome 4 – Natural Resources from the SEQ Regional Plan. This has seen the development the SEQ Natural Resources Management Database.
- In July 2006 the Queensland government worked closely with Healthy Waterways Partnership Secretariat to revise SEQ Healthy Waterways Strategy.
- Review of the Healthy Waterways strategy brought about the creation of targets for water quality within the region through expert panel and community discussions. It was identified that similar targets were required for other relevant sections under the SEQNRM plan.
- In July 2007 SEQRCG in partnership with SEQ Catchments Ltd set about developing the SEQNRM plan with to deliver specific deliverables (ie mapping and community round table discussions).
- In September 2007 a workshop was held to negotiate the first draft regional targets, attended by 100 sciences and planning experts from various fields of natural resource management. With targets set by the panel going out for public consultation between October and December 2007.
- In January 2008 Western Regional Organisation Committee (WESROC) and the Council of Mayors organised consultation timelines and discuss the targets based approach for the SEQNRM plan. This then formed the Local Government Consultation Group on which Redlands was represented.
- In April 2008 further refinement of the targets was undertaken following the consultation period. Review of SEQ Regional Plan was also being undertaken

simultaneously. It was recognised that the targets being established were valuable for the review.

- In May 2008 the review of the SEQ Regional Plan was brought forward.
- In June 2008 the SEQRCG invited by DIP to coordinate major natural resource management issues to be considered in the review and to table a summary report at inaugural meeting of the CEO's committee NRM 17 July 2008.
- Late November 2008 DIP resolved to have the draft SEQNRM plan referred to within the SEQ Regional Plan.
- On the 4 of December 2008 the CEO's committee Natural Resource Management (NRM) gave support for the SEQ NRM plan to be provided for public consultation until end of March.
- On the 5 December 2008 the Council of Mayors (SEQ) endorsed that a single response to the Draft SEQ NRM Plan be prepared and signed off during the public consultation period in early 2009. Also noting as per committee responsibilities the Regional Plan and Growth Management Committee will take the lead on this with advice from the Environment and Sustainability Committee.
- On the 12 February meeting of the Local Government Consultation Group meeting final submissions and discussions were held to develop the final Submission document from Council of Mayors.
- On the 25 February at Council general meeting council resolved to That the SEQ Council of Mayor's submission on the Draft Southeast Queensland Natural Resource Management Plan be referred to the next Planning & Policy Committee meeting in March 2009.

ISSUES

DRAFT SEQ NRM PLAN

The SEQ NRM plan is a non statutory natural resource management plan for the region which contributes to the sustainability framework promoted within the SEQ Regional Plan. With the rapid growth of the region the management of the region's natural resource is identified throughout the SEQ regional plan. This document aims at establishing the necessary targets for the management and protection of the natural resources. It draws upon the long history of community, traditional owner, scientific and government involvement in research, policy making, planning and on ground activities seeking to rehabilitate, conserve and manage the regions natural assets.

This plan does not provide the traditional implementation strategy or contain an extensive list of actions but rather is designed to connect together the wide range of existing plans, strategies and actions. The objective has been in coordinating the management and use of natural resources to enhance community, economic and environmental values.

A core element identified is a Common set of Regional Targets to 2031. The plan establishes measurable regional targets for the following:

- air and atmosphere,
- coastal and marine,
- community engagement,
- land resources,
- nature conservation areas,
- regional landscape resources,
- traditional owner resources,
- water resources.

It identifies the need for a coordinated planning system, coordinated reporting, coordinated monitoring, evaluation and improvement and coordinated institutional arrangements.

It should be noted that Council has already endorsed one of these targets when it adopted its Biodiversity Policy and Strategy in December 2008.

COUNCIL FEEDBACK ON THE DRAFT SEQ NRM PLAN

This document is a significant step in guiding councils on the targets required to be achieved to ensure appropriate management of our natural resources. This has been a long time coming and it is appreciated the work that SEQ catchments, other local councils and Council of Mayors to ensure this project has progressed to this stage.

The document provides council and other councils with targets for natural resource management that have been lacking. It also clearly identifies the need for a coordinated approach to achieving these targets across the region. The following response from officers is in relation to minor changes and better clarification of the roles and responsibilities for the implementation of the document.

As officers it is recommended that the targets set by the plan should be considered as a minimum where appropriate higher and stronger targets could be set by individual councils and state agencies. As previously stated this council has already adopted one of the regional targets established in this document. It is felt that an opportunity to highlight and strengthen the value of community links with the natural resources. This section could emphasise the link between community well being and the natural resources more significantly.

Its link with the SEQ RP is recognised together with its capacity to facilitate policy and positions within that document. Yet it should have links to other documents or identify the need to amend other strategies and documents to identify the targets established. It is noted that although this document is non-statutory the fact the SEQ

RP recognises in some sections as policy which requires the implementation of this document.

It is intended that SEQ Natural Resource Management Regional target atlas 2031 be established, however it is still currently under development. This will provide spatial representation of the regional targets. With this a greater understanding of what these targets mean to Redlands can occur. This atlas will identify key priorities and key threatening processes to these areas, thereby allowing council to better review and manage the appropriate polices, planning scheme and on ground management to achieve these targets. A council officer will be a local government representative on the atlas working group.

The coordination and accountability role for achieving the NRM targets has not been identified in the plan. There is a need to recognise the roles of all agencies more clearly. Questions raised are who is responsible for;

- Core element 3 Coordinated reporting,
- Core element 4 Coordinated Monitoring, Evaluation and improvement and
- Core Element 5 Coordinated Institutional arrangements.

The current institutional arrangements for coordination of the delivering of the targets are complex and confusing, it would be appropriate to reduce the number of groups and committees to make the process and coordination as simple as possible. Lead agencies need to be identified for each natural resource management issue.

The repercussions/ consequences of not meeting these targets need to be identified for all parties. There are significant consequences for not achieving these targets for all residents within the region, state and internationally. Examples of these consequences; loss of biodiversity, further health issues from breathing poor air, food resources become scare etc.

It must be noted that Redlands has developed in the last few years its own State of the Environment reporting. This document does have synergies with the SEQ NRM plan however the targets established in the NRM plan are not the only targets or objectives relevant to such an assessment. In these cases council should set higher or stronger targets where appropriate.

COUNCIL OF MAYORS (SEQ) DRAFT SUBMISSION ON THE DRAFT SEQ NRM PLAN

A meeting was held on the 12 of February of the Local Government Consultation Group in which feedback from the other councils was provided by a range of councils within South East Queensland.

A copy of the submission is included as an attachment. The following points are a summary of issues identified within the Council of Mayor's submission:

- Significant commitment is required in the formalising the implementation of the Plan at regional and sub regional levels.

- Implementation panel – That council of Mayors (SEQ) will facilitate with other SEQRCG members the implementation panel workshop.
- Improve project management processes for this plan which allows the management of the finalisation and implementation of the plan.
- Although the plans implementation will be through a range of tools many of the targets may well best be achieved through local planning provisions in particular those targets which are impacted significantly by development. Further direction on the level of influence of a non statutory NRM plan may have on local planning mechanisms is necessary.
- Although the plan identifies a framework is required to be developed for implementation of each target, it is recommended that this framework is establish for each group of targets instead.
- Key partners are identified for groups of targets.
- It is recommended that the introduction should include a descriptive snapshot of the status of the regions natural assets based on the state of the region report.
- The need to have complete and adequate mapping of each target is required to allow decisions to be made on the how best method of reaching these targets.
- Implications of climate changes need to be given higher profile particularly in the initial sections of the NRM Plan.
- It is recommended that the entire document have an independent peer review to improve structure and flow of the document.
- Concept of liveability although addressed is not well defined or understood it is important this is clarified.

COUNCIL OF MAYORS SUBMISSION PROCESS

Council of Mayors (SEQ) on the 5th of December 2008 endorsed that a single response to the Draft SEQ NRM Plan be prepared and signed off during the public consultation period in early 2009.

To allow for response from all local councils and coordination of these responses there has been one meeting held on the 21 January with the Local Government consultation group (LGCG) which is convened by the Council of Mayors officers. On the 12 February another meeting was held to finalise the Council of Mayors submission.

It is intended that each council within South East Queensland makes a decision on the endorsement of the Council of Mayors submission on the draft SEQ NRM plan.

SUPPORT OF COUNCIL OF MAYORS SUBMISSION

In review of the Council of Mayors submission and council officers views of the Draft SEQ NRM Plan it is recommended that council support the Council of Mayors Submission as it is currently. Officers' feedback and thoughts on the plan were provided and discussed with the LGCG as part of the meetings held and were used to formulate the Council of Mayors Submission.

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

At this stage financial implications can not be assessed, as the SEQ NRM Atlas is produced greater understanding of the implications for Council can be determined.

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 Draft SEQ NRM Plan was sent to the following:

- Land Use Planning;
- Community and Social Planning;
- Development Assessment;
- Infrastructure Planning;
- Parks and Conservation.

Responses were received from Community and Social Planning, Land Use Planning and Development Assessment.

OPTIONS

PREFERRED

That Committee, under delegated authority, resolve to give authority to the Mayor to endorse the Council of Mayors (SEQ) Submission on the Draft South East Queensland Natural Resources Management Plan Version 6 at the next Council of Mayors meeting.

ALTERNATIVE

That Committee, under delegated authority, resolve that Council will make its own submission to Department of Natural Resources and Water.

OFFICER'S RECOMMENDATION

That Committee, under delegated authority, resolve to give authority to the Mayor to endorse the Council of Mayors (SEQ) Submission on the Draft South East Queensland Natural Resources Management Plan Version 6 at the next Council of Mayors (SEQ) meeting.

The following is the Committee's report on deliberations in this matter and is presented to Council for noting.

PROCEDURAL MOTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That this matter lie on the table.

CARRIED

In accordance with Part 3, Division 5, Section 29(7) of *Subordinate Local Law No 5 (Meetings)*, a procedural motion is required, "that the matter be taken from the table", before the matter can be reconsidered and concluded.

PROCEDURAL MOTION

Moved by: Cr Reimers
Seconded by: Cr Hobson

That this matter be taken from the table.

CARRIED**COMMITTEE RESOLUTION – PLANNING & POLICY COMMITTEE 04/03/09**

Moved by: Cr Henry
Seconded by: Cr Hobson

That Committee, under delegated authority, resolve as follows:

- 1. To give authority to the Mayor to endorse the Council of Mayors (SEQ) submission on the draft South East Queensland Natural Resource Management Plan Version 6 at the next Council of Mayors meeting and seek changes to the submission as follows:**

- a) In the Atmosphere section A2 that reference should be made to the millennium assessment report in the consideration of local measurement;
 - b) In the Atmosphere section A4 noise pollution target make reference to the environmental protection agency's state of environment report;
 - c) In the Coastal and Marine section CM7 that the words "reference should be made to the precautionary principle" be included.
2. To give authority to the Mayor to endorse a supplementary Redland City Council submission, which highlights the following issues:
- a) Recognition be given to the agricultural productivity of land within the urban footprint;
 - b) That the issues of conflict between extractive industry targets and agricultural level targets, which may conflict with the spatial requirements of the nature conservation targets need to be addressed; and
 - c) That the plan be reviewed once the implications of the CPRS (Carbon Pollution Reduction Scheme) have been finalised.

CARRIED

A division was called for.

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

Cr Williams voted in the negative.

Cr Ogilvie was not present when the vote was taken.

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

COUNCIL RESOLUTION

Moved by: Cr Murray
Seconded by: Cr Townsend

That the Committee Resolution in this matter be noted.

CARRIED

10.2 OFFICE OF CEO

10.2.1 ORGANISATIONAL DEVELOPMENT PLAN

Dataworks Filename: GOV Organisational Structure
Attachment: [Organisational Development Plan](#)
Responsible Officer Name: Gary Stevenson
Chief Executive Officer
Author Name: Gary Stevenson
Chief Executive Officer

EXECUTIVE SUMMARY

This item was referred to a Special Meeting of Council held on 10 March 2009 for consideration and resolution.

10.3 CUSTOMER SERVICES

10.3.1 PARK NAMING - WILSON PARK

Datworks Filename: P & R Naming
Attachments: [Park Map - Part of Lot 901 SP124493](#)
Responsible Officer Name: Neil Kesur
Services Manager - Parks & Conservation
Author Name: Bill McDowell
Senior Advisor - Urban Landscape

EXECUTIVE SUMMARY

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

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

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

PURPOSE

To tribute name part of the Orchard Beach Foreshore at 2-10 Wilson Esplanade, Redland Bay (Part of Lot 901 SP124493) as “Wilson Park” for the contribution of the Wilson family and more specifically Lindsay Gordon Wilson and his wife Helen Haslingden Wilson to the local community of Redland Bay during their time of land ownership and participation associated with the Redlands Community.

BACKGROUND

A request for park naming was submitted by Mr Garry Hargrave in 2005. A reply to Mr Hargrave was forwarded to him in November 2005 advising that a report would be presented to a future Planning and Policy Committee meeting. The proposed report to Council did not get presented at that time.

Subsequently another request was made by Mr Hargrave in October 2008. The previous request was researched by the Senior Advisor Urban Landscape and a letter of reply forwarded on the 11 November 2008

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

Mr Hargrave has since made further contact via email with the Senior Advisor Urban Landscape to discuss the suitability of part of Lot 901 SP124493 to be named "Wilson Park".

With the support of the Division 5 Councillor, an official application was requested to be submitted. This was supplied by Mr Hargrave.

The evidence supplied by Mr Hargrave to support this application has been thorough. The contribution by Mr & Mrs Wilson to the Redlands community and Queensland is very commendable. The following is an extract from Mr Hargraves application.

Gordon & Helen Wilson were long time residents of the Redland Bay area who were committed to the development of the social and economic fabric both within Redland Bay and the Redlands District as a whole. They were prominent contributors to the Redlands for a period of over 60 years and helped shape the Redlands community as we know it today.

Gordon's father arrived in Redland Bay in 1919 and settled on a property named "South Park" in Serpentine Creek Road where he actively farmed standing tress crops such as custard apples and lemons interspersed with small crops.

Gordon was actively involved with the Fruit and Vegetable Industry being Chairman of the Vegetable Sectional Group of the Committee of Direction (COD) for 20 years. This organization led the horticultural industry in Australia for the progressive and innovative development both in marketing and representing the interests of horticultural grower's state wide & nationally.

Gordon's contributions were recognised with the awarding of an Order of Australia for services to the Horticultural industry.

Locally Gordon was:

Actively involved in the early development of the Redland Bay Sports ground and the Redland Bay Golf Club,

- A Charter member of the Cleveland Rotary Club,*
- A Charter member and co-Patron of the Redlands Chamber of Commerce,*
- A Member of the Redlands Probus Club,*
- Actively involved in State Politics.*

Gordon married Helen Haslingden Craig on 23 September 1943.

Helen was a woman of extremely strong character and support to her husband. As a wife, a mother to their five children, a business partner and bookkeeper for their many business interests she provided the stability and backbone to the family unit as well as committing considerable time and energy to numerous community activities.

At Redland Bay State School she formed the Ladies Auxiliary and held the position of president for many years.

Helen was also an active member of the Rotary Annes attached to the Cleveland Rotary Club serving on many committees and fundraising for the local community.

Helen was actively involved in the local congregation of the Uniting Church at Redland Bay. She was honoured to accept an invitation to become a church elder, a position of great respect within the church community.

Helen and Gordon shared a belief in and a vision for the Redland Bay township. In the 1980's they identified the need for a new local centre for Redland Bay. Together they funded, and developed what was a pioneering venture into the successful shopping centre it is today.

Helen died suddenly in May 2002 of a heart attack, which shocked her family and the local community.

Gordon passed away 12 January 2005 after an extended period of suffering from Alzheimer's disease.

This parkland is enjoyed daily by residents of Redlands and it is fitting for the area to be named in Helen and Gordon's honour, commemorating the achievements of two outstanding citizens who achieved so much within the Redland's community and Australia.

ISSUES

The only issue identified has been that the application is for a part of a lot of land only. Refer attached plan as supplied by the applicant.

To accommodate this naming request a sub-lot of the whole lot can be mapped and recorded in Council's Red-E-Map system.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

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

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

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation was initially with the Manager Environmental Management to determine the results of previous submissions for park naming by Mr Hargrave.

Advice was received from the Divisional Councillor. Cr Barbara Townsend provided written support for this application.

Council's Local History Librarian was contacted.

OPTIONS

PREFERRED

That Council resolve to tribute name part of the foreshore parkland at 2-10 Wilson Esplanade, Redland Bay (Part of Lot 901 SP124493) as "Wilson Park" for the contribution of Lindsay Gordon Wilson and his wife Helen Haslingden Wilson to the local community of Redland Bay during their time of land ownership and participation associated with the Redlands Community and install a timber park name sign accordingly.

ALTERNATIVE

That Council resolve not to approve the tribute naming part of the foreshore parkland at 2-10 Wilson Esplanade, Redland Bay (Part of Lot 901 SP124493) as "Wilson Park".

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Murray
Seconded by: Cr Townsend

That Council resolve to tribute name part of the foreshore parkland at 2-10 Wilson Esplanade, Redland Bay (Part of Lot 901 SP124493) as "Wilson Park" for the contribution of Lindsay Gordon Wilson and his wife Helen Haslingden Wilson to the local community of Redland Bay during their time of land ownership and participation associated with the Redlands Community and install a timber park name sign accordingly.

CARRIED

10.4 PLANNING AND POLICY

10.4.1 RPS AMENDMENT 1C - COMMUNITY PURPOSES SUB AREA 10 ON SMBI

Datworks Filename: LUP Redlands Planning Scheme Amendment 1C

Attachments: [Attachment A – List of CP10 lots to be rezoned](#)
[Attachment B - CP10 Rezoning Map](#)
[Attachment C - Response to 1st State Interest Review - CP10 Amendment](#)

Responsible Officer Name: Wayne Dawson
Manager Land Use Planning Group

Author Name: Michael Beekhuyzen
Senior Strategic Planner

EXECUTIVE SUMMARY

Council at its General Meeting held on 31 October 2007 resolved to:

- confirm the list of Council owned freehold lots included in the Community Purposes Sub-Area CP10 and Southern Moreton Bay Islands [SMBI] Residential zones identified by an internal working group as either surplus to Council requirements or required to be retained; and
- dispose of the identified surplus lots through land sale and land exchange programs.

To facilitate disposal of the identified surplus lots and protect lots identified to be retained Council resolved to amend the Redlands Planning Scheme [RPS] in accordance of Schedule 1 of the *Integrated Planning Act 1997* [IPA] to:

- include all Council owned freehold lots included in the Community Purposes Sub-Area CP10 zone and identified as surplus in the SMBI Residential zone [362 lots]; and
- include all Council owned lots included in the Community Purposes Sub-Area CP10 zone and identified to be retained by Council in the Conservation Sub-Area CN1 zone or Open Space zone [48 lots].

It is recognised that this resolution has been amended by Council at its General Meeting on the 30 April 2008 rescinding the resolution to dispose of surplus Council lands through a sale program.

Following 1st State Interest Review the Minister for Infrastructure and Planning has advised that Council may proceed to the public notification stage of the proposed amendment pursuant to Schedule 1 of the IPA 1997.

The amendment to the RPS to include the identified surplus Council owned land within the SMBI Residential zone will add to Council's diminishing land bank of lots available for land exchange purposes. Providing additional lots for land exchange

purposes will support continuing land exchange programs that contribute to the on-going implementation of the SMBI Planning and Land Use Study [SMBIPLUS].

PURPOSE

The purpose of this report is to seek Council approval to publicly notify for thirty [30] business days the following amendments to the RPS in accordance with Schedule 1 of the IPA 1997:

- remove three hundred and sixty two [362] lots from the CP10 zone and include these lots within the SMBI Residential zone;
- remove forty eight [48] lots from the CP10 zone and include within the Conservation Sub-Area CN1 and Open Space zones.

BACKGROUND

Community Purposes Sub-Area CP10 lots

The Community Purposes Sub-Area CP10 zone includes Council owned freehold lots generally dispersed in residential precincts on the southern end of Russell Island and potentially suitable for residential purposes as part of a future land sale/exchange program following detailed investigations. Only Council owned allotments without any of the following constraints/values or locational attributes were identified within the CP10 zone:

- major drainage problems (revised Drainage Constrained Areas Mapping, 2001); and/or
- identified for conservation, bushfire management, land consolidation and habitat consolidation (revised Conservation Acquisition Strategy);
- very high or high conservation values (Conservation Priority Areas Mapping, 2002); and/or
- identified Glossy Black Cockatoo habitat values (Glossy Black Cockatoo Investigation Report, 2002); and/or
- located in an area where Council has actively sought to consolidate Council ownership (revised Conservation Acquisition Strategy, 2002); and/or
- directly adjoins a natural wetland or conservation area; and/or
- identified for public open space and recreation (Redland Shire Open Space Plan, 2003).

The RPS identifies four hundred and ten [410] Council owned lots in the CP10 zone.

SMBI Surplus Council Land Project

Subsequent to the adoption of the RPS, Council endorsed undertaking a further review of its land holdings on the SMBI. The main aims of the SMBI Surplus Council Land Project were to identify surplus Council owned land on the SMBI included in either the CP10 or SMBI Residential zone and propose a disposal strategy for the surplus Council land.

The disposal of surplus Council owned lots on the SMBI provides opportunity to contribute to the ongoing implementation of the SMBIPLUS. In addition, disposal of surplus Council land on the SMBI will reduce Council's land management costs and allow for the more effective use of SMBI land management funds to support the management of recognised Council owned conservation reserves.

1. Surplus Land Identification

A technical working group comprising officers from Land Use Planning, Infrastructure Development and Environmental Management was established to undertake a review of all Council owned freehold lots included within the SMBI Residential and CP10 zones to determine which Council owned lots were surplus to local government requirements and which should be retained.

Based on the review undertaken by the internal technical working group:

- Three hundred and sixty two [362] Council owned lots included within the CP10 zone were identified as being surplus to Council requirements with forty eight [48] identified as having benefit in being retained in Council ownership; and
- Two hundred and seventy nine [279] Council owned lots included within the SMBI Residential zone were identified as being surplus to Council requirements with one hundred and six [106] identified as having merit in being retained in Council ownership.

To facilitate the future disposal of the three hundred and sixty two [362] CP10 lots an amendment to RPS was required to include these lots in the SMBI Residential zone. The balance forty eight [48] CP10 lots that were identified to be retained by Council are to be included in either the Open Space zone if identified in the SMBI Open Space Plan 2006 or Conservation Sub-Area CN1 zone if required for conservation or stormwater management purposes. Attachment B identifies the proposed amendments to the CP10 zone.

An amendment to the RPS was not necessary to facilitate the disposal of the two hundred and seventy nine [279] surplus Council lots in the SMBI Residential zone. The amendment to the RPS relating to the balance one hundred and six [106] Council owned SMBI Residential zoned lots to be retained will be part of a future report to Council as part of RPS amendment package 2.

2. Disposal Strategy

A land exchange and land sale program was initially proposed for the disposal of the identified surplus Council lots on the SMBI. Both land sale and land exchange programs had the potential to contribute to the continued implementation of the SMBIPLUS.

The technical working group identified two hundred and sixty one [261] private lots primarily on the southern end of Russell Island for Council acquisition through a voluntary land exchange program. The lots were broadly categorised as follows:

- Urban consolidation [85 lots];
- Conservation management and protection [53 lots];
- Bushfire management [25 lots];
- Public open space and recreation [45 lots];
- Infrastructure [18]; and
- Stormwater management purposes [35 lots].

Property Services made formal land exchange offers to the owner/s of identified lots in January 2008. In respect to the open space lots the January land exchange offer followed earlier land exchange offers made in 2007. To date fifty four [54] land exchanges have been completed including the acquisition of three large lots for open space and recreational purposes.

The decision to dispose of surplus land through a land sale program was rescinded at Council's General Meeting held on 30 April 2008. The identified surplus CP10 lots may only be disposed of through land exchange in accordance with this decision.

ISSUES

1st State Interest Review

Following Council resolution to amend the RPS a formal request was made to the State Government seeking approval for the amendment of the CP10 lots in accordance with Schedule 1 of the IPA.

As part of the 1st State Interest Review advice was provided by a range of State agencies. Through this process the Environmental Protection Agency [EPA] advised that the sale of any surplus Council lots was not supported. All State advice has been responded to including advice that Council no longer intended to dispose of surplus lots through a land sale program [see Attachment C]. The Minister for Infrastructure and Planning has subsequently advised that Council can now proceed to the public notification stage of the proposed amendments to the CP10 zone.

Voluntary Land Exchange Program

Following voluntary land exchange offers being made to the landowner/s of the identified properties on the SMBI in January 2007, fifty four [54] land exchange offers have been completed with the subject properties now registered in Council's ownership. Property Services has advised that the number of successful land exchanges may increase slightly due to on-going negotiations or finalisation of the necessary State Government exemptions.

Overall the take up rate for the voluntary land exchange program has been modest. Nevertheless, there have been infrastructure savings, open space and recreational, and conservation benefits delivered for the community through the land exchange program.

One of the factors that may have contributed to the modest take up rate was the valuation difference between the privately owned lots that Council was trying to

acquire and the Council owned lots that were being offered for exchange. The majority of lots that Council were trying to acquire were located on the southern end of Russell Island [152 lots] which at the time of the exchange had an average valuation of approximately \$55000. The only Council owned lots that were available for exchange in January 2007 were included in the SMBI Residential and located on the northern end of Russell Island or Macleay and Lamb Islands with an average valuation of approximately \$65000.

In all land exchanges, if the privately owned lot Council was trying to acquire was valued less than the Council owned lot that was being offered, then the landowner/s was required to make up the difference. The significant valuation differences between the privately owned lots and the Council owned lots that were available for exchange is likely to have discouraged many landowner/s from taking up the land exchange offer.

In addition, the pool of Council land exchange lots available in January 2007 had been reduced significantly through the acquisition of three large open space lots. This limited pool of exchange lots that private owner/s had to choose from may also have affected the take up rate.

The Council owned CP10 lots proposed to be included in the SMBI Residential zone will address these two issues by making available lots for land exchange on the southern end of Russell Island which are of similar value to the majority of lots identified for acquisition and will also significantly increase the pool of lots to choose from. For these reasons there is benefit in considering a further round of land exchange offers following amendment of the CP10 lots. A further report will be presented to Council following public notification of the RPS amendment to consider future land exchange programs.

Communications Strategy

To support the public notification of the amendments to the RPS, a communications strategy will be established that clearly articulates that the purpose of the amendment is to:

- facilitate the disposal of Council lots [without conservation values (as defined previously in this report) or other constraint] through land exchange;
- protect Council lots that provide conservation, open space and stormwater management benefits.

Subsequent disposal of Council land in the SMBI Residential zone will provide community benefits and resources to enable infrastructure savings, improved conservation and land management outcomes, stormwater management and open space and recreation provision.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The costs involved with the public notification of the proposed RPS amendments primarily relate to advertising materials. The cost of public notification has been budgeted for in the 08/09 Financial Year.

PLANNING SCHEME IMPLICATIONS

Following public notification of the proposed amendments and Council endorsement of the submission review report, the scheme amendment will be submitted to the State Government for 2nd State Interest Review and approval before Council's adoption to bring this amendment into effect.

CONSULTATION

As part of the SMBI Surplus Council Land Project 2007, the Land Use Planning Group established an internal technical working group to identify Council owned lots to be retained and disposed, and the private lots to be identified for acquisition.

Land Use Planning Group has also consulted with the Department of Infrastructure and Planning regarding the proposed amendments to the RPS.

OPTIONS

PREFERRED

That Council resolves to proceed to public notification of the proposed amendments to the Redlands Planning Scheme as attached (Attachment A) pursuant to Schedule 1 of the *Integrated Planning Act 1997*.

ALTERNATIVE

That Council not proceed with the Officer's recommendation.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Murray
Seconded by: Cr Townsend

That Council resolve to proceed to public notification of the proposed amendments to the Redlands Planning Scheme, as attached, pursuant to Schedule 1 of the *Integrated Planning Act 1997*.

CARRIED

10.4.2 DETAILED CARBON AUDIT FINDINGS

Datworks Filename: EM Project Carbon Audit
Attachments: [ARUP Final Carbon Audit Report](#)
Responsible Officer Name: Gary Photinos
Manager Environmental Management
Author Names: Warren Mortlock
Senior Adviser Environmental Protection
Karina Spence
Adviser Environmental Performance

EXECUTIVE SUMMARY

Environmental Management commissioned Arup Pty Ltd to undertake a detailed audit of **corporate** greenhouse gas (GHG) emissions, a review of recent abatement activities, and recommend on strategy for further mitigation through efficiencies. This involved a significant collaborative effort between ARUP and several Council staff.

Council has previously reported emissions under the Cities for Climate Protection Program, however this is the first detailed audit across Council consistent with the *National Greenhouse and Energy Reporting Act 2007*. The Carbon Audit's main findings are presented in this report, and relevant issues and impacts on Council policy are identified.

A significant finding is that Council's emissions continue to increase despite substantial reductions achieved, and it is not likely to meet its corporate target for reducing greenhouse gas emissions under the Local Greenhouse Action Plan (LGAP). The ARUP report also analyses recent changes in Federal government policy and legislation relating to greenhouse gas abatement, and identifies strategic planning issues for consideration by Council. Council will be required to report for landfills under the Carbon Pollution Reduction Scheme.

The ARUP report contains recommendations and an emissions reduction plan, focussed on efficiencies, for consideration and adoption.

PURPOSE

The purpose of this report is:

1. to present the findings and recommendations of the Detailed Carbon Audit of Council prepared by ARUP including Council's potential liability under the Carbon Pollution Reduction Scheme;
2. for Council to adopt the ARUP report recommendations and further abatement actions described in the 'Efficiencies for GHG Reduction Strategy and Action Plan'.

3. to advise Council regarding corporate GHG reduction measures in the next 18 months prior to the commencement of the CPRS.

BACKGROUND

- RSC/RCC has been a participant in the Cities for Climate Protection Program (CCP) since 1999. The CCP Milestone 5 Report completed in July 2007 showed Council's GHG emission reductions were about halfway (11% emission reduction) towards the target set under the LGAP of 25% of 1998 emissions by 2010. However, excluding Redland Water's reductions revealed a 22% increase across the rest of Councils corporate buildings, fleet, street lighting and waste areas since 1998. Community emissions were similarly increasing, with a 29% increase from the 1996 base year to 2001, despite a target of 15% reduction by 2010.
- An immediate, coordinated and significantly resourced corporate commitment required by Council to meet its 2010 targets was recognised, and Council resolution (GM October 2007) acknowledged a funding shortfall of \$2.4million between 2007/08 and 2010/11 to achieve the currently adopted LGAP target based on the Milestone 5 findings. It was also resolved to develop carbon accounting and performance measures (KPIs) to track progress toward corporate LGAP targets, and to use a cross Council Carbon Savers Working Group to prioritise projects for funding, implement and monitor progress.
- On April 3rd 2008, Environmental Management, on behalf of the Carbon Savers Working Group, submitted a proposal to the ELG to undertake a suite of 'ready to go' efficiency projects (including a detailed Carbon Audit) to address the shortfall in meeting the LGAP target. The ELG directed that a Carbon Audit be carried out to improve understanding of emission sources and where efficiencies may be gained.
- In August 2008, the Corporate Environmental Policy (POL-2644) was amended to state that Council is committed to "Reduce the greenhouse gases emitted by Council and the community to levels and within a time acceptable to the wider community".
- Since that time the Federal Government has introduced the *National Greenhouse and Energy Reporting Act 2007* (NGER Act) and the Rudd Government's Carbon Pollution Reduction Scheme (CPRS) White Paper and medium term target range for reducing carbon pollution (15 December 2008). Draft legislation incorporating the policy approach outlined in the White Paper will be released in early 2009.
- The Queensland State Government (QSG) recently reviewed its response contained in the *ClimateSmart 2050: Queensland climate change strategy 2007: a low carbon future* (ClimateSmart 2050) and Queensland's *ClimateSmart Adaptation 2007-12: An action plan for managing the impacts of climate change*. Most recently, the QSG ClimateSmart Home Service commenced on January 1 2009.

ISSUES

1. FINDINGS OF THE ARUP CARBON AUDIT

The 'Redland City Council GHG Emissions: Detailed Audit of Council Greenhouse Gas Emissions' February 2009 (ARUP Report) included in attachment, is intended as a public report. A technical report containing data methods, spreadsheets, and the design requirements for a proposed 'Greenhouse Gas Emission Profile' database will be provided by ARUP in coming weeks.

The ARUP Report provides the first complete detailed audit of all of Council's greenhouse gas emissions, including the carbon footprint as Scope 1, 2 and 3 emissions. The audit of Council's greenhouse gas emissions uses internationally recognised standards and is compatible with the *National Greenhouse and Energy Reporting Act 2007* (NGERS). The report documents council's recent greenhouse gas abatement actions to date and proposes a plan for the future - the 'Efficiencies for Greenhouse Gas Reduction Strategy and Action Plan' (the Plan). If implemented, this Plan provides Council with an opportunity to reduce emissions and increase efficiencies, which, in the post CPRS environment, will result in cost savings.

Emissions

Arup has identified emissions of 124,011 tonnes of CO₂e in the 2007/08 financial year:

- Scope 1 emissions equated to 111,539 tonnes of CO₂e, or 90% of the total emissions;
- Scope 2 emissions equated to 10,738 tonnes of CO₂e, or 9% of the total emissions; and
- Scope 3 emissions equated to 1,734 tonnes of CO₂e, or 1% of the total emissions.

Figure 1 provides a comparison of emission audit data from 1998, 2005/6, and 2007/8 – for the main sectors of Council operation: buildings and facilities; streetlights; waste; water and wastewater (reported previous to 2007/08) and fleet.

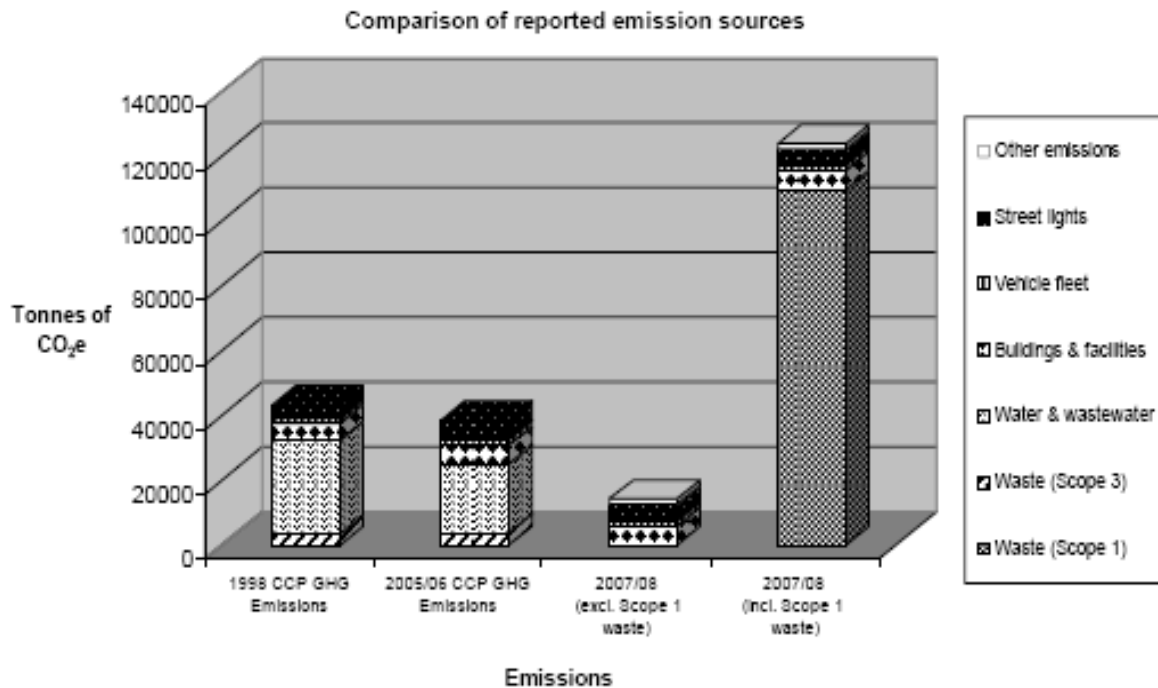


Figure 1 Comparison of reported emissions sources (Source: Figure 6, Arup 2009)

Table 1 shows a breakdown of the emissions identified in 2007/08 across organisational areas.

Table 1 2007/08 Greenhouse Gas Emissions.

Key Council Operational Areas	Consumption/ Generation	2007/08 GHG Emissions*	% of total emissions
		t CO ₂ e	
Scope 1 Emissions			
- Vehicle Fleet	852 kL fuel	1,676	1.35
- Waste (landfill emissions)*	90,963 t	109,816	88.55
- Refrigerant gases	30kg	43	0.04
- LPG Use	3kL	4	0.00
Scope 2 Emissions			
- Buildings and facilities	6,490,248 kWh	5,851	4.72
- Street lights	5 310,202 kWh	4,887	3.94
Scope 3 Emissions			
- Travel	213,354km	39	0.03
- Fuel and electricity production and distribution losses	NA	1695	1.37
TOTAL		124,011	100%

* includes flaring abatement

Scope 1 emissions

- Birkdale Landfill, which dominates Scope 1 emissions, emits over 105,000 tonnes of CO₂e, and equates to 85% of the overall emissions.
- Giles Road Landfill emits over 5,000 tonnes of CO₂e contributing 4% of RCC's overall emissions.

Scope 2 emissions

- 11,800,450kWh of electricity was consumed throughout the reporting period equating to 10,738 tonnes of CO₂e, or 9% of RCC's overall emissions.
- Street lights and other outdoor lighting account for 45% of overall electricity usage and 4,887 tonnes of CO₂e. Council's buildings account for 36% of overall electricity usage.

Origin Energy (supplier during 2007/08 reporting period) was unable to supply reliable figures for streetlight usage, despite repeated requests and liaison. An estimation of electricity consumption for the un-metered supply was able to be made using graphed usage provided on invoices. These estimated figures were consistent with historical and current data.

Scope 3 emissions

- Ferry and barge travel for RCC employees was estimated at 63,226 km during 07/08 emitting a total of 19 tonnes of CO₂e.
- An estimated 150,000 km of air travel emitting 18 tonnes of CO₂e (all domestic flights except one international flight) was undertaken in 07/08.
- Emissions from taxi travel accounted for 2 tonnes of CO₂e.

Figure 2 provides a comparison of previous CCP corporate emission inventories compared with the emissions of 2007/08, in a CCP perspective rather than NGER.

A 30% increase in emissions has occurred between 1998 and 2007/08. This is significantly above the 25% reduction on 1998 emissions by 2010 set within the Local Greenhouse Action Plan.

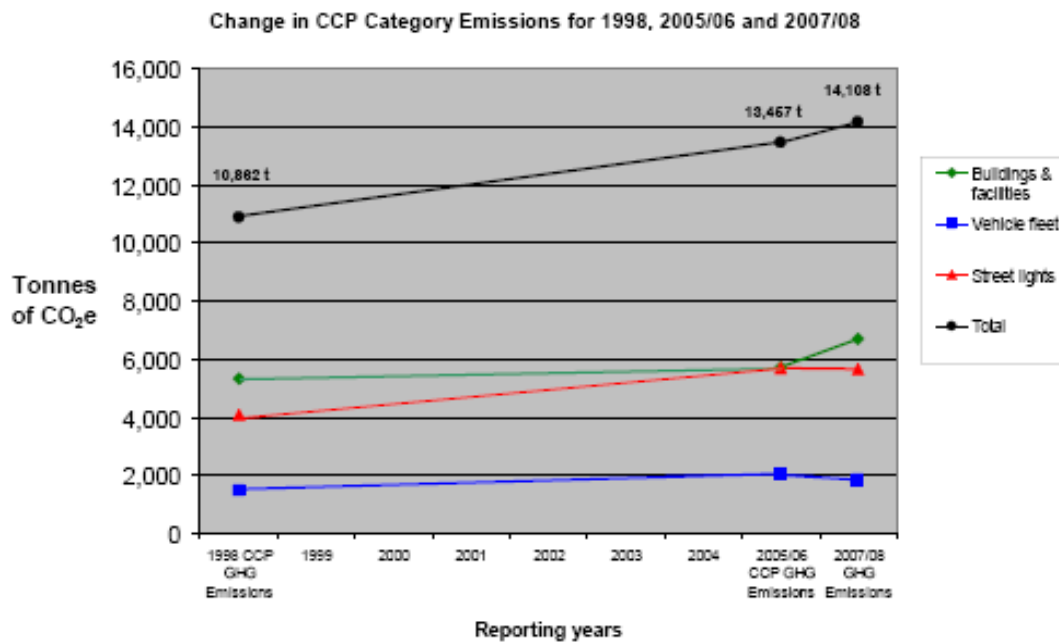


Figure 2 CCP Emissions (Source: Figure 5, Arup, 2009)

2. ISSUES ARISING FOR THE LGAP

- This report establishes Council's current carbon emissions and likely emissions in 2010, which marks the completion of the LGAP plan.
- **Council will not meet its LGAP corporate target** - of 25% reduction in emissions by 2010 over 1998 levels. Without proposed investment in emissions reduction in 09/10 financial year, corporate emissions are likely to remain 30% higher in 2010 than in 1998. When landfill (and water and wastewater) is excluded, Council has achieved a 30% increase in corporate emissions between 1998 and 2007/08.

This is not to say that achievements have not been made in reducing emissions. Section 4.5 of the Arup report indicates that emission increases may have been the result of increases to the Redland City population, which has required additional services to be provided by Council. On a per staff member basis, building and facility emissions have seen a 14% decrease in emissions, while fleet has seen a 15% decrease. Fleet emissions per passenger vehicle have decreased by 45%.

- **There is no prospect that the community will meet its LGAP target** by 2010. Table 2 provides data from community emission estimates based on CCP and ABS Census figures. The community emissions profile indicates a 171% increase in GHG emissions between 1996 and 2006. Our increasing population drives substantial net increase in the community emissions of the Redlands. The LGAP appears to have had little if any impact on this trend.

Table 2 Community Emissions Profile

Sector	1996	2001	2006	Change per annum 1996,2006	Change 1996,2006	% Change 1996,2006
	t CO ₂ e	t CO ₂ e	t CO ₂ e			
Residential	258,704	332,585	437,397	17,869	227,773	169%
Commercial	133,609	182,494	233,807	10,020	131,181	175%
Industrial	239,009	375,896	473,901	23,489	277,891	198%
Transportation	259,270	280,750	429,336	17,007	132,164	166%
Waste	117,916	123,759	146,694	2,878	100,824	124%
Total	1,008,509	1,295,484	1,721,135	71,263	869,833	171%

Source: ICLEI - CPP Aus Greenhouse Gas Application using input from Community Energy Profile 2006

3. ISSUES ARISING FROM CPRS

- ARUP audit clarifies the likely Council liabilities under the proposed CPRS**, which will not be certain until late 2009 when Federal legislation is passed (well after draft legislation is published in May). On the government's timeline, depending on what happens at Copenhagen, announcements about the CPRS emissions caps for 2010-11 to 2014-15 will be made in the first quarter of 2010 and the emissions targets for 10 years after 2015 will also be published – the latter a crucial piece of information for considering long-term investments.
- The CPRS introduces a very different policy landscape** that is likely to see a move away from voluntary abatement. Hence this report is framed with a clear distinction between pre-CPRS (now until July 2010) and post CPRS environments. In the next 16 months, Council must prepare for the introduction of the CPRS and cannot continue voluntary abatement in a business as usual way.
- CPRS covers landfills.** Following clarification of CPRS policies by the Department of Climate Change, we can confirm that the CPRS landfill participation threshold is 25,000 tonnes CO₂-e per annum (or 10,000 tonnes CO₂-e for landfills operating within a distance - to be determined - of another operating landfill). Legacy emissions (refers to emissions from waste deposited pre-June 30 2008) are used to determine whether a facility meets these thresholds and Council needs to participate in the CPRS. The participation threshold for Birkdale Landfill is based on total emissions (about 105,000 tonnes CO₂-e after methane flaring) so the landfill would be included in the scheme. The Council's actual liability would be decided through the National Greenhouse and Energy Reporting process and by the CPRS Regulator. However, as proposed, the CPRS liability is for total emissions minus legacy emissions – or about 14,000 tonnes CO₂-e for 2010 – and increasing annually. Since the landfill is closing and may not continue to operate at the above rate. In the future, Council will not incur CPRS liability for

waste transferred outside Redlands, however the cost of this transfer will be CPRS impacted and is certain to rise.

- **The CPRS will allocate captured methane 'proportionally' between legacy and new emissions.** For example, if 10 per cent of a landfill's emissions are from 'new' waste, then 10 per cent of the captured methane can be deducted from the site's overall permit obligations.
- **Council will need to focus on reducing the cost of CPRS impacted goods and services** purchased by Council, through efficiencies and use of alternatives where these are available.
- **Uncertainty over voluntary abatement.** There is now an uncertain role for voluntary emissions reduction over and above that required under the CPRS. Indeed, such voluntary abatement reduces the annual CPRS cap (total amount of emissions that the CPRS targets) and lowers the 'burden' placed on the covered sectors (big emitters) through the scheme. Those who undertake voluntary abatement do so at additional cost to that already paid as a consequence of the CPRS, and therefore disproportional greater than the rest of the community.
- **Likely no continuing role for the Redland LGAP.** The final 18 months of the Local Greenhouse Action Plan period is impacted by issues described by ARUP, which are challenging on both the corporate and community perspectives. In particular, the current and proposed corporate carbon management is dominated by pre-CPRS **voluntary** abatement thinking, which may not be appropriate in the post CPRS statutory environment.

The purpose of the LGAP is to outline the **voluntary** actions Council will undertake to meet the **voluntary** emission reduction goals established under the CCP program (Milestone 2). These targets were established at a time when there were no Federal or State targets set, and few if any government programs or rebate schemes in existence. The Rudd Government has now set a national target in the range of between a 5% and 15% reduction in emissions from 2000 levels by 2020 – and climbs to a 'long term' target of 60% reduction by 2050. This maintains a now well established target that is mirrored in Queensland's ClimateSmart 2050. Queensland and national government abatement programs and rebate schemes are in place and more are foreshadowed. These requirements and initiatives have overtaken the Local Greenhouse Action Plan from a corporate perspective and in its ability to influence the wider community. The community now need only meet the requirements of the CPRS to meet national targets. Ethically, no government in Australia can simply or unilaterally encourage voluntary abatement over and above these requirements. To do so in Redlands would be to ask the Redlands community to shoulder greater cost for emissions reduction than others. In addition, voluntary abatement lowers the cap set for the CPRS. In the post CPRS situation, the focus of State and Federal government programs is likely to shift to:

- a. schemes that target financial drivers and return cost savings for the take-up of certain practices, behaviours and technologies (eg. rebates);
- b. promotion, advice and assistance with cost free ways of saving on heating, cooling, fuel and power use.

Arguably, there is no continuing role for local Redlands targets or a Redlands LGAP after it expires in 2010. However, a decision on the role of the LGAP may be held over to 2010 when there will be more certainty about the CPRS.

- **NGER Audit approach now replaces CCP methodology.** Council's footprint is significantly different under the NGER methodology that evolved it from and now supersedes the Cities for Climate Protection (CCP) program methodology previously used by Council (and on which LGAP targets are based). The main difference is the inclusion of emissions from landfill within Council's footprint (as required by the NGER Act). The NGER Act is now the benchmark for counting in Australia and it is unlikely that Council will conduct CCP audits in the future.
 - **Reporting under NGER goes well beyond that undertaken for the CCP Program.** For all of the above reasons, reporting requires a co-ordinated governance response, which may include corporate accounting based on upgraded systems. The ARUP audit drew heavily on several Council Officer's time to identify and assemble data from corporate systems, clean, analyse and summarise data for provision to consultants. In general, our current corporate systems track accounts in relation to the cost of goods and services and do not consistently track the amount, rate and period of supply. Much of the data for this audit was obtained by hand, by going over invoices on Dataworks. Some areas such as fleet consolidate data in Maximo. Under the CPRS proposal, Council will be required to report using OSCAR - the online reporting tool developed for the NGER. A considerable amount of work is required to ensure that data necessary for the OSCAR is captured centrally on Council systems in real time without double data entry and is therefore available digitally at the press of a button.
4. RECOMMENDATIONS OF THE ARUP AUDIT AND THE GHG REDUCTION STRATEGY AND ACTION PLAN)
- The ARUP Audit makes four recommendations and proposes a mitigation plan. The recommendations and Plan are framed to ensure their relevance in both the pre-CPRS and post-CPRS policy landscapes. That is, they address further efficiencies or improve accounting and are therefore relevant under the LGAP and CPRS to reduce Council costs for CPRS impacted fuel and electricity. Given the above outline of issues, it is proposed that Council adopt the following recommendations:
 - a. Recommendation 1: When Council's CPRS position is clear, detailed investigations and studies should be undertaken into options to reduce the emissions from landfill through better quality data, reduced waste quantities and increased landfill gas capture efficiency.
 - b. Recommendation 2: When the emissions policy landscape becomes clear Council should undertake an investigation firstly to identify if a Council

target is necessary, and if so to establish the target (likely to be in 2010 at the earliest).

- c. Recommendation 3: Develop and implement an engagement program to drive efficiency of CPRS impacted goods and services such as electricity and fuel.
 - d. Recommendation 4: Take steps to improve the quality and availability of Scope 1 and Scope 2 data to increase the ease and accuracy of future carbon footprints.
- In response to the major audit findings, the '*Efficiencies for GHG Reduction Strategy and Action Plan*', outlines priority mitigation measures in the 08/09 to 11/12 financial years which are self funding on a maximum 6 to 10 year payback period. Broad investment levels, potential emissions reduction and payback period are listed for each measure. All these measures would fall under the responsibility of Corporate Acquisitions, Facilities and Fleet. Proposals currently before Council under the 09/10 financial year operational budget, match those listed in the plan. The clear priorities of the Plan are to:
 - a. target investment at efficiencies that return cost savings on short timeframes, primarily in the fuel and electricity use areas (buildings and facilities, and fleet);
 - b. target staff practices and behaviours that reduce costs, primarily in the fuel and electricity use areas (buildings and facilities, and fleet).

Under the CPRS, investment focus is likely to shift towards waste emissions reductions and waste volume reductions.

It is proposed that Council endorse the *Efficiencies for GHG Reduction Strategy and Action Plan*.

5. HOUSEKEEPING MATTERS

The above issues necessitate a housekeeping review of outstanding Council resolutions (GM August and October 2007) that establish Council GHG abatement policy and are based largely on voluntary abatement strategy. These include for example:

- establish a guideline for use under the Environment Policy and Purchasing policy in relation to reducing greenhouse emissions;
- commit to the development of carbon accounting and performance measures (KPIs);
- acknowledging a funding shortfall of \$2.4million between 2007/08 and 2010/11 to achieve the currently adopted LGAP target.

There is likely to be continuing uncertainty throughout much of 2009 until the CPRS legislation and its implications are clarified by about this time next year. In late 2009, a housekeeping review of the previous policy, strategy, and resolutions may be presented to Council.

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

Further significant emission reductions will accrue through recent upgrades to air conditioning plant and efficiency projects (approximately \$925,305 in 09/10) proposed under the new *Eco-Financial Efficiencies* program. This program of investment in efficiencies picks up from the previous *Carbon Savers* initiatives but has a wider scope (power, fuels, water and waste efficiencies) than just carbon. A similar proposal for projects listed in the *Efficiencies for GHG Reduction Strategy and Action Plan* is proposed for the 10/11 financial year.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Environmental Management has consulted widely with other Councils, CCP, and consultants on the interpretation and implications of the CPRS.

Within Council, consultation has been maintained on these issues for a considerable time with Corporate Acquisitions, Fleet and Facilities, including on this report. Lately, Finance and Waste areas of Council have been increasingly consulted including on this report.

OPTIONS

PREFERRED

Council continue to invest in GHG emissions reductions in the next 18 months under the LGAP.

Council only makes investments under the LGAP targeted at emissions reduction through increased efficiencies, to ensure that these investments are also valid under the proposed CPRS policy.

Council adopt recommendations 1 to 4 of the ARUP Report and the *Efficiencies for GHG Reduction Strategy and Action Plan*.

ALTERNATIVE

Council has the option of making no further investment in efficiencies or to improve carbon accounting at the current time.

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

Moved by: Cr Henry
Seconded by: Cr Williams

That Council resolve as follows:

1. **That Council continue to invest in corporate GHG emissions reductions in the next 18 months under the Local Greenhouse Action Plan;**
2. **That Council only makes investments under the LGAP targeted at emissions reduction through increased efficiencies, to ensure that these investments are also valid under the proposed CPRS policy; and**
3. **That Council adopt recommendations 1 to 4 of the ARUP Report and the Efficiencies for GHG Reduction Strategy and Action Plan.**

CARRIED

A division was called for.

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

Cr Elliott voted in the negative.

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

10.4.3 ANIMAL MANAGEMENT (CATS AND DOGS) ACT 2008

Dataworks Filename: L&E Local Law No 2 Keeping and Control of Animals

Responsible Officer Name: Luke Wallace
Manager Corporate Planning Performance and Risk

Author Name: Trevor Green
Senior Advisor Environmental Health

EXECUTIVE SUMMARY

The Queensland *Animal Management (Cats and Dogs) Act 2008* commences 1 July 2009. The main provisions of the Act that relate to Council include registration of cats and dogs, controls on regulated dogs and microchip identification requirements for cats and dogs.

The report discusses the main provisions of the Act and the policy implications of these provisions. Recommended direction is provided in relation to:

1. Undertaking a community engagement programme, to advise our community on the commencement of the state legislation provisions (including cat registration);
2. The length of the registration period for cats and dogs;
3. The ongoing use of current registration identification tags (device) with a different colour used for cat identification tags;
4. Council becoming an authorised permanent identification device (PID) implanter; and
5. Council continuing the current prohibition on restricted dogs under Local Law No. 2 (Animal Management).

PURPOSE

1. To advise Council of the introduction of the *Queensland Animal Management (Cats and Dogs) Act 2008*.
2. To advise Council of the main provisions of the Act and the policy implications of these provisions.
3. For Council to resolve in relation to:
 - (a) Undertaking a community engagement programme, to advise our community on the commencement of the state legislation provisions (including cat registration);

- (b) The length of the registration period for cats and dogs;
- (c) The ongoing use of current registration identification tags (device) with a different colour used for cat identification tags;
- (d) Council becoming an authorised permanent identification device (PID) implanter; and
- (e) Council continuing the current prohibition on restricted dogs under Local Law No. 2 (Animal Management).

BACKGROUND

The *Queensland Animal Management (Cats and Dogs) Act 2008* (the Act) commences 1 July 2009. The purposes of this Act are to:

- (a) provide for the identification and registration of cats and dogs; and
- (b) provide for the effective management of regulated dogs; and
- (c) promote the responsible ownership of cats and dogs.

(Note — (1) the *Animal Care and Protection Act 2001* relates to matters regarding the general welfare of animals; and (2) Council's Local Law No. 2 (Animal Management) relates to matters regarding the general keeping of animals including matters re the keeping of cats and dogs not covered by the Act).

ISSUES

Registration of Cats and Dogs

Under the Act an owner of a cat or dog over 12 weeks of age must register the cat or dog with Council within 14 days after starting to keep the cat or dog in the City. There is a three month amnesty from the commencement of the Act for the registration of cats and dogs (previously not registered with Council). Therefore cats should be registered before 1 October 2009.

Registration of a cat or dog is for a period fixed by resolution of Council; however, the period must not be more than three years. In addition, Council must fix a fee to give the owner of the cat or dog an incentive to desex it. Council's current fee for an entire dog is \$87.00 and \$44.50 for a desexed dog. Council also offers free registration for the first year after a dog is desexed.

The Act requires that registration fees paid to Council must be used for the purposes of the Act and to administer local laws relating to the management of cats and/or dogs. Council's costs relate to the administration of maintaining the record system for registration details for cats and dogs and the surveillance and enforcement of laws for the management of cats and dogs. Through registration fees, the costs are

shared by all owners of dogs and cats. Council's income from fees and charges should not be more than the cost to Council of providing the related services.

Council must also decide by resolution the registration device to be used to assist in identifying a cat or dog (e.g. a tag for the collar of a cat or dog). While it is a requirement that cats and dogs wear their identification tags when off their property (where registered to), they are not required to wear the tags when on their property. This creates issues, in that most dogs and cats impounded have escaped from their property without the knowledge of their owners.

While the new Act will introduce the registration of cats for Queensland, a small number of Queensland councils have previously introduced cat registration through local laws. In nearly all cases the outcome has been regarded as a failure with only very small percentages of cats being registered. This has been due to a number of factors including community perception and acceptance of cat registration, no implementation strategy/program, difficulties in establishing where cats are kept and lack of resourcing for implementation and enforcement. The introduction of registration provisions through state legislation (rather than through local laws) will not automatically solve these cat registration issues. If these issues are not addressed, it is expected that the number of cats actually registered will be limited. This is likely to reduce the proposed benefits of registration for cats, their owners and the community; and will limit Council's ability to provide related services.

In recent years, it should be noted that Toowoomba City Council has successfully introduced cat registration. This was achieved through a well planned implementation program aimed at addressing the issues identified. This included:

- A community engagement process involving the local media, veterinarians, animal groups and associations around the benefits of cat registration;
- Subsidising the cost of desexing animals by local veterinarians; and

Having free registration for the year cat registration was introduced.

Cat Registration Fees

While the Act requires Councils to provide an incentive for desexing in setting registration fees, there are also a number of other factors which influence the actual fees set by a Council, especially in the introductory year for cat registration. The setting of the 2009/2010 fees for cat registration in Redland City can be viewed from varying perspectives.

Long Term Policy Perspective

From a policy perspective, free registration for cats in 2009/2010 would provide a number of benefits. The introduction of new requirements in any area, on any person or group, can be sensitive. While there will be a requirement for cat owners to register their animals, the difficulties in establishing where cats are kept, means that overall the success of cat registration will predominately be based on cat owners

coming forward to register their animals. No registration fee for 2009/2010 would encourage owners to register their cats, reduce the burden on cat owners for the first year of the introduction of this new legislation and provide strong support in removing the misconception of some that "this is just a grab for money by Council".

Cost Recovery

From an operational perspective, the payment of appropriate fees by cat owners for cat registration in 2009/2010 would assist Council in recovering costs for implementing and enforcing the new legislative provisions. It would give greater consistency between the treatment of dogs and cats within the city. The appropriate charge for cat registration can also be analysed from different views (more, the same or less than that paid for dog registration). Assessment Services estimate the initial cost of establishing cat registration to be \$100,000 - \$120,000 (one officer and vehicle, plus miscellaneous other costs including ongoing education).

The proposed fees for the 2009/2010 period for cat registration will be included as part of the Fees and Charges Committee Report presented to Council later this year. Options for Council at this time will be:

1. No fees for cat registration for 2009/2010, or
2. Fees for cat registration for 2009/2010
 - a. Higher fees for cat registration than dog registration; or
 - b. The same fees for cat registration as dog registration; or
 - c. Lower fees for cat registration; or
 - d. Similar fees for entire cats (as dogs) with highly reduced fees for desexed cats.

In determining the appropriate fee, officers and Council should consider the matters listed above, the intent of the Act, practicality issues in introducing cat registration (and the experiences of Queensland and interstate Councils that have already established cat registration), short and long term objectives and resourcing.

Regulated Dogs

Matters relating to regulated dogs (dangerous, menacing and restricted) are now covered by the Act. Council can declare a dog to be dangerous if the dog has:

- Seriously attacked; or
- Acted in a way that caused fear to a person or another animal; or

- Given an authorised person reason to believe the dog may seriously attack, having regard to the way the dog has behaved towards a person or another animal.

Similarly, Council can declare a dog to be menacing if the dog has:

- Attacked;
- Acted in a way that caused fear to a person or another animal (i.e. the attack was not serious); or
- Given an authorised person reason to believe the dog may attack, having regard to the way the dog has behaved towards a person or another animal.

There are a number of conditions for the keeping of these dogs.

The Act provides provisions for the keeping of restricted dogs (American pit bull terrier, *dogo Argentino*, *file Brasileiro* and *Japanese tosa*). The Act also allows local governments to prohibit these breeds through local laws. In this instance a prohibition under a local law overrides the State Act on this matter. Council currently prohibits these breeds under Local Law No. 2 (Animal Management).

Identification by Microchip

The Act also introduces new micro-chipping requirements. A person must not supply (exchange, give or sell) a cat or dog to anyone else if it is not implanted with a permanent identification device (PID). A PID means a microchip or other electronic device. A person who is or becomes an owner of a cat or dog that is not implanted with a PID must ensure the cat or dog is implanted with a PID before it is 12 weeks old. This requirement does not apply to existing cats and dogs at the commencement of the Act, unless the animal is supplied to another person. When supplied to another person the owner must notify the microchip registry holder and Council of the change in details within seven days.

Council can become an authorised PID implanter and charge for the provision of this service. This will become important for the release of impounded dogs and cats, (which are born after the commencement of the Act). The authorised implanter must, within seven days, give notice to a licence holder providing a PID registry service advising:

1. That the cat or dog has been implanted with a PID; and
2. The PID information for the cat or dog.

Council must ensure all impounded cats and dogs are scanned within 3 days of impounding.

Miscellaneous

There are two other miscellaneous matters that the Act makes provisions on as follows:

1. An owner of a cat or dog desexed after the commencement of the Act must ensure the cat or dog is tattooed when it is desexed; and
2. The Act overrules Council's local law requirement for all greyhounds to be muzzled when in public place. Greyhounds will not be required to be muzzled if they have been decommissioned (i.e. is not a declared dangerous dog or declared menacing dog; and has successfully completed a prescribed program).

Recommended Direction

For Redland City Council it is recommended that:

- (a) A community engagement programme is undertaken starting 1 May 2009, to advise our community on the commencement of state legislation provisions (including cat registration).

A planned community engagement process involving the local media, veterinarians, animal groups and associations would be based on the benefits of the requirements for the welfare of their animals, the community and the environment and reducing unwanted animals.

- (b) The registration period remains at one year.

For uniformity in yearly income from registration fees and its interrelationship with the planning and provision of animal management services, it is important that Council maintains the registration period at one year.

- (c) Council continues with the use of the current registration identification tags (device) with a different colour used for cat identification tags

Council has for a number of years issued lifetime plastic identification tags for dogs. Tags are replaced for free if lost or damaged. Similar identification tags can also be provided for cats, with a different colour used.

- (d) Council become an authorised PID implanter.

This can become important for the release of impounded dogs and cats, (which are born after the commencement of the Act).

- (e) Council continue the current prohibition on restricted dogs under Local Law No. 2 (Animal Management).

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 community engagement programme to advise our community on the commencement of the state legislation provisions is estimated to cost approximately \$5,000.

Assessment Services have advised that the estimated cost to Council of cat registration is approximately \$100,000 - \$120,000 per year. This includes one officer, plus a vehicle and miscellaneous costs.

Income from cat registration will be dependant on the number of cat owners coming forward to register their animals, the registration fees set by Council, Council's success in promoting and enforcing cat registration provisions; and overall the number of cats registered.

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

Council officers were part of the consultation process for the development of the Act. Redland City Council also made a submission to the State regarding the general direction for the development of the Act.

Externally, officers have attended regional meetings on implementation of the Act. Internally consultation has occurred with the Assessment Services Group.

Community engagement is proposed to be undertaken to advise our community on the commencement of the state legislation provisions (including cat registration).

OPTIONS

PREFERRED

That Council resolve as follows:

1. A community engagement programme is undertaken starting 1 May 2009;
2. That the registration period remains at one year;
3. That Council continues with the use of the current registration identification tags (device) with a different colour used for cat identification tags;
4. That Council become an authorised permanent identification device (PID) implanter; and

5. Council continue the current prohibition on restricted dogs under Local Law No. 2 (Animal Management).

ALTERNATIVE

No alternative is offered as deferral on these matters would be detrimental to the timing of implementation of the Act by Council.

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

Moved by: Cr Murray
Seconded by: Cr Townsend

That Council resolve as follows:

1. That a community engagement programme is undertaken starting 1 May 2009;
2. That the registration period remains at one year;
3. That Council continues with the use of the current registration identification tags (device) with a different colour used for cat identification tags;
4. That Council become an authorised permanent identification device (PID) implanter; and
5. That Council continue the current prohibition on restricted dogs under Local Law No. 2 (Animal Management).

CARRIED

11 REDLAND WATER COMMITTEE 17/03/09 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Henry
Seconded by: Cr Boglary

That the Redland Water Committee Report of 17 March 2009 be received.

CARRIED

11.1 REDLAND WATER**11.1.1 REDLAND WATER BUSINESS UNIT REPORT - FEBRUARY 2009**

Datworks Filename: WW Redland Water Committee
WS Redland Water Committee

Attachments: [Business Unit Report - February 2009](#)
[Appendix A – Wastewater treatment plants supplementary performance information](#)

Responsible Officer Name: Gary Soutar
General Manager, Redland Water

Author Name: Gary Soutar
General Manager, Redland Water

EXECUTIVE SUMMARY

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

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

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

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

PURPOSE

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

BACKGROUND

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

ISSUES

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

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

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

The main body of the report focuses on actual levels of achievement against the KPIs for 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 and wastewater services to sustain our community.

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

FINANCIAL IMPLICATIONS

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

CONSULTATION

Consultation has occurred with:

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

OPTIONS

PREFERRED

That Council resolve to accept the Redland Water business unit report for February 2009, as presented in the attachment.

ALTERNATIVE

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

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

Moved by: Cr Elliott
Seconded by: Cr Ogilvie

That Council resolve to accept the Redland Water business unit report for February 2009, as presented in the attachment.

CARRIED

11.1.2 INTRODUCTION OF QUEENSLAND WATER COMMISSION MEDIUM LEVEL WATER RESTRICTIONS FOR REDLAND CITY

Datworks Filename: WS Water Restrictions - General Queensland Water Commission

Attachment: [QWC Medium Level Water Restriction](#)

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

Author Name: Michelle Vanyai
Senior Project Officer

EXECUTIVE SUMMARY

In November 2005, Council aligned Redland City Council's (RCC's) level 2 (L2) and level 3 (L3) water restrictions to trigger with specific levels of its water supply. In June 2007, Council approved revised L2 and L3 water restrictions to allow easier transition to future restriction regimes, for example, south-east Queensland (SEQ) restrictions.

RCC's revised L2 restrictions commenced on 1 August 2007 and remain in force.

Two recent events impact on RCC's water restrictions:

1. The transfer of RCC's bulk water assets to the state government on 1 July 2008, and
2. Queensland Water Commission's (QWC) confirmation by letter dated 19 February 2009 of Commission Medium Level Restrictions to commence in Redland City on 30 March 2009 for non-residential and 1 July 2009 for residential premises.

The *Water Act 2000* allows a service provider's restrictions (Council's restriction) to be active at the same time as a Commission water restriction unless the QWC restriction states that, while the commission restriction continues in force, the service provider water restriction does not apply.

In effect, it is possible for both sets of restrictions to be valid.

To avoid confusion and eliminate doubt about what is in force, revoking of Council's own approved L2 and L3 restrictions is recommended, effective from the date of introduction of QWC water restrictions in RCC.

PURPOSE

To seek Council approval to revoke RCC's current L2 and L3 restrictions effective from the date of the introduction of QWC medium level restrictions for Redland City - 30 March 2009 for non-residential customers and 1 July 2009 for residential customers.

BACKGROUND

In November 2005 Council aligned RCC's L2 and L3 water restrictions to trigger with specific levels of its water supply. In June 2007, Council approved revised L2 and L3 water restrictions to allow easier transition to future restriction regimes, for example, SEQ restrictions. The amendments included requirements for specific categories of non-residential customers to prepare water efficiency management plans (WEMPs) and some changes to residential watering.

RCC's revised L2 restrictions commenced on 1 August 2007 and remain in force.

Two recent events impact on RCC's water restrictions:

1. The transfer of RCC's bulk water assets to the state government on 1 July 2008, and
2. Queensland Water Commission (QWC) confirmation by letter dated 19 February 2009 of Commission Medium Level Restrictions to commence in Redland City on 30 March 2009 for non-residential and 1 July 2009 for residential premises.

The *Water Act 2000* allows a service provider's restrictions (Council's restriction) to be active at the same time as a Commission water restriction unless the QWC restriction states that, while the commission restriction continues in force, the service provider water restriction does not apply.

In effect, it is possible for both sets of restrictions to be valid.

To avoid confusion and eliminate doubt about what is in force, revoking of Council's own approved L2 and L3 restrictions is recommended - effective from the date of introduction of QWC water restrictions in Redland City.

ISSUES

Under the *Water Act 2000*, Section 360ZF relationship with service provider water restrictions states:

The making of a Commission water restriction does not of itself invalidate a service provider water restriction that applies to a matter the subject of the Commission water restriction.

However, if the Commission water restriction states that while it continues in force it is to be the only restriction for the matter, while the Commission water restriction continues in force, the service provider water restriction does not apply to the matter.

Whilst QWC restrictions may override Council-imposed restrictions, it does not automatically extinguish Council's own approved restrictions. This may lead to situations where, if the QWC restriction is silent or less stringent, Council's own water restriction could possibly apply. Leaving Council's restrictions in force creates confusion within the community, for Council officers providing water restriction information to customers and for Council officers interpreting potential breaches of water restrictions.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The cost of advising the community about the end of RCC's own restrictions is covered by the 2008/09 budget allocated for the marketing and communication of the QWC Medium Level restrictions to the Redland City community.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was advised of the introduction of Commission Medium level water restrictions. LUP provided the following comment: *"There are no restrictions or associated immediate implications identified requiring amendment to the Redlands Planning Scheme or its applicable planning scheme policies."*

CONSULTATION

Consultation occurred with:

- General Manager Redland Water;
- Land Use Planning; and
- Legal Services who agreed with the officer's recommendation contained in the report.

OPTIONS

That Council resolve as follows:

1. To revoke Redland City's level 2 and level 3 restrictions as approved by Council on 27 June 2007, effective from the commencement date of Queensland Water Commission's restrictions, i.e. 30 March 2009 for non-residential consumers and 1 July 2009 for residential consumers; and
2. To note official advice from Queensland Water Commission of the introduction of Commission Medium Level Restrictions in the Redland City Council area from 30 March 2009 for non residential consumers and 1 July 2009 for residential consumers.

ALTERNATIVE

That Redland's Level 2 and Level 3 restrictions remain in force concurrent with the introduction of Queensland Water Commission Medium Level restrictions for Redland City Council area.

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

Moved by: Cr Henry
Seconded by: Cr Reimers

That Council resolve as follows:

- 1. To revoke Redlands level 2 and level 3 restrictions as approved by Council on 27 June 2007, effective from the commencement date of Queensland Water Commission's restrictions, i.e. 30 March 2009 for non-residential consumers and 1 July 2009 for residential consumers; and**
- 2. To note official advice from Queensland Water Commission of the introduction of Commission Medium Level Restrictions in the Redland City Council area from 30 March 2009 for non-residential consumers and 1 July 2009 for residential consumers.**

CARRIED

11.1.3 REVIEW OF FINANCIAL CAP - WATER CHARGE REMISSIONS FOR CONCEALED LEAKS

Dataworks Filename: WS Water Billing – Concessional and Dialysis
Attachment: [POL-2592](#)
Responsible Officer Name: Kevin McGuire
Manager Customer Service & Business
Performance
Author Name: Michelle Vanyai
Senior Project Officer

EXECUTIVE SUMMARY

Council's policy, *Water Charge Remissions for Concealed Leaks* (POL 2592), provides for eligible property owners to receive a remission of water consumption charges where a concealed leak occurs in an internal water service on their metered property. The remission is capped at \$300.

In light of the recent price increase of water and the economic downturn, Redland Water (RW) undertook a review of the policy's capped remission value. As part of the review, remission policies for Gold Coast, Scenic Rim and Logan were considered.

PURPOSE

To seek Council approval to remove the financial cap on the policy, *Water Charge Remissions for Concealed Leaks* (POL 2592).

BACKGROUND

Redland City Council's (RCC's) policy, *Water Charge Remissions for Concealed Leaks* (POL 2592), provides for eligible property owners to receive a remission of water consumption charges where a concealed leak occurs in an internal water service on their metered property.

Property owners receiving a remission of water consumption charges are charged for 50% of the estimated loss due to the concealed leak at the current water consumption charge, with a maximum rebate of \$300. In calculating the remission the customer's average consumption over the previous period is taken into account.

In light of the recent price increase of water and the economic downturn affecting the community, RW undertook a review of the policy's capped remission. As part of the review, remission policies for Gold Coast, Scenic Rim and Logan were considered.

Essentially, the benchmarking identified RCC as providing the lowest financial remission.

ISSUES

The 3 local government areas mentioned join with RCC on 1 July 2010 to make one of the 3 retail businesses forming as part of the water reform process.

The table below details remission guidelines for RCC, Gold Coast, Scenic Rim and Logan.

Benchmarking water charge remissions – concealed leaks

	Redland	Gold Coast	Scenic Rim	Logan
% of water lost to be refunded				
<i>Residential</i>	50%	60%	50%	50%
<i>Pensioner & not-for-profit</i>	As above	85%	As above	As above
<i>Commercial</i>	As above	60%	As above	As above
Capped	\$ 300.00	No	No	No
Application process	Plumber repaired/inspected, application form etc			
Allowable frequency of application	10 years	3 years	No restriction	No restriction
Max number of rating periods included in leak calculation	1	2	1	1 generally
Threshold	> 50kl loss	None	> 30% loss	None

Gold Coast offers the most generous policy providing up to 85% of water 'lost' to be refunded to pensioners and not-for-profit organisations. There are no plans to change the 50% offered by RCC.

For the 2008 calendar year, Council approved 347 remissions totalling \$54,614. Of these, 66 remissions were capped at \$300. The average \$ remission for properties falling under the \$300 cap was \$124. The highest water loss during the year was 2,299 kilolitres - under the current policy the remission for this property is capped at \$300. If uncapped the value of the remission based on 2008/09 pricing is around \$2,233.

Using the kilolitre volumes 'lost' to concealed leak remissions in 2008, applying the 2008/09 water price and no dollar cap, Council could expect to incur around \$50,000 extra for this customer service obligation (CSO).

Given the rising price of water and likely increased take-up of the scheme if the cap is removed, Council can expect actual remission values for this CSO to be even higher.

Removing the cap reduces the financial burden on individual property owners affected by a concealed water leak on their property, particularly during the current economic downturn, and provides an opportunity to align this policy with other local governments in the region.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The cost of providing remissions is a CSO performed by RW and reimbursed by Council. Removing the cap is therefore an additional cost to Council.

This additional cost needs to be allocated in Council's 2009/10 budget for CSOs. If the cap is removed before 1 July 2009, a budget adjustment for 2008/09 is also required to cover increased remission costs to 30 June 2009.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was not consulted.

CONSULTATION

The following have been consulted in the preparation of this report:

- Chief Executive Officer, Redland City Council;
- General Manager Redland Water;
- Manager Customer Service & Business Performance, Redland Water;
- Water Billing officers.

OPTIONS**PREFERRED**

That Council resolve to adopt the revised Policy 2592, *Water Charge Remissions for Concealed Leaks*, effective for applications received on or after 30 March 2009, as attached.

ALTERNATIVE

That Council resolve to leave the cap at \$300 or other value as determined by Council.

OFFICER'S RECOMMENDATION

That Council resolve to adopt the revised Policy 2592, *Water Charge Remissions for Concealed Leaks*, effective for applications received on or after 30 March 2009, as attached.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Henry
Seconded by: Cr Reimers

That Council resolve as follows:

- 1. To adopt the revised Policy 2592, *Water Charge Remissions for Concealed Leaks*, effective for applications received on or after 30 March 2009, as attached; and**
- 2. That the allowable frequency of application as shown in the Benchmarking Water Charge Remissions – Concealed Leaks table be amended from 10 years to 3 years.**

CARRIED

11.2 CORPORATE SERVICES

11.2.1 WATER REFORM

Dataworks Filename: GOV – WRAD – RCC Business Readiness

Responsible Officer Name: Eleanor Bray
Manager Water Reform

Author Name: Eleanor Bray
Manager Water Reform

EXECUTIVE SUMMARY

The Council of Mayors' (COMs') regional water reform program (WRP) has commenced the due diligence project for the separation of the water distribution and retail businesses from local governments in south-east Queensland (SEQ). The formation of the new water entities is progressing with a memorandum of understanding (MoU) being agreed by all councils in Retailer 3 which include Redlands, Logan, Gold Coast and Scenic Rim. The distribution business is in the process of recruiting senior executives and project managers to assist in the formation and business readiness of the new entity.

PURPOSE

The purpose of this report is to provide Councillors with an update on the regional water reform within SEQ.

BACKGROUND

The state government has commenced major water reforms in SEQ. These reforms include the separation and transition of local government water businesses into new separated regional water distribution and retail businesses.

ISSUES

1. Formation of new entities

Stage 2 of the WRP is well underway with the 10 councils in SEQ forming one distribution and 3 retail entities to manage the delivery of water and wastewater services from 1 July 2010. The Queensland Water Commission (QWC) has released a draft foundation paper outlining the key policy parameters which underpin the SEQ urban water reform program to assist stakeholders in the implementation of the reform program and to provide a starting point for consultation process with policy development. The COM WRP has commenced discussions with QWC on the foundation paper with input from councils.

2. Due diligence project

Due diligence (DD) involves gathering, analysing and reporting information about a business. The purpose of the DD project is to collect the necessary information to enable a successful transition of the existing council water businesses into the new

distribution and retail water businesses. The DD project has commenced and 6 large information requests have been issued to council covering the following areas:

- Finance;
- Assets;
- Technical;
- Human resources;
- Information technology; and
- Legal and regulatory.

DD information sessions have been held with managers and officers across council to brief them on the process. The information gathering exercise will impact on a large number of areas across council and will create additional strain on resources in some areas to meet some tight deadlines set by the regional reform program.

3. Distribution entity

The new distribution entity has recently appointed a number of key senior positions which include:

- General Counsel/Company Secretary – Suzanne Morgan;
- Chief Information Officer – Paul Pettigre;
- Executive Officer Corporate – Glen Babington;
- Chief Financial Officer – Ray Turner;
- Chief Operating Officer – Karen Waldman.

The distribution business will move to new premises in mid April in St Paul's Terrace, Fortitude Valley.

A strategic planning workshop with council water managers and the distribution executive team is scheduled for the end of March.

4. Retailer 3

The retail business will be responsible for providing billing services to customers which encompasses billing, payment collection and providing customer contract services.

During February, Retailer 3 councils (Logan, Gold Coast, Redlands and Scenic Rim) all resolved to sign the MoU for the establishment of the retail entity. Recruitment has commenced for a project manager for Retailer 3 to assist in the establishment of the new business.

5. Land use planning and development assessment

QWC released a discussion paper (Impact of Water Reform on Land Use Planning and Development Assessment in south-east Queensland) on 24 December 2008 which explains the current arrangements for land use planning, specifically planning for water supply and sewerage distribution and treatment infrastructure and

assessing development applications that impact on water supply and sewerage. It outlines how changes to the water supply system will impact on state and local government roles. The paper, in particular, details how regional planning, total water cycle planning for key areas and council's land use planning would align.

QWC held a workshop on 16 February for councils to explain the new planning and development processes highlighted in the discussion paper. Five employees from Redland City Council (RCC) attended. These employees represented Planning & Policy department, Assessment Services group, and Redland Water (RW) to ensure a council perspective of all issues.

COM's WRP is developing a response to the discussion paper on behalf of the program control group (PCG). Officers' comments have been submitted to the COM for inclusion in their response and we are currently waiting to review the draft response paper which will be issued to the Regional Planning Senior Officer advisory group.

6. Land tenure

COM's WRP is working with council land officers to determine an agreed approach in land tenure arrangements with the new distribution business. Work is progressing to finalise a paper which details policy principles, tenure arrangements, access to land, powers to acquire land, land with strategic value, contracts with telecommunications carriers, billboards, etc, transfer mechanisms and council costs associated with land transfers.

7. Interim service level agreements (ISLAs)

As part of soft separation of council water businesses by 1 July 2009, work has commenced on the development of an ISLA between RCC and RW. A regional template has been developed and will be used to define services consistently across the 10 SEQ councils.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

There are no financial implications within this report.

CONSULTATION

Consultation occurred with the:

- Water retail and distribution project team; and
- Water reform steering group.

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

Moved by: Cr Henry
Seconded by: Cr Reimers

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

CARRIED

11.3 GENERAL BUSINESS

Permission was granted for the following item of general business to be raised.

11.3.1 WATER ISSUES – SEEKING CLARIFICATION FROM STATE GOVERNMENT ENTITIES**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Henry
Seconded by: Cr Reimers

That Council resolve that letters be sent to the relevant State Government entities with respect to:

- 1. Taking into account the capacity of all dams and reservoirs in South East Queensland when calculating the triggers for water restrictions; and**
- 2. Seeking clarification on the basis on which water is taken from Stradbroke Island in preference to extracting water from the Leslie Harrison Dam or other dams within South East Queensland.**

CARRIED

12 PLANNING & POLICY COMMITTEE 18/03/09 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That the Planning and Policy Committee Report of 18 March 2009 be received.

CARRIED

12.1 OFFICE OF CEO

12.1.1 CONTRIBUTION TO REDLANDS UNITED FOOTBALL CLUB INC - DIVISIONS 1, 2, 3 & 4 COUNCILLORS' COMMUNITY BENEFIT FUND

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

EXECUTIVE SUMMARY

Council annually allocates in its budget an amount for discretionary spending by Divisional Councillors. This is known as the Councillors' Community Benefit Fund (CCBF).

All requests for projects requesting funding for individual projects with a greater expenditure than \$5,000.00 requires approval from Council.

This request is for a total amount of \$14,000.00 (GST Exclusive) to be allocated towards the construction of a viewing deck at the Redlands United Football Club.

The Councillors for Divisions as listed below have allocated the following amounts from their portions of the CCBF as follows:

- Division 1 \$2,000.00 (GST Exclusive);
- Division 2 \$4,500.00 (GST Exclusive);
- Division 3 \$2,500.00 (GST Exclusive);
- Division 4 \$5,000.00 (GST Exclusive).

PURPOSE

The purpose of this report is to seek approval from Council for an allocation from the Divisions 1, 2, 3 and 4 portions of the Councillors' Community Benefit Fund to assist with the construction of a viewing deck at the Redlands United Football Club.

BACKGROUND

The Divisional Councillors for Divisions 1, 2, 3 and 4 received a request from the Redlands United Football Club asking for their support to construct a deck at the Redlands United Football Club located at the Cleveland Showgrounds.

The Divisional Councillors have considered and advised the Office of the CEO of their support to assist with the allocation of funds from their respective portions of the Councillors' Community Benefit Fund.

ISSUES

Councillors for Divisions 1, 2, 3 and 4 have sufficient funds within the Councillors' Community Benefit Fund to support the request received from the Redlands United Football Club.

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

As per the Councillors' Community Benefit Fund Guidelines (GL-2034), the required number of quotations have been received.

CONSULTATION

Initial consultation to construct a viewing deck at the Redlands United Football Club was between the Division 2 Councillor and representatives of the Redlands United Football Club.

OPTIONS

PREFERRED

That Council approve the total allocation of \$14,000.00 (GST Exclusive) consisting of \$2,000.00 from Division 1, \$4,500.00 from Division 2, \$2,500.00 from Division 3 and \$5,000.00 from Division 4 portions of the Councillors' Community Benefit Fund to assist with the construction of a viewing deck at the Redlands United Football Club.

ALTERNATIVE

That Council not approve the total allocation of \$14,000.00 (GST Exclusive) from the Divisions 1, 2, 3 and 4 portions of the Councillors' Community Benefit Fund.

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

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve to approve the total allocation of \$14,000.00 (GST exclusive) consisting of \$2,000.00 from Division 1, \$4,500.00 from Division 2, \$2,500.00 from Division 3 and \$5,000.00 from Division 4 portions of the Councillors' Community Benefit Fund to assist with the construction of a viewing deck at the Redlands United Football Club located at the Cleveland Showgrounds.

CARRIED

12.2 CUSTOMER SERVICES

12.2.1 CONTRIBUTION TOWARDS PARK INFRASTRUCTURE – COUNCILLORS’ COMMUNITY BENEFIT FUND - DIVISION 4

Datworks Filename: G&S Councillors’ Community Benefit Fund
Responsible Officer Name: Neil Kesur
Services Manager Parks & Conservation
Author Name: Bill McDowell
Senior Advisor Urban Landscape

EXECUTIVE SUMMARY

Council annually allocates in its budget an amount for discretionary spending by Divisional Councillors known as the Councillors’ Community Benefit Fund (CCBF). All requests for funding individual projects with a greater expenditure than \$5,000 requires approval from Council.

This request is for an amount of \$20,300.00 (GST exclusive) to be allocated as a contribution towards the full cost of the supply and installation of a park shelter for Les Moore Park, Victoria Point.

PURPOSE

The purpose of this report is to seek approval from Council for an allocation from the Division 4 portion of the CCBF of \$20,300.00 (GST exclusive) as a contribution towards the full cost of the supply and installation of a park shelter for Les Moore Park, Victoria Point.

BACKGROUND

Councillor Division 4, prior to his resignation from Council requested that the balance of the funds in Division 4 portion of the Community Benefit Fund be directed towards a project to build a shelter in Les Moore Park, Wilson Esplanade, Victoria Point.

The Councillor initiated this project with the support of the Open Space Planning Unit of the Environmental Management Group. Les Moore Park has undergone some redevelopment recently and the addition of a second park shelter with supporting park furniture and barbecue is the intent of this approval. The shelter will be similar to the existing shelter on site.

The Project Delivery Group (PDG) will be managing the project. They have supplied a project estimate cost of \$40,000 (ex GST) for the completion of this project. The funds from the Division 4 portion of the Councillor’s Community Benefit Fund will be used as a contribution towards the completion of this project. The balance of funding will be sourced from a Local Government subsidy (\$8,000.00) and the PDG savings from another completed project (\$11,700.00).

A signed Community Benefit Fund application form was presented to the CEO's office prior to the departure of the Division 4 Councillor from Council.

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 retired Division 4 Councillor supported this project and sufficient funds to allocate an amount of \$20,300.00 (GST exclusive) from the Division 4 portion of the CCBF are available.

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

Initial consultation was undertaken between the Landscape Architect Open Space Planning, the Support Officer Open Space Planning and the Division 4 Councillor. The Support Officer Open Space Planning conveyed the intent of this project to the Senior Advisor Urban Landscape and approval is currently being sought.

OPTIONS

PREFERRED

That Council resolve to approve an allocation of \$20,300.00 (GST exclusive) from the Division 4 portion of the Councillors' Community Benefit Fund as a contribution towards the cost to supply and install a new park shelter in Les Moore Park, Victoria Point.

ALTERNATIVE

That Council not approve the allocation of \$20,300.00 (GST exclusive) for this project.

OFFICER'S RECOMMENDATION

That Council resolve to approve an allocation of \$20,300.00 (GST exclusive) from the Division 4 portion of the Councillors' Community Benefit Fund as a contribution towards the cost to supply and install a new park shelter in Les Moore Park, Victoria Point.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council not approve the allocation of \$20,300.00 (GST exclusive) for this project at this time.

CARRIED

12.2.2 PROVISION OF PARK INFRASTRUCTURE COUNCILLORS' COMMUNITY BENEFIT FUND - DIVISION 5

Datworks Filename: G & S Councillors' Community Benefit Fund
Responsible Officer Name: Neil Kesur
Services Manager Parks & Conservation
Author Name: Bill McDowell
Senior Advisor Urban Landscape

EXECUTIVE SUMMARY

Council annually allocates in its budget an amount for discretionary spending by Divisional Councillors known as the Councillors' Community Benefit Fund (CCBF). All requests for funding individual projects with a greater expenditure than \$5,000 requires approval from Council.

This request is for an amount of \$5,300.00 (GST exclusive) to be allocated for the installation of park furniture at Sel Outridge Park, Redland Bay.

PURPOSE

The purpose of this report is to seek approval from Council for an allocation from the Division 5 portion of the CCBF of \$5,300.00 (GST exclusive) for the installation of park furniture at Sel Outridge Park, Redland Bay.

BACKGROUND

The Councillor for Division 5 arranged an on-site meeting with the Senior Advisor Urban Landscape to discuss the introduction of more park furniture into Sel Outridge Park. The park furniture consisting of table and seat combinations on concrete slabs would be installed on the western side of the park.

Locations for four picnic table and seat combinations on concrete slabs were selected. The locations will be on the western boundary of the park under trees.

Following the on-site inspection to select the appropriate locations within the park, a quotation was supplied to the Councillor for consideration and approval.

The purchase and installation of the park furniture are to be undertaken by the Parks and Conservation Unit.

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 Division 5 Councillor supports this project and has sufficient funds to allocate an amount of \$5,300.00 (GST exclusive) from the Division 5 portion of the CCBF.

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 between the Landscape Architect Open Space Planning, the Senior Advisor Urban Landscape and the Division 5 Councillor.

OPTIONS**PREFERRED**

That Council resolve to approve an allocation of \$5,300.00 (GST exclusive) from the Division 5 portion of the Councillors' Community Benefit Fund for the supply and installation of new park furniture in Sel Outridge Park, Redland Bay.

ALTERNATIVE

That Council not approve the allocation of \$5,300.00 (GST exclusive) for this project.

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

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve to approve an allocation of \$5,300.00 (GST exclusive) from the Division 5 portion of the Councillors' Community Benefit Fund for the supply and installation of new park furniture in Sel Outridge Park, Redland Bay.

CARRIED

12.3 PLANNING AND POLICY

12.3.1 PROPOSED ROAD OPENING - YARA STREET TO BANGALOW STREET, RUSSELL ISLAND

Datworks Filename: RTT Roads

Attachments: [Plan of Lot 17](#)
[Plant of Lot 21](#)
[Road Opening](#)
[Aerial Map - Proposed Road Opening, Yara to Bangalow Streets](#)

Responsible Officer Name: David Elliott
Manager Infrastructure Planning

Author Name: Tom McErlain
Casual Draftsperson

EXECUTIVE SUMMARY

The vehicular access connection between Yara and Bangalow Streets was created as a short cut across private property by the local residents approximately 25 years ago. Council purchased the land on which the access track was formed in 1997 and constructed a sealed road in 1999. The sealed road between Yara and Bangalow Streets is still located on Council owned land.

PURPOSE

To seek Council's permission to create a road reserve to encompass the existing constructed road on council owned land between Yara and Bangalow Streets in accordance with the *Land Act 1994* and the *Land Title Act 1994*.

BACKGROUND

Over a period of years the ownership of some lots in the locality between Yara and Bangalow Streets passed into Council ownership and the purchase by council of other lots enabled council to construct a flood free road directly from Yara Street to Bangalow Street via the existing council owned lots. This avoided the only other access to Rocky Point which was via Glendale Road and is subject to flooding.

Council's engineering consultant, Guthridge Haskins and Davey, did not identify the access problem from Yara Street to Bangalow Street as part of their "Southern Moreton Bay Islands" (SMBI) Planning and Land Use Study in January 1999, as the road access had already been constructed over flood free land. Consequently, the lots to the east of Yara Street were not identified as Drainage Constrained land under the "Flood Prone, Storm Tide and Drainage Constrained Land Overlay."

The subject lots are identified in the Planning Scheme as:

Zone: Community purposes;
Sub Area: CP7 – Infrastructure.

Council officers have been verbally negotiating to obtain small corner truncations from the property owners of Lot 17, RP133629 and Lot 21, RP131859. Both owners are agreeable to grant truncations to be included in the road reserve on condition that Council is agreeable to sell them the surplus council owned land adjoining their lots. A preliminary value of the surplus Council owned land is estimated to be approximately \$4,000 to \$5,000 each. (A valuation will be obtained from an independent professional prior to an agreement being finalised). Both owners have indicated that they are keen to buy the land in order to expand their lots. Lot 21 will be an additional 225.6 m² larger. Lot 17 will be an additional 243.88 m² larger.

ISSUES

As part of the SMBI Planning and Land Use Strategy, Council resolved to alleviate access problems where practicable. The implications of the Officer's Recommendation will result in the formalisation of council owned lots being transferred from council ownership to the state government as road reserve.

To comply with the SMBI Planning and Land Use Strategy and Planning Scheme it is recommended:

1. That parts of lots 19, 20 and 21 on RP131859 and lots 17, 18 and 157 on RP133629 are opened as road; and
2. That Council surrender to the state the sections of land as indicated on drawing number AB159-1-1 (area 1322.39 square metres) for road purposes.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The cost associated with the Officer's Recommendation such as the application fee for road opening (approximately \$600) and legal and survey costs (approximately \$7,000) could be drawn from the SMBI Reserve Account.

The compensation costs associated with the acquisition of truncations on lot 21 RP131859 and lot 17 RP133629 could be offset by an exchange and purchase from Council of adjoining council owned surplus land by the owners of the subject properties.

CONSULTATION

The Manager Infrastructure Planning has consulted with the Divisional Councillor, Property Services Manager, Principal Advisor Urban and Rural Planning, Senior Advisor Spatial Management and the Land Development Services Manager.

OPTIONS

PREFERRED

1. To apply to the Department of Natural Resources and Water for the land as indicated on Drawing number AB159-1-1 to be surrendered to the state and be opened as road;
2. That the surplus land of lot 18, RP133629 and lot 20 RP131859 be offered for sale to the owners of the adjoining lots 17, RP133629 and 21, RP131859 respectively.
3. That the Chief Executive Officer be delegated authority to sign all necessary documentation associated with the transfer of the subject land for road purposes.

ALTERNATIVE

No alternative offered.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve as follows:

1. **To apply to the Department of Natural Resources and Water for the subject land as indicated on Drawing number AB159-1-1 to be surrendered to the state and be opened as road;**
2. **That the surplus land of lot 18, RP133629 and lot 20 RP131859 be offered for sale to the owners of the adjoining lots 17, RP133629 and 21, RP131859 respectively; and**
3. **That the Chief Executive Officer be delegated authority to sign all necessary documentation associated with the transfer of the subject land for road purposes.**

CARRIED

12.3.2 PROPOSED ROAD OPENING - SUSAN STREET TO SONIA STREET, RUSSELL ISLAND

Dataworks Filename: RTT Road Reserves
Attachments: [Attach 1 - Aerial Map Showing Proposed Access](#)
[Attach 2 - Zoning Map](#)
Responsible Officer Name: David Elliott
Manager Infrastructure Planning
Author Name: Tom McErlain
Casual Draftsman

EXECUTIVE SUMMARY

As part of the Southern Moreton Bay Island Planning and Land Use Strategy [SMBIPLUS], Council resolved to alleviate access problems in Sonia Street. Currently two dwelling houses in Sonia Street are without formal all weather road access. Access is currently provided via a temporary gravel track through flood constrained land that forms part of a larger wetland system.

An alternative access arrangement has been identified by Council's engineering consultant GHD, to allow closure of the temporary track and restoration of the natural wetland. The lots containing the two existing dwellings in Sonia Street are zoned SMBI Residential with four vacant private lots located above the flood line in Sonia Street included in the Conservation Sub-Area CN1 due to the access problems.

Once formal all weather access is provided, it is recommended that the four private vacant lots be included in the SMBI Residential zone to recognise that each of these lots is suitable for a dwelling house.

PURPOSE

1. To seek Council's permission to create a road reserve on flood free land over lot 128 RP132856, 11 Susan Street and lot 139 RP132856, 12 Sonia Street in accordance with the *Land Act 1994* and the *Land Title Act 1994*. These two lots are currently owned by Council.
2. To seek Council's permission to construct a gravel access from Susan Street to Sonia Street in the event that the subject land be opened as road.

BACKGROUND

As part of the SMBIPLUS, Council resolved to alleviate access problems in Sonia Street. This action was designed to ensure an acceptable access to two existing dwellings and allow longer term opportunity to amend the zoning of four lots included in the Drainage Problem Zone.

Council's engineering consultant, Guthridge, Haskins and Davey [GHD], identified the access problem to Sonia Street caused by flooding in the Council adopted SMBIPLUS in 2001. An alternative access from Kay Street through lot 1 RP132848

to Sonia Street was shown on the SMBIPLUS mapping. This alternative access has proved unsuitable because of a conflict with very large trees and subsequently, an alternative route from Susan Street is proposed.

ISSUES

The Council owned lots proposed for the alternative route are currently zoned CN1 due to the access constraint and the identification of medium conservation priority. It is important to note that medium conservation priority includes areas on the Islands that have largely aesthetic value and were not recommended by an ecological study of the Islands for absolute protection. The medium conservation priority area includes large areas of the southern end of Russell Island that are included in the SMBI Residential zone.

The extent of disturbance required to construct a formal access to Sonia Street will be minimised to the extent necessary for a single lane access route to potentially service five dwelling houses. It should also be considered that the alternative access identified in the SMBIPLUS has been investigated and found to require the removal of significant vegetation. The access proposed in this report will result in the continued protection of this vegetation.

The formal access to Sonia Street proposed in this report will result in three vacant private lots each being suitable for a dwelling house. The zoning of these three private lots will require amendment from the CN1 zone to the SMBI Residential zone to recognise the suitability of each of these lots for a dwelling house.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The cost associated with the Officer's Recommendation such as the gravel access (approximately \$5,000), road opening application fee (approximately \$600), survey (approximately \$3,500) and legal fees (approximately \$1,000) could be charged to SMBI Reserve Account.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that following amendments will be required as a result of the Officer's Recommendation:

- Inclusion of 7, 10, 11 and 14 Sonia Street, Russell Island within the SMBI Residential zone from the CN1 zone; and
- Removal of the Community Purposes Sub-Area CP7 [infrastructure] zone from 65-81 South End Road and inclusion within the Rural Non-Urban Sub-Area RN3 zone.

CONSULTATION

The Manager Infrastructure Planning has consulted with the Divisional Councillor, Property Services Manager, Principal Advisor Urban and Rural Planning, Senior Advisor Spatial Management, Roads and Drainage Services Manager and Land Development Services Manager.

OPTIONS

PREFERRED

1. That Council apply to the Department of Natural Resources and Water to surrender the subject lots to the State to be opened as road;
2. That Council construct a gravel access from Susan Street to Sonia Street within three months in the event that the subject land is opened as road; and
3. That the Chief Executive Officer be delegated authority to sign all necessary documentation associated with the transfer of the subject lots for road purposes.

ALTERNATIVE

No alternative offered.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To apply to the Department of Natural Resources and Water to surrender the subject lots to the State to be opened as road;
2. To construct a gravel access from Susan Street to Sonia Street within three months in the event that the subject land is opened as road; and
3. That the Chief Executive Officer be delegated authority to sign all necessary documentation associated with the transfer of the subject lots for road purposes.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That consideration of this matter be deferred.

CARRIED

12.3.3 INTERSECTION UPGRADE - ZIEGENFUSZ/CLEVELAND REDLAND BAY ROADS BY DEPARTMENT OF MAIN ROADS

Datworks Filename: RTT: Capital Works Program
Attachments: [Aerial Map – Ziegenfusz/Redland Bay Roads](#)
Responsible Officer Name: David Elliott
Manager Infrastructure Planning
Author Name: Len Purdie
Senior Advisor Capital Project Programming

EXECUTIVE SUMMARY

The Department of Main Roads (DMR) is intending to install traffic signals and upgrade the intersection of Ziegenfusz and Cleveland Redland Bay Roads. The Department has made a formal request for Council approval to access a portion of Lot 200 and Lot 201 on RP192681, required for the intersection upgrade works.

The lots were donated to Council as part of the development process to accommodate future road widening.

The intersection upgrade is also required to facilitate the extension of Baythorne Road to link with Cleveland Redland Bay Road. This is a requirement of the Development Control Plan for Thornlands (DCP5).

The report recommends that Council grant permission to DMR to enter on a portion of Lot 200 and Lot 201 on RP192681 (refer Figure 1 attached) for intersection improvement works and that the land be converted to road reserve.

PURPOSE

1. To recommend on the DMR request to access part of Lot 200 and Lot 201 on RP192681 for road construction purposes.
2. To recommend on the future land ownership.

BACKGROUND

The DMR has made a formal request to Council to construct road works for the intersection upgrade of Ziegenfusz and Cleveland Redland Bay Roads on portion of Lot 200 and Lot 201 on RP192681, refer to Figure 1 (attached).

The lots concerned are owned by Council and were donated through the development process.

Lot 201 on RP192681 is zoned CP7 Infrastructure and Lot 200 on RP192681 is zoned CN Conservation-Sub area CN2, Nature based recreation.

The Thornlands DCP5 recognises that Baythorne Road will be extended to join with the intersection with Ziegenfusz and Cleveland Redland Bay Roads to provide an additional access for residents within the DCP area. Council has been collecting contributions from developers within the DCP for the upgrade of the intersection.

ISSUES

The signalisation of the intersection of Ziegenfusz and Cleveland Redland Bay Roads is required for the extension of Baythorne Road and to meet present and future traffic demand.

Roadworks on the lots concerned are exempt from assessment under the Redlands Planning Scheme.

Some tree removal will be necessary in the vicinity of the intersection to facilitate the installation of the traffic signals.

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 to allowing the Department of Main Roads to undertake the intersection works.

The Department of Natural Resources will be requested to bear the cost of converting the lots to road reserve.

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 was held with Land Use Planning, to assess any requirements under the RPS.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To grant approval to the Department of Main Roads to enter and construct road works on Lot 201 on RP192681 and part of Lot 200 on RP192681, for improvements to the intersection of Ziegenfusz Road and Cleveland Redland Bay Road; and

2. To delegate authority to the Chief Executive Officer to sign plans on behalf of Council to convert Lot 201 on RP192681 and part of Lot 200 on RP192681 to Road Reserve.

ALTERNATIVE

That Council not agree to the DMR's request.

This option would not allow Council to develop a 4 way intersection with the extension of Baythorne Road.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To grant approval to Department of Main Roads to enter and construct road works on Lot 201 on RP192681 and part of Lot 200 on RP192681, for improvements to the intersection of Ziegenfusz and Cleveland Redland Bay Roads; and
2. To delegate authority to the Chief Executive Officer to sign plans on behalf of Council to convert Lot 201 on RP192681 and part of Lot 200 on RP192681 to Road Reserve.

COMMITTEE DISCUSSION

After discussion, it was agreed that an additional recommendation (No 3) to Council be proposed as reflected in the Committee Recommendation.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve as follows:

1. **To grant approval to Department of Main Roads to enter and construct road works on Lot 201 on RP192681 and part of Lot 200 on RP192681, for improvements to the intersection of Ziegenfusz and Cleveland Redland Bay Roads;**
2. **To delegate authority to the Chief Executive Officer to sign plans on behalf of Council to convert Lot 201 on RP192681 and part of Lot 200 on RP192681 to Road Reserve; and**
3. **To request that the Department of Main Roads, in consultation with Council:**
 - a. **maximise the retention of vegetation and undertake offset replanting of vegetation;**
 - b. **prioritise the provision of pedestrian and cycling access; and**
 - c. **install sound attenuation on the corners.**

CARRIED

12.3.4 PARK NAMING - REDLAND SHOWGROUNDS

Datworks Filename: CP Cleveland Showgrounds – General
Responsible Officer Name: Roberta Bonnin
Manager Community and Social Planning
Author Name: Roberta Bonnin
Manager Community and Social Planning

EXECUTIVE SUMMARY

The purpose of this report is to confirm the name of the Redland Showgrounds in accordance with Local Law No.15 Parks and Reserves.

The official name of the Showground is Norm Price Park. Despite this, it is more commonly referred to as the Redland/s Showground/s or the Cleveland Showground/s.

This report recommends that the name should be confirmed as the Redland Showgrounds in consideration of the regional nature of the showgrounds, the substantial Council investment into site infrastructure to serve the whole of the City and the Q150 State Government contribution to the site to maximise its potential as an iconic cultural, events, historical and recreational precinct.

The name, Norm Price Park, will continue to be commemorated in heritage signage and showground artworks.

PURPOSE

That Council resolve to name the showgrounds located at 44 Smith Street, Cleveland, as the Redland Showgrounds to reinforce the vision for the site:

“To be Redland’s premier precinct for sport and recreation, large scale festivals, community events and cultural activities”. (Cleveland Showground Master Plan Nov 2005)

BACKGROUND

Council’s Local Historian has provided the following information:

- The Redland Shire came into being in 1949; until then there was the Cleveland Shire and the Tingalpa Shire.
- The current showground was established in the early 1950s. At the time it was referred to as Racecourse and Recreation Reserve R257 by the Lands Department and locally as the Racecourse Reserve or Racecourse and Recreation Reserve. As it was developed into the showground, it was increasingly referred to as the showground, Cleveland Showground, or Redland/Redlands showground. Its primary role was to host the annual Redlands Agricultural, Horticultural and Industrial Society’s show, which had

outgrown its previous site in Raby Bay. The 44th annual show, called the Redlands Show, was held on the new grounds in July 1952.

- In 1960 the Redlands AH & I Society wrote to the Redland Shire Council suggesting the showground be named Norm Price Park. This name was endorsed by the Redland Shire Council in December that year. In April 1961, the Redland Shire Council resolved “that a suitable archway in ornamental ironwork on brick piers be erected with the name ‘Norm Price Park’ at the entrance to the Showground.” [Refs: RSC minutes].
- No evidence has been found that the name has been changed officially since then.
- Despite having an official name, evidence suggests the showground was more commonly referred to as the Redland/Redlands Showground, Cleveland Showground or just the Showground.
- In 1965 a committee was set up to develop sporting and other facilities on the showground. This committee was originally called the Redland/Redlands Showground Development Committee and later on the Showground Development Committee. The Committee’s records call the showground either the Redland/Redlands Showground or just the Showground.
- The records of the Redland Shire Council and the local newspapers refer to the Redland/Redlands Showground and the Cleveland Showground.

ISSUES

There is confusion about the name of the showgrounds which should be resolved to coincide with the Q150 ceremony scheduled for May 2009 to open and launch the new central covered plaza, entry statements and heritage trail.

The showgrounds are State owned land, tenured as a Reserve for Showground Purposes with Redland City Council as the trustee. The land was gazetted as a showground and recreation reserve in 1950. A number of amendments have been made since then to include more land.

The Council may, by resolution under the provisions of Local Law 15, assign a name to a park or reserve; or change the name of a park or reserve. In addition, Council adopted the Park Naming, Memorials and Tributes Policy POL-3068 which contains provisions for naming regional and district sporting, recreational and conservation parks.

Henry Norman Price was a trustee of the old showground reserve at Raby Bay, a trustee of the Show Society and chairman of Redland Shire Council. The land was not donated by Price, however in his various roles as trustee and chairman he was instrumental in changes to and use of the showgrounds.

While it is important to commemorate Norm Price for his contribution to the local community, the Parks Naming, Memorial and Tributes Policy POL-3068 confines

such naming to local recreational parks, not parks and reserves of regional significance.

The site has a long history, from melaleuca wetland to a racecourse reserve, then the site of the annual agricultural show and strawberry festival. With the changing times the site is now a regional facility hosting 21st century activities. The regional significance of the showgrounds is articulated in the vision prepared as part of the master planning process undertaken in 2005 *“To be Redland’s premier precinct for sport and recreation, large scale festivals, community events and cultural activities.”*

Major capital upgrades have occurred in the showgrounds since then to relocate and refurbish the Edgar Harley Building and festivals office, develop a multipurpose oval, increase the number of touch fields, improve the water course and shade, replace sub-standard electrical boxes and lighting, and build a covered pavilion, shade structures, entry statements and heritage trail. All of these upgrades improve the capacity of the showgrounds to provide sport, community and cultural outcomes for Redland City while also opening the site for more pleasant outdoor recreation and physical activity.

The names *Redland Showground*, *Redlands Showground* and *Redland Showgrounds* have been in use since 1952 along with variations of *Cleveland Showground/s*. The name *Cleveland Showground* was used for the master plan in 2005 and reflects its geographical location within the suburb of Cleveland. The funding application to the State Government Q150 Legacy infrastructure program detailed that their funding contribution (\$486,825) was for a regional project *“to benefit the whole Redlands community and beyond. Enhancements from the project will provide the community with an array of recreational and cultural experiences while festivals, events and the Museum will not only benefit the community but will also attract visitors from other parts of Queensland, interstate and overseas.”*

The Q150 launch event is planned to coincide with the Redlands 2030 Speakout to be held at the showgrounds on 16 May 2009. The event will be held in the new and exciting shaded plaza and will bring the Redlands community together to plan for the future.

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 signage and heritage statements in the showground would be funded from the existing Cleveland Showground signage and entry statement budget.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

The Divisional Councillor, Cr Craig Ogilvie, was consulted concerning the naming of the showground and is supportive of this report.

Other officers consulted and supportive of the recommendations include:

- Gary Photinos, Manager Environmental Management;
- Greg Jensen, Group Manager Customer & Community Services;
- Judy Spokes; Senior Advisor Cultural Services;
- Kristina Dickman; Senior Advisor, Sport & Recreation;
- Bill McDowell; Senior Advisor Urban Landscape;
- Alan Webb; Project Coordinator Building Projects;
- Tracy Ryan, Local Historian.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To name the showgrounds located at 44 Smith St, Cleveland, as the Redland Showgrounds; and
2. To commemorate the name *Norm Price Park* in heritage signage and showground artworks.

ALTERNATIVE

That Council resolve as follows:

1. To not approve the name Redland Showgrounds for the site located at 44 Smith Street, Cleveland, and to continue to use the name Cleveland Showground; and
2. That the official name of the Showground, Norm Price Park, will continue to be commemorated in heritage signage and artworks.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve as follows:

1. To name the showgrounds located at 44 Smith Street, Cleveland, as the Redland Showgrounds; and

2. To commemorate the name *Norm Price Park* in heritage signage and showground artworks.

CARRIED

12.3.5 FINANCIAL ASSISTANCE TO COMMUNITY SECTOR

Datworks Filename:	G&S Policy - Community Grants Amalgamation
Attachments:	<u>Financial Assistance to the Community Sector Policy</u> <u>Financial Assistance to the Community Sector Guidelines</u>
Responsible Officer Name:	Roberta Bonnin Manager Community & Social Planning
Author Name:	Frank Pearce Senior Advisor Community Development

EXECUTIVE SUMMARY

A review of Council grants was undertaken during 2007, following an internal audit. The Queensland Audit Office then completed a further audit in early 2008. All of these reports highlighted a range of issues needing attention in terms of Redland City Council's provision of financial assistance to the community sector.

A project has been undertaken during 2008 to respond to the issues raised and to provide a new streamlined system of financial provision for RCC into the future.

This report outlines:

1. A policy framework for all RCC financial assistance to the community;
2. The new amalgamated grants programs – its categories, processes, procedures, budget and transition and timeframes into the new system; and
3. Policy arrangements for targeted funding allocations to community organisations

PURPOSE

The purpose of this report is to recommend that Council approve the Financial Assistance to the Community Sector policy and endorse the creation of the new grants unit.

BACKGROUND

Redland City Council (RCC) has provided grants to community organisations for many years. Currently the amount of money distributed to community organisations via grants, contracts, sponsorships and donations on an annual basis totals over \$1 million. The outcome of this funding has been to enhance the lifestyle of residents in the area. Given the amount of money involved, it is important that Council policy guides this expenditure wisely to achieve best value for the community consistent with corporate priorities.

Over recent years, standards of accountability and transparency have risen for grants in all spheres of government across Australia. As the allocation of many grants

comes from public monies, funding bodies maintain high standards by regularly reviewing and changing their programs to ensure they achieve their desired strategic intent and best practice in grants administration.

Redland City Council began to review its financial assistance to community organisations in 2006. This began with an Internal Audit - a review of Council's policy framework for compliance with financial standards under the *Local Government Finance Standard 2005*. This review recommended that Community and Social Planning prepare an overarching grants policy and a policy for sport and recreation and facilities development grants funding.

In July 2007, Redland City Council completed a review of its community grants programs and benchmarked them against Australian industry standards. [Miriam Martin Consulting 2007 Review of RCC Community Grants: discussion Paper].

This review found that the grants program displayed issues typical of other Local Governments whose programs have evolved with time. Many of the different departments had designed a program for their area of operation independent of other departments who also distribute grants. Therefore the end result is an overall program which is achieving some community outcomes but is characterised by inconsistencies in terms of the:

- grants policy covering the various programs,
- objectives,
- outcomes the Council wishes to achieve,
- administration processes,
- cost benefit, particularly in the smaller grants programs and
- levels of accountability.

The findings of the study recommended that RCC take a more strategic approach to its allocation of funds to the community to achieve prioritised outcomes. Strategies included:

- Establishing an overarching policy to cover all grant allocations;
- Reviewing the administration of RCC grants to ensure best practice, and establishing processes to ensure that grant allocation remains accountable and transparent to the community;
- Establishing policies and guidelines for all grants programs that are consistent with desired corporate outcomes; and
- For Council to consider the efficiency gains that could be achieved by having a single grants unit delivering overall grant administration.

In December 2007, Council's Executive Leadership Group directed the Community and Social Planning group to investigate a restructure of the Redland Shire Council's community grants into one cohesive grants program with related policy, and to develop an implementation plan to manage the transition process.

All Council grants programs were to be incorporated into the review with the exception of the Mayor's Community Benefit Fund. The Mayor's Fund was later added to this project. The new grants program was also to include provision for facilities grants as well as consideration of festivals and events grants.

The Queensland Audit Office then conducted a random audit of 12 Councils across Queensland in relation to financial allocations to community [QAO Audit of Council Grants (Queensland Audit Office 2008)]. This review reinforced the findings of previous studies.

In addition, a new *Local Government Act* was recently tabled in Queensland State Parliament and will provide a more stringent legal framework for Local Government provision of funds to the community which will impact on Redland City Council. [The Bill was tabled on October 28, 2008].

Since March 2008, a comprehensive project involving the development of an amalgamated Community Assistance Program has been undertaken in Redland City Council. The aim of this was to achieve:

- a policy context to support Council's corporate strategic intent;
- a more coordinated program to provide financial assistance for the benefit of the community;
- a streamlined administrative process that reduces duplication internally and provides a more customer friendly approach for the community sector;
- an improved information collation system that will enable improved monitoring and reporting on the performance of the community assistance program; and
- a more consistent practice in all aspects of the delivery of financial assistance to the community.

ISSUES

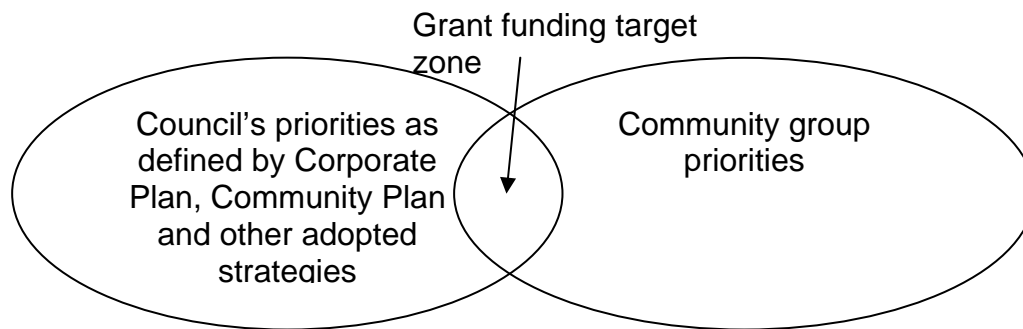
1. Policy Context

A draft corporate policy is attached to this report.

Aim

The aim of providing financial assistance to the community in the Redlands is twofold.

Firstly, providing financial assistance to the community is a powerful means for local government to fund projects, organisations and infrastructure that will assist Council to achieve its strategic priorities in the community.



Secondly a well managed funding program supports the building of strong communities. RCC is committed to ensuring that the Redlands is a city of strong communities. An essential component in achieving this vision is the contribution of not-for-profit community organisations, groups and residents. The Financial Assistance to the Community Sector Program is designed to support the invaluable work of the community sector, and to increase the connections between all the Redlands communities and residents.

For the people of the Redlands a strong Community is a connected community with access to the full range of options required for a rich community life and an active attachment to place. [Redland City Council 2008 *Draft Strong Communities Framework*]

The Financial Assistance to the Community Sector Program supports the strategic priority for the Redlands outlined in the Corporate Plan 2006-2010 [Redland Shire Council 2006 *Corporate Plan 2006-2010 Strategic Priority 4*], for building safe, strong and self-reliant communities with access to community services, infrastructure and opportunities for participation in community life.

The Financial Assistance to the Community Sector Policy will modify or replace:

- Corporate POL-2383 (Cultural Organisations Operating Grants);
- Corporate POL-3026 (Community Grants Writing Assistance Program);
- Corporate POL-2440 (Community Development Grants Program);
- Corporate POL-2034 (Councillors' Community Benefit Fund); and
- Corporate POL-2035 (Mayor's Community Fund);

Objectives of the policy:

- assist community organisations to provide services;
- empower community organisations and build capacity;
- build community infrastructure;
- assist disadvantaged/vulnerable groups;
- provide cost-efficient initiatives;
- increase leverage to gain additional funds from state/federal departments;
- increase employment and boost the local economy;
- create identity, a sense of place and celebration;

- contribute to a sustainable environment;
- support a robust living culture in the Redlands.

2. The New Financial Assistance to the Community Sector Program

The new Financial Assistance to the Community Sector program aims to simplify RCC's provision of funds to the community.

The proposed system has two funding components:

- A Community Grants Program administered by a new Grants Unit located in Customer and Community Services.

and

- A Program for Targeted Funding Allocations administered by the unit with responsibility in that specific area. Contract Management Services Unit will provide advice on suitable type of agreement for each targeted funding allocation.

The new system has been designed to take into account the following factors:

- Level of community infrastructure in the Redlands – The Redlands community has experienced high growth in population in recent years. This has not been matched by growth in the number and size of community services and organisations. There are many small organisations who do not receive recurrent government funding, so the need for small scale assistance is prevalent. Many organisations need financial assistance from Council just to continue operation and provide basic services.
- Other potential funding sources – Currently community organisations in the Redlands are not taking up opportunities to access funding from other sources and Council has become the major provider of funds rather than a complementary source of funds.
- The hopes and aspirations that Council has for its community sector, through a range of strategic directions endorsed by the Corporate Plan, the Draft Strong Communities Framework, the Cultural Plan and other relevant documents.
- The recommendations from the three previous reviews, audits and the impending new *Local Government Act*.

The new Financial Assistance to the Community Sector Program replaces or modifies all previous grants programs, sponsorships and donations administered by Redland City Council including:

- Community Development Grants;
- Councillor Community Benefit Funds;
- Cultural Organisations Operating Grants;
- Facilities Grants;
- Economic Development Grants;

- Community Grants Writers Scheme;
- Mayor's Community Fund;
- Regional Arts Development Fund;
- Interest free loans;
- Financial allocations;
- Sponsorships and Donations.

2.1. The Community Grants Program

Traditionally Redland City Council's grants programs have been content specific and have operated in isolation from each other. This has created some overlap and duplication in applications and projects. The new amalgamated grants program will cover any or a combination of the following program areas:

- sport and recreation;
- community development;
- arts and cultural heritage;
- enterprise development;
- environment;
- festivals and events.

The new program will provide opportunities for projects to span one or more program areas and fund staged projects which will occur over more than 1 year.

2.2. Councillors' Community Benefit Fund (CCBF)

The existing CCBF guidelines currently recommend that Councillors should target a minimum of 50% of the CCBF funds to Council owned infrastructure projects (total \$250,000). A range of compliance issues have been identified by the review and the Auditor General's report to Parliament, concerning the CCBF funds targeted at the community sector in the Redlands. This review is recommending that all of the CCBF should be spent on Council owned divisional open space or other Council owned infrastructure projects.

2.3. Mayor's Community Benefit Fund (MCBF)

The majority of the grants currently given under the MCBF fund will be covered by the new Mayor's Small Grants and other grant categories or targeted funding allocations. There are however, some voluntary donations which do not fit into any of the new grants categories. The preferred 'best practice' option would be to discontinue the practice of voluntary contributions. Any of the organisations currently receiving donations would be encouraged to apply for grants in the same way as the rest of the community.

An alternate solution would be that the Mayors Community Benefit Fund retains a portion of its existing funds for voluntary contributions, until such time as new legislation is enacted which addresses this practice. A list of organisations could be

determined by the Mayor at the beginning of the year and donations limited to these groups.

2.4. Grant Types

All grants are non recurrent. An organisation or individual that receives funding under a grant category for 3 consecutive years will be ineligible for that category in the following year. This is to ensure that the money is available to as many organisations as possible, and that no organisation becomes dependant on RCC for its survival.

The following grant types will be available under the new program:

2.4.1. Mayor's Small Grants

Grants of up to \$500 will be available to groups who have unexpected costs or need a small amount of assistance. This grants category will also be open to individuals who wish to gain assistance for 'individual excellence' (e.g. representing Queensland in sport, arts or academic pursuit). There will be no closing date with this grants category. Organisations or individuals may submit an application at any time of year, with a guaranteed turnaround of one month.

Examples of eligible grants: small equipment, funds towards a small event, young person travelling interstate to a debating competition, person selected to represent Queensland in netball.

2.4.2. Organisational Support Grants

Grants of up to \$3,000 will be available to groups who need assistance with managing their organisation. It may be used for operating expenses, training, or strategic planning for example. Equipment will be eligible under this category but applicants will be encouraged to pursue other sources of funding for these needs. Applicants can apply twice per year for these grants (March and September).

Examples of eligible grants: strategic or business planning for organisation; assistance with grant writing; running costs; management committee training.

2.4.3. Project Support Grants

Grants of up to \$10,000 will be available to groups to undertake significant projects within the Redlands that deliver long term positive outcomes to the community. Applicants can apply twice per year for these grants (March and September).

Examples of eligible grants: arts project with homeless young people, festival or event, project to include indigenous young people in mainstream sporting teams, revegetation project.

2.4.4. Capital Infrastructure Support Grants

Grants of up to \$75,000 will be available for projects that renovate or refurbish existing facilities in the Redlands, or contribute towards new facilities. Co-contributions from other funding agencies are encouraged. Applicants can apply twice per year for these grants (March and September).

Examples of eligible grants: part funding for sports facility (matched by State funding); kitchen upgrade in community centre; provision of hard-wired technology in arts facility.

Major capital projects identified in Council endorsed strategies and master plans may be funded through Council's annual capital works program. Interest free loans will no longer be available.

2.4.5. Regional Arts Development Fund

Funding from RSC would be matched by Arts Queensland to a total of \$100,000 per year in this program (increased from \$50,000 in previous years). The program aims to support professional artists and arts workers to practice their art, for and with communities, resulting in mutual development of the professional artists/arts workers and communities in Qld.

There are two rounds per year. The Cultural Development Coordinator has the role of RADF Liaison Officer included in her job description. Arts Queensland has developed very comprehensive and accountable systems and user friendly application kits and reporting formats. They have also developed databases which assist the Liaison Officer to easily produce reports. Local RADF Committees assess applications before ratification by Council.

2.4.6. Alternative option for CCBF - Councillors Small Capital Support Grants (if required)

At a workshop held with Councillors on the 24th November 2008 several Councillors expressed a desire to change the Councillor's Community Benefit Fund so that 100% of the funds had to be spent on Council owned infrastructure projects. Other Councillors were not supportive of this proposal. To address the Auditor-General's issues with the CCBF whilst retaining a program that allows Councillors to support areas of identified need for funding support to community groups in their division, officers considered an alternative option for a Councillors Small Capital Support Grants.

Each Division within the Redlands would have an equal amount of funds (\$25,000 pa) available for minor maintenance, repair or construction of community facilities. Grants would be available up to the amount of \$5,000. Applicants could apply four times per year for these grants (December, March, June and September). This fund would assist community organisations that don't hold a formal lease over their property to access funding for minor capital works (which is not possible under the Gambling Community Benefit Fund) and also provide matching funds for minor Sport and Recreation Queensland Grants. Applications for this fund would require Divisional Councillor endorsement which should be unreasonably withheld.

Examples of eligible grants: new plumbing system, water tanks, responding to health and safety issues, repair of decking, construction of sheds, upgrading kitchens.

This option is not recommended, as it would primarily duplicate projects that are eligible for gaming funds. In addition the capital grants program is available to all

eligible community organisations and covers any capital works projects up to \$75,000.

2.5. Grants Rounds & Flexibility of Funding Categories

The 'Mayor's Small Grants' category will be open for applications at all times. The Councillors Small Capital Support Grants would have four rounds per year. All other grants will have two rounds per year, occurring in March and September. The timing of these rounds takes account of:

- Community accessibility;
- Other funding rounds available through state and federal agencies;
- Administrative requirements;
- Avoiding organisations down time in December/January;
- Avoiding cross-over of financial years for Council's audit systems.

After the September grants round, a brief assessment will be undertaken in relation to the proportion of funds allocated in each grants category. A one-page proforma will be developed for the Grants Unit to make this assessment. This will be distributed to staff so that there is the opportunity to seek additional applications in underspent categories in time for the March round.

In the March grants round, funds will be able to be moved from one category to another, to ensure that maximum expenditure occurs. Funds in the grants program cannot be rolled over from one financial year to another, so any unspent funds will be returned to Council general revenue.

2.6. Assessment Processes

Assessment for the Mayor's small grants will be against a simple list of criteria. The grants unit will check that all criteria are met and send applications and completed assessment pro-forma to the relevant professional officer for sign off. All eligible applications will be funded while funds remain.

Assessment for all other grants will be completed by relevant professional officers against set criteria which reflect RCC's strategic directions (endorsed by Corporate Plan, the Strong Communities Framework and the Cultural Plan and other relevant documents. Additionally, at the final grants approval of the financial year Council will be asked to endorse key priorities for the grants program for following financial year, based on recommendations gathered by the Grants Units from different program areas within Council.

Recommendations for the Organisational Support Grants and Councillors Small Capital Grants would be finalised by the Grants Unit and signed off by the authorised senior officer.

Recommendations for Project Support Grant and Capital Infrastructure Support will be considered by a small Assessment Panel consisting of three representatives from

the Senior Managers Group (Community & Social Planning, Customer & Community Services and Environmental Management representatives) and three community representatives (nominated from the networks on a three year fixed term basis) before going to Council for sign off.

2.7. Eligibility

Organisations that have received funding from one grant category for three consecutive financial years are ineligible to apply for grants in that category in the following financial year. Priority will be given for eligible applications from organisations that have not previously accessed Redland City Council grants funding. Organisation will not be funded for more than one application per category per financial year and will be advised to prioritise applications where they have submitted multiple applications in any one category.

Applicants must be a not-for-profit incorporated organisation, or be sponsored by a not-for-profit organisation that is incorporated and able to accept legal and financial responsibility for the project or activity. Successful applications will provide benefits to the residents of the Redlands.

Individuals are only eligible to apply in the Mayor's small grants category.

In addition, applicants must:

- Be financially viable;
- Be free of debt to Council and have no overdue unacquitted grants with Council;
- Parents and Citizens Associations will be eligible if they are able to demonstrate wider community benefit. School based projects must be undertaken in conjunction with other community based organisations. There must be in place a Memorandum of Agreement between the school and the community organisation that utilises the school facility that demonstrates evidence of partnership and wider community benefit.

The following organisations are ineligible to apply for funds:

- For profit businesses;
- Government or semi government organisations such as hospitals and libraries;
- Public and private educational institutions (primary, secondary, tertiary and independent).

2.8. Transition into the new Community Grants Program

The new Community Grants program will commence on July 1 2009.

Transition Arrangements will include:

- a. Establishment of a new **grants administration unit**, staffed by a coordinator and an a support officer. At peak times (around grants closure dates), additional staff will be seconded to assist the unit. Staff will need to be recruited and trained before the commencement of the program.
- b. Development of a **data management system** that has the capacity to record application information, track processes and procedures and provide on-line grant application facility.
- c. Development of a **marketing plan** which includes
 - (i) Printing and dissemination of new application kits and information about the amalgamated grants program
 - (ii) Opportunities for Mayor and Councillors to participate in promoting and awarding grants
 - (iii) Production of information for grant recipients which outlines their requirements including acknowledgement of RCC in any products, events or tangible outcomes of funding.

3. Targeted Funding Allocations

Most of the funds that are provided to the community by Redland City Council are distributed via grants programs. However, there are some arrangements or contracts that Council has in place that do not fit into a grants framework. These arrangements still need proper and accountable procedures and monitoring and should only be put in place by Council after careful consideration of their value to Council and the community, and after all efforts to include the organisation or project into the grants framework have been made. Accountability and transparency will automatically be lessened through these arrangements so they should be avoided where possible.

In the past Council has purchased a range of services or provided financial allocation to community organisations because:

- Redland City Council has taken on the provision of a certain service but chooses to outsource this to a more appropriate service provider (e.g. Queensland Surf Lifesaving to provide surf lifesaving on Stradbroke Island)
- It may be more cost effective for another organisation to provide a service to the city
- There is a historical arrangement with a particular organisation
- RCC wishes to fund something recurrently and this is outside the grants program

While RCC has the right to enter into such arrangements, Council needs to be very clear about which services need to be provided by special arrangement (complying with the Corporate Purchasing Policy), and which could be moved into the more public and competitive arena of grants. It is preferable for the grants program to be used where possible, because it is more transparent. Contract arrangements can

lead to suggestions of favouritism if the reasoning and processes in place for such an arrangement are not clear.

Current ongoing funding allocations to community organisations include:

Organisation	Contract in place?	Amount
Point Lookout Surf Lifesaving Club	No	\$16,280
Queensland Surf Lifesaving	Yes	\$327,000
Stradbroke Island Youth Association	No	\$1,500
Redlands Museum	Yes	\$171,560
Stradbroke Museum	Yes	\$16,705
Macleay Island Library	Yes	\$21,000 (over 2 years)
Donald Simpson Centre	No	\$58,667
Star Transport	Yes	\$7,500
Cleveland High School	No	\$10,853
Tourism Awards (currently in-house until a suitable organisation can be found to manage the awards)	N/a currently	\$11,000
Redlands Workplace Training Group (Careers Expo)	Yes	\$5,000
Chamber of Commerce (Retail Awards)	Yes	\$4,000
Spring Festival Committee	No	\$10,000
Redland Tourism	Yes	\$40,597

Economic Development also makes Targeted Funding Allocations for a range of other events and festivals but these are made to commercial entities and are outside the scope of this policy. These include the Seafood Festival and the Visitor Information Centre.

Arrangements with Cleveland Aquatic Centre and Russell Island Pool have been omitted from this report as they go through a formalized tender process.

3.1. Policy Context

There are a range of council policies to be considered when making Targeted Funding Allocations to community organisations. These include Corporate Policy POL- 3043: Corporate Purchasing Policy.

Each area of Council has policies and strategies in place that assist them to make decisions about allocating funds. A policy gap has been identified around sponsorship of festivals and events that are intended to promote or encourage

economic development in the Redlands, in particular those funded by Economic Development. In view of the unique nature of these allocations it is suggested that a separate sponsorship policy be developed to guide allocation of funds in line with recommendations from the Queensland Audit Office report.

3.2. Contract Management Services Unit

Redland City Council has recently established a Contract Management Services Unit (CMSU). This unit is responsible for advising on all contracts that Council enters into, and will need to be involved in all Targeted Funding Allocations to community organisations in the future.

The CMSU has expertise in designing a range of legal and financial contracts and support documentation to meet the needs of the arrangement being put in place. These include:

- Tender;
- Service Level Agreement;
- Partnering Agreement (e.g. Donald Simpson Centre);
- Sole Provider arrangement (e.g. Surf Lifesaving);
- Sponsorship agreement.

The contracts and agreements are developed with the specific needs of the arrangement in mind. They are not templates that can be transferred from one organisation to another.

Council has endorsed a centralised procurement process, so it is critical that the CMSU is engaged in the development of any Targeted Funding Allocations. This means that officers in other areas of Council do not have to become experts in contract development – this is the job of the CMSU.

3.3. Targeted Funding Allocations Process

RCC aims to provide funding to the Community Sector through a fair and open process. As Targeted Funding Allocations are less open and transparent, they are to be avoided if possible.

Where Councillors or Council officers are considering establishing a new financial allocation in the future, they must initially decide whether the situation fits under the Community Grants program or the Targeted Funding Allocation program.

- Is there any way that this allocation could be made through the grants process? Officers are encouraged to use the grants program wherever possible, as it is more open, competitive and transparent than these allocations. Reasons not to use the grants process include
 - the desire to fund the project recurrently,
 - the amount of allocation is outside the grants categories,

- the organisation is a sole provider in the area and it is not logical to put them through a competitive grants process each year
- Are there funding programs outside of RCC's grants program that could fund this service?

A business case should be developed to support decision making. Questions that need to be addressed by the business case include:

- Is this a Corporate Plan priority?
- Does this provide Council and the community good value for money?
- Does this allocation commit Council to ongoing financial expectations?
- Are there other organisations that could provide the service? Has this been tested?
- What are the Key Performance Indicators for this work?
- How long should the allocation be in place?
- What are the monitoring strategies considering the amount of money and the outcomes sought?
- Has there been internal consultation with purchaser and provider stakeholders?
- Does the proposal require Council or senior management approval?

The officer managing the funding will approach CMSU to design a suitable legal and financial framework.

It is anticipated that the amount of documentation associated with each arrangement would be commensurate with the amount of funding given, in a similar vein to the quotation requirements for different amounts under the Corporate Purchasing Policy.

3.4. Transition into the new Targeted Funding Allocation Program

3.4.1. Those with relevant contracts in place:

The organisations receiving Targeted Funding Allocations with the relevant contracts in place will be allowed to see out the life of the contract. Once the existing arrangement has concluded the funding will be treated as a new allocation. This means that the questions above will need to be answered, a business case mounted as to why the allocation should be continued, approval sought and documentation prepared by CMSU.

3.4.2. Those without:

The officers working with the organisations receiving Targeted Funding Allocations, who do not have relevant contracts in place, will need to work with the CMSU to put an appropriate arrangement in place. The business case process will need to be

undertaken and if funding is not approved the organisation should be directed to the grants arena or the funding ceased altogether.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

There are two sets of budget implications in adopting this policy:

1. Creation of a new Grants Unit in Community and Customer Service to administer the new grants program. The cost for 09/10 for this unit is estimated at \$226,000 which includes set-up costs of \$31,000 and grants software purchase of \$70,000. This unit will need to start working in the last quarter of 08/09 and a third quarter budget review submission prepared by Customer and Community Services to address this.
2. Transfer of funds from existing grants programs to the amalgamated grants program and introduction of additional funds to new programs.

Existing Grants Program	Amount
Community Development Grants	\$100,000
Cultural Organisations Operating Grants	\$35,000
Community Grant Writers Assistance	\$36,000
Mayor's Community Fund (transfer \$36,000 to targeted funding allocations)	\$74,000
Community & Social Planning operational budget increasing over 10 years	\$100,000
Regional Arts Development Fund (Council's Component)	\$25,000
Recurrent Funds Available	\$370,000
Proposed Grant Program	Amount
Mayor's Small Grants	\$40,000
Organisational Support Grants	\$100,000
Project Support Grants	\$200,000
Capital Infrastructure Support Grants	\$250,000
Regional Arts Development Fund (Council's Component)	\$50,000
Total Proposed	\$640,000
Funding Deficit	\$270,000

The Grants Program budget submission for 09/10 will reflect these figures.

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 a number of stakeholders, which include:

Councillors;

Project Control Group;

- Greg Jensen, Manager Customer & Community Services ;
- Kerry Phillips, Manager Financial Services;
- Kathy Petrik, Manager Marketing and Communications;
- Kylie Fernon, Manager Internal Audit;

Working Group Participants

- Alan Burgess, Manager, Economic Development;
- Jenny Axford, Former Executive Secretary to the Mayor;
- Glenys Ismail, Cultural Services Manager;
- Russell Cook, Leisure & Recreation Services Manager;
- Pamela Doherty, Coordinator Community Development;
- Andy Blacklock, Supply Chain Manager;
- Gail Widrose, Contracts Manager;
- Sue Collins, Human Services Manager;
- Kristina Dickman, Senior Advisor Sports & Recreation;
- Emma Bain, Director, Redland Art Gallery;
- Judy Spokes, Senior Advisor Cultural Services;
- Daniel Carter, Senior Adviser Natural Environment;
- Karen Finlay, Community Development Officer – Seniors;
- Tina Robinson, Executive Support Officer, Office of CEO (CCBF Administration);
- Don Carter, Service Manager Accounts and Cash Management.
Community
- Redlands Community Groups through a targeted workshop

OPTIONS

PREFERRED

That Council resolve as follows:

1. To adopt the Financial Assistance to Community Sector policy POL-3082, as attached;
2. To endorse the creation and funding of a new Community Grants Unit in Customer and Community Service;

3. To direct 100% of the funding from the Councillors' Community Benefit Fund to Redland City Council divisional open space infrastructure or other Council owned infrastructure projects;
4. To discontinue the practice of voluntary contributions to Community organisations' and
5. To prepare a new Sponsorship Policy.

ALTERNATIVE

That Council resolve to not adopt the Financial Assistance to Community Sector policy and request that a new policy be developed.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To adopt the Financial Assistance to Community Sector policy POL-3082 as attached;
2. To endorse the creation and funding of a new Community Grants Unit in Customer and Community Service;
3. To direct 100% of the funding from the Councillors Community Benefit Fund to Redland City Council divisional open space infrastructure or other Council owned infrastructure projects;
4. To discontinue the practice of voluntary contributions to Community organisations; and
5. To prepare a new Sponsorship Policy.

COMMITTEE DISCUSSION

It was noted that a number of policies would need to be declared obsolete or amended as a result of the officer's recommendation in this matter and it was agreed that these be included in the Committee recommendation.

During deliberations and debate on this matter, some proposals were put forward by councillors as amendments/additions to the recommendation and were put to the vote to form a Committee Recommendation. These include:

- To direct 80% of the funding from the CCBF to RCC divisional open space infrastructure or other council owned infrastructure projects and 20% towards discretionary funding by the councillors;
- Optional use of \$10,000 in the Mayor's Small Grants Program for a Grants Writing Assistance Program, increasing the total allocation proposed in the report from \$40,000 to \$50,000 and reducing the proposed Organisational Support Grants program allocation to \$90,000.

In conclusion, and after further debate, the officer's recommendation was reconsidered with amendments.

COMMITTEE RECOMMENDATION

That Council resolve as follows:

1. Effective 1 July 2009 -

- a. To adopt the Financial Assistance to Community Sector Policy (POL-3082) as attached;
- b. To declare the following policies, together with any associated guidelines, OBSOLETE:
 - i. Cultural Organisations Operating Grants (POL-2383);
 - ii. Community Grants Writing Assistance Program (POL-3026);
 - iii. Community Development Grants Program (POL-2440); and
 - iv. Mayor's Community Fund (POL-2035);
- c. To endorse the creation and funding of a new Community Grants Unit within Customer and Community Services Group;
- d. To direct 100% of the funding from the Councillors' Community Benefit Fund (CCBF) to Redland City Council divisional open space infrastructure or other Council owned infrastructure projects, and amend the CCBF Policy (POL-2034) and Guideline (GL-2034) accordingly;
- e. To approve optional use of \$10,000 in the Mayor's Small Grants Program for a Grants Writing Assistance Program, increasing the total allocation proposed from \$40,000 to \$50,000 and reducing the proposed Organisational Support Grants program allocation to \$90,000; this to be known as the Mayor's Small Grants/Grants Writing Assistance Program;
- f. To discontinue the practice of voluntary contributions to community organisations; and

2. To prepare a new Sponsorship Policy.

PROPOSED MOTION

Moved by: Cr Reimers
Seconded by: Cr Murray

That the Committee Recommendation be adopted with the following amendments:

1. Delete recommendation 1(d); and

2. Replace recommendation 1(d) with the following:

“To direct that a maximum of 10% from the Councillors’ Annual Community Benefit Fund be available to support worthy community projects, with a minimum of 90% to Redland City Council divisional open space infrastructure or other Council owned infrastructure projects as per the current policy and guidelines, and amend the CCBF Policy (POL-2034) and Guideline (GL-2034) accordingly;”

Following discussion on the matter, Cr Ogilvie moved that the motion be put.

The procedural motion to put the motion was put to the vote and CARRIED.

The Mayor then put the motion.

On being put to the vote the motion was declared by the Mayor as LOST.

A division was called for.

Crs Reimers, Murray, Elliott and Boglary voted in the affirmative.

Crs Bowler, Williams, Townsend, Henry, Ogilvie, and Hobson voted in the negative.

The motion was declared by the Mayor as LOST.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Williams

That Council resolve as follows:

1. Effective 1 July 2009 -

- a. To adopt the Financial Assistance to Community Sector Policy (POL-3082) as attached;**
- b. To declare the following policies, together with any associated guidelines, OBSOLETE:**
 - i. Cultural Organisations Operating Grants (POL-2383);**
 - ii. Community Grants Writing Assistance Program (POL-3026);**
 - iii. Community Development Grants Program (POL-2440); and**
 - iv. Mayor’s Community Fund (POL-2035);**
- c. To endorse the creation and funding of a new Community Grants Unit within Customer and Community Services Group;**

- d. To direct 100% of the funding from the Councillors' Community Benefit Fund (CCBF) to Redland City Council divisional open space infrastructure or other Council owned infrastructure projects, and amend the CCBF Policy (POL-2034) and Guideline (GL-2034) accordingly;
- e. To approve optional use of \$10,000 in the Mayor's Small Grants Program for a Grants Writing Assistance Program, increasing the total allocation proposed from \$40,000 to \$50,000 and reducing the proposed Organisational Support Grants program allocation to \$90,000; this to be known as the Mayor's Small Grants/Grants Writing Assistance Program;
- f. To discontinue the practice of voluntary contributions to community organisations; and

2. To prepare a new Sponsorship Policy.

CARRIED

A division was called for.

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

Crs Reimers, Murray, Elliott and Boglary voted in the negative.

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

12.3.6 NEW FESTIVALS OFFICE - CLEVELAND SHOWGROUNDS**Dataworks Filename:** CP Cleveland Showgrounds - Festivals Office**Attachments:** [Scope of Works](#)
[Locality Map](#)**Responsible Officer Name:** Roberta Bonnin
Manager - Community & Social Planning**Author Name:** Ellen Irving
Project Officer

EXECUTIVE SUMMARY

Council approved a request from Redlands Lawn Tennis Association Inc. in December 2008 to enter into a sub-lease agreement with Redland Spring Festival Inc. to occupy part of the Tennis Club's old clubhouse to provide a festivals office for the use of the Redlands Spring Festival and other event organisations.

The old Tennis clubhouse has undergone major refurbishment to provide a Festivals Office, which includes much needed office space for the Spring Festival organisers and other event organisations. The project to date has been a collaborative effort involving the Tennis Club, Redland Spring Festival, Boystown and Council and also funding from the State Government.

Stages 1 and 2 of the refurbishment are now complete; however in order to commence the final Stage 3 (fitout) of the refurbishment, additional funds are required. The Stage 3 fitout includes provision of a disabled toilet, small kitchen, office space, installation of a water tank, storage and floor coverings and is estimated to cost in the vicinity of \$85,000 (subject to final costing by Council's Project Delivery Group - PDG).

Community and Social Planning has received informal advice of the success of a funding application submitted under Arts Queensland Gritty Places Program and are now seeking contribution from Council to commence Stage 3 of the refurbishment to bring the building to a standard which is compliant with the Building approval and will enable occupation of the building by event organisers. Some Stage 3 works (water tank, storage and floor coverings) are considered non-essential works. Redland Spring Festival Inc. is awaiting advice on the success of their funding application under the Gambling Community Benefit Fund to undertake the non-essential works.

PURPOSE

To seek Council approval to accept the \$33,500 Gritty Places funding and to commit equal funds to commence Stage 3 of the refurbishment and bring the building into compliance with the Building approval to enable occupation of the building by event organisers.

BACKGROUND

The current Festivals Office was demolished during the redevelopment of the Cleveland Showgrounds and in particular, the relocation and refurbishment of the Edgar Harley Pavilion. The purpose of the Festivals Office is to provide Redlands Spring Festival and other event organisations with functional office space to assist in administering and delivering their activities.

Redlands Lawn Tennis Association Inc. has recently entered into a sub-lease agreement with Redland Spring Festival Inc. to occupy part of the Tennis Club's old clubhouse to provide a festivals office for the use of the Redland Spring Festival and other event organisations such as the Redlands Arts Council and Folk Redlands.

The old Tennis clubhouse has undergone major refurbishment to provide a Festivals Office. Stages 1 and 2 of the refurbishment are now complete and include electricals, re-roofing, construction of verandahs and awnings, an extension of the external walls, removal of termite damage and structural repairs, internal walls and internal/external painting. The final stage of the refurbishment (Stage 3 fitout) includes provision of a disabled toilet, small kitchen, office space, storage, a water tank and floor coverings and is estimated to cost in the vicinity of \$85,000 (subject to final costing by PDG).

Additional funds are required in order to commence Stage 3 of the refurbishment. Community and Social Planning has received informal advice of the success of a funding application submitted under Arts Queensland Gritty Places Program and an equal contribution is sought from Council to commence Stage 3 of the refurbishment to bring the building to a standard which is compliant with the Building Approval and will enable occupation of the building by event organisers (the works have been prioritised to ensure compliance with Building Regulations – refer to attached Scope of Works). Some Stage 3 works (storage, supply and installation of a water tank and floor coverings) are considered non-essential works. Redland Spring Festival Inc. is awaiting advice on the success of their funding application under the Gambling Community Benefit Fund to undertake the non-essential works.

ISSUES

Redland Spring Festival Inc. has applied for funding under the Gambling Community Benefit Fund to complete the non essential works in Stage 3. Should the Spring Festival's application not be successful, Council may want to consider funding these non essential works (estimated at approximately \$17,000) to complete the refurbishment of the new Festivals Office.

Redlands Festivals & Events Strategy, which was endorsed by Council in 2008, supports the establishment of a festivals office at the tennis centre as it will provide a permanent base for the organising committee of the Spring Festival and an administrative hub for other event groups using these facilities.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

There is a direct cost to Council of \$35,000 - \$52,000 (dependent on outcome of the Gaming funding application) to be funded from Council's Community Grants Program (Job No.70858) with a contribution of \$33,500 expected from Arts Queensland under the Gritty Places Program.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted when the matter of the sub lease was presented to Council and as reported then, no amendments to the Redlands Planning Scheme are required.

CONSULTATION

Community & Social Planning has consulted with representatives from Redlands Spring Festival Inc. and Redlands Lawn Tennis Association, members of the Spring Festival Committee, Boystown, and the PDG Group.

OPTIONS**PREFERRED**

To accept the Arts Queensland grant of \$33,500 and consider \$35,000-\$52,000 in the Q3 Budget Review, towards the completion of the Festival Office works, pending the outcome of the Spring Festival's Gambling Community Benefit Fund application.

ALTERNATIVE

To not accept the Arts Queensland Grant of \$33,500 and not commit further funds towards completion of the Festivals Office at this time.

OFFICER'S RECOMMENDATION

That Council resolve to accept the Arts Queensland grant of \$33,500 and consider \$35,000 - \$52,000 in the Q3 Budget Review, towards the completion of the Festival Office works, pending the outcome of the Spring Festival's Gambling Community Benefit Fund application.

COMMITTEE RECOMMENDATION

That consideration of this matter be deferred.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That the Committee Recommendation not be adopted and that Council resolve to accept the Arts Queensland grant of \$33,500 and consider an allocation of \$35,000 in the Q3 Budget Review, towards the completion of the Festival Office works, pending the outcome of the Spring Festival's Gambling Community Benefit Fund application.

CARRIED

A division was called for.

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

Crs Elliott and Bowler voted in the negative.

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

12.3.7 REDLANDS JUNIOR RUGBY LEAGUE CLUB LEASE

Dataworks Filename: Redlands Junior Rugby League Sports & Social Club Inc.

Attachments: [Redlands Junior Rugby League Sports and Social Club Inc. - Lease Document](#)
[Redlands Junior Rugby Leagues Club – Independent Report 1 – 27th February 2009](#)
[Redlands Junior Rugby Leagues Club – Independent Report 2 – February 2009](#)

Responsible Officer Name: Roberta Bonnin
Manager Community and Social Planning Group

Author Name: Kristina Dickman
Senior Advisor Sport and Recreation

EXECUTIVE SUMMARY

The current club building at Pinklands Sporting Complex which houses three sporting entities (Redlands Junior Rugby League Club (RJRLC), Redlands District Rugby League (RDRL) and the Redlands Leagues Club (RLC)) is currently under lease to Redlands Junior Rugby League Club (RJRLC).

The club is planning to upgrade the clubhouse and to reposition it as a premier licensed club venue. To achieve this strategy RJRLC is seeking a sub-lease to Redlands Leagues Club Inc (RLC) to oversee the licensed operations. The Leagues Club intends to enter into a management agreement with Armor Group to:

- borrow the funds required for significant capital works (\$3.5m);
- coordinate the capital works and;
- professionally manage the licensed operations of the club; and
- deliver on the approved increase in number of gaming machines from 30-120.

The other aspect of the strategy is to provide facilities and financial security for the sport of rugby league. A formal redevelopment agreement has been entered into between the RJRLC and RLC outlining the benefits that are intended to flow through to football operations. These benefits are contingent on the Leagues Club turning a profit. Benefits include:

- an annual cash grant of \$50,000;
- access to administration staff; and
- new office and administration facilities.

The financial viability of the project has been assessed and the project proposal in its current format has some issues relating to financial viability and risk. Although there is expected population growth for Thornlands that would strengthen the viability of the project, there is some information excluded from the business plan and capital works

costs which impact on the financial projections provided by the clubs. These items need to be included in the clubs planning so that Council can properly assess the application and ensure success of project and strategic goals of the Club.

Internal and independent reports concluded that in considering all the available information, either provided by the club or through this assessment process, there are identified significant risks to this proposal as it is currently presented.

PURPOSE

To seek a Council decision on a sub-lease from the Redlands Junior Rugby League Club Inc to the Redlands League Club Inc based on the Redland City Council Lease with Redland Junior Rugby League Club. In particular, Part 9: Assignment (Transfer), Sub-leasing and Mortgaging (pg.25 Attachment 1 Lease). Council decision making will require consideration of the proposal put forward by the combined Redlands Rugby Leagues Clubs as contained in the confidential revised supporting documentation provided by the Club to Council:

- a. Request for sub-lease;
- b. Copy of fax from Liquor Licensing to Nick Day;
- c. Business Plan;
- d. Clubhouse Renovation Proposal;
- e. Club Development Restructure Agreement;
- f. Draft Financial Projections;
- g. Project cost and scope;
- h. Clubs Qld Standard Agreement for the provision of Management Services.

The information in these documents has been independently assessed (Attachment 2 & 3).

- i. To note the findings of independent reports (Attachments 2&3); and
- j. To recommend conditions provisional to granting the sub-lease.

BACKGROUND

The Clubs

Redland Junior Rugby League was formed in 1970 and played at the Cleveland Showgrounds and Mooroondu Sports Fields until it relocated to Pinklands in 1986. The Redlands Junior Rugby League Club Inc's (RJRLC) current lease with Council runs from 1 June 2002 until 31 May 2022.

RJRLC is a family oriented club which, in the 2008 season, had 507 registered players and fielded 29 teams, with a further three teams fielded by the District and Master Football Clubs. The Redlands District Rugby League Club caters for senior grade rugby league participants. The RDRL have ambitions to play in premier grade rugby league in the Queensland Cup to eventually provide pathways for players to

stay at the club throughout their playing career. The Redlands Leagues Club was set up as separate entity in 2004 to manage the licensed aspects of the club facilities.

The Lease

The lease agreement stipulates the conditions and responsibilities of the lessee. The current lease agreement between Redland City Council and Redlands Junior Rugby League Club Inc is:

- restricted to the footprint of the building;
- has a standard term of 20 years which expire 31 May 2022;
- subject to general rates and gaming machine fees.

Sub-lease terms are consistent with the terms of the head lease.

The Clubhouse

The clubhouse was completed in 1995 with the acquisition of 10 poker machines and employing 9 staff. The club presently has 30 poker machines, two bars, a bistro, lounge, dance floor and 7 staff. It is shared by the Redlands Junior Rugby League, Redlands District Rugby League and Redlands Leagues Club.

The proposed Business Plan states that: *“The Clubhouse functions solely for the benefit of supplying Rugby league to the community of Redland City and its members”*.

The clubs are united in their decision to upgrade the facility and have proposed that the Leagues Club borrow \$3.5 million and undertake substantial redevelopment to reposition the club as a premier club, gaming and function venue.

In July 2007, the Redlands Junior Rugby League Club Inc was approved an increase in gaming machines from 30 to 120 by the Queensland Gaming Commission. (The number of gaming machines per person for the Thornlands area is currently estimated at .004%. With the increase of an additional 90 machines this average will increase to .014% which is relative to the LGA and State average of .013%).

The Redlands Junior Ruby League club has subsequently sought and been approved a transfer of the Gaming approval to the Redlands League Club Inc subject to Council approval of a sub-lease and transfer of the Liquor Licence to Redlands Leagues Club.

The clubs have been committed to refurbishing and expanding the Redlands Leagues Club since 2003. A previous sub-lease proposal made by the clubs to Council in 2008 could not be considered as the proponent was the Redlands Leagues Club who had no tenure agreement with Council, and the proposed sub-lessee, Armor Property Group, was a commercial entity and not eligible to lease public land under Council's community leasing policy.

Council has sought independent advice from two consultancy firms specialising in the clubs industry to assess the information put forward from the club in accordance with the terms of the RJLC Lease Part 9 (Attachments 2 & 3).

ISSUES

Redlands Leagues Club Proposal

The Redlands Leagues Club is seeking to undertake a major refurbishment of the existing building to provide new catering, administration and gaming areas to benefit sport and the community. These facilities were expected to cost around \$3.125 million and to take 36 weeks to complete the construction works. (2007 cost estimate).

It is proposed that the RJRLC provide a sublease to the Redlands Leagues Club Inc which would take responsibility for management and operations of the new facility.

The Club Redevelopment Agreement (23 Sept 06) intends to benefit the RJRLC by providing:

- Paid administrator to support the President, Secretary and Registrar;
- Paid grants and fund raising officer;
- Part time ground maintenance person and all associated costs;
- \$30 subsidy per player (currently approximately 500 players which equates to \$15,000);
- All insurance except players insurance;
- New demountable building for office space and first aid room;
- New website;
- Refurbished change rooms;
- Pay for electricity costs and any rates;
- Mobile tower income to remain with Juniors;
- Use of Clubhouse for fund raising and presentations (4 per year);
- Payment of all outstanding debts except Council Interest Free Loan;
- Provide monthly payment for existing Council Interest Free Loan;
- Annual grants based on profits of Leagues Club.

The financial projections indicate the Juniors will benefit from year 1 after redevelopment with proposed cash contributions of \$50 000. However, it is a condition for the RLC to turn a profit before these benefits are to be realised.

The Redlands League Club intends to set up a management arrangement with Armor Property Group which have offered to provide finance (\$3.5 million unsecured loan)

and management services for the project and ongoing management services to the Leagues Club. The agreement has a proposed term of 15 years with an option for a further 10 years thereafter. The club has requested that Council consider extending the lease timeframes to ensure their tenure term enables them to meet its financial commitments.

Armor Property Group will provide:

- a loan of \$3.5m for the Clubhouse redevelopment;
- project management of the redevelopment;
- club management services for 15 years and request a further 10 year option.

Redland Leagues Club will be required to pay Armor:

- loan establishment fee of \$35,000;
- project management fee of \$70,000;
- \$100,000 per year in rent plus CPI;
- 13% interest on loan (approx \$483,000 per year);
- \$100,000 plus employment costs for management per year (approx \$240,000 p/a);
- Estimated annual payment of around \$823,000.

The Leagues Club has advised that the loan will be unsecured and will therefore have no binding claims on the RJRLC or Council assets. At 13% the loan costs are not considered to be excessive in relation to non secured commercial lending.

At the time of writing this report it was not confirmed that this offer of \$3.5 million in return for management services for 15 years with a 10 year option is current. Conditional to Council consideration in granting the sub-lease the club is requested to provide to Council:

- a. Confirmation of the detail of the loan including default provisions and contingencies;
- b. A copy of the current signed and sealed agreement between RLC and Armor;
- c. A current statement of the RLC assets and liabilities;
- d. Evidence of addressing financial risk through loan insurance.

Note: This information is relevant to satisfy Lease Agreement:

Part 9: Lease Assignment (Transfer), Sub-leasing and Mortgaging 9.3 Notice of Proposed Dealings (2). Full Details of a) the other party or parties to the proposed dealing and b) the documentation proposed c) a current statement of the transferee's assets and liabilities (pg.25&26 Attachment 3 Lease) and Part 8: Lessee Insurances 8.1 (5)

Capital Upgrade

Central to the RJRLC and RLC business plan is the renovation and extension of the clubhouse facilities. Plans and a scope of works have been drawn up by Project Leaders Australia. Project Leaders Australia has proposed a partnership with Hutchinson Builders for the entire design and construction of the renovations and extension.

In a letter dated 13 August 2007 from Project Leaders Australia to the RLC (document 7), Project Leaders Australia specify the budget for the scope of works summarised to be \$3,124,682 not including GST. However there are a number of significant items that Project Leaders Australia have indicated are not included in this budget. These items have not been costed into the financial projections.

As indicated in the Redevelopment Agreement there is an expectation that the Leagues club will deliver:

- New demountable building for office space and first aid room;
- Refurbished change rooms.

Both of these items lack any supporting detail with regard to timeframes, cost and quality and location and require significant planning and budget to deliver. Council has a vested interest in these proposed constructions and ongoing management of these facilities. Demountable buildings are a temporary fixture and are not considered by Council as a suitable solution to relocating sport operations on a permanent basis.

Conditional to Council consideration in granting the sub-lease, it is requested that the club provide to Council updated detail of quotes and scopes to include relevant timeframes and costs for:

- a. Proposed works of Leagues Club (current quote and scope are outdated);
- b. Cost of listed exclusions to proposed works of Leagues Club;
- c. All outstanding capital construction items for proposed relocation of RJRLC and upgrade of change rooms;
- d. Include all revised items in updated financial projections identified by both independent consultancy reports.

Note: This information is relevant to satisfy Lease Agreement:

Part 9: Lease Assignment (Transfer), Sub-leasing and Mortgaging 9.5 Suitability of Proposed Transferee / Sublessee. Items 1-4

Liquor Licence transfer

The Redlands League Club has advised that a further condition of the gaming approval is that the liquor licence is also transferred from the Juniors. Land owner approval will be required for this to occur and is generally approved by the Chief Executive Officer. This is likely to be approved if the sub lease is approved by Council. The deadline for this approval is 30 March 2009.

By transferring the sub-lease to the Redlands League Club it frees the RJRLC to concentrate on delivering sport operations without binding them to the loan or the licensed club operations.

Financial Assessment of Project Proposal

In assessing the information put forward by the Club, Council has sought internal advice from relevant divisions as well as seeking external independent advice from two Consultancy firms specialising in the clubs industry (Attachment 2&3). This assessment has revealed that:

- The sub-lease concerns a community sporting club that currently operates 30 gaming machines and small scale food and beverage facilities;
- Current financial position and performance of benchmarked core licensed operational performance is well below the typical club industry range;
- Census data indicate some potential for licensed club facilities in this area;
- Given that gaming revenue is the largest contributor to total revenue (81% for year one) and profit, the success of the Club extensions hinges on the success of gaming.
- Financial projections for years 1&2 is representative of very strong operating levels. These projections are achievable with very strong management, cost controls and consistent business operations in place. Future predictions beyond the second year indicate operating levels above current market growth and may not be achievable;
- The plan does not outline project risks and measures to minimise risk;
- There are a number of items listed as exclusions to the project scope that need to be fully identified and costed (electrical mains supply and upgrade, furniture and furnishings, telephone/data/AV, loose kitchen equipment/plate-ware, signage, security, authority approvals, poker machine bases and installation, project contingency etc);
- Items not included in the scope of works in 2006 would result in significant additional capital;
- The costing is now 18 months old and may have to be revised for current pricing;
- The draft projections are not accompanied by written assumptions and as such this review is limited;

- The Clubs gaming and bar revenue projections are comparable to a well run, highly financially successful licensed club with 120 gaming machines. It is not possible to tell whether these projections will be achieved given the other areas raised in this review;
- There is no income tax expense included in the projections;
- The club will require an increase in working capital to cover items such as increased floats, stocks, uniforms etc;
- No capability statement or profile on Armor has been reviewed and their level of experience with managing successful licensed club venues is unknown;
- Suitable experienced management will be key ingredients in the success of the Club in the future;
- Lack of Development Application considerations (timeframe and cost implications).

Given the current weak financial position of both the RJRLC and RLC and the strong competitive pressure for licensed venues within proximity to the Club along with the lack of crucial information, it is identified that there are risks to this proposal as it is currently presented.

Conclusion

In developing the options for Council resolution on the sub-lease request, officers have considered the needs of the clubs to achieve financial security to support rugby league activities at Pinklands, and also the longstanding desire of members to upgrade the club house.

From a strict liability perspective, the information that Council has before it presents a material risk identified independently by experts who have also requested additional information particularly because of the economic climate. These considerations may not lead to a refusal but rather a notation and request for the outstanding issues to be addressed.

Under Council's Leasing Policy, POL 3071, the role of community organisations in contributing to the quality of life of the community is acknowledged. The leasing policy is embedded in a partnership approach between Council and the clubs who lease or seek to lease Council land. Council officers are available to work with the three Rugby League Clubs at Pinklands to assist them to further this sub-lease proposal and/or develop other viable options for the redevelopment of the facilities and financial security of the sporting clubs.

Redlands Junior Rugby League Club, Redlands Leagues Club and Redland District Rugby League have collectively presented their strategy and are united in their resolve to achieve positive outcomes for sport and the community. The club believes their plan is sound and their goals achievable.

In addressing risk exposure to Council it is reasonable to request that any risk (perceived or real) identified through this process is able to be remedied through conditions placed on the lease and sub-lease and or the inclusion of a bond. In doing so it is reasonable for Council to support the sub-lease proposal based on those conditions.

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 legal cost for the preparation of a sublease will be the responsibility of the Clubs along with costs associated with the required Development Approval for the Clubhouse upgrade as well as any new buildings outside the current footprint.

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

- Greg Jensen - Manager Customer and Community Services;
- Merv Elliott – Manager Property Services;
- Andrew Ross – Manager Legal Services;
- Wayne Dawson – Manager Land Use Planning;
- Stephen Hill – Principal Adviser Land Use Planning;
- Bruce Appleton – Service Manager Development Coordination;
- Chris Vize – Senior Planner Development Assessment;
- Michael Pease – Division Manager SE Queensland Rugby League;
- Executive members RJRLC, RLC, RDRL;
- Written Reports from two Independent Consultants.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To grant in principle approval of the application from the Redlands Junior Rugby Leagues Club Inc to sublease the premises to the Redlands Rugby League Club, subject to and prior to executing the sub-lease that the clubs provide:

- a) A signed and sealed copy of the Finance Agreement and conditions between Redlands Leagues Club Inc and the Financier.
 - b) A sufficient guarantee or bond to ensure the performance of their obligations under the sublease and renovations of the premises.
 - c) A suitable plan identifying the area used by Redlands Junior Rugby League within the proposed renovations of the premises.
 - d) A signed Consent Agreement in accordance with clause 9.5 of the head lease to ensure the sub-lease is conducted in accordance with the head lease and the Clubs application; including the allocation of a minimum of \$50 000 per year (CPI indexed annually) donation from RLC to RJRLC each year as a default provision to the sub-lease regardless of profit.
2. To amend the head lease from Council to the Redlands Junior Rugby League Club Inc by extending the lease term from 20 years to 25 years, in accordance with the sub-lease application;
 3. To delegate authority to the Chief Executive Officer to make, vary or discharge the head lease to Redlands Junior Rugby Leagues Club Inc and sub-lease to Redlands Rugby League Club;
 4. To delegate authority to the Chief Executive Officer to sign all relevant documentation, including approval of the Transfer of the Liquor Licence from Redlands Junior Rugby League Club to Redlands Leagues Club Inc.; and
 5. To note the findings from the Independent Reports.

ALTERNATIVE OPTION 1

That Council resolve as follows:

1. To note the application from the Redlands Junior Rugby Leagues Club Inc to sublease the premises to the Redlands Rugby League Club;
2. To defer a decision of the application until the Redlands Junior Rugby Leagues Club Inc provide additional information under s9.3 (4) of the lease, which is reasonably required to assess the application, namely:
 - a) Confirmation of the detail of the loan including default provisions and contingencies;
 - b) A copy of the current signed and sealed agreement between RLC and Armor;
 - c) A current statement of the transferee's assets and liabilities;
 - d) Evidence of addressing financial risk through loan insurance and contingencies;
 - e) Proposed works of Leagues Club (current quote and scope are outdated);

- f) Cost of listed exclusions to proposed works of Leagues Club;
 - g) All outstanding planning and capital construction items for proposed relocation of RJRLC and upgrade of change rooms;
 - h) Include all revised items in updated financial projections identified by both independent consultancy reports;
 - i) Satisfactorily address all outstanding issues that present risk to Council.
3. To note the findings from the Independent Reports.

ALTERNATIVE OPTION 2

That Council resolve as follows:

1. To note the application from the Redlands Junior Rugby Leagues Club Inc to sublease the premises to the Redlands Rugby League Club;
2. To work with the club to provide the additional information and/or develop viable options for the redevelopment of the facilities and the financial security of RJRLC to support Rugby League; and
3. To note the findings from the Independent Reports.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Williams

That Council resolve as follows:

1. **To grant 'in principle' approval of the application from the Redlands Junior Rugby Leagues Club Inc to sublease the premises to the Redlands Rugby League Club, subject to and prior to executing the sub-lease that the clubs provide:**
 - a) **A signed and sealed copy of the Finance Agreement and conditions between Redlands Leagues Club Inc and the Financier;**
 - b) **A sufficient guarantee or bond to ensure the performance of their obligations under the sublease and renovations of the premises;**
 - c) **A suitable plan identifying the area used by Redlands Junior Rugby League within the proposed renovations of the premises;**
 - d) **A signed Consent Agreement in accordance with clause 9.5 of the head lease to ensure the sub-lease is conducted in accordance with the head lease and the Clubs application; including the allocation of a minimum of \$50 000 per year (CPI indexed annually) donation from**

RLC to RJRLC each year as a default provision to the sub-lease regardless of profit;

- 2. To amend the head lease from Council to the Redlands Junior Rugby League Club Inc by extending the lease term from 20 years to 25 years, in accordance with the sub-lease application;**
- 3. To delegate authority to the Chief Executive Officer to make, vary or discharge the head lease to Redlands Junior Rugby Leagues Club Inc and sub-lease to Redlands Rugby League Club;**
- 4. To delegate authority to the Chief Executive Officer to sign all relevant documentation, including approval of the Transfer of the Liquor Licence from Redlands Junior Rugby League Club to Redlands Leagues Club Inc; and**
- 5. To note the findings from the Independent Reports.**

CARRIED

12.4 COMMITTEE CLOSED SESSION

MOTION TO CLOSE COMMITTEE MEETING

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

4.1 Donald Simpson Centre (DSC)

The reason under the *Local Government Act 1993* that is applicable in this instance is as follows:

"s.463(1)(e) contracts proposed to be made by it" (Council)
and

4.2 Proposed Purchase of Land – Redland Bay

The reason under the *Local Government Act 1993* that is applicable in this instance is as follows:

"s.463(1)(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 COMMITTEE MEETING

The meeting was again opened to the public.

12.4.1 DONALD SIMPSON CENTRE (DSC)

Dataworks Filename:	CP Donald Simpson Over Fifties Leisure Centre
Responsible Officer Name:	Roberta Bonnin Manager Community and Social Planning Group
Author Name:	Frank Pearce Senior Advisor Community Development

EXECUTIVE SUMMARY

In the Donald Simpson Centre (DSC) Council has a valuable asset successfully delivering services to the Redlands community at relatively low ongoing cost to Council. Its success in program delivery is largely due to the funded management of the centre. While the informal arrangement between Council and the Centre has worked in the past, this arrangement needs to be formalised to ensure a clear, accountable and productive relationship in the future.

Clarifying the relationship between the DSC and Redland City Council will have the following benefits:

- Both Council and the DSC will have a clear basis for their ongoing relationship;
- Formal agreements will provide more accurate grounds for future budgeting;
- Council will comply with the Auditor General of Queensland's recommendations; and
- Formal agreements will provide greater surety that services delivered from the DSC will be meeting identified community needs.

PURPOSE

This document seeks to clarify the relationship between the Redland City Council and the DSC and makes recommendations concerning:

1. Tenure arrangements for the DSC and responsibility for maintenance of building and grounds;
2. A partnership agreement for the recurrent funding of the Centre;
3. Funding the ongoing capital works program; and
4. Changing the asset assignee for the facility.

BACKGROUND

There are a range of issues that have highlighted the need for this review including:

- Ongoing confusion about the relationship between DSC and Redland City Council;
- The recently adopted (January 2008) "Leasing of Council Land and Facilities" Policy (POL-3071);
- The examination of Redland City Council's support to community organisations through the current Grants Amalgamation review;
- The Auditor-General of Queensland's report on the "Administration of Grants and Funding to Community Organisations in Queensland", which highlighted the inappropriateness of Councils' funding organisations without formal agreements or contracts; and
- Recent concerns around the ongoing maintenance costs to Council of the Donald Simpson Centre.

History and Structure of Donald Simpson Centre

The DSC is a not for profit company limited by Guarantee. It has a board of 13 members. Half of the board is appointed by Councillors and the other half elected, though endorsed by Council. The Mayor and another Councillor are ex-officio (non-voting) board members.

It was formed in 1987 and exists “To enhance and enrich the quality of life of the mature citizens of the Shire through activity and friendship”.

The Centre was constructed in 1987 with the following funding:

Redland Shire Council	\$536,667.00
Federal Government	\$366,667.00
State Government	\$66,666.00
Home and Community Care (HACC)	\$100,000.00
Public Donations	\$39,000.00
<u>TOTAL:</u>	\$1,109,000.00

In 1997 the Centre was extended at an approximate cost to Council of \$255,000.

Over the years DSC has enjoyed an effective working relationship with both Councillors and Council Officers, particularly under the leadership of the current manager, Ernie Harrison.

Donald Simpson Over 50s Leisure Centre Strategic Plan 2004/2016

In 2004, a Strategic Plan was developed for the DSC. In summary the plan included:

Vision – *“We envisage the Redland Shire as a region where senior members are provided with wide ranging opportunities and supports to enjoy and participate in community life.”*

Mission – *“We will operate the Donald Simpson Over 50s Leisure Centre as a centre for excellence for members, as a model for other parts of the Shire and beyond, as a shared venture with the Redland Shire Council.”*

Goals

1. Donald Simpson Centre Development: Progressively make structural changes and increase the range of services.
2. Sub Centre Development: Provide services in Redland Shire population centres that do not have easy access to Cleveland.
3. Corporate Services Development: Continuously improve the operations of the centre.

Council’s current level of support

The DSC building is owned by Council who provide support on three levels:

1. Provision and maintenance of the facility. Council currently maintains both the building and the grounds. Council’s annual maintenance budget for the centre is in the order of \$28,000 which excludes officer time. This amount covers both building and structural maintenance. The DSC 2008 Annual Report estimates the notional rental value of the premises at \$261,220 p.a. although no rent is actually paid, and this is not included as part of their profit and loss statement.

2. The centre receives an annual grant of \$57,180 which has been indexed in previous years. This annual grant is provided to assist in meeting the salary of the manager and administrative costs. Combining the annual grant with the maintenance budget, rates etc results in a \$128,326 annual allocation to the DSC.
3. In February 2006, Council received the “DSC Over 50 Leisure Centre Facility Management Plan”. This plan defined the short, medium and long term needs of the centre and quantified the costs needed to facilitate the works. After receiving the report Council resolved “That the facility improvement be given consideration in the 10 Year Capital Expenditure Program.” The current status of this program is explained in the table below:

Stage	Description	Time	Approx. cost
1	Upgrade Toilets Reconfigure foyer Acoustic Treatment small activity room	05/06	\$50,000
2	Upgrade electricals Suspended ceiling in large activity room Air condition large activity room	06/07	\$310,000
3	Acoustic division in large activity room Reconfiguring awning space	09/10	\$300,000
4 and 5	Air condition Café and kitchen Extend deck and auditorium breakout area Rear garden activity area with disabled access	16/17	\$470,000 (costs may need to be recalculated closer to the time)

ISSUES

Strategic basis for the ongoing support of Donald Simpson Centre

While DSC provides a much valued service to the Redlands in a competent manner, the funding needs to be considered within a strategic framework.

Population Projections / Social Infrastructure Plan

The Department of Infrastructure and Planning’s December 2008 Queensland’s future population report highlights Redlands specific ageing issues in the executive summary.

“Over one-third of all growth across South East Queensland will be in people aged 65 years or older, but in Redland older people will represent two-thirds of all projected growth. In contrast, Ipswich is set to capture one-third of expected

growth of children aged younger than 15 years in South East Queensland."
[Queensland's future population 2008 edition, pg 4].

Community and Social Planning are nearing completion of a Social Infrastructure Plan for Redland City which identifies necessary community facilities, networks and services across the Redlands. Research underpinning this report has identified the need for a number of facilities in the Southern Redlands and Capalaba that will accommodate seniors' and other community groups. In addition to this, the research has demonstrated a strong need for programming to meet the current and projected needs of the community and fully utilise existing community facilities.

These studies indicate that there will be increasing demand for seniors' facilities and programs in the future, which underlines the importance of the activities the DSC provides and stresses the need for a clear and accountable relationship between Council and the Donald Simpson Centre.

Council policy and strategy

The Seniors Policy adopted in 2006 indicates Council's objectives:

"To facilitate age-friendly communities (structures, facilities, services and attitudes) that support and enable seniors to enhance wellbeing, develop and maintain strong community ties, and participate at a level of their choosing."

Furthermore the "Ageing Well in the Redlands" Community Vision indicates Council will:

Establish collaborative partnerships to deliver a range of key programs, projects and initiatives through strategies that:

- a. Address the needs of disadvantaged sectors of the community;
- b. Support healthy ageing on North Stradbroke Island and the Southern Moreton Bay Islands;
- c. Promote healthy lifestyles, preventative care and positive ageing;
- d. Acknowledge the importance of active participation, choice and enjoyment;
- e. Deliver equitable access to support services;
- f. Support innovative approaches to service delivery;
- g. Promote the talents and skills of older workers;
- h. Target a reduction in social isolation;
- i. Deliver community safety;
- j. Achieve housing choice and affordability;
- k. Stimulate opportunities for intergenerational learning and friendship; and
- l. Deliver opportunities for lifelong learning and hobby enrichment.

DSC delivers an extensive range of programs that meet many of these objectives. From a strategic point of view there are two issues with the delivery of these programs:

1. There is no documented agreement that ensures the expenditure of Council funds through the DSC is targeted towards Councils goals – this currently occurs incidentally. This issue can be addressed through the formalisation of a partnership agreement with the Centre.
2. There is no mechanism to ensure the services provided by the DSC are equally accessible by seniors living outside the immediate vicinity of the centre. The DSC annual report shows the membership is significantly lower from the western side of Redland City. In addition to this there is a strong possibility that new seniors' facilities will form part of future multipurpose centres in other locations across the Redlands.

There are two possible approaches to ensure equitable funding of seniors programs across the Redlands:

- a) Make similar funding opportunities available to organisations in other parts of Redland City; or
- b) Through the partnership agreement, stipulate DSC delivers outreach programs to these other areas.

It is important to note that while the majority of DSC participants are seniors, the centre does have some younger people participating in various programs.

Other Council facilities

Council owns 35% of the Capalaba Community Centre, but makes no financial contribution to the ongoing operation of the centre. There are also a range of other senior citizens organisations - Redland Bay (250 members), Wellington Point, Thornlands Dance Palais and Capalaba Senior Citizens operating from Council Halls who do not receive an annual subsidy from Council.

The best comparison however, is with other significant Council facilities, delivering services to the community that are directly and solely managed by community organisations e.g.:-

Facility	Tenure arrangement	Who specifies what services are being delivered?	Funding
PCYC	Lease	PCYC	Qld Police fund the manager who runs the centre. Additional grant funding is sourced from Dept. Sport and Recreation, Council does some building maintenance. PCYC programs operate on a user pays model.

Facility	Tenure arrangement	Who specifies what services are being delivered?	Funding
Redlands Museum	Lease	Written agreement between Council and Redlands Museum	Receives \$170,000 pa Council grant, plus some capital works contributions.

While there are a range of different mechanisms used to specify and deliver the services from these facilities, it is instructional to note two points:

1. The operation of each facility is dependent on grants (either direct cash, provision of staff or payment for maintenance and service costs); and
2. The Services / Programs delivered by each of these organisations are specified either directly by or in conjunction with the funding body.

Value for money

The DSC 2007 – 2008 Annual Report indicates a participation rate in excess of 55,000 people per year. At this level the annual direct cost of program delivery to Council works out as less than \$2.40 per participant.

SPECIFIC ISSUES:

Tenure arrangements for the Donald Simpson Centre

There is currently no lease for the building, which is unique for a Council owned building of this value in Redland City.

Council has recently (January 2008) adopted the “Leasing of Council Land and Facilities” Policy (POL-3071) which indicates the desired arrangements for the leasing of the buildings to community organisations.

The policy and accompanying discussion paper recommend the preferred arrangement is a lease covering the footprint of the building.

Responsibility for maintenance of building and grounds

A lease would clearly specify the expectations of maintenance for the building. Discussions with the Corporate Acquisitions, Fleet and Facilities in Council have indicated their preferred arrangement, given the age of the building and increasing level of usage is that Council is responsible for the maintenance of both the structure and fabric of the building, with DSC responsible for minor repairs and replacement. The exact division of responsibility would be specified in the lease.

To streamline the maintenance procedure, it is recommended that Council's Asset Assignee be changed from Customer and Community Services to Facilities Services Unit.

To allow for a higher standard of presentation, it is recommended that the garden beds adjacent to the building are included in the lease. The car park area and surrounding parkland are currently maintained by Parks and Conservation Services and there is no identified need to change this.

A partnership agreement for the recurrent funding of the Centre

Council is currently undergoing a review of all grants and funding given to community organisations. This report will recommend that annual funding arrangements such as that between the DSC and Council are referred to the Contract Management Services Unit to advise on the nature of these arrangements. This may involve a contract or a partnership agreement which specifies the responsibilities and expectations of each partner. The necessary agreement between DSC and Council would be developed by Community and Social Planning in consultation with Customer and Community Services, Corporate Acquisitions Fleet and Facilities and Contract Management Services Unit with advice from Legal Services. Community Development will monitor the ongoing implementation of this agreement

Ongoing capital works program

The soon to be released Social Infrastructure Plan will identify a range of needed facilities, services and programs in the Redlands. In a potentially constrained funding environment it will be necessary to carefully prioritise infrastructure funding to achieve the best possible community outcomes. To increase the cost-effectiveness of the capital works program, it would be beneficial if co-contributions from the DSC and grant funding from other organisations were sought.

Relationship Management

A number of Council Officers from different units currently have interactions with the DSC (including Community Development, Community and Social Planning, Facilities Services and Leisure and Recreation Services). Changing the Asset Assignee will streamline the relationship management, however other Business Units will still have cause to interact with DSC and there will be a need for clear and consistent communication between Council units to minimise potential for confusion / duplication of work. Community Development will oversee the ongoing implementation of the partnership agreement.

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

Under this proposal the existing annual financial contribution to the DSC will be formalised through a partnership agreement. Facilities Services Unit will prepare an estimate of ongoing maintenance expenditure based on an Asset Management Plan for inclusion in future budgets and forecasts.

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 Council officers have been consulted in preparing this document:

- Jillian Jones - Facilities Services Manager;
- Russell Cook - Leisure and Recreation Services Manager;
- Roberta Bonnin - Manager Community and Social Planning;
- Karen Finlay - Community Development Officer – Seniors;
- Merv Elliott - Property Services Manager;
- Neil Kesur – Parks and Conservation Services Manager;
- Greg Jensen – Group Manager Customer and Community Services;
- Brian Lewis - Manager Corporate Acquisitions, Fleet and Facilities;
- John Hunter - Service Manager Corporate Asset Information.

OPTIONS

PREFERRED

That Council resolve as follows:

1. That a formal lease covering the footprint of the building and the garden beds adjacent to the building be established specifying the responsibilities of both parties. Council would be responsible for structural repairs, rehabilitation and maintenance of the fabric of the building, with DSC responsible for minor repairs and replacement. The exact nature of these arrangements (including scheduled inspections by Council staff or agents) would be specified in the lease document;
2. That a partnership agreement governing Council's annual funding to the DSC be negotiated that specifies deliverables consistent with Council strategy, including targets to deliver programs to other areas of the Redlands and the requirement for a yearly independent financial audit. This partnership agreement would address ongoing funding, expected outcomes and the review period;
3. That the ongoing capital works program (developed in conjunction with Community and Social Planning) be prioritised in the context of other identified social infrastructure needs. Co-contributions from the DSC are introduced and funding from other organisations is sought; and
4. That Council's Asset Assignee for the DSC be changed from Customer and Community Services to Corporate Acquisition Fleet and Facilities. Facilities Services unit will then prepare an estimate of ongoing maintenance expenditure

based on an Asset Management Plan for inclusion in future budgets and forecasts.

ALTERNATIVE

1. Alternative tenure arrangements be explored for the Donald Simpson Centre (for example Permit to Occupy, which can provide primary but not exclusive use of the building);
2. Council's annual funding to the DSC is discontinued and the Donald Simpson Centre is encouraged to seek external funding;
3. The ongoing capital works program (developed by conjunction with Community and Social Planning) be prioritised in the context of other identified social infrastructure needs. Co-contributions from the DSC are introduced and funding from other organisations is sought; and
4. That Council's Asset Assignee for the DSC be changed from Customer and Community Services to Corporate Acquisition Fleet and Facilities. Facilities Services unit will then prepare an estimate of ongoing maintenance expenditure based on an Asset Management Plan for inclusion in future budgets and forecasts.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve as follows:

1. **That a formal lease covering the footprint of the building and the garden beds adjacent to the building be established specifying the responsibilities of both parties. Council would be responsible for structural repairs, rehabilitation and maintenance of the fabric of the building, with DSC responsible for minor repairs and replacement. The exact nature of these arrangements (including scheduled inspections by Council staff or agents) would be specified in the lease document;**
2. **That a partnership agreement governing Council's annual funding to the DSC is negotiated that specifies deliverables consistent with Council strategy, including targets to deliver programs to other areas of the Redlands and the requirement for a yearly independent financial audit. This partnership agreement would address ongoing funding, expected outcomes and the review period;**
3. **That the ongoing capital works program (developed in conjunction with Community and Social Planning) be prioritised in the context of other identified social infrastructure needs. Co-contributions from the DSC are introduced and funding from other organisations is sought; and**

4. That Council's Asset Assignee for the DSC be changed from Customer and Community Services to Corporate Acquisition Fleet and Facilities. Facilities Services unit will then prepare an estimate of ongoing maintenance expenditure based on an Asset Management Plan for inclusion in future budgets and forecasts.

CARRIED

Cr Williams declared a material personal interest in the following matter and left the Council Chambers at 5.25 pm prior to discussion and decision in this matter.

12.4.2 PROPOSED PURCHASE OF LAND - REDLAND BAY

Datworks Filename: CP Acquisitions - Properties
Responsible Officer Name: Roberta Bonnin
Manager Community and Social Planning Group
Author Name: Stephanie Wyeth
Senior Advisor Community Development

EXECUTIVE SUMMARY

A confidential report from Manager Community and Social Planning dated 4 March 2009 was discussed in closed session at the Planning and Policy Committee meeting on 18 March 2009, with the Committee Recommendation presented to Council at today's meeting for consideration.

COMMITTEE RECOMMENDATION

That the Officer's Recommendation in the confidential report from the Manager Community and Social Planning dated 4 March 2009 be adopted.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

That the Committee Recommendation be adopted with an addition to read as follows:

That the report in this matter remain confidential until negotiations have been finalised.

CARRIED

Cr Williams returned to the Council Chambers at 5.26 pm.

13 FINANCE AND CORPORATE MANAGEMENT COMMITTEE 18/03/09 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Townsend
Seconded by: Cr Elliott

That the Finance and Corporate Management Committee Report of 18 March 2009 be received.

CARRIED

Cr Ogilvie left the meeting at 5.34pm.

13.1 CORPORATE SERVICES

13.1.1 FEBRUARY 2009 - MONTHLY FINANCIAL REPORTS

Dataworks Filename: FM Monthly Financial Reports to Committee
Attachment: [February 2009 Financial Report](#)
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 February 2009 financial statement of accounts to Council and provide detailed analytical commentary. The revised budget figures in the attachment are following the Quarter 2 Budget Review.

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

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

Council's end of month operating financial result (Earnings Before Interest, Tax and Depreciation – EBITD) is ahead of budget by \$6.8 million, with operating expenditure

favourable by \$7.5 million and operating revenue unfavourable by \$0.7 million. This is largely due to uncompleted projects in Planning and Policy: \$0.3 million Planning Studies, \$0.3 million Toondah Harbour Maintenance Dredging, \$0.1 million North Stradbroke Island remediation \$0.1 million Redland City Community Plan to name the top four underspends. At the present time it is anticipated that these projects will be completed by 30 June 2009.

The cash flow position for the year is ahead of original forecast levels by \$18.9 million, although we started the year with \$9.1 million more than was previously budgeted. The cash held is ahead of the target range of \$32 million to \$42 million at \$90.5 million.

The capital works programme is 32% under revised year to date budget. Major underspends at the reporting date include \$2.0 million Conservation Land Acquisition, \$1.0 million Bus Stops and Lay Bys, \$1.4 million vehicles ordered not delivered, \$0.3 million Cleveland Showgrounds site entry although advice has been received that these variances will all diminish by the year-end.

PURPOSE

The purpose is to present the February 2009 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 February 2009:

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 disappear once 30 June 2009 figures are produced. Permanent variances imply the variance will remain into the next financial year.

Council Financial Report 1 (C)

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

Council Financial Report 2 (D)

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

An **Operational Statement by Strategic Priority (E)**; a **Balance Sheet (F)**, an **Investment Summary (G)**, a **Statement of Cash Flows (H)**, **Financial Stability Ratios Report (I)**, a **Community Benefit Fund Report (J)** and a **Fuel Consumption Report (K)** 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 as at the end of February 2009 remains strong with EBITD of \$38.4 million (\$6.8 million ahead of budget). This result is due to total operating revenue of \$118.4 million (\$0.7 million behind budget) and total operating costs of \$80.0 million (favourable variance of \$7.5 million).

Operating Revenue

Rates and utility charges are favourable by \$0.4 million, in the main due to water consumption and wastewater rates. A permanent unfavourable variance is environmental special charges \$39,000. Fees and charges are under budget by \$1.0 million due in part to the slowing of the market since the budget was adopted. Interest rates and level of surplus funds on investment have been higher than anticipated, resulting in a \$0.3 million favourable permanent variance in external interest earned. Other revenue is unfavourable by \$0.3 million due in the main to the temporary variance of BCC revenue with respect to The Gap special works clean up project.

Operating Expenditure

Employee costs are under budget by \$1.3 million due to vacancies in the main, goods and services is under budget by \$6.7 million, the majority of which is expected to be timing variances at this stage.

Capital Revenue

Capital contributions and donations are over budget by \$1.5 million due to budget splits in general and these will be addressed in March 2009. The unfavourable variance of \$2.2 million in capital grants and subsidies is expected to disappear by the end of the financial year, \$1.6 million is attributable to budget splits and will be addressed in period nine.

Capital Expenditure

Capitalised goods and services is under budget at the end of February by \$11.8 million, all actuals are expected to come in line with budgeted amounts by year-end at this stage. Capitalised employee costs is over budget by \$0.7 million, in the main timing variances that are expected to disappear by 30 June 2009 although \$37,000 is a permanent unfavourable variance due to staff being diverted from mainland maintenance to the capital works program and Pressure & Leakage management.

The investment of surplus funds for the month returned a weighted average rate of return of 4.14%, which is once again ahead of the UBS Bank Bill Index of 3.86%. These returns are reported on a monthly weighted average return and 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 monthly returns since November 2008 are ahead of the benchmark, pulling back the year to date deficit.

The cash balance exceeds the target range of \$32 million to \$42 million at the end of February 2009, at \$90.5 million which is equivalent to 8.5 months cash capacity. Council is intentionally maintaining a higher balance than target whilst it monitors the impact of the structural reforms to the water business.

PLANNING SCHEME IMPLICATIONS

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 February 2009 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 Elliott

That Council resolve to note the End of Month Financial Reports for February 2009 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;**
- 10. Community Benefit Fund Report; and**
- 11. Fuel Consumption Report.**

CARRIED

13.1.2 2008/2009 LOAN BORROWINGS

Datworks Filename: FM Corporate Budget
Responsible Officer Name: Brian Lewis
Acting General Manager, Corporate Services
Author Name: Kerry Phillips
Manager, Financial Services

EXECUTIVE SUMMARY

In recent years Loan Borrowings have been made on an Entity basis and not against the individual projects. This means that Council now has to submit a comprehensive 10 year Cash Flow and Financial Position Analysis to the Department of Local Government, Planning, Sport and Recreation for approval to borrow. This submission has to be completed by early April 2009.

The surplus funds invested in the Queensland Treasury Corporation Capital Guaranteed Cash Fund at the end of February 2009 are approximately \$90 million. During the 2007/2008 Financial Year the surplus funds peaked at \$63.8 million during the second quarter and \$68.2 million during the third quarter. This clearly shows that the Council surplus funds have grown in excess of \$20 million during the past 12 months.

In view of the strong financial position of Council as detailed in the report, it is recommended that:

1. No borrowings are made for the 2008/2009 Financial Year and a Q3 budget submission be made to Council to reflect this decision;
2. The Department of Local Government, Planning, Sport and Recreation be advised that no submission will be made for the 2008/2009 Financial Year for approval to borrow; and
3. The Queensland Treasury Corporation be advised that no borrowings will be required for the 2008/2009 financial year

PURPOSE

To advise of Council's current strong financial position and hence, to seek support from Council to suspend the budget borrowing plans for 2008/2009 in view of the current status.

BACKGROUND

In recent years Loan Borrowings have been made on an Entity basis and not against the individual projects. This means Council now has to submit a comprehensive 10 year Cash Flow and Financial Position Analysis to the Department of Local Government, Planning, Sport and Recreation for approval to borrow. This submission has to be completed by early April 2009.

ISSUES

The 2008/2009 Budget Loan Borrowings are \$2,518,000 and it is planned to draw this money down from the Queensland Treasury Corporation during the last two weeks of June 2009 should Council proceed with the original intent of the budget.

The surplus funds invested in the Queensland Treasury Corporation Capital Guaranteed Cash Fund at the end of February 2009 are approximately \$90 million. The surplus funds held after the 2nd Quarter rating period in November 2008 peaked at \$84.32million. This means the funds have grown during this period but due to current economic climate one would expect them to decrease.

During the 2007/2008 Financial Year the surplus funds peaked at \$63.8million during the second quarter and \$68.2 million during the third quarter. This clearly shows that the Council surplus funds have grown in excess of \$20 million during the past 12 months.

In view of these circumstances the need to borrow for 2008/2009 Financial Year needs to be re considered when surplus funds of this magnitude are being held by Council at this time of the year.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The 10 year financial model has been reviewed to identify if this change in plans impacts on the financial stability ratios. All ratios remain within target range and operational performance will improve marginally due to the reduction in forecast interest and principal repayments.

CONSULTATION

Former General Manager Corporate Services, Philip Spencer and the CEO have been consulted with regard to the recommendation. The CEO has requested that subsequent to this decision, that our impending revised financial strategy needs to re-set direction with respect to capital investment and debt funding in view of RCC's capacity to invest into our future and current infrastructure at a higher level - particularly at a time of low interest rates and in a period when increased public capital investment might buoy up the economy. An initial briefing for ELG with regard to this proposition will be presented in the near future.

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

Moved by: Cr Elliott
Seconded by: Cr Townsend

That, in view of the strong financial position of Council as detailed in the report, Council resolve as follows:

- 1. That no borrowings be made for the 2008/2009 Financial Year and that a Q3 budget submission be made to Council to reflect this decision;**
- 2. That the Department of Local Government, Planning, Sport and Recreation be advised that no submission will be made for the 2008/2009 Financial Year for approval to borrow; and**
- 3. That the Queensland Treasury Corporation be advised that no borrowings will be required for the 2008/2009 financial year.**

CARRIED

13.2 CUSTOMER SERVICES

13.2.1 WASTE MANAGEMENT SERVICES BUSINESS UNIT REPORT - FEBRUARY 2009

Datworks Filename: WM Waste Monthly Reports to Committee
Attachments: [Monthly Reporting Waste Management February 2009](#)
Responsible Officer Name: John Frew
Acting Manager Operations & Maintenance
Author Name: Mary-Anne Micovic
Finance Officer Customer Services

EXECUTIVE SUMMARY

The Waste Management Services Business Unit report is presented to Council for noting. The report provides the business unit's performance for the month of February 2009 and covers financial and non-financial indicators for waste.

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

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

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

PURPOSE

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

BACKGROUND

Waste Management Services' performance plan identifies KPIs for which performance targets have been agreed with Council. Reporting is done each month through Council's Finance & Corporate Management Committee

ISSUES

The report is provided to Council as a means of monitoring the performance of Waste Management Services for its waste activity.

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

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

The main body of the report focuses on actual levels of achievement against the KPIs for the 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 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:

- Finance Officer Customer Services;
- Group Manager Operations & Maintenance;
- General Manager Customer Services.

OPTIONS

PREFERRED

That Council resolve to accept the Waste Management Services Business Unit report for February 2009, as presented in the attachment.

ALTERNATIVE

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

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

Moved by: Cr Townsend
Seconded by: Cr Elliott

That Council resolve to accept the Waste Management Services Business Unit Report for February 2009, as presented in the attachment.

CARRIED

13.2.2 REDLAND BAY WASTE TRANSFER STATION - DEDICATION FOR ROAD PURPOSES AT 761–789 GERMAN CHURCH ROAD, REDLAND BAY

Dataworks Filename: Application No. EC005207.EW
Attachment: [Survey Plan – SP210941](#)
Responsible Officer Name: Timothy Donovan
Manager Assessment Services
Author Name: Bruce Appleton
Manager Development Coordination

EXECUTIVE SUMMARY

Approved development for the Redlands Business Park on Lot 2 on RP221100 and Lot 24 on RP203700 at German Church Road, Redland Bay is required to construct external roadworks. These works consist of duplication of German Church Road from Cleveland Redland Bay Road to the Days Road intersection.

Construction of this intersection includes a 2 lane roundabout which provides access to the development and to Days Road. Council has approved roadworks designs for the works. The extent of works is such that additional land is required for road verge purposes adjacent to Council's waste transfer station on Lot 1 on SL810052.

The dedication is so that the minimum verge width of 4.5m is maintained at the front of Council's waste transfer station.

It is recommended that Council resolve to dedicate land for road purposes as shown on the attached plan of survey SP210941, and that the CEO be delegated to sign all relevant documents.

PURPOSE

To seek Council approval for the dedication of land (123 sqm) for road purposes from the site of the waste transfer station.

BACKGROUND

Roadworks required in German Church Road as required by the development approvals for the Redlands Business Park have been approved for construction. The works consist of road duplication for the frontage of the development and construction of a roundabout at the intersection of Days Road.

ISSUES

The roundabout is designed to provide all weather access to Days Road and as the primary access to the Redland Business Park. The works are being constructed entirely by the developer.

The size of the roundabout has been determined by the type of traffic that may be required to enter the Redlands Business Park and so a 2 lane roundabout is approved. This traffic is likely to consist of industrial transport vehicles up to and including B doubles.

The area of land for construction of the roundabout is constricted by a floodway to the north and the privately owned properties to the south. The 2 properties to the south are owned by Redland City Council and Girl Guides Association (Queensland).

The size of the roundabout to be constructed under the above constraints requires the dedication of an area of land of 123 square metres from the Council owned property used for the Redland Bay Waste Transfer Station.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

There are no cost implications as all costs associated with this matter are to be borne by the developer of the Redlands Business Park.

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

Redland Water and Property Services have been consulted and their comments included where appropriate.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend

Seconded by: Cr Elliott

That Council resolve as follows:

- 1. To dedicate 123 square metres of land from Council's property (Lot 1 on RP810052) at 761-789 German Church Road, Redland Bay for road purposes; and**
- 2. That the Chief Executive Officer be delegated authority to sign all relevant legal documents related to the dedication.**

CARRIED

**13.2.3 TRANSFER OF LAND FOR ACCESS PURPOSES – 13 BANDIERA ROAD,
BIRKDALE**

Dataworks Filename: Application No. SB005069
Responsible Officer Name: Timothy Donovan
Manager Assessment Services
Author Name: Bruce Appleton
Manager Development Coordination

EXECUTIVE SUMMARY

Assessment Services has previously reported to Council in relation to the transfer of Council land to the owners of 32 Clive Road, Birkdale (Owners). That land transfer was approved as part of a program to provide the owners with a permanent access to their property.

The final part of the program is to provide the remaining link between the owners' property and Bandiera Road, Birkdale. The description of the Council owned link is Lot 30 on SP216424 which was dedicated as part of a recent reconfiguration of land for residential purposes.

The recommendation is for Council to resolve to transfer Lot 30 on SP216424 (173 sqm) to the owners of 32 Clive Road, Birkdale and that Council bear all costs for the preparation of transfer documents and for lodgement in the Titles Office.

PURPOSE

To have Council resolve to transfer Lot 30 on SP216424 from Council ownership to the owners for access purposes. It is also proposed that Council bear the costs of the transfer.

BACKGROUND

The owners of 32 Clive Road, Birkdale currently do not have a direct road frontage to their property. Access is via a temporary access easement to their dwelling as a result of development approvals from many years ago. Those approvals conditioned that alternative access would be arranged by Council in association with later development adjacent to the owners' property.

Late last year, Council resolved to transfer land (Lot 5 on RP222872 of 109sqm) to the owners for access purposes. This provided only part of the land needed to gain road access.

This proposal is to provide the owners with the final access to a road frontage, by transferring a piece of Council owned property (Lot 30 on SP216424).

ISSUES

Council has secured the final piece of land that provides the connection between the owners' property and a public road. That land was transferred to Council as part of the reconfiguration of 26 Clive Road, Birkdale. The operational works carried out on 26 Clive Road has constructed a driveway and some services to the owners' property.

It is appropriate to acknowledge the support provided by the development company, Harridan Pty Ltd., in providing this access.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

The financial implications for Council of this proposal include the costs to prepare the transfer documents and to lodge them for registration in the Titles Office.

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 Property Services Group and Project Delivery Group.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Elliott

That Council resolve as follows:

- 1. To transfer Lot 30 on SP216424 to the owners of 32 Clive Road, Birkdale;**
- 2. To bear all costs for the preparation of transfer documents and for lodgement in the Titles Office; and**
- 3. That the Chief Executive Officer be delegated authority to sign all relevant legal documents associated with this matter.**

CARRIED

13.3 PLANNING AND POLICY

13.3.1 CORPORATE BALANCED SCORECARD - FEBRUARY 2009

Datworks Filename: GOV Corporate BSC Monthly Reporting to Committee

Attachments: [Corporate Balanced Scorecard February 2009](#)

Responsible Officer Name: Luke Wallace
Manager Corporate Planning Performance & Risk

Author Name: Carmen Ward
A/Projects Advisor

EXECUTIVE SUMMARY

The monthly Corporate Balanced Scorecard report, as attached, provides a high level overview of Council's performance in key areas of our business using the four Balanced Scorecard Perspectives – Financial, Customer, Internal/Business Processes and People & Learning.

This report is an important component of our performance management framework. The other main report provided to Council and the community is the quarterly Operational Plan Report that focuses on performance against each of the programs in the Corporate Plan.

The overall rating for February 2009 is 'satisfactory', with a weighted score of 2.58.

PURPOSE

To provide Council with the Corporate Balanced Scorecard Report for the financial year to February 2009.

BACKGROUND

The report shows results against each KPI for the current month and the previous 12 months. Longer term trends and comparisons incorporating the same month last year are included to provide a better understanding of current performance levels.

A summary of this month's results is provided on page two of the report and shows the overall score for Redland City Council, including the rating (the small coloured indicator at the right hand side). An outstanding result is shown as green, above standard and satisfactory shown as yellow and an unsatisfactory result is shown as red. The overall rating for Council and for each perspective is determined by the relative weightings of the performance measures.

The subsequent pages of the report provide details of the performance measures in each perspective. The actual performance results each month are displayed as a graph, with the red and green lines showing the normal expected range for the measure. The red line represents the minimum satisfactory level and the green line

represents the outstanding level. The rating for each measure is also shown as a green tick (outstanding), a yellow line (satisfactory and above standard) or a red cross (unsatisfactory).

Explanation of results is provided by the responsible manager in the commentary each month. Where a significant issue arises from the data that requires further explanation it will be provided in this covering report.

Issues

Most measures are performing well within the target range. Those measures performing outside the target range are:

People & Learning Perspective (Page 6)

- Workplace Health & Safety Action Plan actions completed;
- Lost Time Injury Frequency (LTIFR).

Eighty percent of injuries for February were minor cuts or sprains involving, on average, less than two days before a full return to work. While two injuries were back-related this does not indicate any systemic issue. Hazard identification procedures have been strengthened in the last few months and on-going training will increase hazard awareness.

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 February 2009, as attached.

ALTERNATIVE

That Council resolve to note the Corporate Balanced Scorecard for February 2009 and request additional information.

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

Moved by: Cr Townsend
Seconded by: Cr Elliott

That Council resolve to note the Corporate Balanced Scorecard for the month of February 2009, as attached.

CARRIED

14 DIRECT TO COUNCIL REPORTS

14.1 REPORT FROM PLANNING AND POLICY

14.1.1 ADDITIONAL FUNDS AQUATIC PARADISE DREDGE

Datworks Filename: RTT Maintenance Dredging Aquatic Paradise
Responsible Officer Name: Greg Underwood
General Manager Planning & Policy
Author Name: Rod Powell
Senior Advisor Infrastructure Projects

EXECUTIVE SUMMARY

At two (2) recent public meetings, canal residents expressed concern that the section of canal between ch-50 and ch100m was not planned to be dredged in this campaign. They indicated that in recent times a number of groundings had occurred in this section.

A review of the most recent hydrographic survey data received post-tender acceptance indicated higher than normally expected accretion in this section of the channel, confirming information from the residents.

The estimated cost to conduct optimal additional dredging is \$406,000.

Insufficient funds are available in the Aquatic Paradise Reserve Account (APRA) and this report seeks Council approval to place it temporarily into deficit and borrow the shortfall from the General Account.

In a worst case scenario APRA would be in deficit for approximately 15 months.

BACKGROUND

The original tender cost of \$2,490,580 was based on an estimated dredge quantity of 42,800m³, for the section of entrance channel and canal between ch -50 and ch1000m. The hydrographic survey utilized for tender purposes indicated that the section between ch-50 and ch100m had minimal accretion and did not require dredging.

Subsequent post-tender hydrographic survey data has revealed significant accretion in this and adjoining sections that will require an additional estimated 8600m³ of dredge spoil removal.

ISSUES

- At two (2) recent public meetings, canal residents expressed concern that the section of canal between ch-50 and ch100m was not planned to be dredged in

this campaign. They indicated that a number of groundings had occurred in this section.

- A review of the most recent hydrographic survey data received post-tender acceptance indicated higher than normally expected accretion in this section of the channel, confirming information from the residents.
- To accommodate this additional dredge spoil removal, the quantity will increase from an estimated 42,800 m³ to 51,200m³ - a difference of 8600m³ (refer Option 2 below).
- If the additional funds are not approved the dredging will cease before the required depths are achieved. To return to this project at a later date will incur additional establishment costs of approximately \$500,000.
- At the General Meeting of 2 October 2008, Council resolved to grant delegated authority to the CEO to make, vary and discharge all contracts for projects over \$500,000, Aquatic Paradise Dredge being one on the approved list.
- The CEO however does not have the authority to place the Reserve Account into deficit, hence this report to Council seeking approval.
- It will be too late to keep the current contractor on site if the budget adjustment were to undertake the normal process of waiting until Council approves it at the Q3 Budget Review. It is estimated based on current progress and no further wet weather delays that the contractor will reach ch300 by 25 March and complete the currently scoped project to ch100 by 31 March 2009.
- Given the above it is recommended that Council approve the Aquatic Paradise Reserve Account being in deficit and the \$ shortfall required to undertake the additional works be funded from the General fund.
- The contract is a schedule of rates and payments to the contractor are based on actual dredge quantities.

OPTIONS CONSIDERED

1. Reduce the depth of the dredge to -1.9m overall. This option will require an extra 4,100m³ to be dredged at an estimated cost of \$194,000.
2. Reduce the depth in the ch-50m to 100m section only. This option will require an extra 8,600m³ to be dredged at an estimated cost of \$406,000.
3. Maintain design depths. This option will require an extra 13,300m³ to be dredged at an estimated cost of \$628,000.

Option 1 is not considered acceptable as it will not provide for a planned sink between ch100 and ch300, the result of which would be the need for a further dredge campaign in 2 -3 years and the ensuing additional establishment fees of the order of \$500,000.

Option 2 is preferred as it will cater sufficiently for the accretion in the ch-50 to 100m section and would need to be re-dredged in 6-7 years.

Option 3 is not considered to be necessary at this stage.

FINANCIAL IMPLICATIONS

The balance in the Aquatic Paradise Reserve Account available for JN30448 in 08/09 is \$2,756,000. The contract price (based on 42,800m³) is \$2,490,580 plus a contingency of \$249,000.

Preferred option 2 would increase the contract price by \$406,000 to \$2,896,580. The additional contingency amount can remain at \$249,000.

At 30/06/09 the shortfall in the Aquatic Paradise Reserve Account would at best be \$275,580 (allowing for an expenditure of \$125,000 of the contingency sum) and at worst case be \$399,580 (with the total contingency amount of \$249,000 expended).

With a projected 9/10 revenue of \$390,000 and planned expenditure of \$80,000, the reserve account would be in deficit until Q3 in 2009/10 in the best case and the end of Q1 2010/11 in the predicted worst case scenario.

The following comments have been received from the Manager Financial Services regarding the deficit in the Reserve Account.

“The additional expenditure for this project will take the reserve into deficit. This implies general revenue will be funding the additional expenditure for a period of time until the reserve goes back into surplus.

Under the *Local Government Finance Standard 2005* a reserve must be cash or asset backed see section 34(3). Where a shortfall arises Council can resolve to fund the additional expenditure from general revenue for a period of time until the reserve builds up to a point where it could be planned to repay the general "fund". Ideally this should not be over an extended period”.

CONSULTATION

The contents of this report have been checked for accuracy by the Project Delivery Group and Finance.

PREFERRED OPTION

1. That Council approve the Aquatic Paradise Reserve Account being temporarily in deficit to a maximum approximate amount of \$400,000; and
2. The shortfall in funds required to undertake the additional dredge works as proposed in Option 2 be borrowed from the General Account.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Murray
Seconded by: Cr Reimers

1. That Council approve the Aquatic Paradise Reserve Account being temporarily in deficit to a maximum approximate amount of \$400,000; and
2. The shortfall in funds required to undertake the additional dredge works as proposed in Option 2 be borrowed from the General Account.

CARRIED

15 URGENT BUSINESS WITHOUT NOTICE**15.1 RECOVERY CAMPAIGN (OIL SPILL) – MORETON BAY & ISLANDS**

Permission was granted for the General Manager Planning & Policy and Tourism Development Coordinator to bring forward an item of urgent business with respect to a letter recently received from Brisbane Marketing, lead agency on behalf of the tourism industry in responding to the oil spill crisis, who are seeking a contribution from Council for use in a recovery campaign for Moreton Bay and the Islands.

It was noted that if an urgent decision in this matter is required from Council prior to the next scheduled General Meeting of Council, a Special Council Meeting may be called.

Council noted the report.

MOTION TO RECEIVE URGENT BUSINESS ITEM

Moved by: Cr Bowler

Seconded by: Cr Elliott

That the following matter (item 15.2 refers) be brought forward as an urgent item of business.

CARRIED

A division was called for.

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

Cr Williams voted in the negative.

(Cr Ogilvie was absent from the meeting).

The motion was declared by the Mayor as CARRIED.

15.2 REQUEST FOR INVESTIGATION ON PROPOSED AMENDMENT TO REDLANDS PLANNING SCHEME

Moved by: Cr Bowler

Seconded by: Cr Elliott

That Council investigate withdrawing KRA71 from the Redlands Planning Scheme and replacing the zoning with the original Officer’s Recommendation which was rural non urban/conservation.

CARRIED (Unanimously)

(Cr Ogilvie was absent from the meeting).

16 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 5.54pm.

Signature of Chairperson: _____

Confirmation date: _____