



**Redland**  
CITY COUNCIL

**MINUTES**

**GENERAL MEETING**

**Wednesday 29 July 2009**

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

## TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING .....	6
2	DEVOTIONAL SEGMENT .....	6
3	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE .....	6
4	RECEIPT AND CONFIRMATION OF MINUTES .....	7
4.1	MINUTES OF GENERAL MEETING 24 JUNE 2009 .....	7
4.2	MINUTES OF SPECIAL MEETING 26 JUNE 2009 .....	7
5	MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES .....	7
5.1	REPORT FROM CHIEF EXECUTIVE OFFICER .....	7
5.1.1	REQUEST FOR REPORT – RESEARCH ON THE IMPACT OF TRAIL BIKES ON THE REDLANDS.....	7
5.1.2	PETITION – OBJECTING TO THE TRIAL CLOSURE OF SOUTH STREET, CLEVELAND .....	7
5.1.3	POTENTIAL FORMATION OF A BUSINESS IMPROVEMENT DISTRICT .....	8
5.1.4	PROPOSED ROAD OPENING – SUSAN STREET TO SONIA STREET, RUSSELL ISLAND .....	8
5.1.5	REGIONAL SPORTING FACILITY .....	8
6	PUBLIC PARTICIPATION .....	8
7	PETITIONS/PRESENTATIONS .....	9
7.1	PETITION (DIVISION 4) – CONDITION OF STORM WATER DRAINS IN PULLEN AND ORANGE GROVE STREETS, COOCHIEMUDLO ISLAND .....	9
7.2	PETITION (DIVISION 6) – REQUEST FOR BIKE TRACK BETWEEN MOUNT COTTON VILLAGE AND MOUNT COTTON STATE SCHOOL .....	10
7.3	PETITION (DIVISION 9) – REQUEST FOR FOOTPATHS TO BROSANAN AND BARBER DRIVES, CAPALABA .....	10

---

8	MOTION TO ALTER THE ORDER OF BUSINESS .....	10
9	DECLARATION OF INTEREST ON ANY ITEMS OF BUSINESS.....	10
9.1	CONFLICT OF INTEREST – ITEM 10.2.1 .....	10
9.2	CONFLICT OF INTEREST – ITEM 14.1 .....	11
10	PLANNING & POLICY COMMITTEE 8/07/09 - RECEIPT AND ADOPTION OF REPORT.....	12
10.1	OFFICE OF CEO.....	12
10.1.1	2009 LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND ANNUAL CONFERENCE .....	12
10.2	GOVERNANCE.....	15
10.2.1	APPOINTMENT OF BRISBANE SHOW HOLIDAY IN THE REDLANDS 2010.....	15
10.3	PLANNING & POLICY.....	18
10.3.1	PETITION REQUESTING REMOVAL OF CONCRETE ISLAND AND GIVEWAY SIGN IN BAUHINIA STREET BIRKDALE.....	18
10.3.2	QUANDAMOOKA LAND COUNCIL WEED MANAGEMENT ON NORTH STRADBROKE ISLAND.....	22
10.3.3	SMBI INDUSTRIAL SITES, COUNCIL OWNED LAND ON MACLEAY AND RUSSELL ISLANDS.....	27
10.4	GENERAL BUSINESS.....	32
10.4.1	PROPOSED DECLARATION OF KOALA AS ENDANGERED SPECIES.....	32
10.4.2	SUSTAINABLE RESOURCE AND WASTE FACILITY .....	32
11	REDLAND WATER COMMITTEE 21/07/09 - RECEIPT AND ADOPTION OF REPORT.....	33
11.1	REDLAND WATER.....	33
11.1.1	REDLAND WATER BUSINESS UNIT REPORT - JUNE 2009..	33
11.1.2	DRAWING WATER FROM COUNCIL'S RETICULATION NETWORK – POL-3038 .....	36
11.1.3	REDLAND WATER PERFORMANCE PLAN 2009-2010 .....	38

---

11.2	CORPORATE SERVICES.....	44
11.2.1	PROPOSED AMENDMENT TO WATER REFORM MODEL.....	44
12	PLANNING & POLICY COMMITTEE 22/07/09 - RECEIPT AND ADOPTION OF REPORT .....	50
12.1	GOVERNANCE.....	50
12.1.1	REDLAND CITY COUNCIL'S ONGOING MEMBERSHIP IN THE COUNCIL OF MAYORS (SEQ) PTY LTD.....	50
12.2	PLANNING AND POLICY.....	53
12.2.1	DRAFT SOCIAL INFRASTRUCTURE STRATEGY .....	53
12.2.2	REDLAND MUSEUM 10 YEAR STRATEGIC PLAN.....	59
12.2.3	RESPONSE TO THE NATIONAL KOALA CONSERVATION STRATEGY 2009 - 2014 CONSULTATION DRAFT .....	64
12.2.4	RCC CONSERVATION LAND MANAGEMENT STRATEGY 2009 .....	68
12.2.5	HABITAT PROTECTION EXTENSION PROGRAMS.....	73
12.2.6	PETITION (DIV 5) - REQUESTING FITNESS CIRCUIT, MACLEAY ISLAND .....	79
12.2.7	UNDERGROUNDING OF POWERLINES FOR COMMUNITY AND ENVIRONMENTAL KOALA CONSERVATION .....	82
12.2.8	PETITION TO SEAL COTTON TREE AVE, MACLEAY ISLAND .....	89
12.2.9	PETITION (DIVISION 10) - OFF STREET PARKING MARY STREET, BIRKDALE.....	92
12.2.10	PUBLIC NOTIFICATION OF RPS AMENDMENT 1C.....	96
12.3	SMBI COMMUNITIES ADVISORY COMMITTEE REPORT OF 13 JULY 2009 .....	101
12.3.1	ITEMS FOR CONSIDERATION .....	101
12.4	GENERAL BUSINESS.....	102
12.4.1	REQUEST FOR RESPONSE FROM STATE GOVERNMENT RE PROCESS PRIOR TO FLUORIDATION OF REDLANDS' POTABLE WATER SUPPLY .....	102

---

12.4.2	REQUEST FOR REPORT – DEVELOPMENTS IN REDLAND CITY AND COMPLIANCE WITH COUNCIL POLICIES.....	102
13	FINANCE AND CORPORATE MANAGEMENT COMMITTEE	
	22/07/09 - RECEIPT AND ADOPTION OF REPORT .....	103
13.1	CORPORATE SERVICES.....	103
13.1.1	JUNE 2009 – INTERIM MONTHLY FINANCIAL REPORTS ....	103
13.1.2	ANNUAL VALUATION.....	109
13.1.3	PALGOLD COURT BIRKDALE.....	112
13.1.4	ENTERPRISE BARGAINING AGREEMENT .....	114
13.2	CUSTOMER SERVICES .....	116
13.2.1	OPENING TIMES OF THE RUSSELL ISLAND POOL.....	116
13.2.2	RESPITE FEE REDUCTION DELEGATION.....	120
13.2.3	WASTE MANAGEMENT SERVICES BUSINESS UNIT REPORT - JUNE 2009.....	123
13.2.4	2009/10 PROJECTS OVER \$500,000 INCLUDING GST – DELEGATED AUTHORITY.....	125
13.2.5	REQUEST FOR FURTHER REDUCTION OF APPLICATION FEES .....	130
13.3	GOVERNANCE.....	135
13.3.1	REPORT ON THE AUDIT COMMITTEE MEETING - 23 JUNE 2009 .....	135
13.3.2	CORPORATE BALANCED SCORECARD REPORT – JUNE 2009 .....	143
13.3.3	QUARTERLY OPERATIONAL PLAN REPORT FOR JUNE 2009 .....	146
13.4	TENDERS FOR CONSIDERATION.....	150
13.4.1	CONTRACT FOR SPECIALISED SERVICES – GERMAN CHURCH ROAD QUARRY .....	150
13.4.2	CONTRACT FOR TELECOMMUNICATIONS CARRIER SERVICES .....	155
13.5	GENERAL BUSINESS.....	159

---

13.5.1 PROPOSED REVIEW OF POL-2557 – COUNCIL  
PENSIONER REBATE.....159

14 MAYORAL MINUTE.....160

14.1 SPONSORSHIP TO THE REDLANDS SPRING FESTIVAL  
2009 .....160

15 URGENT BUSINESS WITHOUT NOTICE.....161

16 IN APPRECIATION.....161

17 MEETING CLOSURE.....161

## 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.

The Mayor welcomed Mr Martin Drydale, General Manager Corporate Services to his first General Meeting and acknowledged Mr Nick Clarke, who commences with Council on 3 August 2009 as General Manager Governance and who was observing from the gallery.

## 2 DEVOTIONAL SEGMENT

Pastor David Groenenboom 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 J Burns	Councillor Division 4
Cr B Townsend	Councillor Division 5
Cr M Elliott	Councillor Division 7
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10

### EXECUTIVE LEADERSHIP GROUP:

Mr G Stevenson PSM	Chief Executive Officer
Mr G Underwood	General Manager Planning and Policy
Mr G Soutar	General Manager Redland Water
Mr M Drydale	General Manager Corporate Services
Mr L Smith	Acting General Manager Customer Services
Mrs K Fernon	Acting General Manager Governance

### MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers Team
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## **4 RECEIPT AND CONFIRMATION OF MINUTES**

### **4.1 MINUTES OF GENERAL MEETING 24 JUNE 2009**

Moved by: Cr Ogilvie

Seconded by: Cr Elliott

That the minutes of the General Meeting of Council held on 24 June 2009 be confirmed.

CARRIED

### **4.2 MINUTES OF SPECIAL MEETING 26 JUNE 2009**

Moved by: Cr Elliott

Seconded by: Cr Ogilvie

That the minutes of the Special Meeting of Council held on 26 June 2009 be confirmed.

CARRIED

## **5 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES**

### **5.1 REPORT FROM CHIEF EXECUTIVE OFFICER**

#### **5.1.1 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.

#### **5.1.2 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.

It was noted previously that a report addressing this matter was proposed to be presented to a Planning and Policy Committee meeting in June 2009. However, officers have had discussions with the Divisional Councillor and it has been agreed



that Council will be going out for community engagement on options for this matter, followed by a report in due course.

### **5.1.3 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 August 2009.

### **5.1.4 PROPOSED ROAD OPENING – SUSAN STREET TO SONIA STREET, RUSSELL ISLAND**

At the General Meeting of 25 March 2009 consideration of this matter (Item 12.3.2) was deferred.

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

### **5.1.5 REGIONAL SPORTING FACILITY**

At the General Meeting of 24 June 2009 Council resolved that officers prepare a report investigating acquisition of land for Regional Sporting Facility in the major development area south of Boundary Road.

A report addressing this matter will be presented to an ensuing Planning & Policy Committee Meeting.

## **6 PUBLIC PARTICIPATION**

### **MOTION TO ADJOURN MEETING**

Moved by: Cr Reimers  
Seconded by: Cr Murray

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

CARRIED

1. Mr R Jamieson of Ormiston addressed Council in relation to rates and canal levies.
2. Mr G Harris, representing ratepayers, addressed Council in relation to Council rating system.
3. Ms A Billyard of Birkdale addressed Council in relation to the dredging of the entry to Aquatic Paradise and the costs involved. Letters were tabled by Ms Billyard.

4. Ms J Vine, on behalf of A & H Smith of Birkdale, addressed Council in relation recent roadworks in Downwind and part of Boom Courts. Letter was tabled by Ms Vine on behalf of A & H Smith.

Moved by: Cr Williams  
Seconded by: Cr Boglary

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

CARRIED

5. Mr W Vaughan of Thornlands addressed Council in relation to the State Government's final SEQ Regional Plan.

#### **MOTION TO RESUME MEETING**

Moved by: Cr Elliott  
Seconded by: Cr Ogilvie

That the proceedings of the meeting resume.

CARRIED

Cr Boglary left the meeting at the conclusion of public participation at 4.33pm.

## **7 PETITIONS/PRESENTATIONS**

### **7.1 PETITION (DIVISION 4) – CONDITION OF STORM WATER DRAINS IN PULLEN AND ORANGE GROVE STREETS, COOCHIEMUDLO ISLAND**

Moved by: Cr Burns  
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:**

***“This letter is a petition to Redlands City Council to address what has become an increasingly important health and safety concern of a significant number of residents of Coochiemudlo Island, that of the condition of Pullen and Orange Grove Streets and the surrounding storm water drains.”***

**CARRIED**

## **7.2 PETITION (DIVISION 6) – REQUEST FOR BIKE TRACK BETWEEN MOUNT COTTON VILLAGE AND MOUNT COTTON STATE SCHOOL**

Moved by: Cr Bowler  
Seconded by: Cr Henry

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:

*“The students of Mount Cotton State School wish to have a bike track built between Mount Cotton Village and Mount Cotton State School. This would allow greater safety of the students and less congestion for the school car park.”*

**CARRIED**

## **7.3 PETITION (DIVISION 9) – REQUEST FOR FOOTPATHS TO BROSNAN AND BARBER DRIVES, CAPALABA**

Moved by: Cr Williams  
Seconded by: Cr Townsend

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:

*“Residents of Division 9 request that Council provide footpaths for Brosnan Drive and Barber Drive in Capalaba. Brosnan Drive has the only off leash dog park in Capalaba and there are 17 Courts and 2 Streets that access of these 2 Drives. Both Drives are also on a bus route so it is dangerous to walk on the road. Most other roads have a footpath to encourage locals to walk rather than take the car and we believe footpaths on these streets would be a great addition to our community.”*

**CARRIED**

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

Nil.

## **9 DECLARATION OF INTEREST ON ANY ITEMS OF BUSINESS**

### **9.1 CONFLICT OF INTEREST – ITEM 10.2.1**

At the time in the meeting when the item was raised, Cr Williams declared a conflict of interest in Item 10.2.1 *Appointment of Brisbane Show Holiday in the Redlands 2010* as an executive on the Board of the Redlands Spring Festival. Cr Williams remained in the chamber, voting in the affirmative.

**9.2 CONFLICT OF INTEREST – ITEM 14.1**

At the time in the meeting when the item was raised, Cr Williams declared a conflict of interest in Item 14.1 *Mayoral Minute re Sponsorship to the Redlands Spring Festival 2009* as an executive on the Board of the Redlands Spring Festival. Cr Williams advised she would be voting in the public interest and remained in the chamber, voting in the affirmative.

Cr Boglary returned to the meeting at 4.37pm.

## **10 PLANNING & POLICY COMMITTEE 8/07/09 - RECEIPT AND ADOPTION OF REPORT**

Moved by: Cr Murray  
Seconded by: Cr Elliott

That the Planning & Policy Committee Report of 8 July 2009 be received.

CARRIED

### **10.1 OFFICE OF CEO**

#### **10.1.1 2009 LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND ANNUAL CONFERENCE**

**Dataworks Filename:** GOV – External Conferences  
**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer  
**Author Name:** Luke Wallace  
Manager, Corporate Planning, Performance and Risk

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#### **EXECUTIVE SUMMARY**

The Local Government Association of Queensland (LGAQ) is the peak body representing the general interests of local government in Queensland through advocacy, facilitation of common interests, provision of professional advice etc.

The LGAQ's 2009 Annual Conference will be held in Brisbane from August 24 to 27 and as a member with full voting rights it is important that Council is represented at the Conference.

#### **PURPOSE**

The purpose of this report is to briefly outline the key themes to be discussed at the 2009 LGAQ Annual Conference and to recommend that Council's voting delegates at the Conference be confirmed as the Mayor and the Deputy Mayor.

#### **BACKGROUND**

The LGAQ makes decisions through meetings of members which includes Redland City Council. The major forum each year for members to meet and make decisions is the annual conference and this year's event will be held in Brisbane from August 24 to 27.

In addition to voting on motions put forward by members, including the motions Council has submitted, each annual conference provides attendees with current

information across a range of topics. Some of the major topics at this year's event include:

- Community planning
- Asset management
- The new Internet
- Obligations for Councillors under the new Local Government Act
- Integrated planning and matters to be considered by Councils in the development of their planning schemes

These topics will be presented by a range of experts and there will also be important addresses by the following speakers:

- Desley Boyle (Minister for Local Government)
- Howard Hobbs (Shadow Minister for Local Government)
- Geoff Lake (President of the Australian Local Government Association)
- Adrian Bloomfield (Chairman of the Remuneration Tribunal)

In accordance with the LGAQ's Constitution and Rules, a member is entitled to be represented at conferences by one or two delegates, whom the Council must appoint and delegates can only be drawn from the ranks of Councillors or the CEO. Council must submit the names of the appointed delegates to the Executive Director of the LGAQ in writing not later than 10 August 2009 and it is proposed that the Mayor and Deputy Mayor be put forward as Council's voting delegates. Given that the Conference is being held in Brisbane, an obvious opportunity exists to send additional Councillors as observers if so desired.

## **ISSUES**

The key issues outlined in this report are as follows:

- The LGAQ Annual Conference is to be held from August 24 to 27 2009
- A range of matters pertinent to local government will be presented at the conference
- Motions put forward by members, including those put forward by Council, will be debated and voted on at the conference
- Council is required to nominate a delegate/s to exercise voting rights on our behalf
- It is proposed that the Mayor and Deputy Mayor be nominated as Council's voting delegates at this year's conference
- Other Councillors are able to attend as observers if so desired

## **RELATIONSHIP TO CORPORATE PLAN**

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

**FINANCIAL IMPLICATIONS**

Attendance at the Conference \$1,300 per person, though if four or more people attend from the one Council the cost is reduced to \$1,100.

**CONSULTATION**

Consultation on this matter was undertaken with the Chief Executive Officer.

**OPTIONS****PREFERRED**

That Council resolve to advise the Executive Director of the LGAQ that the Mayor and Deputy Mayor will be Council's voting delegates at the 2009 LGAQ Annual Conference.

**ALTERNATIVE**

That Council appoint other voting delegates to the 2009 LGAQ Annual Conference.

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

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve to advise the Executive Director of the LGAQ that the Mayor and Deputy Mayor will be Council's voting delegates at the 2009 LGAQ Annual Conference.**

**CARRIED**

## 10.2 GOVERNANCE

Cr Williams declared a conflict of interest in the following Item 10.2.1 as an executive on the Board of the Redlands Spring Festival. Cr Williams remained in the chamber, voting in the affirmative.

### 10.2.1 APPOINTMENT OF BRISBANE SHOW HOLIDAY IN THE REDLANDS 2010

**Datworks Filename:** HRM Gazetted Public Holiday  
**Responsible Officer Name:** Kylie Fernon  
Acting General Manager Governance  
**Author Name:** Tina Marshall  
Executive Officer to CEO

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## EXECUTIVE SUMMARY

The Attorney General and Minister for Industrial Relations has written to Council (22 June 2009) seeking its application for the appointment of a show holiday for the district in the year 2010.

In the past, Council has considered this matter in relation to the Brisbane Show holiday and maintained the status quo by applying for the holiday on the Monday of the week the Brisbane Show holiday is declared.

The Brisbane Show holiday is proposed to be held on Wednesday 11 August 2010. To maintain the status quo Council will need to apply for the 'Brisbane Show Holiday in Redlands' on Monday 9 August 2010. Council's application for the district holiday must be made with the Minister before 4 September 2009.

## PURPOSE

That Council resolve to make a request to the Attorney General and Minister for Industrial Relations under Section 4 of *the Holidays Act 1983* for the 'Brisbane Show Holiday in Redlands' to be appointed on Monday 9 August 2010.

## BACKGROUND

Each year Council receives a request from the Minister responsible for administration of the *Holiday Act 1983* to provide details to appoint a show holiday.

In 2000 Council sought community feedback on the show holiday prior to making a decision. The community response clearly indicated a preference to maintain the status quo. In 2001, Council resolved to maintain the status quo for the date of the show holiday, but requested that the name be changed to 'Brisbane Show Holiday in Redlands'. Community feedback on this matter was not sought.



## **ISSUES**

### BUSINESS ISSUES

The Brisbane Show holiday in the Redlands has always been provided on a different day from the Brisbane Show holiday as, among other reasons, it provides benefits to business.

### COMMUNITY ISSUES

Council has previously placed a public notice in the local paper seeking feedback to the date of the show holiday. The majority of responses were to maintain the status quo. A separate holiday allows Redland City residents a more enjoyable visit to the Brisbane Show with the option to attend on the Monday and avoid the big crowds.

## **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**

There are no unbudgeted financial implications for Council as the costs of the Show holiday have been considered and funded in the current budget.

## **CONSULTATION**

No consultation is necessary as this is consistent with all previous reports and decisions in this matter.

## **OPTIONS**

### **PREFERRED**

That Council resolve to request (in writing) to the Attorney General and Minister for Industrial Relations, to appoint a 'Brisbane Show Holiday in Redlands' on Monday 9 August 2010; prior to deadline of 4 September 2009.

### **ALTERNATIVE**

That Council resolve not to make a request to the Minister for the appointment of a Brisbane Show Holiday in Redlands.

## **OFFICER'S/COMMITTEE RECOMMENDATION**

That Council resolve to request (in writing) to the Attorney General and Minister for Industrial Relations, to appoint a 'Brisbane Show Holiday in Redlands' on Monday, 9 August 2010; prior to deadline of 4 September 2009.

**COUNCIL RESOLUTION**

Moved by: Cr Williams  
Seconded by: Cr Elliott

**That this item be deferred to a subsequent Planning & Policy meeting to further consider our own local festival in Redland City rather than a capital city event.**

**CARRIED**

## 10.3 PLANNING & POLICY

### 10.3.1 PETITION REQUESTING REMOVAL OF CONCRETE ISLAND AND GIVEWAY SIGN IN BAUHINIA STREET BIRKDALE

**Datworks Filename:** RTT Traffic Control Devices

**Attachments:** [Attachment A – Drawing Maps 1&2](#)  
[Attachment B – Intersection Aerial Photo](#)  
[Attachment C – Feeder Road Aerial Photo](#)

**Responsible Officer Name:** David Elliott  
Manager Infrastructure Planning

**Author Name:** Abdish Athwal  
Senior Engineer Traffic & Transport

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#### EXECUTIVE SUMMARY

At the General Meeting of 25 February 2009, it was resolved that the petition which reads as follows be referred to the appropriate area of Council for a report:

*“We, the undersigned request that Council:*

- 1. Remove the concrete island and “Give way” sign in Bauhinia Street, Birkdale adjacent to Carinyan Drive as indicated in Map 1; and*
- 2. Replace the above with a “Stop” sign in Carinyan Drive, Birkdale facing oncoming traffic from Carinyan Drive into Bauhinia Street as indicated in Map 2.*

*The reason being to slow speeding traffic using Carinyan Drive and to ensure Bauhinia Street from Collingwood Road to Carinyan Drive is not viewed as part of Carinyan Drive and avoid much confusion.” [Refer to Attachment ‘A’ for drawing of existing and preferred maps]*

This report recommends that given the predominant traffic movement is Bauhinia Street/Carinyan Drive, the low speed regime and the lack of recorded crashes, the current intersection layout be retained with enhanced linemarking and signage.

#### PURPOSE

The purpose of this report is to address the petition from local residents regarding their concerns in this matter.

#### BACKGROUND

On 20 February 2009, residents from 14 properties in Bauhinia Street, Birkdale, submitted a petition with 16 signatures as detailed above. The petition has signatures from the residents of Bauhinia Street only.

At the General Meeting of 25 February 2009, Council received this petition and this was referred to Council’s Infrastructure Planning Group for consideration.

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The concrete island was constructed to create a modified T-intersection as a condition of subdivision approval for the development of Carinyan Drive off Bauhinia Street.

This was considered by the then Environment, Planning and Development Committee and adopted at Council's General Meeting of 8 December 1993, with the following special condition included as part of the approval:

*"A traffic calming device / special intersection treatment is required at the intersection of Bauhinia Street and the new road".*

Council officers have undertaken traffic counts and investigated the existing intersection layout [refer to Attachment B].

## **ISSUES**

The northern section of Carinyan Drive effectively serves as a local feeder road between Collingwood and Burbank Roads [Refer to Attachment C]. Bauhinia Street on the other hand services a much smaller catchment.

The existing concrete island was constructed as part of a modified T treatment at the intersection of Bauhinia Street and Carinyan Drive which created the priority traffic flow as being the turn movement from Bauhinia Street into Carinyan Drive. [Refer to Attachment B]

A recent traffic survey has shown that of the 558 vehicles accessing Collingwood Road, via the northern section of Bauhinia Street, 360 vehicles (63%) travel to and from Carinyan Drive and the remaining 218 vehicles (37%) access the southern section of Bauhinia Street.

The survey also indicates 20 vehicles were travelling to or from Carinyan Drive to the southern section of Bauhinia Street. These traffic volumes support the existing intersection configuration and are within the expected range for this class of road.

While the petition cites concerns about high vehicle speeds in the area, thereby causing unsafe access conditions for the resident at 7 Bauhinia Street, the reality is that the recorded vehicle speeds are quite low.

Average (mean) recorded vehicle speeds in the northern and southern sections of Bauhinia Street are 34km/h and 29km/h, respectively. In Carinyan Drive the mean speed is 40km/h. These speeds are well within the acceptable unsigned 50 kph speed limits.

A search of the road crash database has shown no recorded crashes at this intersection within the latest five year period.

Given that the predominant traffic flow is Bauhinia Street/Carinyan Drive, the recorded speed regime is low and the absence of crashes over a considerable

period, it is considered that there is no justification to alter the priority to accord with the petitioners' request.

However, it is recommended that enhanced linemarking and signage be installed at the intersection.

### **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.

It specifically aligns with Council's LATM policy objective for the identification and management of traffic impacts in local streets, which assists in maintaining a functional road hierarchy and preserving amenity of local areas.

### **FINANCIAL IMPLICATIONS**

There will be limited financial implications if Council adopts the recommendation in the report. The cost of enhanced linemarking and signage can be accommodated within the Local Area Traffic Management budget allocation.

### **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 recommendation contained in this report has been discussed with the Divisional Councillor and the principal petitioner at the request of the Councillor.

### **OPTIONS**

#### **PREFERRED**

That Council resolve as follows:

1. To retain the existing road layout configuration at the Bauhinia Street/Carinyan Drive intersection with enhanced linemarking and signage; and
2. The principal petitioner be advised of Council's decision and requested to advise all signatories to the petition.

#### **ALTERNATIVE**

No alternative recommended.

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

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve as follows:**

- 1. To retain the existing road layout configuration at the Bauhinia Street/Carinyan Drive intersection with enhanced linemarking and signage; and**
- 2. That the principal petitioner be advised of Council's decision and requested to advise all signatories to the petition.**

**CARRIED**

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### 10.3.2 QUANDAMOOKA LAND COUNCIL WEED MANAGEMENT ON NORTH STRADBROKE ISLAND

**Dataworks Filename:** EM Conservation Foreshore - Frenchmans Bay Foreshore

**Responsible Officer Name:** Gary Photinos  
Manager Environmental Management

**Author Name:** Dan Carter  
Senior Advisor Natural Environment

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#### EXECUTIVE SUMMARY

Redland City Council has an opportunity to support and assist in the job creation for the aboriginal community on North Stradbroke Island. Through recognising Quandamooka Land Council Aboriginal Corporation (QLC) as a specialised supplier of Indigenous Weed control and management on North Stradbroke Island for the Point Lookout (headland) Aboriginal revegetation project.

The QLC has been provided with funding by both State and Federal government agencies to pay for 11 trainees and a supervisor to undertake weed control on Frenchman's Beach foreshore. Council has undertaken the Point Lookout Weed Management Plan to guide and direct best methods of weed control for the area. It is guided by the management practices of the past and work that has been carried out by Bushcare, and Council.

This project has significant benefits for both Council and aboriginal community through undertaking weed control on Council managed land and providing 'hands on' experience for the indigenous youth on the island which will hopefully provide long term employment opportunities for them.

#### PURPOSE

That Council resolve to enter into a contract with the Quandamooka Land Council Aboriginal Corporation, without requiring tenders or quotations to be called, because it is satisfied that the services provided are of a specialised nature for weed management work for Point Lookout (headland) aboriginal revegetation project. It is further recommended that the Chief Executive Officer be delegated authority to make, vary and discharge this contract.

#### BACKGROUND

- September 2008 Quandamooka Land Council (QLC) organised a meeting with Greening Australia Queensland (GAQ), Department of Employment and Industrial Relations (DIER), Department of Employment and Workplace Relations (DEEWR), Department of Natural Resources and Water (DNRW), Jim Ralph Employment Consultancy (JREC), South East Queensland catchments (SEQC). The meeting was to seek support from all parties to undertake natural

resource management and environmental protection project for the indigenous community on North Stradbroke Island.

- December 2008 meetings between Council officers and Quandamooka Land Council set about supporting the project through Council funding a Point Lookout Weed Management Plan.
- January 2009 Council undertook to prepare a Weed Management Plan Point Lookout, North Stradbroke Island.
- April 2009 key stakeholder meeting was held on the island to provide feedback on the draft weed management plan document.

## **ISSUES**

### QUANDAMOOKA LAND COUNCIL INDIGENOUS TRAINING AND EMPLOYMENT PROJECT

Quandamooka Land Council has commenced a 1 year traineeship with 11 trainee's employed and one supervisor. The project has funding and in-kind support from the following:

- Department of Employment and Industrial Relations;
- SEQ Catchments;
- Community Benefit Fund 'Queensland Government';
- Department of Education,
- Employment and Workplace Relations.

The project has strong community support from the Local Indigenous Elders, Housing Co-op, Yulu-Birri-Ba Medical Centre and support from general community business and members.

The program provides participants with a Certificate II in Conservation and Land Management, specialising in Natural Area Restoration and Management, qualifying trainees for future Ranger and Land Management positions and opportunity of filling potential vacancies. This newly developed program is aimed at providing members of the Indigenous community with the necessary skills that would enable them to initiate and manage projects that would benefit the Island community as a whole and provide new job opportunities for the Indigenous community.

With the current land being gazetted on Peel Island, this project will require Indigenous personnel to work alongside the Queensland Parks and Wildlife Service to manage the National and Conservation Park. It is proposed that these Indigenous persons will be selected from the pool of trainees who are engaged in the Point Lookout Foreshore Reserve area project.

The intention is for QLC to help develop the local indigenous community to be able to take opportunities that are likely to arise from continuous discussions in regards to current mining leases (Consolidated Rutile) being gazetted to national park. In turn, creating a larger scale of land to manage and maintain and thus generating employment opportunities for indigenous people through National Parks and Land Management.



The training of the indigenous trainees is being carried out by Greening Australia.

#### FRENCHMAN FORESHORE AREA

Frenchman Beach is located between the rocky gorges of Point Lookout and Deadman's Beach. The area has a single track/stairs to access the beach. Currently the area has significant weed issues through the historical use of the area. The Point Lookout Foreshore area is owned by the State with Council being the trustee of the land. Council is currently undertaking significant weed management of the Point Lookout Gorge area with significant funds being spent managing the weed problems of this area. The current strategy would not see any action or management occurring within the Frenchman's beach area for a few more years.

#### POINT LOOKOUT WEED MANAGEMENT PLAN

The Point Lookout Weed Management plan is for the area between Main Beach and Frenchman's and Deadman's Beach headland. The plan identifies historical and current weed management practices on the headland by Parks and Conservation Staff, Point Lookout Bushcare Group and Aboriginal Traineeship programs run through Council. This plan specifically looks in further detail the area at Frenchman's Beach. A full list of weed species and management areas have been defined with the most appropriate weed management techniques identified. Suggested approaches and areas have been done to guide the future restoration and management of the area. It builds on the experience of the aboriginal, Bushcare and Council officer's knowledge about best approaches and management of the weed problems.

#### INDIGENOUS COMMUNITY POLICY

Redlands Indigenous Community policy identifies that Council is committed to recognising and working with the indigenous community of the Redlands. Council would investigate and support the aboriginal people in gaining employment opportunities through this project. This project also allows the aboriginal community in developing and providing Council with advice and direction on the management of these reserves given their long history with the area.

#### OBLIGATIONS OF COUNCIL UNDER LOCAL GOVERNMENT ACT 1993

The *Local Government Act 1993*, section 486(3)(b) states that Council can resolve that it is satisfied that the services to be supplied are of such a specialised or confidential nature that it would be impractical or disadvantageous to the local government to invite tender or quotations.

It is felt that the Quandamooka Land Council is a specialised supplier of this work is due to:

- The project is being established by a local indigenous group that has been able to gain support from both local and state organisations;
- The project is linked to funding from State Government to utilise aboriginal youth on the island;

- The site has significant aboriginal cultural values with the skills and knowledge of Quandamooka Land Council will significantly meet the Council's duty of care for the *Aboriginal Cultural Heritage Act 2003*;
- The project is being done to provide real life training experience in conservation management; and
- The project allows significant weed management to immediately occur on this area well in advance of current timeframes.

### **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**

Council has budgeted \$100,000 in the 2009/2010 financial year for these project funds which will be used by QLC to carry out significant weed control and restoration of habitat on Frenchman's Beach foreshore. It will also require regular consultation between Council staff and QLC to ensure project objectives and targets for both organisations are being met.

### **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 project development has been involved with the following:

- Parks and Conservation Unit
- Community and Social Planning Group
- Quandamooka Land Council Aboriginal Corporation
- South East Queensland Catchments Group
- Point Lookout Bushcare Group
- Stradbroke Island Management Organisation
- Friends of Stradbroke Island Management Organisation
- Minjerribah Moorgumpin Elders in Council.

A weed management plan which is consistent with the Cultural Heritage Management Plan has been developed.

**OPTIONS****PREFERRED**

That Council resolve as follows:

1. That under section 486(3)(b) of the *Local Government Act 1993*, it is satisfied that the services to be supplied by the Quandamooka Land Council Aboriginal Corporation for indigenous weed management on North Stradbroke Island for the Point Lookout (headland) Revegetation project are of such specialised nature that it would be impractical to Council to invite tenders or quotations; and
2. That the Chief Executive Officer be delegated authority to –
  - a. make, vary and discharge a contract with the Quandamooka Land Council Aboriginal Corporation for indigenous weed management; and
  - b. sign all relevant documentation.

**ALTERNATIVE**

That Council resolve not to approve Quandamooka Land Council Aboriginal Corporation as sole supplier of indigenous weed management on North Stradbroke Island for the Point Lookout (headland) Revegetation project and that the normal procurement process apply.

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

Moved by: Cr Murray  
Seconded by: Cr Reimers

That Council resolve –

1. That under section 486(3)(b) of the *Local Government Act 1993*, it is satisfied that the services to be supplied by the Quandamooka Land Council Aboriginal Corporation for indigenous weed management on North Stradbroke Island for the Point Lookout (headland) Revegetation project are of such specialised nature that it would be impractical to Council to invite tenders or quotations; and
2. That the Chief Executive Officer be delegated authority to –
  - a. make, vary and discharge a contract with the Quandamooka Land Council Aboriginal Corporation for indigenous weed management; and
  - b. sign all relevant documentation.

**CARRIED**

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### 10.3.3 SMBI INDUSTRIAL SITES, COUNCIL OWNED LAND ON MACLEAY AND RUSSELL ISLANDS

**Dataworks Filename:** SMBI Industrial Sites

**Attachments:** [Att 1 Macleay Island - Kate Street site Map](#)  
[Att 2 Russell Island - Centre Road site Map](#)  
[Att 3 Project Brief - Macleay Island Industrial Site](#)

**Responsible Officer Name:** Wayne Dawson  
Manager Land Use Planning

**Author Name:** Brett Hookway  
Strategic Planner

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#### EXECUTIVE SUMMARY

Council has resolved that a report be presented to a future Planning & Policy Committee meeting on how detailed investigations, master planning & feasibility analysis can be progressed on Council owned land at 20-24 Kate Street, Macleay Island which is zoned Island Industry and Council owned land at 93-129 Centre Road, Russell Island which is zoned Community Purposes Sub-Area CP9 - Future Island Industry Investigation.

This report confirms the need for master planning of the Kate Street site on Macleay Island and identifies further investigation required to be undertaken prior to Council releasing the land for identified service industry and general industry uses.

At this time it is recommended that any investigation into the suitability of the Russell Island site for industrial purposes be not commenced until finalisation of the Draft South-East Queensland (SEQ) Regional Plan 2009-2031. The draft SEQ Regional Plan released in December 2008 included the Russell Island site within the Regional Landscape and Rural Production Area. This land use designation places restrictions on the range of activities that may be undertaken on the lot. Council raised its concerns regarding the designation of the Russell Island site in its submission to the draft SEQ Regional Plan in April 2009.

#### PURPOSE

The purpose of this report is to provide an overview of the planning matters affecting two Council owned sites on the Southern Moreton Bay Islands (SMBI) that have been identified for potential industrial uses. The report further articulates a program of activities necessary to complete a master plan facilitating local industrial uses on the Macleay Island site.

#### BACKGROUND

##### Existing Situation - Island Employment

Persons employed in local jobs on the Island in 2006 (ABS Census) was estimated at 450. The majority of the workforce on the SMBI commutes to the mainland for work

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with island based employment limited to a number of enterprises such as retail trade, accommodation, cafes and restaurants and trades.

The Council owned sites at 20-24 Kate Street, Macleay Island and 93-129 Centre Road, Russell Island provide the opportunity for further industrial uses to be established on the SMBI which will contribute to increasing island based employment opportunities and encouraging a greater level of local service activities supporting the local SMBI population into the future.

### **Southern Moreton Bay Island Planning and Land Use Strategy - Industrial Land on the Southern Moreton Bay Islands**

The Southern Moreton Bay Islands Planning and Land Use Strategy (SMBIPLUS) calculated the amount of land required to meet the industrial needs of the SMBI. Using a benchmark of 1.0ha per 2000 people it was calculated that 10.37ha of land would be required for industrial uses on the SMBI for an ultimate population of 22 500. For Russell Island and Macleay Island the industrial land calculations were 6.75ha and 3.37ha for each of the islands. It is important to note that these figures include both the service trade and light industrial uses.

#### **Identification of Sites**

##### 20-24 Kate Street, Macleay Island

The Southern Moreton Bay Islands Statement of Proposals (SMBI SOP) identified four lots directly behind the local centre on High Central Road (9 - 17 Cabriole Crescent and 1-17 Wandoo Avenue, Macleay Island) for a supporting industry node. There were a number of submissions received objecting to this proposal and in response to these submissions further investigations were undertaken with the Council owned site at 20-24 Kate Street being identified as a more suitable alternative for light industrial uses based on the following reasons:

- The site is currently a quarry and construction material storage site and is significantly disturbed;
- The site can be visually buffered to maintain the areas scenic amenity;
- The site offers the ability to manage onsite impacts associated with noise, dust or odours; and
- The site can be accessed from the principal road network thereby avoiding the use of any residential roads and minimising traffic impacts.

The Macleay Island site is comprised of 8 lots and under the Redlands Planning Scheme (RPS) is included within the Island Industry zone, Community Purposes Sub-Area CP7 zone, Open Space zone and Conservation Sub-Area CN1 zones [see Attachment 1]. The Open Space zone buffers the site and extends approximately 15m into the site. Inside of the open space buffer there are three lots at the northern end of the site included in the Island Industry zone (approximately 1ha) and four lots at the southern end of the site included in the Community Purposes Sub-Area CP7 zone (Infrastructure – local government depot) (approximately 1ha). The lot in the north-west corner of the site is included within Conservation zone Sub-Area CN1.

These zonings reflect the SMBIPLUS industrial land requirement calculations for the SMBI and submissions received during the public exhibition of the SMBI SOP.

93-129 Centre Road, Russell Island

The portion of the lot identified within the Community Purpose Sub-Area CP9 is the area that has been identified to be investigated for potential industrial uses [see Attachment 2]. The identification of this site for potential industrial uses occurred through the review of submissions received in response to the Draft Redlands Planning Scheme. In summary, the submission review concluded that there is limited opportunity for general industry uses in the existing island industry zone at John and Gordon Streets. The submission report stated that the potential exists for investigation of some future general industry land adjacent to the existing waste transfer facility and future waste water treatment facility. The establishment of industrial uses on this site would be conditional upon a full investigation and assessment of the site as there are significant environmental values and other constraints present.

The Draft South East Queensland Regional Plan 2009-2031 included the entire site within the Regional Landscape and Rural Production Area category. This designation places limitations on the range of uses that may be undertaken on the site. Council's submission to the draft SEQ Regional Plan 2009-2031 included a request for the regional land use category to be amended and for the site to be maintained in the Urban Footprint. The final version of the SEQ Regional Plan 2009-2031 is due to be released in July 2009. Any further action is considered premature until such time as the final SEQ Regional Plan is released.

In addition there are already areas of privately owned land in the vicinity of the John and Gordon Street on Russell Island included within the Island Industry zone. This area is considered sufficient to deal with the small scale non intensive service industrial uses and a limited range of general industry uses. This is not the situation on Macleay Island where the only land included in the Island Industry zone and potentially suitable for industrial uses is the Kate Street site which until released by Council is not available for industrial purposes.

## **ISSUES**

### **SGS Macleay Islands Centre Strategy 2007**

Employment growth on Macleay Island is projected to increase by 320 jobs between 2006 and 2026 and of this total increase an estimated 85 new jobs will be aligned to industrial sector activities. To accommodate this forecast growth, it has estimated that approximately 1-1.5ha of Island Industry land would be required on Macleay Island taking into consideration buffers, easements etc. As mentioned earlier, the Council owned Kate Street site currently includes approximately 1ha of land zoned Island Industry with additional land in the open space zone buffering the site. Future investigations of the site will also provide opportunity to further refine the boundary between the Island Industry zone and Community Purposes Sub-Area CP7 zones to better reflect future industrial and Council requirements of the area.

### **Preparation of a Masterplan**

A detailed project brief has been prepared to facilitate the master planning of the Kate Street site [see Attachment 3: Project brief]. Key aims of the project include:

1. Confirming the types and land requirements of industrial uses that are required to be accommodated on Macleay Island;
2. Complete a detailed opportunities and constraints analysis including additional background studies where required;
3. Determining if the boundary between the Island Industry zone and Community Purposes Sub-Area CP7 zone is required to be amended to better accommodate identified future industrial and Council uses;
4. Identifying, protecting and minimising impacts on adjoining areas,
5. Providing adequate infrastructure to support the preferred land uses;
6. Establishing a reconfiguration plan that allows for flexibility for meeting future use needs;
7. Determining the preferred option for land release, ensure optimal use and avoiding speculative land banking; and
8. Providing for community input into the proposal.

Recognising that there is no other industrial zoned land on Macleay Island other than the Council owned site Kate Street property it is essential the necessary investigations are undertaken at this time so that Council may be in a position to release this land as required for future non intensive service industrial uses and limited general industry uses.

It is estimated the project will take 6-9 months to complete and with a budget cost of \$50,000. This project is currently not included in the 2009/2010 budget estimates.

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

### **RELATIONSHIP TO CORPORATE PLAN**

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

### **FINANCIAL IMPLICATIONS**

The background investigations and preparation of a master plan is expected to cost \$50,000. The project is not currently included in the 2009/2010 budget.

### **PLANNING SCHEME IMPLICATIONS**

The background investigations undertaken as part of the master planning process will determine if it is necessary to amend the current zoning of the Kate Street site and in particular the boundary of the Island Industry zone and Community Purposes Sub-Area CP7 zone.

## **CONSULTATION**

Discussions were held with the Division 5 Councillor, General Manager Planning and Policy, Planning and Policy Group Managers and Property Services Manager in preparing this report.

This site was identified for future industrial purposes through the public notification of the draft Redlands Planning Scheme.

The SMBI Communities Advisory Committee and SMBI community will be consulted throughout the project.

## **OPTIONS**

### **PREFERRED**

That Council resolve as follows:

1. That Council note the content of the report and endorse the attached project plan (Attachment 3); and
2. That the allocation of \$50,000 to this project be considered in the 2009/2010 Q1 budget review.

### **ALTERNATIVE**

That Council not proceed with the officer's recommendation

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

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That Council resolve as follows:**

1. **That Council note the content of the report and endorse the attached project plan (Attachment 3); and**
2. **The allocation of \$50,000 to this project be considered in the 2009/2010 Q1 budget review.**

## **CARRIED**



## 10.4 GENERAL BUSINESS

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

Cr Williams left the meeting at 4.46pm.

### 10.4.1 PROPOSED DECLARATION OF KOALA AS ENDANGERED SPECIES

#### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Henry  
Seconded by: Cr Boglary

**That Redland City Council calls on the State Government to declare the Koala an endangered species in the Koala Coast under the *Nature Conservation Act*.**

#### CARRIED

A division was called for.

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

Cr Williams was not present when this motion was put.

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

Cr Williams returned to the meeting at 4.47pm.

### 10.4.2 SUSTAINABLE RESOURCE AND WASTE FACILITY

Cr Henry requested that a briefing note be issued to Councillors on the progress and process associated with the impending Sustainable Resource & Waste Facility construction on German Church Road.

Chief Executive Officer responded, indicating that a briefing note would be prepared and distributed to Councillors.

#### COUNCIL RESOLUTION

Moved by: Cr Murray  
Seconded by: Cr Reimers

**That the General Business item be noted.**

#### CARRIED

## 11 REDLAND WATER COMMITTEE 21/07/09 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Henry  
Seconded by: Cr Reimers

That the Redland Water Committee Report of 21 July 2009 be received.

CARRIED

### 11.1 REDLAND WATER

#### 11.1.1 REDLAND WATER BUSINESS UNIT REPORT - JUNE 2009

**Dataworks Filename:** WW Redland Water Committee  
WS Redland Water Committee

**Attachments:** [Business Unit Report - June 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

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#### 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 June 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 June 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 Henry  
Seconded by: Cr Elliott

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

**CARRIED**

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### 11.1.2 DRAWING WATER FROM COUNCIL'S RETICULATION NETWORK – POL-3038

**Dataworks Filename:** WS Reticulated Water – Metered Hydrant Permits  
**Attachments:** [Corporate Policy POL-3038](#)  
**Responsible Officer Name:** Kevin McGuire  
Manager Customer Service & Business  
Performance  
**Author Name:** Kevin McGuire  
Manager Customer Service & Business  
Performance

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#### EXECUTIVE SUMMARY

In April 2006, Redland City Council (RCC) introduced the use of metered hydrant standpipes for all persons wanting to take water from the reticulation network. At that time, POL-3038 was implemented to cover the drawing of water from the Redland City reticulated water network. In September 2008, council approved the introduction of fixed tanker filling stations to service current and future water carting customers.

To support the implementation of the filling stations, POL-3038 *Drawing water from Redland Shire Council's reticulated water network* is required to be reviewed.

#### PURPOSE

This report outlines the changes to POL-3038 in support of the implementation of fixed tanker filling stations.

#### BACKGROUND

In April 2006, Council introduced a policy requiring any person wanting to take water from the reticulation network to use a metered hydrant standpipe issued under permit by Redland Water (RW). Since then improved technology has enabled the cost effective introduction of fixed water tanker filling stations. Filling stations remove the onus on council of providing and maintaining the metered hydrant standpipes issued to permit holders under the existing policy.

As surrounding councils withdrew access to their water networks by standpipe operators RCC experienced an increase in permit applications which brought an increase in tanker operators. Many of these applicants operate large body truck and semi-trailer based tankers. These large vehicles have, in turn, created associated traffic and customer impact complaints.

In September 2008, council approved the introduction of fixed tanker filling stations to reduce the customer impact through tighter controls of the filling locations available to tanker operators. To properly support this initiative the accompanying policy and guidelines require updating.

**ISSUES**

- Existing policy does not cater for the introduction of card operated tanker filling facilities.
- Current security bond requirements for permit holders do not reflect the issue of magnetic card operated systems.

**RELATIONSHIP TO CORPORATE PLAN**

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

**FINANCIAL IMPLICATIONS**

Supporting fees and charges have been accounted for in the 2009/10 budget.

**CONSULTATION**

- Service Manager Water Reticulation
- General Manager Redland Water

**OPTIONS****PREFERRED**

That Council resolve to adopt the attached amended corporate policy, POL-3038 *Drawing water from Redland City Council's reticulated water network.*

**ALTERNATIVE**

That Council resolve to leave the existing policy in place which does not cater for the introduction of fixed water tanker filling stations.

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

Moved by: Cr Henry  
Seconded by: Cr Elliott

**That Council resolve to adopt the attached amended corporate policy, POL-3038 *Drawing water from Redland City Council's reticulated water network.***

**CARRIED**

**11.1.3 REDLAND WATER PERFORMANCE PLAN 2009-2010**

**Dataworks Filename:** WS Redland Water Committee  
WW Redland Water Committee

**Attachment:** [Redland Water Performance Plan 2009-2010](#)

**Responsible Officer Name:** Gary Soutar  
General Manager, Redland Water

**Author Name:** Gary Soutar  
General Manager, Redland Water

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**EXECUTIVE SUMMARY**

Redland Water (RW) is a commercial business unit (CBU) of Redland City Council (RCC).

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

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

RW has conducted a review of its APP for the 2009-10 financial year and this is now presented for adoption with the exclusion of the financial information. The financial information is reviewed and adopted by Council as part of the annual budget process.

It is recommended that the Annual Performance Plan be approved.

**PURPOSE**

For Council to adopt RW's performance plan for 2009-10 to meet the requirements of the *Local Government Act 1993*.

**BACKGROUND**

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

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

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

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

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

## ISSUES

As a flow-on from water reforms initiated by the state government and waste management's move from RW to Operations & Maintenance (OPM), Council resolved at its General Meeting of 25 February 2009 to change the CBU name back to Redland Water (RW).

No key performance indicators (KPIs) have been identified for removal from the performance plan.

The following is the complete list of KPIs for 2009-10:

1. average residential water consumption per person per day;
2. nitrogen load from effluent discharge;
3. average response or reaction time to wastewater incidents;
4. average response or reaction time to water main breaks within the distribution system;
5. number of poor pressure complaints;
6. earnings before interest tax & depreciation (EBITD);
7. operating costs per megalitre of water treated;
8. operating costs per property serviced (wastewater);
9. operating performance (expenditure to budget);
10. number of dry weather overflows;
11. dry weather sewer overflows affecting customers;
12. % wastewater service interruptions restored within 5 hours;
13. number of wastewater odour complaints;



14. number WWTP non-conformances with EPA licence over compliance year;
15. % compliance with Australian Drinking Water Guidelines within distribution system. Does not include non-compliant water received at the point of transfer to the distribution system, i.e. from the bulk water authority (SEQWater) or the bulk transport authority (Linkwater);
16. number of water main breaks and leaks within the distribution main;
17. unplanned water interruptions caused by the distribution network restored <5 hours;
18. number of water quality incidents caused by the distribution network;
19. % capital works program practical completion - % of planned project milestones achieved this quarter; and
20. LTI hours.

Of these, only numbers 1, 7, 8, 11, 12 and 20 have been amended from last year's performance plan based on an analysis of previous performance and/or as a result of the aforementioned water reforms.

## **WATER AND WASTEWATER**

**Current - average residential water consumption per person per day with monthly targets of max 240 (L2 RCC), max 230 (perm QWC), max 200 (med QWC), max 170 (high QWC)**

*Proposed - average residential water consumption per person per day with monthly targets of max 200 (medium QWC), max 230 (Perm QWC)*

It is proposed to move to monthly targets which concur with QWC restrictions which will be introduced in Redlands by the end of 2009.

**Current – operating costs per megalitre of water treated with a monthly target of ≤ \$1138**

*Proposed – operating costs per megalitre of water treated with a monthly target not exceeding \$1289*

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

**Current – operating costs per property serviced (wastewater) with a monthly target of ≤ \$242**

*Proposed – operating costs per property serviced (wastewater) with a monthly target not exceeding \$274*

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

**Current – sewer overflows affecting customers with a monthly target of ≤ 11**

*Proposed – dry weather sewer overflows affecting customers with a monthly target not exceeding 7*

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

### Current – LTIFR

*Proposed – LTI hours*

It is proposed to change this measure to better reflect the impact lost hours has on the workplace. The definition for this KPI will be hours lost due to injuries incurred in the workplace.

### SUMMARY

KPIs REMAINING THE SAME

KPI	Target	Unit	Reporting frequency
Nitrogen load from effluent discharge	Max 110	Ave kg/day	Monthly
Average response or reaction time to wastewater incident	Max 60	Minutes	Monthly
Average response or reaction time to water main breaks within the distribution system	Max 60	Minutes	Monthly
Number of poor pressure complaints	Max 3	Minutes	Monthly
Earnings before interest tax & depreciation (EBITD)	0-5%	%	Monthly
Operating performance (expenditure to budget)	+/-5	%	Monthly
Number of dry weather overflows	Max 7	Number	Monthly
% wastewater service interruptions restored within 5 hours	Min 95	%	Monthly
Number of wastewater odour complaints	Max 3	Number	Monthly
Number WWTP non-conformances with EPA licence over compliance year	Max 0.5	Number	Monthly
% compliance with ADWG within distribution system. Does not include non compliant water received at the point of transfer to the distribution system, i.e. from the bulk water authority or the bulk transport authority	Min 98	%	Monthly
Number of water main breaks and leaks within the distribution main	Max 8	Number	Monthly
Unplanned water interruptions caused by the distribution network restored <5 hours	Min 97	%	Monthly
Number of water quality incidents caused by the distribution network	Max 12	Number	Monthly
% capital works program practical completion - % of planned project milestones achieved this quarter	Max 95	%	Monthly

KPI AMENDMENTS

Former KPI				New KPI		
KPI	Target	Unit	Reporting frequency	Target	Unit	Reporting frequency
Average residential water consumption per person per day	Max 240 (L2 RCC) Max 230 (perm QWC) Max 200 (Med QWC) Max 170 (high QWC)	Litres / day / person	Monthly	Max 200 (Med QWC) Max 230 (Perm QWC)	Litres / day / person	Monthly
Operating costs per megalitre of water treated	≤ 1138	\$	Monthly	Max 1289	\$	Monthly
Operating costs per property services (wastewater)	≤ 242	\$	Monthly	Max 274	\$	Monthly
Dry weather sewer overflows affecting customers	≤ 11	Number	Monthly	Max 7	Number	Monthly

KPI CHANGED

This will continue to be reported monthly:

Former KPI			New KPI		
KPI	Target	Unit	KPI	Target	Unit
LTIFR	Max 20	Injuries per million hours worked in a period	LTI hours	Max 10	Lost hours due to injuries incurred in the workplace

**RELATIONSHIP TO CORPORATE PLAN**

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

**FINANCIAL IMPLICATIONS**

For 2009/10 the planned level of debt to debt + equity level shall be approximately 34%, the internal debt will increase from \$186.135 million to \$260 million.

**CONSULTATION**

Consultation has occurred with the following:

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

**OPTIONS****PREFERRED**

That Council resolve to adopt the Redland Water performance plan for water and wastewater services for 2009-10 as attached.

**ALTERNATIVE**

That Council resolve to adopt the Redland Water performance plan for water and wastewater services for 2009-10 with amendments.

**COMMITTEE DISCUSSION**

The following correction to the report was noted: Identified KPI No 12 has been incorrectly listed in this report as one of those amended from last year's performance plan. Of the 20 identified KPIs, numbers 1, 7, 8, 11 and 20 have been amended from last year's plan.

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

Moved by: Cr Henry  
Seconded by: Cr Elliott

**That Council resolve to adopt the Redland Water Performance Plan for Water and Wastewater Services for 2009-10 as attached.**

**CARRIED**

## 11.2 CORPORATE SERVICES

### 11.2.1 PROPOSED AMENDMENT TO WATER REFORM MODEL

**Dataworks Filename:** WRAD – RCC Administration / Resources

**Responsible Officer Name:** Eleanor Bray  
Manager Water Reform

**Author Name:** Eleanor Bray  
Manager Water Reform

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### EXECUTIVE SUMMARY

The state government has determined that the composition of the 3 integrated retail–distribution water entities will be as follows:

1. Brisbane, Scenic Rim, Ipswich, Somerset and Lockyer;
2. Sunshine Coast and Moreton Bay; and
3. Gold Coast, Logan and Redland.

Some councils have expressed a preference for alternative configurations across the south-east Queensland (SEQ) region, however Redland City Council (RCC) proposes to support the Council of Mayors south-east Queensland (CoMSEQ) and state government’s composition of these 3 integrated distribution–retail water entities.

### PURPOSE

The purpose of this report is to seek council’s endorsement of the state government’s revised water reform model based on the composition of 3 geographically separate, vertically-integrated distributors–retailers owned by their constituent councils being:

1. Brisbane, Scenic Rim, Ipswich, Somerset and Lockyer;
2. Sunshine Coast and Moreton Bay; and
3. Gold Coast, Logan and Redland.

### BACKGROUND

Previously, the state government-initiated SEQ water reform was focused on the creation of the following entities by 1 July 2010:

- a single distribution entity, comprising the 10 SEQ council water businesses. This entity would be responsible for the delivery of water services across SEQ. Councils would collectively retain ownership of this business and receive dividends based on their respective equity holdings;
  - three retailers, responsible for selling water and wastewater services to customers within their respective boundaries. Key activities would include customer management, billing and collections. The retailer areas would be as follows:
    - retailer 1 – Brisbane;
-

- retailer 2 – Ipswich, Lockyer, Somerset, Moreton Bay and Sunshine Coast;
- retailer 3 – Gold Coast, Logan, Redland and Scenic Rim.

On 22 May 2009, the state government presented the SEQ councils with an opportunity to propose an alternative model, subject to a number of imposed conditions. The councils have subsequently proposed not to separate the distribution and retail functions and to group these integrated water businesses (WBs) except for Ipswich, as follows:

- WB1 – Brisbane, Lockyer Valley, Somerset and Scenic Rim;
- WB2 – Moreton Bay and Sunshine Coast;
- WB3 – Gold Coast, Logan and Redland.

On 8 July 2009, the state government advised that the new model would involve the creation of 3 vertically-integrated distribution–retail entities, based on an even balance of customer size and geographic contiguity, grouped as follows:

- WB1 – Brisbane and Scenic Rim;
- WB2 – Sunshine Coast, Moreton Bay, Ipswich, Lockyer Valley and Somerset;
- WB3 – Gold Coast, Logan and Redland.

On 18 July 2009, the state government advised in a media release that Ipswich and Brisbane will form the base of a new distribution and retail entity, which will also include Scenic Rim, Somerset and Lockyer councils. Therefore, the final council groupings are as follows:

- WB1 – Brisbane, Scenic Rim, Ipswich, Somerset and Lockyer;
- WB2 – Sunshine Coast and Moreton Bay; and
- WB3 – Gold Coast, Logan and Redland.

The following approximate statistics indicate the magnitude of WB3's business and its responsibilities. WB3 will:

- cover 2,800km<sup>2</sup>;
- service:
  - 850,000 residents;
  - 6,000 trade waste customers;
- provide 75,000 megalitres of water annually;
- own and maintain \$4b in assets, including:
  - 380,000 water connections;
  - 335,000 sewerage connections;
- employ over 800 staff.

## ISSUES

### INTEGRATED MODEL

The revised model proposes to retain retail and distribution functions of the water business together within a water entity, as opposed to the original model where retail and distribution function were fully separated into different entities.

Current council water businesses operate integrated distribution and retail functions, therefore by keeping this integration within the new entity, establishment and operational costs can be reduced as synergies can be retained between distribution and retail functions. In particular, savings can be achieved by having a single customer interface and customer management system in an integrated distribution–retail model, as opposed to 2 separate businesses, each requiring customer management for the same customers resulting in duplication of customer management functions.

The disadvantage of an integrated model is that it provides greater barriers for the establishment of future retail competition, and may require additional functional separation in the future. However, the state government has not yet provided a position on retail competition and has indicated it will not be providing a position on this within the near future.

Given the reduction in establishment and operational costs, it is recommended that council supports the adoption of an integrated distribution–retail model based on that proposed by the state government.

#### CONFIGURATION

Several councils have expressed support for alternative configurations following the letter from the state government on 8 July. Below is a comparison between 3 alternative configurations and the state government and CoMSEQ proposed configuration.

#### **1. Single integrated distribution–retail entity**

In this configuration, all 10 council water businesses would be amalgamated into one new entity.

This alternative configuration provides greater economies of scale and scope. A single water entity has the potential to provide a greater return to shareholders and lower cost to serve based on a larger customer base. The potential size of the single business means that it would also be able to support a large capital infrastructure program spread across SEQ. This may facilitate the provision of services to non-viable areas such as the Southern Moreton Bay Islands (SMBI). Within this model, asset risk can also be spread across a broader infrastructure base.

A drawback is that there may be less ability to influence the water business as RCC would be a very minor shareholder in this new entity. The model does not support performance and efficiencies monitoring through competition by comparison within the SEQ region.

The cost of establishment would also be high with the need to align and join together 10 separate water businesses, each with individual system and data configurations, requiring significant data migration.

## 2. Two water businesses

This configuration proposes 2 integrated distribution–retail businesses in SEQ configured as follows:

- WB1 – Brisbane;
- WB2 - Sunshine Coast, Moreton Bay, Lockyer Valley and Somerset, Gold Coast, Logan, Ipswich, Scenic Rim and Redland.

This model is similar to the single entity proposed above, but does support competition by comparison within the region. The large size organisation would be able to bring a reduced cost to serve, and, in this particular configuration, WB2 would have a greater growth rate as it incorporates the major growth areas in SEQ. There would be a greater demand for new infrastructure to support the growth.

Establishment costs would remain relatively high with the need to amalgamate 9 WBs together, and RCC's ability to influence would remain low as a minor shareholder.

## 3. State government and CoMSEQ configuration

Three integrated water businesses based on the following clusters:

- WB1 – Brisbane, Scenic Rim, Ipswich, Somerset and Lockyer;
- WB2 – Sunshine Coast and Moreton Bay; and
- WB3 – Gold Coast, Logan and Redland.

This configuration provides reduced establishment costs, with the need only to amalgamate 3 water businesses. RCC also has a greater ability to influence the new water business as opposed to any other configuration presented. Although RCC would be the smallest shareholder, there would only be a total of 3 shareholding councils.

Cost to serve may remain potentially high, due to the Gold Coast's significant asset base, however there is potential for significant growth within this business region to support a reasonable capital infrastructure program.

This configuration also supports competition by comparison with 3 water businesses operating in SEQ.

## 4. Expanded cluster

This proposal is a reconfiguration of the proposed 3 clusters as follows:

- WB1 – Brisbane;
- WB2 – Sunshine Coast, Moreton Bay, Lockyer Valley and Somerset;
- WB3 – Gold Coast, Logan, Ipswich, Scenic Rim and Redland.

This configuration is an expansion of the CoMSEQ and state government's proposal which would include Ipswich and Scenic Rim in WB3 with Redland, Logan and Gold Coast.



This configuration has an increased reform cost compared to option 3 above, as there would be 5 water businesses to amalgamate. RCC's ability to influence would be very similar to option 3, however the cost to serve may be slightly improved due to an expanded asset base and increased population. There is also greater expected growth within this region, providing great demand for new capital infrastructure, also providing a potential to reduce cost to serve in the future.

In comparing the 4 configurations for the new integrated water businesses, option 3 (CoMSEQ and state government proposal) provides RCC a greater ability to influence the new entity, reduced establishment costs and the ability to support future capital infrastructure requirements with a reasonable population growth. It is recommended that council support the CoMSEQ and state government proposed configuration.

### **RELATIONSHIP TO CORPORATE PLAN**

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

### **FINANCIAL IMPLICATIONS**

The financial implications with the proposed amended model will be subject to further discussions with the state government and funding arrangements for start-up costs for the new water business.

### **PLANNING SCHEME IMPLICATIONS**

There are no planning scheme implications within this report.

### **CONSULTATION**

Consultation occurred with the RCC Water Reform Steering Group.

### **OPTIONS**

#### **PREFERRED**

That council resolve as follows:

1. To support an integrated retail and distribution water business model;
2. To support the state government revised water reform configuration based on the composition of 3 geographically separate vertically-integrated distributors—retailers owned by their constituent councils being:
  - Brisbane, Scenic Rim, Ipswich, Somerset and Lockyer;
  - Sunshine Coast and Moreton Bay; and
  - Gold Coast, Logan, Redland.

### **OFFICER'S RECOMMENDATION**

That council resolve as follows:

1. To support an integrated retail and distribution water business model;

2. To support the state government revised water reform configuration based on the composition of 3 geographically separate vertically-integrated distributors–retailers owned by their constituent councils being:
  - Brisbane, Scenic Rim, Ipswich, Somerset and Lockyer;
  - Sunshine Coast and Moreton Bay; and
  - Gold Coast, Logan, Redland.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Henry  
Seconded by: Cr Elliott

**That council resolve as follows:**

1. **To support an integrated retail and distribution water business model;**
2. **To support the state government revised water reform configuration based on the composition of 3 geographically separate vertically-integrated distributors–retailers owned by their constituent councils being:**
  - **Brisbane, Scenic Rim, Ipswich, Somerset and Lockyer;**
  - **Sunshine Coast and Moreton Bay; and**
  - **Gold Coast, Logan, Redland; and**
- 3 **That support be conditional upon Gold Coast City Council and Logan City Council providing current asset condition and value through the due diligence process.**

**CARRIED**

## **12 PLANNING & POLICY COMMITTEE 22/07/09 - RECEIPT AND ADOPTION OF REPORT**

Moved by: Cr Ogilvie  
Seconded by: Cr Townsend

That the Planning & Policy Committee Report of 22 July 2009 be received.

CARRIED

### **12.1 GOVERNANCE**

#### **12.1.1 REDLAND CITY COUNCIL'S ONGOING MEMBERSHIP IN THE COUNCIL OF MAYORS (SEQ) PTY LTD**

**Dataworks Filename:** GOV - Council of Mayors (SEQ)  
**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer  
**Author Name:** Luke Wallace  
Manager, Corporate Planning, Performance and Risk

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### **EXECUTIVE SUMMARY**

The Council of Mayors South East Queensland (COMSEQ) pursues a core focus of political advocacy on priority issues for South East Queensland. Originally formed in September 2005 to replace to South East Queensland Regional Organisation of Councils (SEQROC) there are now nine remaining members of COMSEQ, of which Redland City Council is one.

This report provides a brief overview of some of the current strategies being pursued by COMSEQ and recommends that Council continues its membership of the organisation.

### **PURPOSE**

The purpose of this report is to seek endorsement for the ongoing membership of Council within the COMSEQ.

### **BACKGROUND**

The COMSEQ provides a united voice and a coordinated platform for local government in the South East Queensland region. The organisation works closely with, and endeavours to influence, both State and Federal government on key strategic issues affecting the region including water, regional planning, infrastructure, the environment and economic growth.

Despite the recent withdrawal of Moreton Bay Regional Council and Ipswich City Council, the organisation continues to represent approximately 2.4 million people in the fastest growing region of Australia.

The COMSEQ pursues a number of significant strategic objectives which it reviews each year. Currently those objectives are as follows;

- Review and implement the SEQ Regional Plan taking into account population growth management
- Improve the wellbeing and liveability of SEQ communities
- Promote sustainability
- Demonstrate strong leadership (this includes fostering unity among members, working collaboratively at a regional, state, national and international level, pursuit of continuous improvement outcomes etc)

Given the current social, economic and environmental challenges faced throughout the region, it is considered that Council's annual subscription to this organisation (currently \$94,531 including administration and project costs) is a worthwhile investment.

## **ISSUES**

The issues for Council to consider in reaching a determination on this matter are as follows;

- Council has been a member of COMSEQ since its inception in September 2005
- COMSEQ provides a united voice and a coordinated platform to assist local government advocacy needs in the region
- Recently, Moreton Bay Regional Council and Ipswich City Council have announced their withdrawal, at least for the time being, from COMSEQ and this reduced the overall number of residents represented by approximately 490,000 (17.15%)
- The COMSEQ is pursuing several significant social, environmental, economic and governance strategic objectives that are of great importance to the region
- The current cost to Council of membership is \$94,531 for the year
- Some of the key issues pursued by COMSEQ in recent months include the creation of regional carbon sink sites, State Government water and sewerage subsidies, the integration of the distribution and retail arms of the water businesses and the preparation of a submission on the SEQ Regional Plan

## **RELATIONSHIP TO CORPORATE PLAN**

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

## **FINANCIAL IMPLICATIONS**

The current financial implication of membership of COMSEQ is \$94,531.

**CONSULTATION**

Consultation on this report was undertaken with the Chief Executive Officer.

**OPTIONS****PREFERRED**

That Council confirms its ongoing membership of the Council of Mayors (SEQ) Pty Ltd.

**ALTERNATIVE**

That Council withdraws from the Council of Mayors (SEQ) Pty Ltd and advises the Chairman, Councillor Campbell Newman, of this decision at the earliest opportunity.

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

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve to confirm its ongoing membership of the Council of Mayors (SEQ) Pty Ltd.**

**CARRIED**

## 12.2 PLANNING AND POLICY

### 12.2.1 DRAFT SOCIAL INFRASTRUCTURE STRATEGY

<b>Dataworks Filename:</b>	<b>CS - Social Infrastructure Strategy</b>
<b>Attachments:</b>	<a href="#"><u>Attachment 1 - Draft Social Infrastructure Strategy</u></a> <a href="#"><u>Attachment 2 - Strong Communities Policy</u></a> <a href="#"><u>Attachment 3 - Social Infrastructure Policy</u></a>
<b>Responsible Officer Name:</b>	<b>Roberta Bonnin</b> <b>Manager Community and Social Planning</b>
<b>Author Name:</b>	<b>Lacey Brown</b> <b>Strategic Adviser Social Planning</b>

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### EXECUTIVE SUMMARY

*Building Strong Communities: Draft Redlands Social Infrastructure Strategy 2009* (the Strategy) clearly articulates Council's social infrastructure policy position for the next twenty years and provides a structured evidence base to demonstrate priorities and initiate partnerships.

After incorporation of minor amendments from the Councillor workshop and interviews, it is recommended that Council endorse the draft strategy and supporting policies for the purposes of commencing formal public consultation.

### PURPOSE

To resolve to endorse the following documents for the purposes of commencing public consultation prior to final adoption:

- Building Strong Communities: Draft Redlands Social Infrastructure Strategy 2009
- Social Infrastructure Policy
- Strong Communities Policy

### BACKGROUND

Council resolved in 2007 to undertake a social infrastructure plan. This project was intended to include a thorough analysis of the needs arising in the community now and in the future to ensure a well planned and coordinated range of facilities, services and support to enable people to participate and contribute to the City's broader economic and social development.

Without a strategy and comprehensive plans developed in negotiation with relevant social infrastructure providers and funders, community members, business stakeholders and developers, Council will come under increasing pressure to address facility, service and network gaps on an ad hoc basis.

## ISSUES

In the drafting of the plan, it was identified that a strategy with an implementation plan was the most useful response. The draft strategy:

- provides a coordinated, staged and whole-of-City approach to addressing social infrastructure provision over a 20 year timeframe;
- identifies the role of Council and other key stakeholders in the planning and provision of social infrastructure and associated resource implications.

The draft strategy signals new ways to plan for social infrastructure and new ways to develop and deliver facilities, services and networks on the ground. The strategy goes beyond the need for facilities, recognising the importance of service, activities, groups and networks in community life. Some of the key shifts include:

- developing new programs and linking up existing groups in precincts around existing and new facilities to create hubs;
- increasing emphasis on community development
- supporting social enterprises
- identifying mechanisms for the ongoing consideration of social dimensions in planning.

The strategy includes a range of projects:

- **Five catalyst projects** – these are projects that will have a big impact well beyond a single catchment or district. They reflect the aspirations of the community and will position Redland City as a social and cultural leader in South East Queensland.
- **Ten city-wide projects** – these are initiatives that will make a big difference in supporting strong communities across the Redlands.
- **Twenty-four local projects** – these are projects that meet critical gaps for services, networks or facilities in individual catchments (the plan breaks the Redlands into six planning area catchments, grouping together suburbs based on settlement patterns and relationships between communities).

The delivery of the strategy will be supported by new policies and statutory instruments:

- Strong Communities Policy
- Social Infrastructure Policy
- Framework for Infrastructure Contributions (planning scheme policy)
- Proposed Priority Infrastructure Plan
- Community infrastructure and social planning provisions and actions in new master plans and structure plans.

Successful implementation of the draft strategy will mean a change in the way Council does business. It will mean taking on a more strategic leadership role and delivery on the Strong Communities and Social Infrastructure policies.

The Social Infrastructure Policy sets out the guiding principles to *building safe, strong and self reliant communities with good access to social infrastructure*. It articulates

that Council shares a responsibility, with other spheres of government, business and the community to provide access to services, facilities and networks.

The Strong Communities Policy has been drafted to meet Corporate Plan objectives and outline the guiding framework to achieve and define a strong community...*"a connected community with access to the full range of options required for a rich community life and an active attachment to place"*. The policy articulates a set of principles underpinning Council's approach, including social justice, sustainability and active citizenship.

### **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 strategy will be used to advocate to other levels of government and the private sector to set up partnerships and alliances to attract new investment in social infrastructure and better use of existing facilities and services. Some of the outcomes of the strategy that will have financial consequences include:

- Council's Community Development Team is restructuring and refocusing priorities and budget to deliver elements of the strategy. The immediate need for a community development officer for Southern Redlands (Thornlands, Victoria Point, Redland Bay, Mount Cotton, SMBI) has been identified. A temporary position has been assigned for 12 months but will need longer term allocation.
- The strategy will inform Council's strategic review of community halls as the first stage in the Community Facilities Asset Lifecycle Project commencing in 09/10 financial year.
- Council's 10 Year Capital Works program which provides a schedule of community facility infrastructure projects that have also been identified in the draft priority infrastructure plan.
- The implementation of Council's Community Grants Program

A number of projects are already underway and have attracted Federal and State funding. Over the next 12 months a detailed Implementation Plan will be developed for capital and operational budgets and to secure partnerships.

### **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, such as the provision of community purpose zoned land that is negotiated during planning processes for structure plans and master plans.



## CONSULTATION

Consultation in developing the two policies and draft strategy has been undertaken by the project team (Stephanie Wyeth, Lacey Brown and Roberta Bonnin) with a number of stakeholders including:

- interviews with 14 State/Federal government agencies, Redland City Councillors and Managers;
- interviews with key community organisations and other local government authorities;
- key stakeholders workshop;
- technical and operational review by officers as part of SIS Review Team;
- further validation as part of the Redlands 2030 community plan consultation process, including a social infrastructure activity at the Speakouts;
- a presentation to the Executive Leadership Group on the 11 May 2009 followed by a workshop with Councillors and the Executive Leadership Group on 12 June 2009.

Additional focus group consultation was undertaken by Debra Wilson Consulting Services to investigate the concept of strong communities, and peer review by consultants Dee Elliot and Andrea Young for the Social Infrastructure Strategy.

Comments from the Councillor/ELG workshop and the latest round of Councillor interviews (June 2009) have resulted in some amendments:

Strong Communities Policy	Change in status to a corporate policy, 'Strong Communities Policy' and minor rewording
Social Infrastructure Policy	Minor rewording
Draft Strategy	<u>Council approach</u>
	<ul style="list-style-type: none"> <li>• Recognition of the need to keep pace with the digital age</li> </ul>
	<u>Catalysts Projects</u>
	<ul style="list-style-type: none"> <li>• Addition of Regional Sports Facility, Thornlands (move from City-wide projects and bring forward to short-medium term)</li> </ul>
Draft Strategy	<u>City-wide projects</u>
	<ul style="list-style-type: none"> <li>• Broadening of Ageing-in-Place Strategy through innovative partnerships</li> <li>• Inclusion of Good Neighbour Strategy</li> <li>• Inclusion of community facilities asset lifecycle project in the Community Hubs and Precincts Strategy</li> <li>• Addition of advocacy plan for educational facilities for southern Redlands</li> </ul>
	<u>Local projects</u>
Draft Strategy	<ul style="list-style-type: none"> <li>• Addition of Wellington Point Village Green</li> <li>• Addition of Birkdale Place-making Project</li> <li>• Addition of Redland Bay Youth Space</li> </ul>

	<ul style="list-style-type: none"> <li>• Deletion of Double Jump Road community hub (meeting space) and instead strengthen the focus on Victoria Point as a community and service hub. When structure plan process for Double Jump Road commence, facilitate social interaction through open space design and connectivity of pedestrian and cycleways.</li> </ul>
	<p><u>Maps</u></p> <ul style="list-style-type: none"> <li>• <u>Provide additions on localities covered by strategies</u> <ul style="list-style-type: none"> <li>○ <u>inclusion of Point Talburpin and Mt Cotton in Southern Redlands Strategy;</u></li> <li>○ <u>Birkdale Landfill site in Green Living Hubs</u></li> </ul> </li> </ul>

### Further public consultation

A number of measures will be undertaken in consulting on the draft strategy and policies which include:

- Public notification in the newspaper and website
- Newsletter with a feedback section
- Distribution of draft strategy to Council networks
- Stakeholder workshop
- Further meetings with key partners and State/Federal agencies
- Presentation and discussion with SEQ social planners network

A suite of supporting documentation and background information is also available on Council's website that will provide useful information for community organisations.

### OPTIONS

#### PREFERRED

That Council resolve to endorse the following documents as attached for the purposes of commencing public consultation:

- Building Strong Communities: Draft Redlands Social Infrastructure Strategy 2009
- Social Infrastructure Policy
- Strong Communities Policy

#### ALTERNATIVE

To request officers provide further information on issues raised and report back to Council.

### OFFICER'S/COMMITTEE RECOMMENDATION

That Council resolve to endorse the following documents as attached for the purposes of commencing public consultation:

1. Building Strong Communities: Draft Redlands Social Infrastructure Strategy 2009;
2. Social Infrastructure Policy; and
3. Strong Communities Policy.

**ADDENDUM**

Following discussion at the Planning & Policy Committee meeting of 22 July 2009, the following changes were made to the Draft Social Infrastructure Strategy:

1. Page 9 of the strategy – new section under ‘Global forces’ – on Digital Age, after the paragraph on Oil prices;
2. Page 14 of the strategy – dot point ‘keeping pace with the digital age’ deleted and replaced with ‘advancing digital technologies’;
3. Page 20 of strategy – new dot point under No 9 Local social infrastructure strategies – o Digital technologies; and
4. Page 33 of the strategy - change statistics from 6,139 to 6,500

**COUNCIL RESOLUTION**

Moved by: Cr Boglary  
Seconded by: Cr Murray

**That Council resolve to endorse the following documents as attached for the purposes of commencing public consultation:**

- 1. Building Strong Communities: Draft Redlands Social Infrastructure Strategy 2009 as attached to these Minutes;**
- 2. Social Infrastructure Policy; and**
- 3. Strong Communities Policy.**

**CARRIED** (unanimously)

**12.2.2 REDLAND MUSEUM 10 YEAR STRATEGIC PLAN**

**Dataworks Filename:** Redland Museum  
**Attachment** [Redland Museum Ten Year Strategic Plan March 2009](#)  
**Responsible Officer Name:** Roberta Bonnin  
Manager Community & Social Planning  
**Author Name:** Judy Spokes  
Senior Adviser Cultural Services

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**EXECUTIVE SUMMARY**

The Redland Museum adopted a 10 year Strategic Plan 2009 – 2018 in March 2009 to guide its service delivery and capital works investments during a period of significant growth.

The Plan will inform the development of a new recurrent funding contract between Council and the Museum to replace the current Memorandum of Understanding which expires in July 2009.

A major project identified in the plan is a staged building extension program, which will require Council's approval of a revised lease to accommodate a larger building footprint.

**PURPOSE**

The purpose of this report is to extend the MOU with the Redland Museum for a further 12 months to allow for the development of a new grant contract.

**BACKGROUND**

The Redland Museum has prepared a long term strategic plan to guide its operations during a period when it plans substantial growth and development of its services and facilities.

Following extensive consultation with officers and Councillors in 2008 and early 2009 the Museum Committee prepared and adopted the 10 year Strategic Plan (attached).

On 10 June 2009 Museum President, Ross Bower gave a presentation of the attached Plan to a joint meeting of Councillors, senior staff and officers from the Planning & Policy and Customer Services Divisions, and the Museum Committee.

**ISSUES**

The Museum's Strategic Plan has been prepared to inform the development of a new recurrent funding agreement with Council to replace the current MOU due to expire in July 2009.

The Plan takes account of Council's Cultural Plan, *Our City Our Culture*, adopted by Council in June 2008 and acknowledges the need for increased focus on:

- community engagement in local cultural heritage collections, and their management and interpretation.
- collections as a source of stories that illuminate local history, community character and identity
- reflecting contemporary as well as historical expressions of cultural and community life.
- partnerships with diverse communities and organisations especially those concerned with education
- new technologies as a medium for improving collection management and community engagement
- diversity of Redlands heritage and the need to reflect this in programs and partnerships.
- increasing self-reliance in income generation.
- adherence to professional museological industry standards and a planned transition towards professional curatorial management.

The Plan focuses the Museum's resources towards four key goals:

1. **Collection and Displays.** We will strive to develop an excellent and well-managed collection that is relevant to our community, and displayed in an outstanding way.
2. **Community Involvement.** Through public awareness, audience development, and creative public activity programming we will strive to make Redland Museum a vital and sustainable part of the life of our community
3. **Financial Sustainability.** Over the course of this plan Redland Museum will develop income streams capable of securing financial sustainability for the museum's future.
4. **Buildings and Facilities.** As an alternative to piecemeal development, this plan describes the building development needs over the long term to support, facilitate, and accommodate the other strategic goals.

Indicators to measure progress against these goals are identified against specific actions designed to achieve them. The nature and quality of the data used to evaluate progress and the frequency of progress reviews should be the subject of further discussion with Council officers prior to the commencement of a new recurrent funding contract.

### **A partnership approach**

It is clear that the Museum Committee has carefully considered the advice of Council Officers, notably the Local History Collection Curator, Tracy Ryan and Senior Advisor Cultural Services, Judy Spokes in development of the Plan. The Museum Committee continues to demonstrate a firm commitment to working in partnership with Council towards common goals in its planning, management and operation of community facilities and resources.

The recently launched 'Stories of the Redlands' permanent exhibition at the Museum and its promotion within the Redlands 2030 cultural program is an example of this partnership approach. The exhibition also represents a new direction in the curatorial approach of the museum and its embrace of contemporary practices in exhibition design. The exhibition signals the Museum's entry into a new era of heritage activities that, with effective and strategic support of Council, will deliver significant benefits to current and future generations of Redlands residents.

### **Building development and lease arrangements**

The 10 year Strategic Plan 2009-2018 outlines significant development of the Redland Museum's services and facilities. An increased building footprint was foreshadowed and approved in principle in the Cleveland Showground Master plan adopted by Council in 2005.

It should be noted that the proposed extension and lease outlined by the Museum in its Strategic Plan and presentation to Councillors on June 10 2009 exceed the lease and building footprint foreshadowed and approved in principle by Council in 2005.

Formal correspondence and discussions between Council officers and the Museum have occurred to assist the Museum progress an application to Council for a new lease to accommodate the increased building footprint. As the organisation's current lease is due to expire in 2014 it is proposed that the term of the new lease be reviewed in line with the Leasing Policy adopted by Council earlier this year. The boundaries of the proposed lease will be considered as part of the Cleveland Showground Master plan review, due to commence in 2009. As the Museum is situated on crown land, approval from the Queensland Government's Department of Environment and Resource Management is required to expand the footprint of the lease.

The Manager of Assessment Services has provided preliminary advice to the Museum Committee on its obligations under the development assessment process. Further detailed advice will be given by both the Manager Development Coordination and the Property Services Manager.

Council's capital works budget has allocated funds for design and construction of a new (or amended) internal road at the Showgrounds to accommodate a lease which will support Stage 1 of the Museum's building extension program. Scope to bring forward these road works is currently being considered by the Manager Community and Social Planning.

### **Grant contract arrangements**

Council currently supports the Redland Museum's operations through an annual grant of \$171,160. This represents a very substantial commitment from a local government to a community museum, and is a reflection of Council's sustained support for the Museum's role in local heritage collections and their promotion.

To ensure that Council's investment returns equivalent benefits to local residents a more focussed and strategic funding contract is proposed to guide the Museum's delivery and evaluation of its services. There are aspects of the Museum's plans that warrant further discussion with officers prior to the drafting of a new (five year) funding contract. Among these are:

- Clarification about the Museum's relationship with the custodians of the Russell Island museum collection and storage shed
- Succession planning for Committee members
- Clarification about the role of the Council representative on the Museum Committee
- The relationship between the Museum and the Norm Price Park – Redland Showgrounds

To ensure sufficient time for consideration of these matters, and the resolution of the pressing lease and building issues identified by the Museum Committee as a priority, it is recommended that the MOU governing Council's current annual grant is extended for 12 months during which time a revised funding contract will be prepared.

### **RELATIONSHIP TO CORPORATE PLAN**

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

### **FINANCIAL IMPLICATIONS**

The financial implications of this report to extend the MOU with the Redland Museum for a further 12 months has been accommodated in the approved budget for 2009/10.

### **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 recommendations of this report are supported by consultation with the Service Manager, Cultural Development, whose responsibilities include management of Council's contract with the Redland Museum, and the officer responsible for the Local History Collection, who maintains a close relationship with the Museum Committee.

**OPTIONS****PREFERRED**

That Council extend the MOU with Redland Museum for a further 12 months to allow for the development of a new grant contract.

**ALTERNATIVE**

No alternative recommended.

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

Moved by: Cr Henry  
Seconded by: Cr Reimers

**That Council resolve to extend the Memorandum of Understanding with Redland Museum for a further 12 months to allow for the development of a new grant contract.**

**CARRIED**



### 12.2.3 RESPONSE TO THE NATIONAL KOALA CONSERVATION STRATEGY 2009 - 2014 CONSULTATION DRAFT

**Dataworks Filename:** EM - EM Policy - EM Koala Conservation  
Management Policy and Strategy

**Attachment:** [Draft Koala Strategy](#)  
[RCC Response to National Strategy](#)

**Responsible Officer Name:** Gary Photinos  
Manager Environmental Management Group

**Author Name:** Richard Collins  
Adviser Biodiversity Planning

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#### EXECUTIVE SUMMARY

The Commonwealth Department of Environment, Water, Heritage and the Arts has released a Consultation Draft of the National Koala Conservation and Management Strategy 2009 – 2014 for submission before Wednesday 5 August 2009.

Recognising the importance of koalas, it is essential that Redland City Council contributes a submission. Council's experience enables it to make a valuable contribution to the development of an effective National Koala Strategy.

The Consultation draft indicates that an implementation team will ensure that the strategy's goals will be achieved.

However the attached draft submission argues that listing koalas as vulnerable (or endangered) under the EPBC Act is an essential first step to provide the implementation team with the power necessary to conserve koalas in the Koala Coast.

#### PURPOSE

The purpose of this report is to determine if Council wishes to make a submission to the Department of Environment, Water, Heritage and the Arts on the Consultation Draft of the National Koala Conservation and Management Strategy 2009 – 2014.

#### BACKGROUND

- The first National Koala Strategy was released in 1998.
- In 2006 the Natural Resource Management Ministerial Council agreed to review the Strategy.
- Also in 2006 the Commonwealth Threatened Species Scientific Committee determined that the koala should not be considered as vulnerable or endangered under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

- A report, 'Decline of the Koala Coast Koala Population: Population Status in 2008' was released by the Queensland Department of Environment and Resource Management. It detailed a dramatic decline of the local koala population and predicted effective extinction by 2011.
- In July 2009 the Commonwealth Department of Environment, Water, Heritage and the Arts released the Consultation Draft of the National Koala Conservation and Management Strategy 2009 – 2014.
- Submissions close Wednesday 5 August 2009.

## ISSUES

It is widely accepted that the Koala Coast's koala population is under significant threat. A recent report by DERM suggested that koalas could effectively be extinct in the area before 2011. Redland City Council has made a significant effort and investment in local koala conservation through the development and implementation of the 'Redlands Koala Policy and Implementation Strategy 2008'. In addition, the State Government has released a number of documents within recent years with the stated intent of preserving the koala populations of south east Queensland.

While its predecessor had little or no effect on the local koala population, it is hoped that a National Koala Conservation and Management Strategy will be sufficiently effective to save koalas in the Koala Coast from extinction. Recognising the dire straits of the local koala population and the importance placed on koala conservation by the Redland City Council it is essential that a submission is made on the consultation draft.

Redland City Council is well equipped to make a valuable contribution to the debate on how to develop an effective National Koala Strategy. The development of two koala policies, the convening of the Redlands Koala Summit and the high profile approach taken by Council has put Council at the forefront of koala conservation by a local government. Redland City Council can also comment critically on the effectiveness of the State Government's approach and is able to provide invaluable insight from the home of the most threatened population of koalas in the country.

The Consultation Draft of the National Koala Conservation and Management Strategy 2009 – 2014 suggests significant improvements to its predecessor including the creation of an implementation plan and an implementation team to ensure that the strategy achieves its goals however it lacks, in its present form, a head of power or funding. It is suggested that the koala should be recognised by the EPBC Act as vulnerable (or endangered) to provide the implementation team with the coercive powers they require. The level of funding and who will pay must also be determined before the final draft of the strategy is completed.

A full copy of the suggested submission is attached to this report.

## **RELATIONSHIP TO CORPORATE PLAN**

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

## **FINANCIAL IMPLICATIONS**

There are no short term financial implications associated with this report. The outcome from the submission process may represent some financial implications to Council that may result from the implementation of the National Koala Strategy, but these costs cannot be determined.

## **PLANNING SCHEME IMPLICATIONS**

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

## **CONSULTATION**

No consultation has taken place due to time constraints.

## **OPTIONS**

### **PREFERRED**

That the Council resolve to make a submission, as attached, to the Department of Environment Water Heritage and the Arts on the Consultation Draft of the National Koala Conservation and Management Strategy 2009 – 2014.

### **ALTERNATIVE**

That the Council resolve to make a submission, as attached and amended at the direction of Council, to the Department of Environment Water Heritage and the Arts on the Consultation Draft of the National Koala Conservation and Management Strategy 2009 – 2014.

## **OFFICER'S/COMMITTEE RECOMMENDATION**

That Council resolve to make a submission, as attached, to the Department of Environment Water Heritage and the Arts on the Consultation Draft of the National Koala Conservation and Management Strategy 2009 – 2014.

## **ADDENDUM**

Following discussion at the Planning & Policy Committee meeting of 22 July 2009, the following changes were made to the attachment RCC Response to National Strategy:

1. Page 2 – new paragraph added which reads:  
*Precautionary principle*

*“Council is pleased to note, notwithstanding the inclusion of the loopholes described above, the incorporation of the precautionary principle into the Guiding Principles of the document.”*

2. Page 3 – new second paragraph added to ‘Habitat loss’ as follows:  
*“The issue of the conservation of koala habitat is brought into sharp focus in the Redlands where the coastal plains provide the preferred habitat of koalas. Unfortunately, the coastal plains are also the preferred habitat for humans and this is recognised by the ‘Draft South East Queensland Regional Plan 2009-2031’ which designates the coastal plains as ‘Urban Footprint’. It is within the Urban Footprint that it is expected that the vast majority of new development, the consolidation of existing development and further increases in the density of development will occur. “*
3. Page 4 – the following words added to the first sentence under ‘Isolated Population’  
*“(it is understood that the Koala Coast population demonstrates genetic differences to neighbouring populations).”*
4. Page 5 - The paragraph under Community involvement amended to read:  
*“The experience of Redland City Council in implementing its Koala Policies has highlighted the particular importance of community involvement, ownership by stakeholders and effective resourcing under a head of power. A policy statement of the Redlands Koala Policy and Implementation Strategy 2008 requires the “creation of a ‘Koala Active Community’ which understands its role and takes positive actions for the long term survival of koalas” – in short, a koala friendly community. Council notes that the intent of this statement is mirrored in Desired Outcome #8 (p5).”*
5. Page 7 – a new last paragraph added as follows:  
*“While Redland City Council believes that the koala should be listed as vulnerable throughout out its natural range for the reasons described above, it also strongly believes that there is now sufficient robust evidence to indicate that the genetically isolated koala population of the Koala Coast should be recognised as ‘critically endangered’. It is Council’s view that nothing less than recognising the conservation status of the rapidly declining local population as ‘critically endangered’ under the EPBC Act will ensure that the next generation of Redlanders will enjoy the site of a wild koala in their own backyard.”*

## **COUNCIL RESOLUTION**

Moved by: Cr Henry  
Seconded by: Cr Reimers

**That Council resolve to make a submission, as attached to these Minutes, to the Department of Environment Water Heritage and the Arts on the Consultation Draft of the National Koala Conservation and Management Strategy 2009 – 2014.**

**CARRIED** (unanimously)

**12.2.4 RCC CONSERVATION LAND MANAGEMENT STRATEGY 2009**

<b>Datworks Filename:</b>	<b>EM Planning – Conservation Land Management Strategy 2009</b>
<b>Attachments:</b>	<a href="#"><u>Conservation Land Management Strategy 2009 Public Consultation Draft</u></a>
<b>Responsible Officer Name:</b>	<b>Gary Photinos Manager- Environmental Management</b>
<b>Author Name:</b>	<b>Leo Newlands Advisor- Reserves Management</b>

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**EXECUTIVE SUMMARY**

Redland City covers large areas of natural coastline, the coastal islands of Moreton Bay, remnant bushland, and developed urban and rural areas totalling 53,700 hectares of which approximately 17.17% is classed as reserve land.

To date much of Councils accumulated knowledge regarding effective resource management is dispersed throughout a range of management plans, strategies, databases, working procedures and within the personal knowledge of past and present Council officers.

The Draft Redland City Council Conservation Land Management Strategy 2009 (CLMS 2009) provides an innovative and definitive means of managing all of Councils reserves via one living document and the ensuing CLMS Information management system. The Document aims to consolidate available information and knowledge and apply it to the management of specific areas of the Councils conservation estate such as conservation areas, bushland refuges and creek corridors to name a few.

Internal stakeholders have been integral in the development and revision and subsequent quality of the CLMS 2009 and have provide very positive feedback. The next stage in the development of the CLMS 2009 is making it available for public viewing and submissions.

**PURPOSE**

The purpose of this report is to seek Council approval for the draft “Redland City Council Conservation Land Management Strategy 2009: a plan for the next ten years” to be released for public display and submissions.

**BACKGROUND**

- 2008 - Development of the CLMS 2009 commenced in response to need for a holistic reserves strategy.
- 2009 - Internal consultation utilised to direct 1<sup>st</sup> draft of CLMS 2009.

- March 2009 - draft CLMS 2009 provided to internal stakeholders for comment and completion of 2<sup>nd</sup> draft strategy.
- 2009 - Document approved by ELG for presentation to Councillors workshop.
- 2009 - Document revised following input from Councillors.

## ISSUES

### CURRENT LAND MANAGEMENT PLAN DEVELOPMENT

The purpose of current site specific land management plan process is to guide management of reserves. Preparing site specific land management plans are usually an exhaustive process and takes some time to develop therefore not all reserves at this time have a detailed land management plan. However, existing conservation land protocols do apply for the management of all reserves guided by the pest management plan, vegetation enhancement strategy, biodiversity strategy, bushfire management plan, waterway management plans and site specific plans.

Council has greater than 280 reserves and the conservation estate is increasing due to newly acquired areas.

### A WHOLE OF CONSERVATION ESTATE MANAGEMENT STRATEGY

The proposed Conservation Land Management Strategy (CLMS 2009) offers a core set of principles that can be applied to Councils entire conservation estate and is positioned under the Biodiversity Policy within the Council's environmental policy matrix.

Whereas the existing plans have limited capacity to respond to evolving Council policy and legislative changes. This document offers the capacity for new policy and legislative changes to be incorporated into regular revisions of the strategy and thus apply to all Councils reserves. The development of an information management system associated with this strategy means that day to day management of individual reserves can be undertaken in the light of up to date information.

### KEY FEATURES OF THE PROPOSED CONSERVATION LAND MANAGEMENT STRATEGY

- The new strategy advocates for an improved and consistent classification and management practices for the conservation estate.
- principles and actions to facilitate the coordinated approach to data collection and information management.
- Reporting and budgeting are two essential process of Council. With improved, data collection and information management means that accurate budget estimate processes can be achieved.
- Council has undertaken to produce the State of the Environment (SOE) reporting process which requires up to date information. The CLMS 2009 seeks to ensure that reportable information is available and is consistent with the format requirements for SOE.

COMMUNITY ENGAGEMENT PROPOSED PRIOR TO ENDORSEMENT

It is important to ensure that the broad management objectives are consistent with community values so engagement with the community on these broad principles is recommended.

**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**

There will be financial implications including costs associated with the implementation of the CLMS 2009 for auditing reserves, information systems development, amalgamation of lots, and closure of roads and data collection technology. Council's adopted Corporate Policy POL 3077 clearly states that funds from the Environment Charge will be used for the management and revegetation of the conservation estate and koala habitat. Council has already allocated funds from the Environment Charge for this purpose.

**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 undertaken at a number of stages with Parks and Conservation, Risk and Liability Services, Land Use Planning, Environmental Education, Economic Development, Integrated Development Services, Infrastructure Planning and Compliance.

Feedback on the draft CLMS 2009 has been very positive from all internal stakeholders. Internal stakeholders provided a range of comments to fine tune CLMS 2009. Environmental Management is now confident that the CLMS 2009 is now ready for the public consultation phase. The general response and sentiment of internal stakeholders is that the document is strategically well directed, very well thought out, comprehensive, well set out and informative.

Comments are summarised as follows:

<b>Department</b>	<b>Section</b>	<b>Comments</b>	<b>Action taken</b>
Customer Services	Regulatory and Health Services	"This looks fine with us".	
Planning and Policy-	LUP	Likes the way the document is set out.	Amendments included

Department	Section	Comments	Action taken
		(minor comments provided).	
Customer Services	Operations and Maintenance-Parks and Conservation	"Well set out, comprehensive" Likes the way it is set up and has learnt new information from it regarding tenure issues. (minor comments provided).	Amendments included
Planning and Policy	Risk and Liability services	"The document is very well thought out and comprehensive. I learnt a lot from it and commend you for your efforts". (minor comments provided).	Amendments included
Planning and Policy	Economic Development	"No feedback required"	
Customer Service	Operations and Maintenance-Environmental Education	Very happy with the concepts and principles of the document. (Minor Comments to 'volunteer' section)	Amendments included
Planning and Policy	Infrastructure Planning	"Very good"(minor comments provided).	Amendments included
Planning and Policy	Open Space Planning	"Bushwalkers and MTB using narrow trail may present safety issues. Otherwise very comprehensive" "great reading!"	Comment included in MTB section to ensure signage identify trails as dual-use

## OPTIONS

### PREFERRED

That Council resolve to endorse the draft "Redland City Council Conservation Land Management Strategy 2009: a plan for the next ten years" for public display and submissions.

### ALTERNATIVE

That Council resolve to endorse the draft "Redland City Council Conservation Land Management Strategy 2009: a plan for the next ten years" for public display and submissions after further revisions as directed by Council.



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

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve to endorse the draft “*Redland City Council Conservation Land Management Strategy 2009: a plan for the next ten years*” for public display and submissions.**

**CARRIED**

## 12.2.5 HABITAT PROTECTION EXTENSION PROGRAMS

<b>Dataworks Filename:</b>	<b>EM - EM Agreements - Koala Conservation Agreement Program</b>
<b>Attachments:</b>	<a href="#"><u>Attachment 1 – Summary Table of Habitat Extension Programs</u></a> <a href="#"><u>Attachment 2 – Economic Modelling for Your Backyard Garden Program</u></a>
<b>Responsible Officer Name:</b>	<b>Gary Photinos Manager - Environmental Management</b>
<b>Author Name:</b>	<b>Melanie Rippon Acting Adviser - Habitat Protection</b>

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### EXECUTIVE SUMMARY

The Koala Conservation Agreement Program (KCAP) is Redland City Council's key koala-based community education program. This report recommends the expansion of KCAP city-wide and the introduction of a Conservation Works Scheme through KCAP and Your Backyard Garden Program (YBYG), which would be used for various koala and biodiversity conservation works.

KCAP has been running in pilot form since January 2009 and aims to create Koala Active Communities. In accordance with Council's direction, the program has recently undergone a review process in conjunction with YBYG.

The review found KCAP to be successful in terms of engendering community interest and participation towards koala conservation. Significant koala habitat has been protected and works have either been completed or planned through KCAP. The review also found YBYG presents an opportunity to integrate additional conservation projects into small urban blocks, which are not specifically targeted by KCAP.

### PURPOSE

Council adopted the Koala Conservation Agreement Program Annual Incentive Payment Scheme on 26 November 2008 on a pilot basis to 30th June 2009, and its continuation was subject to further consideration by Council.

The purpose of this report is to present a review of the Koala Conservation Agreement Program (KCAP) to date, to seek Council approval for continuation of the Koala Conservation Agreement Program Annual Incentive Payment Scheme, the expansion of KCAP (city wide), and the adoption of an Conservation Works Scheme for both KCAP and YBYG.

### BACKGROUND

- 2008 – Redlands Koala Policy and Implementation Strategy 2008 was adopted by Council. Action 7.2.10 of the strategy states Council will “Develop & implement a local koala program, perhaps a Koala Friendly Backyard

Program”. Action 7.2.5 of the strategy also states Council will “Continue & enhance the delivery of the Your Backyard Garden program and may look at identifying residents that have a “Koala Friendly Backyard”.

- 26 November 2008 - Council resolved to:
  1. Adopt the Koala Conservation Agreement Program, which includes the Koala Conservation Agreement (Attachment 2) and
  2. Adopt the Koala Conservation Agreement Program Annual Incentive Payment Scheme based on the scale of payment (tabled below) for implementation on a pilot basis to 30th June 2009, and its continuation will be subject to further consideration by Council.
 

○ Up to 0.1 hectares of retained Koala Habitat:	\$300
○ 0.11 to 0.5 hectares of retained Koala Habitat	\$450
○ 0.51 to 1 hectare of retained Koala Habitat	\$700
○ 1.1 to 2 hectares or retained Koala Habitat	\$1000
○ 2.1 to 5 hectares of retained Koala Habitat	\$1500
○ Greater than 5 hectares of retained Koala Habitat	\$2500
  3. Delegate authority to the CEO to sign the Koala Conservation Agreements on behalf of Council.
- January 2009 – KCAP was launched in conjunction with the release of Pan-Da the Koala.
- 2009 – The Department of Environment and Resource Management released the report “Decline of the Koala Coast Koala Population: Population Status in 2008”, which indicates koalas have declined by 51% in less than three years across the koala coast.
- 2009 – Through a koala conservation grants scheme, the National Parks Association of NSW provided \$3000 towards KCAP to be used for koala food tree planting. There is potential for KCAP to attract an additional \$18,000 over the next financial year through the Association.
- February to June 2009 – Officers completed a review of KCAP and YBYG.

## ISSUES

### A RANGE OF HABITAT PROTECTION EXTENSION PROGRAMS ARE CURRENTLY AVAILABLE TO RESIDENTS

Redland City Council offers a range of Habitat Protection Extension Programs to residents. Each program has clear objectives and target audiences (see Table 1, Attachment 1).

- Rural Habitat Protection Programs

- **Voluntary Conservation Agreements:** Secures perpetual legal protection of the environmental values of a property. Extension officers encourage assist landholders to manage and enhance the wildlife and habitat values of their properties.
- **Land for Wildlife:** A national program where extension officers encourage and assist landholders to manage and enhance the properties' habitat and wildlife values.
- **Rural Support:** Extension officers encourage and assist landholders (usually rural based) to manage weeds and natural areas on their properties.
- Urban Habitat Protection Programs
  - **Koala Conservation Agreement Program:** encourages and assists participants on larger urban properties to reinstate and manage koala habitat, manage dogs and improve koala movement on private land. A 5 year agreement between Council and participants is signed where participants agree to koala conservation principles and practices. In return, participants receive annual funding, conservation works and technical expertise from Council to manage and protect koala habitat on their property. The program has been operating in pilot form since January 2009 and through this pilot phase has offered a Conservation Works Scheme to participants (one-off provision of conservation works of up to \$3000 in value) in addition to the Annual Incentive Payment Scheme.
  - **Your Backyard Garden Program:** aims to encourage and assist urban residents improve the habitat and biodiversity values of their backyards. This program has been operating since 2004 and has a total of 511 property visits and over 80 ha of urban habitat visited. Currently participants receive a one-off visit from an extension officer, advice on habitat improvement and native plant coupons.

#### KOALA CONSERVATION AGREEMENT ANNUAL INCENTIVE PAYMENT SCHEME

KCAP has been very popular since its launch in January 2009. There are currently 6 properties with signed agreements, 4 pending agreements and 50 properties on the waiting list. 9930 m<sup>2</sup> of land is currently protected under KCAP. Planned and completed works undertaken through KCAP so far include:

- dead wooding of 13 koala food trees (to improve safety and tree health)
- removal of 3 exotic trees and replacement with koala food trees
- quotes obtained for one property for weed removal and revegetation

Council Officers (Senior Extension Officer-Habitat Protection, Extension Officer-Habitat Protection, Advisor-Habitat Protection and Support Officer-Natural Environment) recently undertook an internal review of KCAP and YBYG. The proposed changes to the programs are summarised in Table 2, attachment 1. The main recommendations from the review are:

1. Adopt a 3 year agreement period as an option in addition to the current 5 year agreement period for KCAP - feedback from participants indicates a 5 year agreement period deters some people from joining the program.
2. Roll KCAP out city-wide - there is currently a large waiting list for KCAP. Further, stalling of the program may result in disinterest and frustration from those on the waiting list. City wide expansion of the program and continuation of funding is essential to ensure the program achieves long-term and significant koala conservation and community education outcomes across the Redlands.
3. Use available funding from the koala budget to provide an Annual Conservation Works Scheme (including koala conservation works) within the YBYG program. The provision of these conservation services and materials will:
  - Enable more conservation works to occur on small blocks within the urban footprint that feature significant habitat (primarily koala habitat), which are currently not targeted through KCAP (KCAP targets larger urban blocks),
  - Offer an improved extension service for participants within the urban footprint who are either unable or unwilling to enter into a KCAP agreement process, and
  - Comply with action 7.2.5 of the Koala Strategy.
4. Economic modelling (see attachment 2) for the Annual Conservation Works Scheme indicates the available \$50,000 could be used annually for:
  - Biodiversity (including koalas) conservation works e.g. food tree management and planting, weed removal, fencing modification.
  - Repeat visits by extension officers.
5. Improve the marketing and communication of all extension programs – this project has commenced between relevant Council Officers.

## **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**

Council has allocated \$210,000 annually from the Environment Charge to fund a range of koala habitat incentive programs, with \$160,000 being used for the KCAP Annual Incentive Payment Scheme and Conservation Works Scheme. Should Council resolve to continue with this program it would be funded from this allocation.

The additional funds of \$50,000 per annum for an Annual Conservation Works Scheme for suitably assessed applicants of the Your Backyard Garden Program (see attachment 2) will also be adequately funded from this allocation.

### **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 undertaken with:

- Environmental Education (Indigiscapes) – Senior Extension Officer – Habitat Protection and Extension Officer – Habitat Protection deliver all programs and were heavily involved in undertaking the review of KCAP and YBYG.
- Marketing and Communication – Advisor Marketing and Communications (Koala) was involved in discussions regarding improved marketing and communication of the programs.
- KCAP participants – Worked with extension officers and provided useful feedback for the review process.
- Land Use Planning Group – Principal Advisor Local Area and Strategies was consulted with regarding planning scheme implications.

### **OPTIONS**

#### **PREFERRED**

That Council resolve to:

1. Continue the Koala Conservation Agreement Program Incentive Payment Scheme and approve the city-wide expansion of the Koala Conservation Agreement Program;
2. Approve the adoption of:
  - a) A 3 and 5 year agreement option for the Koala Conservation Agreement Program;
    - A Conservation Works Scheme for the Koala Conservation Agreement Program to a one-off value of up to \$3000 per property;
    - An Annual Conservation Works Scheme in accordance with attachment 2 for Your Back Yard Garden Program; and
3. To delegate authority to the CEO to sign the Koala Conservation Agreements on behalf of Council.

**ALTERNATIVE**

That Council resolve to:

1. Continue the current incentive and grant payment scheme and approve the city-wide expansion of Koala Conservation Agreement Program, and
2. To delegate authority to the CEO to sign the Koala Conservation Agreements on behalf of Council.

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

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve as follows:**

1. **To continue the Koala Conservation Agreement Program Incentive Payment Scheme and approve the city-wide expansion of the Koala Conservation Agreement Program;**
2. **To approve the adoption of:**
  - a) **A 3 and 5 year agreement option for the Koala Conservation Agreement Program;**
  - b) **A Conservation Works Scheme for the Koala Conservation Agreement Program to a one-off value of up to \$3000;**
  - c) **An Annual Conservation Works Scheme in accordance with attachment 2 for Your Back Yard Garden Program; and**
3. **To delegate authority to the Chief Executive Officer to sign the Koala Conservation Agreements on behalf of Council.**

**CARRIED**

**12.2.6 PETITION (DIV 5) - REQUESTING FITNESS CIRCUIT, MACLEAY ISLAND**

**Dataworks Filename:** GOV - Petitions  
**Responsible Officer Name:** Emma Baker  
Advisor - Landscape Architect - Open Space Planning  
**Author Name:** Annette Henderson  
Support Officer - Open Space Planning

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**EXECUTIVE SUMMARY**

A petition was received by the Parks and Conservation Services Manager on 8 April 2009, signed by 167 petitioners, requesting the installation of a ten station playing round fitness circuit with signage at Western Road Park.

This report recommends that Council provide options, including a suitable location, to the petitioners, in response to this request.

**PURPOSE**

The purpose of this report is firstly to respond to a petition that Council received at its General Meeting on 1 May 2009 and secondly to provide a positive outcome for the petitioners.

The petition read:

*"The residents of Macleay Island ask that Redland City Council consider installing a ten station playing fitness circuit with signage at Western Road Park, Macleay Island."*

**BACKGROUND**

A ten station fitness circuit was installed in Pioneer Children's Memorial Park, on the corner of High Street and Jackson Road, Russell Island at the beginning of this year.

The principal petitioner makes reference to the new equipment on Russell Island and is requesting a similar exercise circuit for the residents of Macleay Island.

The petition refers to a possible location for the equipment as Western Road Park, Macleay Island. The petition was signed by 167 Macleay Island residents.

**ISSUES**

- The current SMBI Sport & Recreation Study 2009 identifies one of the priority outcomes to be:
- *"The delivery of regular, locally accessible, free or low cost physical activities to the SMBI community"*



- The SMBI Capital Reserve supports the initiation of projects on the ground to improve the suite of parks under the SMBI Open Space Plan.
- Healthy and Active is a Council strategy that promotes healthy lifestyles.
- The current suite of Southern Moreton Bay Islands Master Plans does not include the heavily vegetated Western Road Park.
- Options, including a more appropriate location to Western Road Park, are being investigated and advice has been sought from the Principal Petitioner.

### **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**

Options will be investigated during 2009/10 with a view to prioritising in the Southern Moreton Bay Island Works Program.

### **PLANNING SCHEME IMPLICATIONS**

There are no implications under the Redlands Planning Scheme.

### **CONSULTATION**

The Councillor Division 5 has been consulted as well as Parks and Conservation Services Manager, Parks & Conservation Asset Services Officer, Senior Advisor Open Space Planning, Advisor - Landscape Architect Open Space Planning.

Consultation by phone has also taken place with the Principal Petitioner.

### **OPTIONS**

#### **PREFERRED**

That Council resolve as follows:

1. To investigate options during 2009/10 with a view to prioritising in the Southern Moreton Bay Island Works Program.
2. That the Principal Petitioner be advised.

#### **ALTERNATIVE**

Options are not investigated during 2009/10 with a view to prioritising in the Southern Moreton Bay Islands Works Program.

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

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve as follows:**

- 1. To investigate options during 2009/10 with a view to prioritising in the Southern Moreton Bay Island Works Program; and**
- 2. That the Principal Petitioner be advised.**

**CARRIED**

### 12.2.7 UNDERGROUNDING OF POWERLINES FOR COMMUNITY AND ENVIRONMENTAL KOALA CONSERVATION

**Dataworks Filename:** RTT - Energex Community Powerline Enhancement Program

**Attachments:** [Attachment \(A\) – Energex – Community Powerline Enhancement Program](#)  
[Attachment \(B\) – Energex Submission Template](#)  
[Attachment \(C\) – Koala Mortality Plan](#)  
[Attachment \(D\) – Methodology for Selecting Streets for Undergrounding Power](#)  
[Attachment \(E\) – Cost Estimation of Powerline Treatment at Sturgeon Street \(from Gordon Street to Delancey Street\)](#)

**Responsible Officers Names:** David Elliott  
Manager Infrastructure Planning  
Gary Photinos  
Manager, Environmental Management

**Author Name:** Sheri Fitton  
Environmental Engineer-Planner

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#### EXECUTIVE SUMMARY

Significant koala population decline has occurred in recent years and the koala population is under threat. A large number of koala food and habitat trees are considered to be under threat due to thinning/removal by development and trimming for safety and overhead powerlines. Energex have suggested a partnership with Redland City Council to address some of the issues associated with powerlines for the community and koala population.

Energex has commenced a program based on the Energex Undergrounding Policy. They are introducing a revitalised community beautification program to address overhead powerlines in sensitive areas such as community, environmental and vegetation locations. The program is known as the Community Powerline Enhancement Program (CPEP).

The program will recommend that Redland City Council obtain and/or commission all civil design, construction and building and would be eligible for 50% Energex contribution funding. Release of council funds to conduct the design works in the lead up to July 2010 would ensure that the program is ready to commence construction shortly thereafter.

The 2008 survey covered 90% of the Ormiston area and found 50 koalas. Council officers recommend that the proposed undergrounding and powerline treatment programs meeting the CPEP program criteria as submitted by EM Group to Energex in March 2009 be included in a funding submission to Energex. Long term planning

is proposed to address the issues across the local Redland City Council area regarding koalas, habitat corridors and undergrounding of power.

Addressing koala conservation through the proposed undergrounding of power program will require a strong commitment by council and private landowners to reverse biodiversity loss.

## **PURPOSE**

To obtain Council's agreement for a funding application for the undergrounding and treatment of powerlines for community and environmental koala conservation.

## **BACKGROUND**

- A motion was agreed at General Meeting of 28 November 2007 that a report be presented to Council on the progress made with Energex regarding undergrounding of powerlines and was presented in P&P Report dated 13 February 2008.
- Letter from Energex to CEO dated 17 March 2009 for Introduction of Community Powerline Enhancement Program request for expressions of interest (DW# 3858920), see Attachment A.

## **ISSUES**

### ENERGEX UNDERGROUND POWER POLICY FOR COMMUNITY AND ENVIRONMENTAL PURPOSES

Energex is introducing a revitalised community beautification program to address overhead powerlines in sensitive areas such as community, environmental and vegetation locations. The program is known as the Community Powerline Enhancement Program (CPEP) (see Attachment A). It is believed that the new process will provide better transparency in allocation of Energex resources and funding and better apply to council needs.

Energex are seeking submissions for part of the intended four million dollars per year nominated for South East Queensland Council's. A funding committee named the Community Committee to be established by Energex will review the potential for funding and identify priorities.

Submissions can be made in one of five categories and need to provide the highest benefit and maximise the opportunity to improve network reliability in the longer term. The funding categories are listed below:

1. State and Local Government Planning initiatives (green fill and infill development issues associated with underground power).
2. Community and Environmental Undergrounding.
3. Network Reliability, Security and Standards.

4. Public Safety and joint initiatives (e.g. Black-spots on roads, intersection upgrades etc).
5. Customer initiated.

Category 2 has been recommended by Energex and Council Officers as the funding category for Council's position on preserving the urban koala population through undergrounding and energy treatments.

Submissions must be made on approved Energex template and include indicative scope of works and preliminary estimates. Submission form is provided in Attachment C.

Approved funding would become available in July 2010/2011 and would be part payments made following agreed milestones in accordance with signed contract.

The program will recommend that Redland City Council obtain and/or commission all civil design, construction and building and would be eligible for 50% Energex contribution funding. Release of council funds to conduct the design works in the lead up to July 2010 would ensure that the program is ready to commence construction in July 2010.

- Funding submissions are due on 31 July 2009 for consideration in the Energex 2010/11 funding round.
- Submissions are forwarded to the Energex Community Committee which meets in September.
- Successful submissions are announced in March 2010 to commence in July 2010.

The Selection Methodology used for Street Selection is summarised in Attachment D.

#### COUNCIL OBJECTIVES FOR UNDERGROUNDING OF POWER FOR COMMUNITY AND KOALA CONSERVATION

CPEP Project Objective for Redland City Council:

- Short term plan: priority powerline enhancement plan
- Long term plan: strategy for Redland's energy supply and amendment of planning scheme and related information to include undergrounding of power for conservation purposes.

#### REDLAND CITY COUNCIL POLICY POSITION IN RELATION TO PROPOSED UNDERGROUNDING FOR COMMUNITY AND KOALAS

Redlands Koala Policy 2008 Policy Objective:

- To provide a new vision and to meet community expectations to stop the rapid continuing decline of koalas by 2011 and take immediate action to recover the existing population to more than 5000 koalas in the Koala Coast by 2014.

Redlands Koala Policy 2008 Policy Statement (extract):

- Impacts of urbanisation and its future growth on the koala population
- Improvement to koala movement in our neighbourhoods and backyards.
- Preparation of a detailed and costed implementation strategy.

Biodiversity Strategy 2008-2009:

- outlines key actions to address the long-term protection and enhancement of local biodiversity.

ISSUES RELATING TO REDLANDS POLICY AND STRATEGY STATEMENTS FOR COMMUNITY AND KOALA

A large number of koala food and habitat trees are under threat due to thinning/removal by development and trimming for safety and overhead powerlines to the Energex power network. A strategy to address this issue was proposed including an invitation to apply for a subsidy in accordance with Energex Underground Power Policy for Community and Environmental Undergrounding. This program relates in particular to the undergrounding of power for Council's objective for the preservation and conservation of biodiversity and Koala habitat in the Redlands.

A pictorial copy of the Koala mortality records for Redland City Council is provided as Attachment C.

SUBMISSION TO THE ENERGEX COMMUNITY PANEL TO UNDERTAKE WORKS 2010/2011 AND BEYOND

Street Selection based on program submitted by EM Group to Energex in March 2009: Priority Projects which met CPEP program conditions for funding were considered as follows:

- Sturgeon Street, Ormiston was selected as the highest priority with incidences of koala kills the highest rate of any council controlled roadways, known instances of tree trimming around powerlines and the presence of koala habitat and feed trees.
- Duncan Street, Ormiston was selected as a continuance of the existing habitat corridor.
- Thorneside Road, Thorneside is under consideration and further detail can be provided when received.

See Attachment (E) for cost estimation on selected streets.

Supporting Statistics on Ormiston Koala Population provided by Environmental Education Unit on 14/04/2009:

- The 2008 survey covered 90% of the Ormiston area and found 50 koalas. A total of 32 koalas with 5 young (37) were found in the northern part of Ormiston (north of Sturgeon St), which is sadly, a poor comparison to the results of surveys in the same area over previous years.
- The Ormiston area provides habitat for an important 'source' population of koala's i.e. healthy breeding koalas that provides recruitment for other areas.
- Koalas have 'home ranges' which overlap.

- Juvenile koalas will leave their maternal 'home range' to establish one of their own.
- Some dispersing koalas will no doubt cross Sturgeon St in their travels.
- Sturgeon St (i.e. trees on either side) would be part of a home range for a number of koalas.
- The Ormiston population has halved in the last 3 years and we need to do everything possible to ensure that this decline does not continue.
- The surveys in Ormiston have in the past been conducted in the northern part of the suburb, due to time and volunteer restraints. Last year was the first time that the southern side of Sturgeon Street was surveyed based on minimal resources.

Other information collected:

- Informal vegetation surveys by Environmental Management in the area showed that trees in the area include *Eucalyptus grandes*, *Eucalyptus crebra*, *Eucalyptus propinqua*, *Melaleuca quinquenervia*, *Eucalyptus tereticornis* and a range of other native and exotic habitat trees.

## RELATIONSHIP TO CORPORATE PLAN

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

## FINANCIAL IMPLICATIONS

THERE ARE FINANCIAL IMPLICATIONS REGARDING UNDERGROUNDING OF POWER:

1. Short term plan: priority powerline enhancement plan, 50% Energex subsidy for approved projects with injection of funding for 2010/11. An additional 50% would be funded by council with the funds to be sourced from the Environmental Levy.
2. Long term plan: strategy for Redland's energy supply and ongoing undergrounding program, estimated annual expenditure in the order of \$700,000 from the Environmental Levy to 2020.

These estimates are based on a priority program being delivered over a 10 year period, however additional expenditure may be required if the priority timeline was to be reduced. More accurate costings could be supplied following detailed design.

## PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, such as Part 11, Chapter 9- Infrastructure Works, Electricity Reticulation and Street Lighting and associated works code.

## CONSULTATION

Council's Infrastructure Planning Group, Environmental Management Groups, Parks and Conservation Unit, Land Use Planning Group, Koala Policy & Strategy Group and Manager meeting 21 May 2009.

Multi-departmental Project Meetings have been held on 14 April and 16 June with continuing discussions held with Energex. Feedback to date has generally been positive in nature and supportive of the program objectives.

Extensive consultation has occurred with officers in Environmental Management regarding collation of koala information and habitat, vegetation and priority sites based on EPA, Queensland Parks and Wildlife Service, internal information and collated statistics.

## OPTIONS

### PREFERRED

1. That Council resolves to apply for Energex Underground Power subsidy for priority areas in 2010/11 to preserve koala population, enhance existing habitat and feed trees and provide community benefits such as visual amenity; namely
  - a. Sturgeon Street, (from Gordon Street to Delancey Street) Ormiston;
  - b. Part of Duncan Street, Ormiston; and
  - c. Part of Thorneside Road, Thorneside;
2. That Council resolve to support the review of the Planning Scheme Part 11, Chapter 9- Infrastructure Works for the undergrounding of power in priority Koala habitat areas and fauna movement corridors; and
3. That the Chief Executive Officer be delegated authority to make, vary and discharge an agreement with Energex; and to sign all relevant documentation.

### ALTERNATIVE

That Council resolve not to accept this report and provide further direction regarding this matter.

## OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To apply for Energex Underground Power subsidy for priority areas in 2010/11 to preserve koala population, enhance existing habitat and feed trees and provide community benefits such as visual amenity; namely:
  - (a) Sturgeon Street, (from Gordon Street to Delancey Street) Ormiston;



- (b) Part of Duncan Street, Ormiston; and
  - (c) Part of Thorneside Road, Thorneside;
2. To support the review of the Planning Scheme Part 11, Chapter 9- Infrastructure Works for the undergrounding of power in priority Koala habitat areas and fauna movement corridors; and
  3. That the Chief Executive Officer be delegated authority to make, vary and discharge an agreement with Energex, and to sign all associated documentation.

**PROCEDURAL MOTION AT COMMITTEE**

Moved by: Cr Reimers  
Seconded by: Cr Ogilvie

That this item lie on the table to enable consideration of the remaining items on the agenda.

CARRIED

Committee considered items 2.8, 2.9 and 2.10.

**PROCEDURAL MOTION AT COMMITTEE**

Moved by: Cr Reimers  
Seconded by: Cr Ogilvie

That this item be removed from the table.

CARRIED

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That the Officer's Recommendation not be adopted.**

CARRIED

**12.2.8 PETITION TO SEAL COTTON TREE AVE, MACLEAY ISLAND**

**Dataworks Filename:** RTT - Capital Works Program  
**Attachments:** [Attachment Plan A](#)  
**Responsible Officer Name:** David Elliott  
Manager - Infrastructure Planning  
**Author Name:** Len Purdie  
Principal Engineer Roads & Drainage

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**EXECUTIVE SUMMARY**

The residents of Cotton Tree Avenue, Macleay Island have petitioned Council to seal Cotton Tree Avenue, Macleay Island.

The report recommends that the petitioners be advised that given higher priority works it is unlikely that Cotton Tree Avenue will be listed for sealing in the short term.

**PURPOSE**

To respond to a petition received from the residents in Cotton Tree Avenue, Macleay Island to seal the road.

**BACKGROUND**

Cotton Tree Avenue, Macleay Island is an unsealed cul-de-sac road that also provides access to Boat Harbour Avenue (Refer to Attachment A - Figure 1). The majority of lots facing Cotton Tree and Boat Harbour Avenues are zoned SMBI residential with some conservation land (Refer to Attachment A - Figure 2).

2008 Aerial photos shows there are 6 dwellings in Cotton Tree Avenue and 3 in Boat Harbour Avenue. This is from a potential total of 25 Dwellings for both roads (i.e. 36%). As the roads are cul-de-sacs they only provide access to residential dwellings in the street and do not provide conductivity through the road network.

**ISSUES**

The petitioners list the need to seal the road because of increased car traffic from park visitors and health issues from road dust.

Council has only limited funds available in its budget to seal roads on the Southern Moreton Bay Islands.

The order to seal roads is assessed using various criteria that includes;

- Number of properties serviced
- Volume and type of traffic
- Type of road hierarchy

Given that Cotton Tree Avenue is a cul-de-sac with limited traffic volumes, sealing is not considered to be a priority within the short term, taking into account the overall number of higher priority unsealed roads on the Southern Moreton Bay Islands and Macleay Island in particular. Corroboree Park, located at the seaward end of Cotton Tea Avenue, is sparsely developed with relatively low patronage. No park upgrade works are proposed in the current 10 year Capital Program.

### **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**

There are no financial implications to Council in the 2009/10 budget if recommendation is adopted.

### **PLANNING SCHEME IMPLICATIONS**

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

### **CONSULTATION**

Local Division 4 Councillor has been consulted on the recommendations.

### **OPTIONS**

#### **PREFERRED**

1. That it be noted that Cotton Tree Avenue is unlikely to be listed for sealing in the short term given the quantum of other higher priority unsealed roads; and
2. That the principal petitioner be advised of Council's decision and requested to advise all other signatories of the decision.

#### **ALTERNATIVE**

No alternative recommended.

### **OFFICER'S RECOMMENDATION**

That Council resolve as follows:

1. That it be noted that Cotton Tree Avenue is unlikely to be listed for sealing in the next five (5) years given the quantum of other higher priority unsealed roads; and
2. That the principal petitioner be advised of Council's decision and requested to advise all other signatories of the decision.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie  
Seconded by: Cr Elliott

**That Council resolve as follows:**

- 1. That it be noted that Cotton Tree Avenue is unlikely to be listed for sealing in the near future, given the quantum of other higher priority unsealed roads;**
- 2. That this location be reassessed if park improvements are initiated at Corroboree Park; and**
- 3. That the principal petitioner be advised of Council's decision and requested to advise all other signatories of the decision.**

**CARRIED**

**12.2.9 PETITION (DIVISION 10) - OFF STREET PARKING MARY STREET,  
BIRKDALE****Dataworks Filename:** RTT Complaints - Parking**Attachments:** [Attachment A - Location Plan](#)**Responsible Officer Name:** David Elliott  
Manager  
Infrastructure Planning**Author Name:** Len Purdie  
Principal Engineer Roads & Drainage

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**EXECUTIVE SUMMARY**

Birkdale State School Parents and Citizens Association has petitioned Council requesting the provision of additional off-street parking in Mary Street, Birkdale to alleviate parking congestion being experienced. The report recommends that Council undertake a series of actions as detailed below:

1. Signage and appropriate line marking be installed in Mary Street, Birkdale to improve traffic operations in the vicinity of the school.
2. The car park at the southern end of Mary Street be improved by re-gravelling and relocating bollards.
3. Consideration be given to allocating funds to upgrade pedestrian facilities at the southern end of Mary Street in the Q 1 2009/10 budget review.
4. The requested extension to and upgrade of the existing Mary Street car park be referred to the Birkdale State Schoolsafe Committee for project scoping and potential submission for 50% funding from the State Transport Infrastructure Development Scheme program.
5. The Principal petitioner be advised of Council's decision and requested to communicate same to the other signatories.

**PURPOSE**

To respond to a petition received from Birkdale State School Parents and Citizens Association regarding car parking congestion the school is experiencing in Mary Street, Birkdale.

**BACKGROUND**

Birkdale State School Parents and Citizens Association presented Council with a petition requesting an extension to the existing car park at the southern end of Mary Street to alleviate congestion being experienced.

Mary Street offers a second drop off and parking area (the alternative being Agnes Street) for the Birkdale State School. Angled parking is available at the southern end of the road with an informal gravel car park. Residences, 2 Child Care Centres and a Scout Den front Mary Street, with on-street parking available. (Refer to Attachment A – Location Plan).

## **ISSUES**

The P & C Association has requested that the parking at the southern end of Mary Street be increased by extending the existing car park.

While constraints to the extension include the existing vegetation and pathway it should be noted creation of additional car parking will require approval from the Department of Transport and Main Roads which controls the Birkdale Road reserve over which the extension would need to be constructed.

It is proposed that a project be referred to the Birkdale State Schoolsafe Committee for scoping with a view to its potential submission for 50% funding from the State Transport Infrastructure Development Scheme program.

The performance of the car park can be improved in the short term by re-gravelling the surface and adjusting bollards. It is recommended that this work be undertaken as it also will support the park use.

Pedestrian access in the area also needs to be improved in the short term via a short extension of the existing path from where it ends in Mary Street to the gravel car park, and the installation of pram ramps and an island refuge in Mary Street.

Minor modifications to signage and line marking are also required to improve on street parking and the operation of Mary Street during drop-off and pick-up.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to supply road Infrastructure and parking facilities for the community.

## **FINANCIAL IMPLICATIONS**

The estimated costs of undertaking re-sheeting of the gravel car park (\$10,000) within the existing 09/10 budget allocation. It is proposed to submit a Q1 Budget Review item to fund the upgrade to pedestrian facilities at the southern end of Mary Street estimated to cost \$10,000.

## **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 Local Division 10 Councillor has been consulted and supports the recommendation. The estimated costs for the car park extension will not be known until the project is scoped.

## OPTIONS

### Preferred

That the Council resolve that:

1. Signage and appropriate line marking be installed in Mary Street, Birkdale to improve traffic operations in the vicinity of the school;
2. The car park at the southern end of Mary Street be improved by re-gravelling and relocating bollards;
3. Consideration be given to allocating funds to upgrade pedestrian facilities at the southern end of Mary Street in the Q1 2009/10 budget review;
4. The requested extension to and upgrade of the existing Mary Street car park be referred to the Birkdale State Schoolsafe Committee for project scoping and potential submission for 50% funding from the State Transport Infrastructure Development Scheme program; and
5. The Principal petitioner be advised of Council's decision and requested to communicate same to the other signatories.

### Alternative

No alternative suggested.

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Murray  
Seconded by: Cr Bowler

That Council resolve as follows:

1. That signage and appropriate line marking be installed in Mary Street, Birkdale to improve traffic operations in the vicinity of the school;
2. The car park at the southern end of Mary Street be improved by re-gravelling and relocating bollards;
3. That consideration be given to allocating funds to upgrade pedestrian facilities at the southern end of Mary Street in the Q1 2009/10 budget review;

4. That the requested extension to, and upgrade of, the existing Mary Street car park be referred to the Birkdale State Schoolsafe Committee for project scoping and potential submission for 50% funding from the State Transport Infrastructure Development Scheme program; and
5. That the principal petitioner be advised of Council's decision and requested to communicate same to the other signatories.

**CARRIED**



**12.2.10 PUBLIC NOTIFICATION OF RPS AMENDMENT 1C**

**Dataworks Filename:** Redlands Planning Scheme Amendment 1C  
**Attachments:** [Submission Review Report](#)  
**Responsible Officer Name:** Wayne Dawson  
Manager Land Use Planning  
**Author Name:** Brett Hookway  
Strategic Planner

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**EXECUTIVE SUMMARY**

At its General Meeting on 26 March 2009 (Item 10.4.1) Council resolved to commence public notification of Redlands Planning Scheme Amendment [RPS] 1C. In accordance with the *Integrated Planning Act 1997* (IPA) the proposed amendment was publicly notified from the 28 April 2009 to the 11 June 2009.

At the close of the submission period, Council had received eight [8] submissions on the proposed RPS amendment. Of the eight [8] submissions, four [4] were in general support of the proposed amendment. Of the remaining four submissions two [2] objected to elements of the proposed amendment, one [1] requested that Council owned lots be made available for amalgamation with adjoining privately owned lots while the remaining submission raised general planning concerns on the Southern Moreton Bay Islands regarding levels of assessment for dwelling houses.

Each of the submissions have been reviewed and duly considered with recommended officer responses in Attachment 1: Submission Review Report.

It is recommended Council adopts the responses in Attachment 1: Submission Review Report without modifications and resolve to refer the proposed planning scheme amendment [RPS Amendment 1C] to the Minister for Infrastructure and Planning for Second State Interest Review.

**PURPOSE**

To review all public submissions received during the public notification of RPS Amendment 1C and to resolve whether to proceed with the proposed planning scheme amendment [RPS Amendment 1C] with or without modifications.

**BACKGROUND**

Following 1st State Interest Review the Minister for Infrastructure and Planning advised that Council could proceed to the public notification stage of the proposed amendment. As part of the 1st State Interest Review the Environmental Protection Agency advised in writing that they would not support the proposed amendment if its purpose was to facilitate a future land sale program. In response, EPA were advised of Council's resolution on the 30 April 2008 (Item no. 15.1) where Council resolved to amend its previous resolution and delete any reference to land sale.

The purpose of RPS Amendment 1C is to amend the zoning of Council owned land located on Southern Russell Island included in the Community Purposes zone Sub-Area CP10 so that lots identified as suitable for residential purposes can be used to secure through land exchange privately owned lots identified as having merit for inclusion in public ownership for conservation purposes, stormwater and bushfire management, open space and recreation or land consolidation purposes.

### **Consultation Process**

RPS Amendment 1C was publicly notified for 32 business days between the 28 April 2009 and 11 June 2009. To ensure that the community was informed of the intent of Amendment 1C the following consultation materials were publicly accessible throughout the publication notification period.

Posters: A set of posters were prepared to explain the proposed amendment, provide detail on the CP10 lots, explain where the community could access additional information and comment on the proposal. The posters also showed the location of each of the CP10 lots and the proposed change in zone.

Fact sheet: A comprehensive fact sheet on the proposed amendment was prepared to explain the details of the proposed amendment and inform residents on how they could get additional information on the proposed amendment and comment on the proposal.

RPS Amendment 1C Displays: The posters and fact sheets prepared on the proposed amendment were set up for viewing and available for collection at the Russell Island Library, Macleay Island Community Centre, Victoria Point Library and Cleveland and Capalaba Customer Service Centres throughout the public notification period.

Display Ad: Full page display ads were placed in the Southern Bay News and Bay Island Times newspapers to inform Island residents of the proposed amendment and inform residents on where they could access additional information and make comment on the proposal.

Web page: A web page was set up to provide information on the proposed amendment. The web page had a detailed description of the proposed amendment, maps showing the location of the CP10 lots and proposed amendment, an electronic online submission form and a submission template that could be printed, completed and delivered to Council.

Statutory Public Advertisements: Statutory public advertisements were placed in the Redlands Times and Bayside Bulletin.

Media Release: A media release on the purpose and benefits of the proposed amendment was released during the public notification period.

Snapshot segment: A brief description of the proposed amendment appeared in Council's regular snapshot section in the Bayside Bulletin. The snapshot also informed the community on where additional information could be obtained.

## **ISSUES**

During the public notification period of the RPS Amendment 1C, eight [8] submissions were received. Of the submissions received, four [4] were in support of the proposed Planning Scheme amendment (including a submission from the Macleay Island Progress Association), two [2] submissions objected to elements of the proposed amendment, one [1] submission suggested that in addition to using CP10 lots for land exchange purposes they also be made available for amalgamation with adjoining privately owned lots and one of the submissions expressed concern with the level of assessment for dwelling houses on the Southern Moreton Bay Islands.

Please refer to Attachment 1 Submission Review Report for a review of submissions and officer recommendations in response to each of the submissions received.

### **Future Land Exchange Program**

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 future 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].

A report on a future land exchange program will be presented to Council following completion of RPS Amendment 1C.

## **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**

RPS Amendment 1C is a fully budgeted project.

## **PLANNING SCHEME IMPLICATIONS**

Adoption of the recommendation made in this report will result in amendment to the Redlands Planning Scheme. However, the amendment is required to be submitted to the State Government for 2nd State Interest Review and approval followed by formal Council 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.

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

Public notification of the proposed amendment has been undertaken in accordance with Schedule 1 of the IPA.

## OPTIONS

### PREFERRED

That Council resolve as follows:

1. To adopt the responses on the submissions as outlined in Attachment 1 – Submission Review Report;
2. To advise the Minister for Infrastructure and Planning that it intends to proceed with the proposed planning scheme amendment [Redlands Planning Scheme Amendment 1C] without modifications; and
3. To notify submitters of Councils decision.

### ALTERNATIVE

That Council not proceed with the officer's recommendations

## OFFICER'S/COMMITTEE RECOMMENDATION

That Council resolve as follows:

1. To adopt the responses on the submissions as outlined in Attachment 1 – Submission Review Report;
2. To advise the Minister for Infrastructure and Planning that it intends to proceed with the proposed planning scheme amendment [Redlands Planning Scheme Amendment 1C] without modifications; and
3. To notify submitters of Council's decision.

## ADDENDUM

Following discussion at the Planning & Policy Committee meeting of 22 July 2009, the following change was made to the attachment – Submission Review Report:

Under the heading, 3. Objecting Submissions, the following be added under the 'Officer Comment'

*"Council resolutions from the 30 April 2008 showing this are:*

1. *To confirm the list of Council owned freehold lots identified in confidential Attachment 1 ‘Southern Moreton Bay Islands Land Disposal Schedule 2007’ as surplus to Local Government requirements at this stage;*
2. *To approve the disposal of land identified in confidential Attachment 1 through a land exchange program in accordance with sections 491 and 492 of the Local Government Act 1993;*
3. *To initiate a land exchange program to commence negotiations to voluntarily acquire, through land exchange, private lots identified in Maps 2a and 2b of the confidential attachments.”*

### **COUNCIL RESOLUTION**

Moved by: Cr Townsend  
Seconded by: Cr Elliott

**That Council resolve as follows:**

1. **To adopt the responses on the submissions as outlined in Attachment 1 of these Minutes – Submission Review Report;**
2. **To advise the Minister for Infrastructure and Planning that it intends to proceed with the proposed planning scheme amendment [Redlands Planning Scheme Amendment 1C] without modifications;**
3. **To notify submitters of Council’s decision; and**
4. **To confirm its intention as outlined in General Meeting 30 April , 2008 Minute Item 15.1 (No.4 and No.5) and General Meeting 25 March 2009 Minute 10.4.1 to amend the Redlands Planning Scheme in accordance with Schedule 1 of the *Integrated Planning Act 1997* to:**
  - a. **include all Council owned freehold lots identified in confidential Attachment 2 – SMBI Land Retention Schedule 2007 within the Conservation Sub-Area CN1 zone or Open Space zone; and**
  - b. **include all Council owned freehold lots identified in confidential Attachment 1 – SMBI Land Disposal Schedule within the SMBI Residential zone.**

**CARRIED** (unanimously)

## 12.3 SMBI COMMUNITIES ADVISORY COMMITTEE REPORT OF 13 JULY 2009

### 12.3.1 ITEMS FOR CONSIDERATION

**Datworks Filename:** GOV SMBI Advisory Committee  
**Attachment:** [Committee Report](#)  
**Responsible Officer Name:** Greg Underwood  
General Manager Planning & Policy

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### EXECUTIVE SUMMARY

The inaugural meeting of the SMBI Communities Advisory Committee was held on Monday, 13 July 2009 in Council Chambers. Attached is a copy of the Committee Report from this meeting.

The following reports from Land Use Planning Group were considered by the Advisory Committee:

- 1.1 SMBI PLUS 2000 Vision
- 1.2 SMBI Population and Dwelling Update
- 1.3 SMBI Demographics Update
- 1.4 State Southern Moreton Bay Marine Infrastructure Plan
- 1.5 SMBI Communities Advisory Committee Communications Strategy
- 1.6 Council Updates and Review of Actions from Previous Council Meetings
- 1.7 Administrative Matters

The items presented to the Committee were discussed and it is recommended that Council resolve in accordance with the following Officer's Recommendation.

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

Moved by: Cr Townsend  
Seconded by: Cr Boglary

**That Council resolve as follows:**

1. To note the attached SMBI Communities Advisory Committee Report; and
2. To note that the Chief Executive Officer has dealt with the operational recommendations from this Advisory Committee Report and that there are no items requiring further Council consideration.

**CARRIED** (unanimously)

## **12.4 GENERAL BUSINESS**

Permission was granted for the following items of General Business to be brought forward:

### **12.4.1 REQUEST FOR RESPONSE FROM STATE GOVERNMENT RE PROCESS PRIOR TO FLUORIDATION OF REDLANDS' POTABLE WATER SUPPLY**

On 25 February 2009 (item 16.1 refers), Council resolved to write to the Premier and the then leader of the opposition, Lawrence Springborg, requesting, on behalf of Redlands' residents, that relevant democratic process occur before fluoridating Redlands' potable water supply.

#### **COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Williams  
Seconded by: Cr Henry

**That, on behalf of Council, the Chief Executive Officer contact the Premier's Office requesting an immediate response to Council's letter as per Council resolution dated 25 February 2009, Item 16.1 and the petition provided by Redlands' residents on the same issue.**

**CARRIED**

### **12.4.2 REQUEST FOR REPORT – DEVELOPMENTS IN REDLAND CITY AND COMPLIANCE WITH COUNCIL POLICIES**

#### **COMMITTEE RECOMMENDATION**

That the Chief Executive Officer present a report to Council on how developments are complying with Council policies and whether there are any identified gaps in policies.

#### **COUNCIL RESOLUTION**

Moved by: Cr Bowler  
Seconded by: Cr Boglary

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

**CARRIED**

### **13 FINANCE AND CORPORATE MANAGEMENT COMMITTEE 22/07/09 - RECEIPT AND ADOPTION OF REPORT**

Moved by: Cr Townsend  
Seconded by: Cr Reimers

That the Finance and Corporate Management Committee Report of 22 July 2009 be received.

CARRIED

#### **13.1 CORPORATE SERVICES**

##### **13.1.1 JUNE 2009 – INTERIM MONTHLY FINANCIAL REPORTS**

**Dataworks Filename:** Monthly Financial Reports to Committee  
**Attachment:** [June 2009 EOM Financial Report](#)  
**Responsible Officer Name:** Kerry Phillips  
Manager Financial Services  
**Author Name:** Deborah Hall  
Finance Officer

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#### **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 Interim June 2009 financial statement of accounts to Council and provide detailed analytical commentary. The revised budget figures in the attachment are following the third quarter budget review.

It should be noted that the financials are as at 30 June 2009 and do not reflect Council's final financial position for the 2008-09 financial year. Once finalised and audited, the financial statements to be published in the Annual Report for this financial year will additionally include accruals and deferrals and other calculated amounts following end of year reconciliations.

The interim statement of accounts demonstrate that all of the seven Key Financial Performance Indicators once again 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 \$5.5 million, with operating expenditure favourable by \$5.0 million and operating revenue favourable by \$0.5 million. The underspend in operating expenditure is mainly due to uncompleted projects across council although \$0.7 million is attributable to savings in operational employee costs due to vacancies in the main.

Major underspends in operational goods and services include \$2.1 million across the Planning and Policy Department. Of particular note, projects that have contributed to this underspend include \$325,000 on consultants (\$260,000 for Planning Studies), \$206,000 for the Landfill Site investigations program, \$100,000 for Raby Bay canal maintenance, \$100,000 for Redland City Community Plan, \$95,000 for Coolwynpin Creek and Glover Drive channel, \$82,000 for Koala Road and Rail management, \$55,000 for Remediation of Birkdale landfill, \$50,000 for PIP/ICS and \$50,000 for the Cottonwood/Duncan Road open drain project.

For additional projects contributing to this \$2.1 million underspend please refer to a detailed breakdown at Schedule D in the attachments. Underspends across other departments include Aquatic Paradise canal maintenance \$687,000, Masthead Drive \$223,000, Council of Mayors consultants \$239,000, \$107,000 for the Network Voice Services project and \$105,000 for the Water Distribution project. Some of these underspends will be related to projects that will be carried forward into the 2009-2010 financial year.

The cash flow position for the year is ahead of original budget levels by \$9.1 million, although council started the year with \$9.1 million more than was originally budgeted. The cash held is ahead of the target range of \$32 million to \$42 million at \$80.7 million.

The capital works programme is 9% or \$4.2 million under revised year to date budget. Major underspends at the reporting date include \$1.3 million for Bus stops and lay byes; \$339,000 for fleet plant ordered not delivered; \$179,000 for Water Reticulation including meter replacement; \$104,000 for Wastewater breakdowns and \$102,000 for the Water tanker filling station. Of note, there is \$1.0 million of Project Delivery Group works that are to be carried forward to the 2009-2010 financial year. Delays in completing some PDG work were due to a significant number of days lost with wet weather in the last quarter of the financial year.

## **PURPOSE**

The purpose is to present the Interim June 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 Interim End of Month Financial Reports for June 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. Variances in this June 2009 report are categorised as 'timing' if accruals and deferrals are expected to be taken into account before the 2008-2009 financial statements are finalised and published.

### **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)**, a **Fuel Consumption Report (K)**, a **Type III Business Report (L)** and a **Quarterly Project Report (M)** 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 June 2009 remains strong with EBITD of \$42.8 million (\$5.5 million ahead of budget). This result is due to total operating revenue of \$175.6 million (\$0.5 million ahead of budget) and total operating costs of \$132.9 million (favourable variance of \$5.0 million).

### *Operating Revenue*

Rates and utility charges are favourable by \$0.2 million, in the main due to tradewaste and wastewater. Pensioner Remissions are \$80,000 more than budgeted, negatively impacting on operating revenue. The variance to budget is due to the shift from part pensions to full pensions for some residents in the city. Fees and charges are under budget by \$88,000 due to water and wastewater fees behind budget as well as mobile phone tower rentals being less than expected. Operating grants and subsidies is ahead of budget by \$63,000 as at 30 June 2009 although some amounts will be moved to unearned revenue before the 2008-2009 financial statements are produced, in line with the accounting standards. Other revenue is favourable by \$0.4 million due in the main to recycling revenue (scrap metal sales) and private works.

### *Operating Expenditure*

Employee costs are under budget by \$0.7 million due to vacancies and the impact from employee entitlement calculations applied to the accounts during period twelve in line with the accounting standards and these calculations will be finalised for the end of year statements. Operational goods and services is under budget by \$5.1 million, some major jobs of particular note have been mentioned above. It is also worth noting that the budgets for some of these unfinished jobs are expected to be carried forward into the 2009-2010 financial year.

### *Capital Revenue*

Capital contributions and donations are under budget by \$5.9 million, \$3.8 million in the Redland Water Department and \$2.1 million in the Planning and Policy Department due to less than expected contributions. In the Redland Water Department, water contributions were down by \$0.9 million and wastewater contributions were below budgeted expectations by \$2.8 million. In the Planning and Policy Department, the major negative variances were \$1.3 million for Transport Infrastructure and \$1.4 million for Open Space Infrastructure.

The unfavourable variance of \$0.5 million in capital grants and subsidies is due in the main to Pt Lookout Gorge boardwalk \$100,000, Sanctuary Drive at Mount Cotton \$112,000 and Manning Esplanade \$100,000. A proportion of these works will be carried forward into the 2009-2010 financial year.

### *Capital Expenditure*

Capitalised goods and services is under budget at the end of June by \$3.9 million, some of the major capital underspends have been highlighted above. Capitalised

employee costs is under budget by \$0.3 million, due to delays in capital works throughout the year. The delays in the capital works program were due in part to wet weather experienced in the last quarter of the financial year.

#### *Cash and Investments*

The investment of surplus funds for the month returned a weighted average rate of return of 3.45%, which is once again ahead of the UBS Bank Bill Index of 3.30%. 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 have been ahead of the benchmark, resulting in a year to date effective rate of 5.52%, once again exceeding the cumulative UBS Aust Bank bill Index rate of return of 5.48%.

The cash balance exceeds the target range of \$32 million to \$42 million at the end of June 2009, at \$80.7 million which is equivalent to 6.9 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 June 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 Reimers

**That Council resolve to note the End of Month Financial Reports for June 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;
11. Fuel Consumption Report;
12. Type III Business Report; and a
13. Quarterly project report.

**CARRIED**

**13.1.2 ANNUAL VALUATION**

**Dataworks Filename:** R&V Valuation General  
**Attachments:** [Consultation - Annual Valuation effective 30 June 2010](#)  
**Responsible Officer Name:** Martin Drydale  
General Manager Corporate Services  
**Author Name:** Noela Barton  
Service Manager Revenue & Recovery

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**EXECUTIVE SUMMARY**

The Chief Executive of the Department of Environment and Resource Management [DERM] seeks Council's opinion on whether an annual valuation should be undertaken to be effective in 2010. DERM require the opinion by email on Thursday, 23 July 2009.

The current valuation is effective as at 1 July 2005. During the elapsed period between 2005 and current date the city has undergone:

- market valuation increases across all suburbs, with noticeable rises in areas such as Redland Bay and Alexandra Hills;
- a 4% (2,470) growth in rateable properties; and
- introduction of the Redlands Planning Scheme, which became effective 30/3/2006.

The financial implication both for Council and the ratepayer is the Unimproved Capital Values, which are used to calculate the general rate, are not considered to reflect a fair value. For example, on the Southern Moreton Bay Islands the land zoned conservation with a sub-area of CN1 was valued prior to the introduction of the Redlands Planning Scheme and the values do not reflect the implications of the zoning on the land.

Council officers consider the City is overdue for a revaluation and recommend the Chief Executive Officer be authorised to email the Department of Environment and Resource Management Thursday, 23 July 2009, the opinion that an annual valuation effective 30 June 2010 be carried out.

**PURPOSE**

This report seeks Council's opinion on whether an annual valuation should be undertaken to be effective in 2010 and requests authorisation to provide that opinion to DERM.

## **BACKGROUND**

The Chief Executive of the Department of Environment and Resource Management seeks Council's opinion on whether an annual valuation should be undertaken to be effective in 2010. DERM require the opinion by email on Thursday, 23 July 2009.

## **ISSUES**

The current valuation is effective as at 1 July 2005. During the elapsed period between 2005 and current date the city has undergone:

- market valuation increases across all suburbs, with noticeable rises in areas such as Redland Bay and Alexandra Hills;
- a 4% (2,470) growth in rateable properties; and
- introduction of the Redlands Planning Scheme that became effective 30/3/2006.

Council officers consider the City is overdue for a revaluation and recommend the Chief Executive Officer be authorised to email DERM Thursday, 23 July 2009, the opinion that an annual valuation effective 30 June 2010 be carried out.

## **RELATIONSHIP TO CORPORATE PLAN**

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

## **FINANCIAL IMPLICATIONS**

The financial implication is unable to be calculated without an appreciation of the percentage rise of a revaluation.

However, the implication both for Council and the ratepayer is the Unimproved Capital Values, which are used to calculate the general rate, are not considered to reflect a fair value.

For example, on the Southern Moreton Bay Islands the land zoned conservation with a sub-area of CN1 was valued prior to the introduction of the Redlands Planning Scheme and the values do not reflect the implications of the zoning on the land.

## **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**

Chief Executive Officer; General Manager Corporate Services; Financial Services

**OPTIONS****PREFERRED**

That the Chief Executive Officer be authorised to provide opinion to the Department of Environment and Resource Management by email on Thursday, 23 July 2009, that an annual valuation effective 30 June 2010 be carried out.

**ALTERNATIVE**

The Chief Executive Officer be authorised to provide opinion to the Department of Environment and Resource Management by email on Thursday, 23 July 2009, that an annual valuation effective 30 June 2010 is not desired.

**OFFICER'S RECOMMENDATION**

That Council resolve that the Chief Executive Officer be authorised to provide opinion to the Department of Environment and Resource Management by email on Thursday, 23 July 2009, that an annual valuation effective 30 June 2010 be carried out.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr Williams  
Seconded by: Cr Townsend

**That Council resolve that the Chief Executive Officer be authorised to provide opinion to both the Minister and the Department of Environment and Resource Management and comment on the annual fee and service received by Council by email on Thursday, 23 July 2009, that an annual valuation effective 30 June 2010 be carried out.**

**CARRIED**



**13.1.3 PALGOLD COURT BIRKDALE**

**Dataworks Filename:** P.108359  
**Attachments:** [Site Plan](#)  
**Responsible Officer Name:** Andy Blacklock  
Acting Manager Corporate Acquisitions Fleet & Facilities  
**Author Name:** Merv Elliott  
Property Services Manager

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**EXECUTIVE SUMMARY**

Private residential property situated at Palgold Court, Birkdale described as Lot 55 RP815812 is improved with a residence and brick garage.

There is a minor encroachment of 60mm of part of the garage on Council property at the rear of the premises.

The property owner has requested Council to give consideration to excising the encroaching area from Council land and including it into the title of Lot 55.

**PURPOSE**

The purpose of this report is to recommend to Council that authority be granted for the sale of the encroaching area to the applicant.

**ISSUES**

Council have two options available to achieve a solution to the encroachment. Council could ask the property owner to remove the encroachment, or more realistically, Council could agree to the excision of the encroaching area from the Council allotment and have it amalgamated with the applicant's land.

In view of the relatively minor nature of the encroachment and the fact that excision will have no effect on the utility of the Council land, agreement to excision is recommended.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to effective leadership through accountable & ethical standards of behaviour.

**FINANCIAL IMPLICATIONS**

All costs will be met by the applicant.

## **PLANNING SCHEME IMPLICATIONS**

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, such as inclusion of the encroaching strip to be included in the Residential A zone.

## **CONSULTATION**

Property Services Manager has consulted with Manager Environmental Management who has no objection to the proposal.

## **OPTIONS**

### **PREFERRED**

That Council resolve as follows:

1. To agree to the excision of an encroaching area of approximately 60mm from Council land described as Lot 500 RP884584.
2. That the encroaching area be amalgamated by survey into Lot 55 RP815812.
3. All costs are to be met by the applicant.
4. Grant approval for the Chief Executive Officer to sign all relevant documents.

### **ALTERNATIVE**

That Council resolve to request the applicant to remove the encroachment from Council Land.

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

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve as follows:**

1. To agree to the excision of an encroaching area of approximately 60mm from Council land described as Lot 500 RP884584;
2. That the encroaching area be amalgamated by survey into Lot 55 RP815812;
3. That all costs are to be met by the applicant; and
4. That the Chief Executive Officer be delegated authority to sign all relevant documentation.

## **CARRIED**

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### 13.1.4 ENTERPRISE BARGAINING AGREEMENT

**Datworks Filename:** HRM Industrial Agreements  
**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer  
**Author Name:** Peter Tragardh  
Manager Human Resources

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#### EXECUTIVE SUMMARY

Council commenced negotiations with employees and the Unions in February 2009 aimed at formulating two new Certified Agreements to cover employees wages and working conditions from 1 July 2009 until 30 June 2012.

Negotiations were conducted within the parameters of the budget set by Council for 2009/2010 and within future budget projections for 2010 to 2012. Negotiations were concluded on 30 June 2009 and employees voted on the agreements on 15 July 2009 with the following results:

Response rate (no of staff who voted)	75%**
Officers agreement "yes" vote	95%
Officers agreement "no" vote	5%
Employees Agreement "yes" vote	88%
Employees Agreement "no" vote	12%
Library LAWA "yes"	100%
Const & Maint LAWA "yes"	100%
Local laws LAWA "yes"	100%
Pump Stn LAWA "yes"	80%
Wastewater LAWA "yes"	42%

\*\* This response rate reflects the percentage of total staff eligible to vote (including those on leave and casual employees on our payroll but possibly not engaged at present. The number of staff who voted as a percentage of those actually present on voting day is estimated at 80-85%.

This is an outstanding endorsement of both agreements by Council employees and it is recommended that Council endorses the Certified Agreements as negotiated in accordance with Section 1129(5) of the *Local Government Act 1993*.

#### PURPOSE

The purpose of this report is to seek Council endorsement of the agreements

## BACKGROUND

The relevant details are outlined in the summary (above). However, it should be noted that, with the close oversight of the Executive Leadership Group, this round of negotiations encompassed a highly consultative and collaborative approach, in keeping with the spirit and intent of Council's Organisational Development plan. This approach was instrumental in the exceptional response and endorsement from staff.

## ISSUES

As each Local Area Work Agreement (LAWA) requires a 75% acceptance rate from employees, the Wastewater LAWA, (covering 12 employees), did not receive endorsement and further discussion will be undertaken to clarify.

## RELATIONSHIP TO CORPORATE PLAN

Council's Certified Agreements directly underpin our capacity to attract and retain the talent necessary for Council to execute our strategic and operational priorities. The good faith exemplified by all parties during the negotiations has strengthened the working relationships between employees, management and unions.

## FINANCIAL IMPLICATIONS

As mentioned, all negotiations were conducted and completed within the budget parameters set by Council in the 09/10 budget. The major elements are summarised as follows:-

Element	09/10 Budget
Wages - annual increase of 4% or \$35/ week	\$62.1M
Maternity leave (paid) to increase from 6 to 8 weeks	\$424K
Paternity leave of one week introduced	\$92K

## CONSULTATION

Extensive consultation with all stakeholders.

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve to endorse the Certified Agreements as negotiated in accordance with Section 1129(5) of the Local Government Act 1993.**

## CARRIED

## 13.2 CUSTOMER SERVICES

### 13.2.1 OPENING TIMES OF THE RUSSELL ISLAND POOL

**Dataworks Filename:** Russell Island Pool  
**Responsible Officer Name:** Russell Cook  
Leisure & Recreation Services Manager  
**Author Name:** Russell Cook  
Leisure & Recreation Services Manager

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#### EXECUTIVE SUMMARY

On the 25 March 2009 Council received a petition from residents on Russell Island regarding the opening times of the Russell Island pool. Subsequently a report was presented to Council which resulted in the following resolution:

At the General Meeting of 29 April 2009, Council resolved as follows:

*To advise the petitioners as follows:*

- 1. That the Russell Island Pool opening times for the swimming season are from the first Saturday of the September school holidays to the last Sunday of the April school Holidays; and*
- 2. That the Pool Advisory Committee will review the opening hours of the facility during the off season and will make recommendations to Council, at which time a report will be presented to Council regarding the implications of adopting these recommendations.*

#### PURPOSE

The Russell Island Pool Advisory Committee met on 27 April 2009 and discussed the issue of opening times for the Russell Island pool and has forwarded to council officers their recommendation in regard to the opening times of this facility.

The opening times recommended by the committee have been reviewed and discussed with the YMCA, who is contracted to Council to manage the facility, and this report outlines the implications of adopting these recommendations.

#### BACKGROUND

At the General Meeting of 25 March 2009, Council resolved 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.”

During negotiations with the Department of Education & the Arts of the Joint Development Agreement for the pool it was agreed that the SMBI schools would have priority use, but not sole use, of the pool three (3) school days per week. Subsequent negotiations with the School Principals confirmed Monday, Wednesday and Friday as their preferred usage days.

These days were combined with the weekends for public use and tenders were sought with these opening times and the YMCA was successful. Their tendered amount requires Council to pay the operational shortfall of up to \$55,000 and then the YMCA is solely responsible for operational costs above that amount. The State provides Council an annual amount of \$16,640 towards the operational expenses of the facility, leaving Council's contribution at \$38,360.

A requirement of the JDA was for the State to establish a Pool Advisory Committee whose role is to provide advice to the State and or Council on the management, maintenance and use of the pool. This Committee has School, P & C, community and Council representation.

The committee had its first meeting on 27 May 2009 and has subsequently made recommendations on the opening hours of the pool.

## **ISSUES**

The contract between Council and the YMCA for the operation of the pool requires Council to pay the operational shortfall of up to \$55,000 and then the YMCA is solely responsible for operational costs above that amount. The State provides Council an annual amount of \$16,640 towards the operational expenses of the facility, leaving Council's contribution at \$38,360.

The expected operational shortfall up to 30 June 09 will be slightly higher than the \$55,000, therefore any changes to the opening times of the pool that require additional staffing hours will see the YMCA incur additional costs.

The current opening hours of the pool are;

### NON SCHOOL HOLIDAY TIMES

- Mon, Wed & Fri - 5.00 am to 6.00 pm
- Sat - 6.00 am to 6.00 pm
- Sun & Public Holidays 9.00 am to 6.00 pm

### SCHOOL HOLIDAY TIMES

- Mon, Wed & Fri - 5.00 am to 6.00 pm
- Sat - 6.00 am to 6.00 pm
- Sun & Public Holidays - 9.00 am 6.00 pm

The hours recommended by the Russell Island Pool Advisory Committee are;

#### NON SCHOOL HOLIDAY TIMES

- Mon, Wed & Fri - 6.00 am to 11.00am and 2.00 pm to 6.00 pm
- Sat & Sun - 9.00 am to 6.00 pm

#### SCHOOL HOLIDAY TIMES

- Mon to Fri - 6.00 am to 6.00 pm
- Sat & Sun - 9.00 am 6.00 pm

The opening times recommended by the Advisory Committee (open 7 days per week for the 10 weeks of school holidays and reducing the midweek times by 4 hours per day during the non school holiday periods) better serves the needs of the community and results in a reduction of 135 “open hours” over the full season. This should enable the operational shortfall not to exceed \$55,000 in the 09/10 season. The YMCA have agreed to manage the facility under the same conditions should these altered opening hours be implemented.

#### **RELATIONSHIP TO CORPORATE PLAN**

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

#### **FINANCIAL IMPLICATIONS**

There are no financial implications to Council by altering the opening times of the facility.

#### **PLANNING SCHEME IMPLICATIONS**

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

#### **CONSULTATION**

Consultation has occurred with:

- The Russell Island Pool Advisory Committee,
- Cr Barbara Townsend,
- YMCA
- Senior Advisor, Sport & Recreation

#### **OPTIONS**

##### **PREFERRED**

1. That Council accepts the recommendation from The Russell Island Pool Advisory Committee to alter the opening times of the pool to as follows:

NON SCHOOL HOLIDAY TIMES

- Mon, Wed & Fri - 6.00 am to 11.00am and 2.00 pm to 6.00 pm
- Sat & Sun - 9.00 am to 6.00 pm

SCHOOL HOLIDAY TIMES

- Mon to Fri - 6.00 am to 6.00 pm
- Sat & Sun - 9.00 am 6.00 pm

2. Advise the Petitioners of the altered opening times of the pool.

**ALTERNATIVE**

1. That Council not accept the recommendation from the Russell Island pool Advisory Committee and leave the opening hours of the pool as they were for the 08/09 season; and
2. Advise the Petitioners that the pool opening hours will not be altered and will remain as per the 08/09 season.

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

Moved by: Cr Townsend  
Seconded by: Cr Bowler

**That Council resolve as follows:**

1. To accept the recommendation from The Russell Island Pool Advisory Committee to alter the opening times of the pool to as follows:

NON SCHOOL HOLIDAY TIMES

- Mon, Wed & Fri - 6.00 am to 11.00am and 2.00 pm to 6.00 pm
- Sat & Sun - 9.00 am to 6.00 pm

SCHOOL HOLIDAY TIMES

- Mon to Fri - 6.00 am to 6.00 pm
- Sat & Sun - 9.00 am 6.00 pm

2. To advise the Petitioners of the altered opening times of the pool.

**CARRIED**



### 13.2.2 RESPITE FEE REDUCTION DELEGATION

**Datworks Filename:** CS Aged Care - Respite Services  
**Responsible Officer Name:** Greg Jensen  
Manager Customer & Community Services  
**Author Name:** Sue Collins  
Acting Human Services Manager

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#### EXECUTIVE SUMMARY

Respite Services represents a strong Council contribution to its ten-year Ageing Well program in the Redlands Strategy and its objective to maximise opportunities to enhance quality of life through good health, social and family participation, and safe and supportive environment.

The Home and Community Care (HACC) National Fees Policy ensures HACC Services charging practices take into account: "*Clients' access based on need, not ability to pay and; affordability for the individual*". To meet the HACC services charging practices Council adopts fees and charges each year for its respite care services.

It is recommended that Council delegate authority to the Chief Executive Officer to approve temporary reductions in fees for respite care services for individual clients who have been assessed as experiencing financial difficulties in accordance with Council's policies, guidelines and procedures. Any fee reduction would be a modest daily reduction and it is anticipated it would be for approximately fifteen clients. It is anticipated that the value of the reduced fees per annum would be approximately \$10,000. This reduced fee is offset against the annual operating grant Redland City Council receives from Disabilities Services Queensland through its Home and Community Care funding.

#### PURPOSE

The purpose of this report is to recommend that Council, under section 472 of the *Local Government Act 1993*, delegate authority to the Chief Executive Officer to approve temporary fee reductions for disadvantaged individual clients who access Respite Services. The Chief Executive Officer has the power under section 1132 of the Act to sub-delegate to the Human Services Manager this authority, to better manage the day to day operations of the service.

#### BACKGROUND

Home and Community Care funds the Respite Service to deliver outputs based on client hours and client attendance. The National Program Guidelines Fee policies take into account the capacity of the client to contribute to the cost of services. It does this by considering:

- Their income

- The amount of service needed by them.

The National Fees Policy ensures HACC's charging practices take into account the following.

- Access based on need, not ability to pay
- Affordability
- Equity, so that people with similar incomes and service use pay the same
- Privacy and confidentiality in assessing capacity to pay a fee
- Specifying maximum total charges for individuals over a defined period
- Keeping costs of collecting fees low
- Keeping documentation of charges and payments, complaints and appeal mechanisms

Under the National Fees Policy there is no maximum time limit for fee reduction for individual clients.

A recent review of procedures for respite services has identified the need for individual assessment of applications for fee reductions and to ensure operational efficiency, it is recommended that this approval process be delegated to the Chief Executive Officer.

## **ISSUES**

Council regularly reviews its procedures for respite services. These procedures identify the processes, terms and conditions necessary to assess individual applications for fee reductions. A Fee Reduction Register is to be developed to monitor the number of clients making application for fee reduction, which will be monitored against budget and reported within the end of month financial reporting to Council.

The Home and Community Care (HACC) National Fees Policy ensures HACC Services charging practices take into account: "Clients' access based on need, not ability to pay and; affordability for the individual". Individual cases are assessed and then referred to Human Services for approval. The client interview assessment for the fee reduction is assessed against the following criteria:

- Clients ability to pay
- Grandparents supporting children/grand-children
- Difficulties in the past to pay for fees
- The length of time attending the service and amount of Respite days required
- A pattern of the client being absent on a regular basis due to the costs of care
- Other client hardship information provided by Respite staff.

## **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.

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## FINANCIAL IMPLICATIONS

It is estimated that the cost of implementing this fee reduction in respite services proposal is approximately \$10,000 per financial year and is sourced through part of the Home and Community Care (HACC) annual operational funding. The fee reduction average is \$6.00 per client, per day attending and assessed at 6 monthly intervals.

The Service Agreement funding from Disabilities Services Queensland through the branch of Home and Community Care for 2009/2010 is \$925,707. The fee reduction proposal is for approximately 15 Respite clients out of a client register of 165.

## CONSULTATION

Consultation has taken place with the following:

- Manager of Customer & Community Services
- Respite Coordinator
- Service Manager of Revenue & Recovery
- Acting Human Services Manager

## OPTIONS

### Preferred

That Council resolve under section 472 of the *Local Government Act 1993* to delegate authority to the Chief Executive Officer to assess and approve applications for temporary reduction in fees for respite care services in accordance with Council's policies, guidelines and procedures in this matter.

### Alternative

That Council not delegate authority to the Chief Executive Officer to approve applications for temporary reductions in fees for respite care services, and instead amend its fees and charges to include a reduced fee for specifically identified circumstances of financial difficulty.

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve, under section 472 of the *Local Government Act 1993*, to delegate authority to the Chief Executive Officer to assess and approve applications for temporary reduction in fees for respite care services in accordance with Council's policies, guidelines and procedures in this matter.**

## CARRIED

### 13.2.3 WASTE MANAGEMENT SERVICES BUSINESS UNIT REPORT - JUNE 2009

**Dataworks Filename:** WM Finance & Corporate Management Committee

**Attachments:** [Waste Management Services Business Unit Report - June 2009](#)

**Responsible Officer Name:** John Frew  
Acting Group Manager Operations & Maintenance

**Author Name:** Mary-Anne Micovic  
Finance Officer

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#### 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 June 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:

- Acting Group Manager Operations & Maintenance
- General Manager Customer Services;
- Senior Advisor – Waste Planning

### **OPTIONS**

#### **PREFERRED**

That Council resolve to accept the Waste Management Services Business Unit report for June 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 Reimers

**That Council resolve to accept the Waste Management Services Business Unit Report for June 2009, as presented in the attachment.**

### **CARRIED**

### 13.2.4 2009/10 PROJECTS OVER \$500,000 INCLUDING GST – DELEGATED AUTHORITY

**Datworks Filename:** 30111; 41696; 42094; 45370

**Responsible Officer Name:** Bradley Salton  
Acting Group Manager, Project Delivery Group

**Author Name:** Nigel Carroll  
Acting Service Manager, Project Management Services Unit

#### EXECUTIVE SUMMARY

The 2009/10 approved Capital & Operational Works Programs consists of a number of projects with an estimated tender component value over \$500,000 including GST. These projects will either:

- be tendered as a whole project, or
- constructed by Council's internal construction crews and may contain certain elements that will need to go to tender.

To assist with expediting the contract award process and delivery of projects, the Project Delivery Group has been presenting reports to Council over the last few financial years requesting that authority be delegated to the Chief Executive Officer to make, vary and discharge contracts for various tenders with a value over \$500,000 including GST.

In the 2008/2009 financial year a report advising of 6 projects requiring tenders with an estimated value over \$500,000 including GST was presented to Council seeking the CEO be delegated authority to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST. The report was approved by Council and the delegated authority was granted.

In the 2009/2010 financial year the Project Delivery Group has identified 4 projects that will require that tenders to be sought with an estimated value over \$500,000 including GST.

This report recommends that the Chief Executive Officer be delegated authority to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST for the following listed projects within the 2009/2010 financial year approved budget.

Project Number	Project Name
30111	Pontoon Maintenance Dredging – Weinam Creek
41696	Moreton Bay Cycleway - Eprapah Bridge
42094	Raby Bay Revetment Wall – Piermont Place

Project Number	Project Name
45370	Double Jump Road – Mount Cotton

This delegation will assist Council by reducing the timeframe for the tender process so that the awarding of the contract is not dependent on Council meeting dates which will expedite the process.

## PURPOSE

The purpose of this report is to seek resolution from Council to delegate authority to the Chief Executive Officer to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST for the following listed projects within the 2009/2010 financial year approved budget.

Project Number	Project Name
30111	Pontoon Maintenance Dredging – Weinam Creek
41696	Moreton Bay Cycleway – Erapah Bridge
42094	Raby Bay Revetment Wall – Piermont Place
45370	Double Jump Road – Mount Cotton

## BACKGROUND

The 2009/2010 approved Capital & Operational Works Programs consists of a number of projects with an estimated tender component value over \$500,000 including GST. These projects will either:

- be tendered as a whole project, or
- constructed by Council's internal construction crews and may contain certain elements that will need to go to tender.

At the General Meeting held 30 October 2002 Council delegated authority to the Chief Executive Officer (CEO) to make, vary and discharge contracts that do not exceed \$500,000 including GST where:

- i) the spending of funds to be incurred by making, varying or discharging the contract has been provided for in an approved budget for the financial year when the making, varying or discharging happens, or
- ii) the spending of funds to be incurred have been provided for in a budget pending the adoption by Council (section 522 of the Local Government Act).

Over the last few financial years the Project Delivery Group has been presenting reports to Council requesting that authority be delegated to the Chief Executive Officer to make, vary and discharge contracts for various tenders with a value over \$500,000 including GST. This process has been used to assist with expediting the contract award process and delivery of the project.

In the 2008/2009 financial year a report advising of 6 projects requiring tenders with an estimated value over \$500,000 including GST was presented to Council seeking the CEO be delegated authority to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST. The report was approved by Council and the delegated authority was granted.

In the 2009/2010 financial year the Project Delivery Group has identified 4 projects that will require that tenders to be sought with an estimated value over \$500,000 including GST.

## ISSUES

It is anticipated that in the 2009/2010 financial year, under the current process of seeking delegated authority for individual projects, that 4 individual reports on projects with tenders with an estimated value over \$500,000 including GST would be presented to Council by the Project Delivery Group seeking Council resolution to delegate authority to the CEO to make, vary and discharge the individual contracts.

Council resolution is being sought to delegate authority to the CEO to make, vary and discharge the contracts associated with the 4 projects listed in the table below. This one resolution will cover all of the contracts over \$500,000 including GST that are awarded for the projects listed.

<b>Project Number</b>	<b>Project Name and Description</b>	<b>Estimated Value of Tender 2009/2010</b>
30111	<b>Pontoon Maintenance Dredging</b> Dredging of accumulated silt in the Weinam Creek Marina and entrance canal with the dredge spoil to be disposed of at Mud Island.	\$825,000
41696	<b>Moreton Bay Cycleway - Eprapah Bridge, Victoria Point</b> Bridge & Bikeway Construction from Beveridge Road to Cameron Court Park, Victoria Point.	\$2,000,000
42094	<b>Piermont Place</b> Part of the Raby Bay Revetment Wall project.	\$730,000
45370	<b>Double Jump Road, Mount Cotton</b> Provision of asphalt.	\$1,200,000

This delegation will assist Council by reducing the timing for the tender process so that the awarding of the contract is not dependent on Council meeting dates which will expedite the process. All of the projects listed are to be managed by the Project



Delivery Group in the 2009/2010 financial year and have been approved as part of the 2009/2010 budget approval process. The projects listed include both capital works and major operational works.

Should Council decide not to delegate authority to the Chief Executive Officer it may result in delays with the awarding of contracts and the construction of the projects which could lead to additional costs to Council.

### **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**

All the listed projects in this report are approved projects for the 2009/2010 financial year and have been approved as part of the budget approval process.

### **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 Tenders and Contracts Officer, Acting Services Manager, Project Management Services Unit, the Acting Group Manager, Project Delivery Group and the Acting General Manager, Customer Services have been consulted in the preparation of this report and are supportive of the recommendation.

### **OPTIONS**

#### **PREFERRED**

That Council resolve to:

1. Delegate authority to the Chief Executive Officer to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST for the following listed projects within the 2009/2010 financial year approved budget;

<b>Project Number</b>	<b>Project Name</b>
30111	Pontoon Maintenance Dredging – Weinam Creek
41696	Moreton Bay Cycleway – Eprapah Bridge
42094	Raby Bay Revetment Wall – Piermont Place
45370	Double Jump Road – Mount Cotton

2. Delegate authority to the Chief Executive Officer to sign and amend all relevant documentation;

3. Appoint the Chief Executive Officer as Principal's Representative for these contracts; and
4. Authorise the Chief Executive Officer to delegate further the Principal's Representative role to an appropriate senior officer within Council;

**ALTERNATIVE**

That Council resolve to not delegate this authority to the Chief Executive Officer which may result in delays with the awarding of contracts and the construction of the projects which could lead to additional costs to Council and the potential loss of funding.

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

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve as follows:**

1. **To delegate authority to the Chief Executive Officer to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST for the following listed projects within the 2009/2010 financial year approved budget;**

<b>Project Number</b>	<b>Project Name</b>
<b>30111</b>	<b>Pontoon Maintenance Dredging – Weinam Creek</b>
<b>41696</b>	<b>Moreton Bay Cycleway – Eprapah Bridge</b>
<b>42094</b>	<b>Raby Bay Revetment Wall – Piermont Place</b>
<b>45370</b>	<b>Double Jump Road – Mount Cotton</b>

2. **To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation;**
3. **To appoint the Chief Executive Officer as Principal's Representative for these contracts; and**
4. **To authorise the Chief Executive Officer to delegate further the Principal's Representative role to an appropriate senior officer within Council.**

**CARRIED**

**13.2.5 REQUEST FOR FURTHER REDUCTION OF APPLICATION FEES**

**Dataworks Filename:** Lot 2, RP212525 / P.44715

**Attachments:** [Applicants Proposed Fee Request](#)  
[Site Plan](#)  
[RPS Use Level of Assessment & Fee](#)

**Responsible Officer Name:** Adam Webb  
Senior Planner / Project Manager

**Author Name:** Karen Bool  
Development Assessment Planning Officer

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**EXECUTIVE SUMMARY**

Council has been requested to consider a further reduction of application fees for a proposed mixed use development on land at 219-221 Bloomfield Street, Cleveland in the Major Centre Zone - Sub-Area MC8.

The application seeks a preliminary approval for a material change of use overriding the Planning Scheme to change the level of assessment for future mixed use development of the subject allotment to be in accordance with a modified level of assessment table and Plan of Development.

The proposed uses include Apartment Buildings, Child Care Centre, Community Facility, Commercial Office, Display Dwelling, Educational Establishment, Health Care Centre, Home Business, Indoor Recreation Facility, Refreshment Establishment, Tourist Accommodation and Shop ('shop' being an inconsistent use). Development Assessment has calculated the total fee for the application to be **\$157,668.58** as per Council's 2009/2010 Fees and Charges Schedule (or \$156,104.38 as per 2008/2009 fees).

The applicant proposed a total fee of **\$47,798.82** on 18 June 2009. By letter dated 19 June 2009 and under delegated authority, the Acting Manager Assessment Services advised the applicant that a 30% fee reduction is considered appropriate for the proposal (excluding the 'shop' component which is an inconsistent use and which does not therefore incur a fee reduction).

The new total fee is calculated to be **\$117,170.66** (or \$115,824.82 as per 2008/2009 fees). The applicant has requested Council consider a further reduction of fees.

**PURPOSE**

This request for a reduction of application fees (requesting more than a 30% reduction) is referred to the Finance and Corporate Management Committee for determination due to the significant size of the request.

## CONSULTATION

The Development Assessment Team has consulted with the Acting Manager Assessment Services

## BACKGROUND

### 1.0 DEVELOPMENT PROPOSAL AND SITE DESCRIPTION

#### 1.1 Proposal

The proposal seeks a preliminary approval for a material change of use overriding the Planning Scheme to change the level of assessment for future mixed use development of the subject allotment to be in accordance with a modified level of assessment table and Plan of Development. The proposal also seeks a development permit for Stage 1 (Educational Establishment, Commercial Office, Shop and Refreshment Establishment) and a preliminary approval for associated operational works.

The proposed uses and development thresholds are as follows:

*Ultimate Development Thresholds (All Proposed Buildings)*

Use	Maximum GFA For Development
Shop (excluding Supermarket)	500m <sup>2</sup>
Shop (Convenience Retail)	1,400m <sup>2</sup>
Commercial Office (tenancies greater than 100m <sup>2</sup> )	3,000m <sup>2</sup>
Apartment Building, Display Dwelling, Tourist Accommodation, Home Business	No maximum GFA but complying with overall site maximum GFA
Indoor Recreation Facility (Gymnasium)	1,500m <sup>2</sup>
Community Facility	No Maximum GFA but complying with the overall site maximum GFA
Child Care Centre	800m <sup>2</sup>
Education Facility	8,800m <sup>2</sup>
Refreshment Establishment	200m <sup>2</sup>
Health Care Centre (Maximum of 8 General Practitioners)	No Maximum GFA but complying with the overall Maximum number of General Practitioners on the site

The proposed maximum gross floor area (GFA) for the overall site is 45000m<sup>2</sup>.

The Building Parameters Plan attached shows the proposed division of the site into precincts with a maximum GFA allocated to each precinct. A level of assessment table is proposed for each precinct (it is noted the applicant has not as yet submitted the proposed level of assessment table).

#### 1.2 Site

The site is located at 219-221 Bloomfield Street, Cleveland in the Major Centre Zone - Sub-Area MC8. The site is currently vacant.

## 2.0 APPLICATION FEE

### 2.1 Applicant's Proposed Fee Schedule

The proposed fee schedule is attached. The total proposed fee is \$47,798.82 (based on the 2008/2009 fees).

### 2.2 Delegate's Response to Proposed Fee Schedule

By letter dated 19 June 2009, the applicant was advised the following:

- Council has calculated the total fee for the application (excluding the 'shop' component) to be \$134,265.13. In respect to your request for a reduced fee, a 30% fee reduction is considered appropriate given that the proposal will result in savings in workloads given that it only requires a single decision notice and potentially reduces the number of future applications given the new level of assessment table within the Plan of Development. Therefore the fee for the application (excluding the 'shop' component) will be \$93,985.57.
- The proposal to include the 'shop' component in the development is indicated as an inconsistent use within the Major Centre MC8 sub area. As such, no fee reduction is considered appropriate for this use. Therefore, if you wish to proceed with the 'shop' component, an additional fee of \$21,839.25 is required.
- It is noted in your email that you suggested payment (for uses not included in Stage 1 of the proposal) of 20% of the fee now (at the Preliminary Approval stage) and 80% later (at Development Permit stage). This is not supported by Council as although not all uses will be approved initially (in Stage 1), the ground work and assessment required to develop the Plan of Development is substantial, and an assessment of all intended uses is to occur as part of this Plan of Development/ Preliminary Approval stage. It is also noted that the level of assessment table in the Plan of Development may in fact reduce the level of assessment required for some uses to be self assessable, therefore not requiring an application fee at the Development Permit Stage (as a result of assessment of uses being undertaken at the Preliminary Approval stage).

Council's fee schedule (incorporating a 30% fee reduction) is attached.

### 2.3 Applicant's Further Negotiations

By email dated 22 June 2009, the applicant responded to Council's letter (dated 19 June 2009) as follows:

*"We have a few concerns relating to Council's response.*

1. *It is not clear what fee will be payable for subsequent Development Permit applications. Could you please clarify this?*

2. *Our Preliminary Approval application seeks only for Display Dwelling and Home Business to be self-assessable in the future. Other uses will be self-assessable only where not involving building work ie. when the building is already constructed ie. providing for ongoing changes to uses on site. All future stages will attract Code Assessable applications. The nature of the PA sought is to set up broad parameters and justify the uses, it is considered the overall suitability will be established as part of the PA and detailed design aspects will be considered as part of subsequent DP applications. This is why our initial methodology was to pay for part now and part later (ie. as part of subsequent DP applications) for the PA aspect of the proposal.*
3. *This fee significantly impacts the viability of our development application. A comparable application lodged this financial year in Brisbane would attract a fee of \$80,300 and a similar application in Gold Coast City Council a fee of \$44,000. It is considered the fee of \$115,824.84 is unreasonable and significantly higher than that for other local authorities.*
4. *A previous application has been approved for the site, and a community consultation programme has been completed. These aspects should also provide some consideration for the reduction of the application fee, in particularly as partial assessment of some of the key issues has been undertaken previously. We would be happy to provide a copy of our Social Impact Assessment Report summarising the community feedback and details of our consultation initiatives also if this would be of assistance.*

*In light of the above we request that Council reconsider the application fee payable for this project”.*

## **CONCLUSION**

Development Assessment has calculated the total fee for the application to be **\$157,668.58** as per Council's 2009/2010 Fees and Charges Schedule (or \$156,104.38 as per 2008/2009 fees).

Upon request for a reduction of application fees, the Acting Manager Assessment Services advised the applicant that a 30% fee reduction is considered appropriate for the proposal (excluding the 'shop' component which is an inconsistent use and which does not therefore incur a fee reduction).

The new total fee is calculated to be **\$117,170.66** (or \$115,824.82 as per 2008/2009 fees). The applicant has requested Council to consider a further reduction of fees.

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

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve to approve the application fee of \$117,170.66 for the proposed mixed use development on land at 219-221 Bloomfield Street, Cleveland in the Major Centre Zone - Sub-Area MC8.**

**CARRIED**

### 13.3 GOVERNANCE

#### 13.3.1 REPORT ON THE AUDIT COMMITTEE MEETING - 23 JUNE 2009

**Dataworks Filename:** GOV Audit Committee  
**Responsible Officer Name:** Gary Stevenson  
Chief Executive Officer  
**Author Name:** Kylie Fernon  
Manager Internal Audit

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#### EXECUTIVE SUMMARY

In line with the Audit Committee Charter, the Audit Committee meeting of 23 June 2009 was scheduled to enable discussion and consideration of the following:

- Receipt and Confirmation of Minutes of 10 March 2009;
- Business Arising From Previous Minutes;
- Local Government Finance Standard 2005 – Section 15 Requirements;
- Compliance Certificates;
- Internal Audit Plan Status;
- Audit Recommendations Due For Implementation;
- QAO Recommendations Due For Implementation;
- Internal Audit Reports;
- 2009-2010 Internal Audit Plan;
- Update From External Auditors;
- Emerging Issues; and
- Other Business.

#### PURPOSE

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

The purpose of this report is to provide a summary of the issues discussed at the meeting on 23 June 2009.

#### BACKGROUND

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

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



## ISSUES

The following is a summary of the issues discussed at the meeting of 23 June 2009:

The Chairperson, Mr Len Scanlan, declared the meeting open at 10.00am, with all members and invitees present, with the exception of Cr Hobson who sent her apology.

### **3. Receipt and Confirmation of Minutes**

The minutes of the Audit Committee of 10 March 2009 were confirmed as a true and accurate record of proceedings.

#### **3.1 Business Arising From Previous Minutes**

The Chair asked for any business arising from the previous minutes of this committee.

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

As per item 7.2 (QAO Recommendations) of the minutes of the Audit Committee meeting of 10 March 2009, the following updates will be provided at item 7.2:

- *5.2 Audit trail of access assigned not maintained* – implementation date 31 December 2009 – management to provide an update at next Audit Committee meeting;
- *5.5 Periodic reviews of user access not performed* – implementation date 30 June 2010 – management to provide specific updates on each of the systems' completion dates; and
- *5.12 Actions not recorded* – management to report to next Audit Committee meeting on implementation dates.

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

1. Chief Executive Officer (CEO) tabled a paper available on Council's Intranet site announcing the new General Managers for Customer Services, Corporate Services, Governance and Regulatory Services.
2. CEO advised that progress is being made on the Organisational Development Plan, Budget process, 2030 Community Plan and Financial Strategy.

The Audit Committee noted the report.

#### **5. Compliance Certificates**

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

Corporate Services – Question 28

- Kerry Phillips, Acting General Manager Corporate Services, advised that an update on Question 28 would be provided for the next meeting.

Customer Services – Question 13

- Lex Smith, Acting General Manager Customer Services, advised that there was a new person acting in this role who was now aware of the process.

Customer Services – Question 22

- Lex Smith, Acting General Manager Customer Services, advised that this matter is currently being investigated by Internal Audit. Internal Audit to provide an update regarding the outcome of this investigation at the next Audit Committee meeting.

The Audit Committee noted the Compliance Certificates as presented.

**6. Internal Audit Plan****6.1 Internal Audit Plan Status**

- Manager Internal Audit presented the attached 2008/2009 Internal Audit Plan to Committee.
- All planned audits for 2008/2009 have been completed except for the Payroll Review, which will be finalised within the next couple of weeks. In addition to the planned audits, Internal Audit have undertaken an additional workload of 37 investigations/complaints – 6 of which are still to be finalised. The 'Contingency Hours' has been increased in the 2009/2010 Audit Plan to cover future unplanned audits.
- Manager Internal Audit acknowledged her team for their efforts in achieving a positive outcome.
- The Chair noted the work that had been achieved and was happy with the progress that had been made.

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

**7. Audit Recommendations Due For Implementation****7.1 Internal Audit Recommendations**

- The Manager Internal Audit presented a progress report of audit recommendations due for implementation to the Committee.
- A spot check has been undertaken of all outstanding audit recommendations. There are a number of low risk items that need to be re-assessed by both

management and Internal Audit to determine the feasibility/practicality of implementation.

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

## **7.2 QAO Recommendations**

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

### *5.2 – Audit trail of access assigned not maintained*

On track with recommendation. Brendan Worrall and team will be following up on this.

### *5.3 – Formal Process to notify Maximo Administrators of terminated employees does not exist*

Chair accepts that this is on track to meet 30 June 2009 deadline.

### *5.5 – Periodic reviews of user access not performed*

A project plan with milestones will be completed by 30 June 2009. Manager Internal Audit will be provided with monthly updates.

### *5.12 – Actions not Recorded*

Implementation date extended to 30 June 2010, with the possibility it may be complete by December 2009. Low priority action.

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

## **8. Internal Audit Reports**

The following reports were presented for Audit Committee consideration:

### **8.1 Customer Services**

- Internal Audit Report 16/06/09 – Review of the Accuracy and Appropriateness of PDG Project Cost Recovery from Council Departments (distributed separately)

### **8.2 Redland Water**

- Nil.

### **8.3 Corporate Services**

- Internal Audit Report 02/06/09 – Review of Debtor Management (distributed separately)

- Internal Audit Report 14/04/09 – Review of the Rates Reconciliation Between Proclaim and Finance 1 (distributed separately)
- Internal Audit Report 17/04/09 – Review of the Management and Administration of Special Events (distributed separately)
- Internal Audit Report 02/06/09 – Review of Proclaim Systems Management (distributed separately)

#### **8.4 Planning and Policy**

- Internal Audit Report 07/04/09 - Review of the Management of Workers Compensation Claims (distributed separately)
- Internal Audit Report 10/06/09 – Review of the Management of Road Assets – Valuation Process (distributed separately)

#### **8.5 Across Council**

- Internal Audit Report 12/06/09 – Review of Procurement – High level review of the internal control framework within Finance 1 to ensure the accuracy, completeness, and appropriateness of Council expenditure (distributed separately)
- Internal Audit Report 09/06/09 – Review of the Development and Actioning of Asset Management Plans – Compliance with Corporate Policy 2528 – Asset Management (distributed separately)
- Internal Audit Report 19/06/09 – Review of the Management of Fraud and Corruption (distributed separately)

The reports were received and noted as presented by the Audit Committee.

#### **9. 2009-2010 Internal Audit Plan**

The Manager Internal Audit presented the approved 2009-2010 Annual Audit Plan to the Committee.

- CEO is happy to support plan.
- Changes in legislation may need to be addressed.
- The plan may need to be added to during the year.

The Audit Committee endorsed the approved 2009-2010 Annual Internal Audit Plan as presented.

## 10. Update From External Auditors

Mr Brendan Worrall of WHK Horwath presented an overview of the 2008/09 Audit Service Plan for Council.

- On track to come back post 30 June to complete the audit.
- Have done detailed control testing.
- Reassured that there were no high risk issues.
- WHK Horwath is contracted by QAO to conduct audit for a fixed fee. Council officers can contact either Brendan or Gavin regarding any queries, as these are included in the fixed fee.
- At next meeting table the engagement letter for the information of the Committee.

The Audit Committee:

- noted the update as presented; and
- endorsed the change to the accounting treatment of revetment walls at Raby Bay.

## 11. Emerging Issues

- New legislation will have a bearing on Council. Will be futuristic, not retrospective.
- Right to Information Legislation – risks surrounding that.
- Cross sector reviews – will be making some recommendations to parliament – may have implications for Council.
- Could be some financial cost to Council as 'Right to Information' legislation states first 5 hours are free.
- CEO will arrange a briefing for the Councillors on the new legislation.

## 12. Other Business

### 12.1 Expressions Of Interest For Additional External Appointee – Audit Committee

The Manager Internal Audit presented to the Committee a briefing note regarding the expressions of interest received for the additional external appointee – Audit Committee.

The Audit Committee noted the briefing note as presented.

The following committee members were nominated on the selection panel:

- Chair – Len Scanlan;
- Mayor Hobson;
- Cr Bowler; and
- Cr Townsend.

The Audit Committee agreed an Audit Committee meeting be called to make a recommendation to Council on the additional external appointee.

## **12.2 Victorian Local Government – Fraud And Corruption Survey 2008**

The Manager Internal Audit presented to the Committee a briefing note regarding the results of the PricewaterhouseCoopers Victorian Local Government Fraud and Corruption Survey 2008.

The Audit Committee noted the briefing note as presented.

## **12.3 Public Interest Disclosures For The Queensland Public Sector**

The Manager Internal Audit presented to the Committee a briefing note regarding the work undertaken by the Crime and Misconduct Commission (CMC), the Queensland Ombudsman's Office (QO), and the Public Service Commission (PSC) to develop a series of guides about public interest disclosures for the Queensland public sector.

The Audit Committee noted the briefing note as presented.

## **13. General Business**

### **13.1 Development Application Fees**

Internal Audit to undertake a review of the process, documentation and controls in relation to development application fees.

## **14. Meeting Closure**

The meeting closed at 11.49am.

## **RELATIONSHIP TO CORPORATE PLAN**

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

## **FINANCIAL IMPLICATIONS**

The cost to Council for the attendance of the independent Committee Chair is \$5,000 per annum. This is provided for in the Internal Audit Group Budget.

## **CONSULTATION**

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

**OPTIONS****PREFERRED**

The Council accept this report, which summarises the issues discussed at the Audit Committee meeting of 23 June 2009.

**ALTERNATIVES**

1. That Council accept this report and request additional information; or
2. That Council not accept this report and request an alternative method of reporting.

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

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 23 June 2009.**

**CARRIED**

**13.3.2 CORPORATE BALANCED SCORECARD REPORT – JUNE 2009**

**Datworks Filename:** GOV Corporate BSC Monthly Reporting to Committee

**Attachment:** [Balanced Scorecard Report – June 2009](#)

**Responsible Officer Name:** Luke Wallace  
Manager Corporate Planning Performance & Risk

**Author Name:** Benjamin Steel  
Project Coordinator Corporate Planning & Performance

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**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 June 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 June 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

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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 Rate (LTIFR)

Please see the comments provided by managers in the attached report (pages indicated above).

A higher number of workplace injuries over the last 12-18 months continues to be of concern. All injuries are investigated as a matter of course and in the vast majority of cases the injuries have tended to be unavoidable.

Actions from the RCC Safety Management Plan continue to be well addressed and have resulted in improvement to Council processes. This indicator is based on a very detailed plan and not all actions have been completed. Therefore the overall results for the 08/09 financial year is below target, however, the priority actions have been delivered and the 56% outstanding actions are in progress or almost complete. The Safety Management Plan items not fully addressed in 2008/2009 have been incorporated into the 2009/2010 Safety Management Plan or the Business Plan for the RCC Workplace Health and Safety Unit.

A collaborative effort between the Corporate Planning, Performance & Risk Group and the Human Resources Group has resulted in the identification of a more meaningful suite of performance measures that are appropriately aligned to industry benchmarks and will drive positive outcomes for the organisation. These will be refined over the next month or two and will be brought before Council for consideration.

## **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**

There are no implications for the Planning Scheme arising from this report.

**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 June, 2009 as attached.

**ALTERNATIVE**

That Council resolve to note the Corporate Balanced Scorecard for June 2009 and request additional information.

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

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve to note the Corporate Balanced Scorecard for the month of June 2009 as attached.**

**CARRIED**

**13.3.3 QUARTERLY OPERATIONAL PLAN REPORT FOR JUNE 2009**

**Dataworks Filename:** GOV - Corporate Performance Reporting - Quarterly

**Attachments:** [June 2009 Quarterly Operational Plan](#)

**Responsible Officer Name:** Luke Wallace  
Manager Corporate Planning Performance & Risk

**Author Name:** Benjamin Steel  
Project Coordinator Corporate Planning & Performance

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**EXECUTIVE SUMMARY**

The 2008-09 Operational Plan sets out the most significant projects and initiatives that Council decided to pursue this financial year towards achieving the long-term objectives in the Corporate Plan 2006-2010. Council approved this Operational Plan at a Special Meeting on 17 June 2008, prior to the approval of the 2008-09 Budget.

Regularly monitoring progress against this Operational Plan is an important element of Council's Governance process, and it is also a requirement of the *Local Government Act 1993*.

The attached report therefore shows the status of all projects in both practical and financial terms, and shows progress against performance targets for other measures.

**PURPOSE**

To ensure good corporate governance of the organisation by monitoring performance against Council's approved Operational Plan for 2008-09.

**BACKGROUND**

The attached report provides information to Council on the progress in the second quarter of all projects, initiatives and performance indicators in the Operational Plan 2008-09.

For projects/initiatives, the report includes both financial information (where operational or capital funds have been specifically allocated) and practical information to give a more comprehensive picture of progress. Where no budget is shown, this indicates that the work involved is being done solely in-house by Council officers and/or the project is part of a larger program of work and therefore does not have discrete funds allocated to it.

Practical progress of projects is rated against a status indicator, being of the following: *Completed, On Track, Delayed, Not Commenced, Revised or Cancelled*.

For performance indicators (KPI's), actual performance is shown as a blue dot on a graph where the red line (minimum satisfactory performance level) and the green line (outstanding performance level) show the planned or expected performance range.

In both cases, performance commentary is provided by the responsible officers to explain the progress achieved to date.

## ISSUES

The Operational Plan 2008-09 included some 119 performance measures. The attached report for the June quarter shows that 74 of these projects/initiatives reached overall completion or performed within their planned parameters for the 2008/2009 financial year. The attached report also identifies that five (5) initiatives in the Operational Plan are 'on track' having reached their planned milestone completion for 2008/2009 with planned project completion dates set in the first half of the 2009/2010 financial year.

A large number of projects/initiatives have not reached their planned completion for the 2008/2009 financial year and have therefore been identified as being 'delayed'. The attached report outlines reasoning from Group Managers or responsible Officers as to why these 36 projects are 'delayed' (in most cases unavoidable) and also provide comments regarding any actions being taken to reach completion against these initiatives. It has been identified that the majority of these projects are flagged for completion within the first half of the 2009/2010 financial year.

Some of the more high profile projects and/or performance measures that are delayed or revised have been commented on below. Further commentary on delayed initiatives has been included in the attached report. The Corporate Planning and Performance unit will continue to track the progress of these initiatives where they have not been identified for inclusion into the 2009/2010 Operational Plan. Corporate Planning & Performance will also provide status updates on these projects to Councillors.

2.4.1 – Development applications processed on time. This performance indicator is designed to capture the percentage of applications that are processed within the statutory timeframes as set out in the *Integrated Planning Act 1997*. Due to the demanding nature of development assessment and its processes, an overall average rate of 77.1% of applications being processed within timeframes (target of 90%). A number of factors including workloads and staffing issues have been major contributors to this result; however the implementation of new internal processes will see this result improve in the future. A Development Assessment performance monitoring project, being coordinated by the State Government, will also help with the setting and management of industry benchmarks.

7.6.2 – Delivery of Workplace Health & Safety Improvement Plan. Actions for the Redland City Council Safety Management Plan have been addressed and these efforts have resulted in improvement to Council processes in this area. This indicator is based upon a very detailed plan and not all actions have been completed. Therefore the overall result for the 2008/2009 financial year is below target, however,

the highest priority actions have been delivered and the 56% of outstanding actions will be addressed and have been incorporated into the 2009/2010 Safety Management Plan and/or the Business Plan for the Workplace Health and Safety Unit.

Two (2) of the 119 initiatives have been had their planned completion dates revised and Group Managers and/or relevant Officers have provided adequate details outlining the reasoning behind these project being revised.

2.2.4 – Completion of Bunker Road & Double Jump Road Structure Plans. All planned milestones for the 2008/2009 financial year have been completed, however the overall project has been put on hold at the request of Council.

2.2.5 – Completion of a Master Plan for the Cleveland Principle Activity Area. As a result of Councillor workshop outcomes, the project has broadened its scope of study with the incorporation of Open Space and Landscape Linkages Strategy into the Cleveland Suburb. EDAW consultants have been re-engaged in April 2009 to undertake this initiative. The timeframe for completion of this work with preparation of complementary reports to the revised Master Plan (Master Plan visualisation, Landscape Strategy and built form and Public Realm Strategy) is August 2009.

It was identified early within the 2008/2009 year that a Residential Greenhouse Gas Reduction Survey was no longer needed as discussions with the ClimateSmart initiative indicated that data through this initiative would better provide indicators of local priorities for residential actions by Council. This improved strategy will come at no financial impost to Council and led to the cancellation of initiative 1.3.4 – Residential Greenhouse Reduction Survey completed and consequent removal from the 2008/2009 Operational Plan.

The attached Operational Plan report for the June 2009 quarter also identifies that progress against the project 2.3.1 – Completion of a Rural Precincts Plan had not commenced. This was due to the fact that the South-East Regional Plan (SEQRP) 2009-2031 has not been yet been finalised by the State Government. As such, the new regional level Rural Strategy that is needed to inform this project is still unavailable. However, initial work has commenced on this initiative with information being obtained from Sunshine Coast Regional Council on a similar project and Officers attending professional courses on rural issues. It is expected that the project will gather pace in late July 2009 with the completion of other project commitments dependant on the release of the SEQRP review.

## **RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priority to provide effective organisational 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 initiatives and indicators that either reflects financial performance to date or which will have had a direct or indirect impact on financial performance.

**PLANNING SCHEME IMPLICATIONS**

There are no implications from the recommendations in this report that would require any amendments to the Redlands Planning Scheme.

**CONSULTATION**

The date and comments in the report were provided by the managers and officers who are responsible for the projects and initiatives concerned and were compiled by the Corporate Planning, Performance and Risk Group.

**OPTIONS****PREFERRED**

That Council resolve to note the Operational Plan Report for the 2008-09 June quarter as attached.

**ALTERNATIVE**

That Council resolve to note the Operational Plan Report for the 2008-09 June quarter and request additional information.

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

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve to note the Operational Plan Report for the 2008-09 June quarter as attached.**

**CARRIED**

## 13.4 TENDERS FOR CONSIDERATION

### MOTION TO CLOSE COMMITTEE MEETING

The committee meeting was closed to the public to discuss Items 13.4.1 and 13.4.2, under the *Local Government Act 1993* s. 463(1) "(e) *contracts proposed to be made by it; (Council)*"

The committee meeting was again opened to the public.

#### 13.4.1 CONTRACT FOR SPECIALISED SERVICES – GERMAN CHURCH ROAD QUARRY

**Datworks Filename:** FM Contracts – Supply Services

**Responsible Officer Name:** Andy Blacklock  
Acting Group Manager, Corporate Acquisitions  
Fleet & Facilities

**Author Name:** Gail Widrose  
Acting Supply Chain Manager

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### EXECUTIVE SUMMARY

The Department of Mines & Energy (DME) conducted a site visit to Baneco's quarry which adjoins Council's, German Church Road quarry. As a result of that inspection DME have placed a Substandard Condition or Practice (SCP) on the adjoining Quarry run by Baneco Pty Ltd requiring the High Wall between the two properties to be made safe for the workers on site as soon possible.

To achieve this it is recommended that Council resolve under section 486 (3 b) of *Local Government Act 1993* "exceptions to the requirement to seek tenders and quotations", "the local government may enter into a contract for the supply of goods or services without complying with sections 484 or 485 if – it resolves that it is satisfied the services to be supplied are of such a specialised or confidential nature that it would be impractical or disadvantageous for the local government to invite tenders or quotations" to engage Baneco Pty Ltd to carry out these services/works under a Contract of Agreement.

To rectify this, both parties agree that (Baneco Pty Ltd trading as *Redbarry*) is to submit a price per metre to buy the material from Redland City Council.

### PURPOSE

The purpose of this report is to recommend that Council enter into a contract with Baneco Pty Ltd trading as Redbarry, without seeking other tenders or quotations under the provisions of section 486(3)(b) of the *Local Government Act 1993*, and delegates authority to the Chief Executive Officer to make, vary and discharge the contract.

## BACKGROUND

Redland City Council Operates a hard rock quarry at German Church road to supply gravel products to its internal users. This land is held in trust by Redland City Council and the Mining Lease (ML50010) is held by Redheart Pty Ltd.

On 20 February 2009 a Geologist, Jacqui Vinnicombe and Inspector, Simon Cole from the Department of Mines & Energy (DME) conducted a site visit to Council's German Church Road Quarry Redland Bay and the neighbouring quarry run by Baneco Pty Ltd trading as Redbarry. As a result of these inspections, the Department of Mines & Energy has served a SCP (Substandard Condition or Practice) on Baneco Pty Ltd. (SCP MRE-5) This is similar to an Improvement Notice issued by the Division of Workplace Health and Safety and as such there is a potential for Baneco to be prosecuted under the *Mining and Quarrying Safety and Health Regulation 2001*.

The placement of the SCP is in relation to the high wall (Cliff face) between the Council's property and the adjacent operators, *Baneco Pty Ltd*. DME have determined that the benches currently have the potential to fail. The face between the properties has an approximate 24 metre vertical drop.

## ISSUES

The key issue and reason for this report is the subject of the SCP MRE No 5 issued to the Baneco quarry to the east of Council's quarry. A 24m high wall currently exists immediately on the Baneco side of the property boundary. The height of this wall far exceeds safe limits and is the result of Baneco's quarrying operations over a number of years. A geological report commissioned by Baneco sets out the design parameters for the establishment of a safe slope formation. From the geological report received by Baneco the following options have been put forward:

### OPTION ONE:

Baneco to undertake remedial measures on their side of the boundary.

This would either be via mechanical stabilisation of the existing high wall by the use of rock dowels and a reinforced concrete barrier or by filling the batter toe to bring the high wall to a safe height.

This option may have such an impact on Baneco's operation as to close it down.

### OPTION TWO:

Battering Slopes

This would require battering existing slopes to 1H: 1V as a minimum requirement with a mid height 3m wide bench. With the addition of a protective bund at the top of the slope, the encroachment into Council's quarry would be in excess of 35m.



**OPTION THREE:****Battering Slopes**

This would require the battering back of the existing slope to 1H: 4V with a 10m bench at a wall height of 12m. With the addition of a protective bund at the top of the slope, the encroachment into Council's quarry would be in excess of approx 25m

In the interests of being good neighbours, Option 1 has been discounted and of the remaining 2 options, Option 3 is the preferred option by both parties, as this would involve the least encroachment to Council's quarry.

In the interim, prior to any remedial works being carried, Council has erected temporary fencing to exclude access to the danger zone at the top of the high wall.

To carry out the works nominated above approximately 8,000 m<sup>3</sup> of material would need to be removed from the area along the top of the high wall. As the problem is entirely Baneco's responsibility to resolve, there should be no cost to Council but if Council were to agree to undertake this work, the following are implications:

The estimated cost for council to undertake this work is approximately \$ 25,000. There would be significant coordination issues with Baneco in respect of safety on both sides of the boundary.

Baneco will need to stop operations of their Quarry, while the works are being undertaken as there will be significant amounts of material falling over the edge of the high wall onto Baneco's property.

It is seen to be much more practical for Council to come to an arrangement with Baneco for them to undertake the works at no cost or operational impact to Council. The material that is extracted from higher walls to form the profiles of the batters is of low commercial value due the lack of Californian bearing ratio (CBR) value and has excessive clay content which is of little use to the production of gravel products for Council. It is recommended that this material be sold to Baneco at a price to be negotiated with Baneco Pty Ltd, if this option is approved by Council.

**RELATIONSHIP TO CORPORATE PLAN**

The recommendation primarily supports Council's strategic priorities to ensure long term financial viability of the City and maintain physical character.

**FINANCIAL IMPLICATIONS**

If Council undertakes to do the works the estimated cost is approximately \$25,000.00. However, if Council grants an exemption under section 486(3)(b) the work will be carried out by Baneco Pty Ltd at no cost to Council and the material extracted will be sold to Baneco Pty Ltd (*trading as Redbarry*) at a price to be negotiated.

## CONSULTATION

Manager Operations and Maintenance and Quality Systems Support Officer Operations and Maintenance were consulted in the preparation of this report.

## OPTIONS

### Preferred

That Council resolve that in order to comply with a Substandard Condition or Practice notice served by the Department of Mines and Energy on the quarry run by Baneco Pty Ltd, which adjoins Council's, German Church Road quarry:-

1. That under section 486(3)(b) of the *Local Government Act 1993*, Council is satisfied that the goods and services to be supplied by Baneco Pty Ltd trading as Redbarry are of such specialised nature that it would be impractical to Council to invite tenders or quotations; and
2. That the Chief Executive Officer be delegated authority to –
  - a. make, vary and discharge a contract with Baneco Pty Ltd trading as Redbarry to carry out the rectification works and reimburse council for the low-value materials extracted as part of the rectification works, in line with complying with Substandard Condition or Practice (SCP) served on the adjoining Quarry run by Baneco Pty Ltd requiring the High Wall between the two properties (Council quarry and Baneco Pty Ltd) to be made safe for the workers on site as soon possible; and
  - b. sign all relevant documentation.

### Alternative

To seek Council's approval in accordance with Section 486 (1) (g) (i) and (ii) of *Local Government Act 1993*, "exceptions to the requirement to seek tenders and quotations", "the local government may enter into a contract for the supply of goods or services without complying with sections 484 or 485 if – it has decided, by resolution, to prepare, for the entering into of a contract a plan that complies with subsection (2); and prepared the plan" in order to comply with a SCP (Substandard Condition or Practice) served on the quarry run by Baneco Pty Ltd, which adjoins Council's German Church Road quarry by Department of Mines & Energy.

## COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend  
Seconded by: Cr Reimers

**That Council resolve that in order to comply with a Substandard Condition or Practice notice served by the Department of Mines and Energy on the quarry run by Baneco Pty Ltd, which adjoins Council's, German Church Road quarry:-**

1. That under section 486(3)(b) of the *Local Government Act 1993*, Council is satisfied that the goods and services to be supplied by Baneco Pty Ltd trading as Redbarry are of such specialised nature that it would be impractical to Council to invite tenders or quotations; and
2. That the Chief Executive Officer be delegated authority to –
  - a. make, vary and discharge a contract with Baneco Pty Ltd trading as Redbarry to carry out the rectification works and reimburse council for the low-value materials extracted as part of the rectification works, in line with complying with Substandard Condition or Practice (SCP) served on the adjoining Quarry run by Baneco Pty Ltd requiring the High Wall between the two properties (Council quarry and Baneco Pty ltd) to be made safe for the workers on site as soon possible; and
  - b. sign all relevant documentation.

**CARRIED**

**13.4.2 CONTRACT FOR TELECOMMUNICATIONS CARRIER SERVICES**

**Dataworks Filename:** FM Contracts – Supply Services  
**Responsible Officer Name:** Andy Blacklock  
Acting Group Manager Corporate Acquisitions,  
Fleet & Facilities  
**Author Name:** Gail Widrose  
Acting Supply Chain Manager

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**EXECUTIVE SUMMARY**

In accordance with section 484(1) of the *Local Government Act 1993*, Local Buy Pty Ltd publicly called tenders to establish a Standing Offer Arrangement for the provision of a Telecommunications carrier services (Fixed voice, Mobile and data service).

Consultation and liaison with local government representatives and the Telecommunications Industry took place during October and November 2008. The participants of this industry consultation were Telstra, Country Wide, AAPT, UECOMM, Vodaphone, Optus, Macquarie Telecom and Intelligent IP.

A tender was developed in consultation with the local government representatives from various councils. Representatives from participating councils were invited to form the panel to evaluate the tenders. The evaluation team was formed and the evaluation plan was developed. The evaluation team consisted of representatives from 3 Councils and two Local Buy staff.

The tender was advertised in the Public Tender section of the Courier mail on 15 November 2008.

Tenders closed on 16 December 2008. Five responses were received.

The tender review and evaluation process resulted in the conclusion that the tender received from Telstra Country Wide submitted the “best value for money” and the most advantageous to Council.

**PURPOSE**

The purpose of this report is to recommend that the Chief Executive Officer be delegated the authority to make, vary and discharge a contract with the successful tenderer to enter into a new Telecommunications Contract negotiated by Local Buy for period of three years with an option to extend the contract for a further period of two (2) terms of up to twelve (12) months each.

## BACKGROUND

Public tenders were advertised in the Courier Mail on 15 November 2008 for Fixed Voice, Mobile Services and Data services and during the tender period, four (4) clarifications were sought from potential tenderers.

Tenders closed on 16 December 2008 and a total of five (5) responses were received from the following:

- Telstra County Wide
- AAPT
- Soul
- Comtel
- Ezi Communications

Despite initial industry liaison the following companies failed to submit a tender:

- Optus
- Vodaphone
- UECOMM
- Macquarie Telecom
- Intelligent IP

The tender evaluations were performed by the evaluation team comprising three (3) council staff members from Townsville, Cairns and Sunshine Coast Regional Councils and two Local Buy staff in accordance with the tender evaluation plan on 15 January 2009. The evaluation team were in unanimous agreement, confirmed by the final scoring that there were only two (2) serious contenders, namely Telstra Country Wide and AAPT.

Three (3) separate rounds of post tender negotiations commenced in late January 2009 with both contenders to resolve several compliance related matters, service offerings, benefits and pricing.

The tender received from Telstra Country Wide offered a reporting system (MBRS). This was reviewed on 30 March 2009 with a live demonstration; however, there was a 12-16 week lead time to secure this service. On 02 April 2009, price negotiations were finalised offering local government 2 and 3 year pricing options. Further negotiations and consultations regarding general terms and conditions with lawyers representing both parties were undertaken.

In late April 2009, AAPT withdrew their offer in its entirety as they were unable to meet the reporting requirements as stipulated in Local Buy's tender documents. A contract was awarded and signed by Telstra Country Wide and Local Buy senior executives on 30 April 2009 with the contract commencing on 30 April 2009.

During the final 4 weeks of the evaluation stages of the arrangement, weekly updates were issued to key local government representatives within the Telecommunications

areas of councils to provide updates on the level of progress and issues requiring resolution. Phil Bucknell was the representative for Redland City Council.

### **FINANCIAL IMPLICATIONS**

Telstra's expected total cost for all services including voice call charges for desktop phone services and mobile services (based on current usage patterns and historical spend) for the 3 year term of the contract with Redland City Council is approximately \$3,423M as compared to the current "out of contract" rates of \$3,723M.

This is a significant cost saving of \$300K or 30% on the current "out of contract" voice call charges for desktop phone services and mobile services rates based on current volume usage.

Information Management has allocated sufficient funds in the 2009/10 budget for these services. Funds for future financial years will be budgeted for in accordance with the requirements.

### **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.

### **CONSULTATION**

The Acting Manager, Corporate Acquisitions Fleet and Facilities was consulted in the preparation of this report.

### **COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr Townsend

Seconded by: Cr Reimers

**That Council resolve to delegate authority to the Chief Executive Officer to:**

- 1. Accept a tender from and enter into a contract with Telstra for the provision of a Telecommunications carrier service; for a period of (3) three years from 30 April 2009 to 30 April 2012;**
- 2. To make, vary and discharge the contract with Telstra;**
- 3. To sign all relevant documentation;**
- 4. To exercise the options to extend the contract for a further two (2) terms of up to twelve (12) months each, subject to:**
  - a. satisfactory performance by the contractor during the previous contract period;**

- b. a review of the contractor's proposed rates for the subsequent twelve (12) month period which is to be undertaken three (3) months prior to the expiry of each contract extension period; and**
- c. Approval to extend the contract no less than one (1) month prior to expiry of the contract period.**

**CARRIED**

### **13.5 GENERAL BUSINESS**

Permission was granted for Cr Williams to bring forward the following item of General Business.

#### **13.5.1 PROPOSED REVIEW OF POL-2557 – COUNCIL PENSIONER REBATE**

That Council review and amend Policy, POL-2557 *Council Pensioner Rebate* to allow part pensioners to receive access to a portion of the current full pensioner rebate with a report to be brought to Council by November 2009.

After debate, Cr Williams moved, Cr Reimers seconded, that the motion be put.

The motion to put the motion was put to the vote and LOST.

It was noted that a workshop is proposed in the near future to discuss this policy.

Cr Williams withdrew her motion.



**14 MAYORAL MINUTE**

Cr Williams declared a conflict of interest in the following Item as an executive on the Board of the Redlands Spring Festival. Cr Williams advised she would be voting in the public interest and remained in the chamber, voting in the affirmative.

**14.1 SPONSORSHIP TO THE REDLANDS SPRING FESTIVAL 2009****Background**

In accordance with the Community Grants Program Council approval is required for all contributions at or exceeding \$5,000.

**COUNCIL RESOLUTION**

Moved by: Cr Hobson

**That Council resolves to approve \$20,000 sponsorship to the Redlands Spring Festival 2009 to be allocated from the Mayor's Grants (sponsorship) fund.**

**CARRIED**

**15 URGENT BUSINESS WITHOUT NOTICE**

Moved by: Cr Henry  
Seconded by: Cr Williams

That the following item of urgent business be raised.

CARRIED

That Council determine its official position in relation to the SEQ Regional Plan in relation to dwellings -v- population, applications on lands owned by developers, clarification of enterprise areas etc.

General Manager Planning & Policy advised that a meeting would be scheduled with Councillors to discuss these issues.

**16 IN APPRECIATION**

The Mayor, on behalf of Council, thanked all the staff who had been acting in the vacant roles of General Managers over the past twelve months. She expressed Council's appreciation to Lex Smith, Acting General Manager Customer Services for his support and attitude to community engagement over the last 12 months; to Kylie Fernon and Luke Wallace as Acting General Managers in recent months and for their help in setting up the new Governance Department; and to those who acted as General Manager - Corporate Services including Kerry Phillips, Greg Jensen, Eleanor Bray and Brian Lewis during the challenging budget process.

**17 MEETING CLOSURE**

There being no further business, the Mayor declared the meeting closed at 5.25pm.