



**Redland**  
CITY COUNCIL

# **MINUTES**

## **GENERAL MEETING**

**WEDNESDAY 29 February 2012**

**Council Chambers  
1<sup>st</sup> Floor Administration Building  
35 Bloomfield Street, Cleveland Qld 4163**

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## **1 DECLARATION OF OPENING**

The Mayor declared the meeting open at 4.00pm and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

The Mayor also paid Council's respect to their elders, past and present, and extended that respect to other indigenous Australians who are present.

## **2 DEVOTIONAL SEGMENT**

Pastor Richard Kingham, member of the Ministers' Fellowship, led Council in a brief devotional segment.

## **3 RECOGNITION OF ACHIEVEMENT**

### **3.1 AUSTRALIA DAY APPRECIATION CERTIFICATE**

Letter of congratulations from Neil Roberts, Minister for Police, Corrective Services and Emergency Services, to Redland City Council on receiving an Australia Day Appreciation Certificate.

### **3.2 PEST MANAGEMENT**

Acknowledgement from Maranoa Regional Council for the work carried out by our pest management officers last week in the Surat and Roma area, following the SEQ floods in February 2012.

### **3.3 CERTIFICATES OF CONSERVATION ACHIEVEMENT**

On 24 February, the State Government announced funding made available under their Koala Response Strategy. Redland City Council provided the first site (adjacent to the Capalaba Waste Treatment Plant at Smith St Capalaba) to take advantage of this new funding for the protection and rehabilitation of Koala habitat in Southeast Queensland.

Council entered into a Nature Refuge Agreement to create the Coolnwynpin Creek Corridor Koala Nature Refuge (A&B). The site was formally declared of Koala Nature Refuge on the 1<sup>st</sup> of December 2011 and now protects 14 hectares of habitat for the vulnerable Koala in the Southeast Queensland Bioregion. Koala habitat is currently being restored on this cleared site with 3.5 hectares under revegetation at present.

The Environmental Minister, Honourable Vicky Darling MP has, in recognition, provided Council with 2 framed certificates for the Coolnwynpin Creek Corridor Koala Refuge (A&B).



## 4 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

### MEMBERS PRESENT:

Cr M Hobson PSM	Mayor
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr D Henry	Councillor Division 3
Cr J Burns	Councillor Division 4 – left at 6.17pm
Cr B Townsend	Councillor Division 5 – entered at 4.02pm, left at 7.15pm
Cr T Bowler	Councillor Division 6
Cr K Reimers	Councillor Division 8
Cr Williams	Councillor Division 9 – left at 6.53pm
Cr H Murray	Councillor Division 10

### EXECUTIVE LEADERSHIP GROUP:

Mr G Stevenson PSM	Chief Executive Officer
Mr N Clarke	General Manager Governance
Mr M Drydale	General Manager Corporate Services
Mrs L Rusan	General Manager City Services
Mrs T Averay	General Manager Environment Planning & Development

### MINUTES:

Mrs E Striplin	Corporate Meetings & Registers Team Officer
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### LEAVE OF ABSENCE

Moved by:	Cr W Boglary
Seconded by:	Cr D Henry

That a leave of absence be granted for Cr M Elliott, Deputy Mayor and Councillor Division 7, who is attending the Urban Transport World Conference in Sydney.

CARRIED

## 5 RECEIPT AND CONFIRMATION OF MINUTES

### 5.1 GENERAL MEETING MINUTES 25 JANUARY 2012

Moved by:	Cr B Townsend
Seconded by:	Cr K Reimers

That the minutes of the General Meeting of Council held on 25 January 2012 be confirmed.

[Minutes January 25 2012 Council](#)

CARRIED

## 5.2 SPECIAL MEETING MINUTES OF 20 FEBRUARY 2012

Moved by: Cr B Townsend  
Seconded by: Cr T Bowler

That the minutes of the Special Meeting of Council held on 20 February 2012 be confirmed.

[Minutes 20 February 2012 Special Meeting](#)

CARRIED

## 6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

The Chief Executive Officer presented the following items for noting:

### 6.1 PETITION (DIVISION 10) REQUEST FOR A NEW FOOTPATH ON COLLINGWOOD ROAD

At the General Meeting on 26 October 2011 Council resolved that the petition, which reads as follows, be received and referred to a committee or officer for a report back to Council:

*"We the undersigned residents of Redland City, hereby petition Redland City Council to provide a new pathway along the southern side of Collingwood Road between Spoonbill Street and Hardy Road, to where a 'school-safe' crossing can be installed across Collingwood Road."*

A report addressing this matter was intended to be presented to the Planning & Policy Committee meeting on 7 March 2012.

The Chief Executive Officer advised the meeting that the above report would be presented at a subsequent meeting, due to further research being required on this matter.

### 6.2 APPEAL TO RAISE FUNDS TO PURCHASE A PIANO FOR RPAC

At the General Meeting on 14 December 2011 Council resolved that a report be prepared and presented to Council on how to establish such an appeal.

A report addressing this matter will be presented at an ensuing Corporate Services & Governance Committee.

### **6.3 PETITION (DIVISION 4) REQUEST FOR COUNCIL TO PUT CONTRACT WITH SCAPE SHAPE ON HOLD IMMEDIATELY UNTIL FURTHER DISCUSSION TAKES PLACE REGARDING CURRENT POSITION OF STEPS AND RAMP AT ORANA ESPLANADE**

At the General Meeting on 25 January 2012 Council resolved that the petition which reads as follows, be received and referred to a Committee or officer for consideration and a report to the local government and that the current works be suspended and deferred pending the outcome of the report and decision of Council:

*Petition from residents requesting that Council put the contract with Scape Shape on hold immediately until further discussion takes place regarding correct position of steps and ramp. Correct position of steps at GPS co-ordination – 27.34.204 and 153.18.455.*

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

## **7 PUBLIC PARTICIPATION**

### **MOTION TO ADJOURN MEETING**

Moved by: Cr D Henry  
Seconded by: Cr C Ogilvie

That Council adjourn the meeting for a 15 minute public participation segment.

CARRIED

1. Mr I Sajko, resident of Mt Cotton, addressed Council on tree maintenance.
2. Mr R Matterson, resident of Birkdale and Candidate for Division 10, addressed Council in relation to an online article in the Bayside Bulletin/Redland Times.
3. Mr B Smith, Candidate for Division 6, addressed Council in relation to an online article in the Bayside Bulletin/Redland Times.

### **MOTION TO RESUME MEETING**

Moved by: Cr K Reimers  
Seconded by: Cr T Bowler

That the meeting proceedings resume.

CARRIED

## 8 PETITIONS AND PRESENTATIONS

### 8.1 PETITIONS

#### 8.1.1 PETITION (DIVISION 4) REQUEST THAT THE PROPOSED FOOTPATH BE CONSTRUCTED ON THE WESTERN SIDE OF POINT O'HALLORAN

Moved by: Cr J Burns

Seconded by: Cr K Reimers

That the petition, which reads as follows, be received and:

1. That no further works be undertaken on the construction of the project and that the project shall be the subject of a future report to Committee to determine the viability of the option of a path on the Western side; and
2. That the principal petitioner be advised in writing accordingly.

*“Petition from Ratepayers of Redland City and Electors of Division 4 request that Council for safety reasons we ask that the proposed footpath be constructed on the western side of Pt Halloran”*

CARRIED

#### 8.1.2 PETITION (DIVISION 3) REQUEST THAT THE RESEAL OF KING STREET, THORNLANDS IS ATTENDED TO AS A MATTER OF URGENCY RATHER THAN WAIT FOR THE SCHEDULED RESEAL

Moved by: Cr D Henry

Seconded by: Cr W Boglary

That the petition, which reads as follows, be received and referred to the City Infrastructure Group for investigation and a report back to Council; and that the principal petitioner be advised in writing accordingly:

*“Petition from residents and ratepayers request that Council recognise that King Street Thornlands is in extremely poor condition which is causing damage to vehicles and putting pedestrians and cyclists at risk. We have been advised that a reseal is scheduled for 2012/13 program of works however the road reseal is long overdue. This impacts on our quality of life and puts residents at risk of injury and Council at risk of claims. We therefore request that the reseal of King St is attended to as a matter of urgency rather than wait for the scheduled reseal”*

CARRIED

## 8.2 PRESENTATION

### 8.2.1 STATEMENT – CR KAREN WILLIAMS

The following statement was ready by Cr Karen Williams regarding the findings of the Conduct Review Panel:

**Statement made in response to findings concerning a complaint and subsequently determined by the Department of Local Government & Planning.**

On 8<sup>th</sup> August 2011, I prepared a draft media release congratulating Councillors and the State for finally agreeing to disband Allconnex, which was an outcome I had been advocating for some time. That final decision was made in a confidential closed meeting.

The draft media release was a matter of my opinion, not Council, and was drafted to await the final decision of Council to ensure that it reflected the outcome of the decision factually. The draft was left with my advisor to await my instructions at the conclusion of the meeting, however he mistakenly distributed it without my final approval or further input an hour prior to the meeting. My advisor provided a written statement outlining this occurrence and apologised for the breakdown in his system that allowed this to occur.

Though the draft did not include the finer details of the decision it pre-empted a number of outcomes, which would not have been known to the public until after the meeting. The information from my media release was not published until after the decision had become public, however I understand that this was sensitive information. It was never my intention to have this made public until after the meeting and I would never intentionally compromise the much needed improvements to the State Water Reform that I have personally been lobbying for over the past 6 years.

As a result of this complaint, I now understand that elected local government representatives are restricted under the Local Government Act from discussing any confidential information with an advisor. I sincerely apologise for my misunderstanding of this provision and give my undertaking to ensure that this does not occur again. I trust that the Council and community receive my apology in the good faith that it is intended.

And may I just add Madam Chair, that I trust that the complainant respects that I have respected the confidentiality of their identify despite the fact that they made this complaint known to operators of social media sites prior to the issue being determined by the DLGP.

## 9 MOTION TO ALTER THE ORDER OF BUSINESS

### MOTION 1

Moved by: Cr C Ogilvie  
Seconded by: Cr W Boglary

That Items 15.4.1 *Request for Rating Concession – RSL Care Limited* and 15.4.2 *Request for Rating Concession – Horizon Housing Company Ltd* (as listed in the Agenda) be withdrawn.

CARRIED

### MOTION 2

Moved by: Cr B Townsend  
Seconded by: Cr C Ogilvie

That Item 14.2.2 *Community Facility Renewal – Degen Road Capalaba* (as listed in the Agenda) be moved to the first item in Closed Session (Item 17.1.1).

CARRIED

## 10 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

### 10.1 MATERIAL PERSONAL INTEREST

#### MATERIAL PERSONAL INTEREST – CR WILLIAMS

Cr Williams declared a Material Personal Interest in Item 14.2.1 *Proposed Opening at Edinburgh Street, Victoria Point* (see item for details).

#### MATERIAL PERSONAL INTEREST – CR BURNS

Cr Bowler stated that she suspects on reasonable grounds that Cr Burns had a material personal interest in item 18.1.1 *Weinam Creek Parking and Associated Initiatives*, in that two property owners who had donated to his campaign were referred to in the report and wished to have it recorded in the Minutes (see item for details).

### 10.2 CONFLICT OF INTEREST

Crs Williams, Townsend and Boglary declared a Conflict of Interest in Item 17.1.1 *Community Facility Renewal – Degen Road Capalaba* (see Item for details).

**COUNCILLOR ABSENCES DURING MEETING**

Cr Henry left the meeting at 4pm and returned at 4.01pm

Cr Ogilvie left the meeting at 5.45pm and returned at 5.46pm during closed session item 17.1.1

Cr Bowler left the meeting at 5.44pm and returned at 5.46pm during closed session item 17.1.1

Cr Ogilvie left the meeting at 6.12pm and returned at 6.18pm during closed session item 18.1.1

Cr Burns left the meeting at 6.17pm at the commencement of closed session item 18.1.1

Cr Williams left the meeting at 6.20pm and returned at 6.24pm during closed session item 18.1.1

Cr Murray left the meeting at 6.26pm and returned at 6.36pm during closed session item 18.1.1

Cr Ogilvie left the meeting at 6.30pm and returned at 7.06pm during closed session item 18.1.1

Cr Bowler left the meeting at 6.35pm and returned at 6.36pm during closed session item 18.1.1

Cr Williams left the meeting at 6.53pm during closed session item 18.1.1

Cr Townsend left the meeting at 7.15pm during item 19.1.1

**11 DEVELOPMENT AND COMMUNITY STANDARDS COMMITTEE  
7 FEBRUARY 2012****11.1 ENVIRONMENT PLANNING & DEVELOPMENT**

Moved by: Cr B Townsend

Seconded by: Cr D Henry

That the Development & Community Standards Committee Minutes of 7 February 2012 be received and resolutions noted on items resolved under delegated authority.

CARRIED

[Development & Community Standards Committee Minutes 7 February 2012](#)

**11.2 ITEMS RESOLVED UNDER DELEGATED AUTHORITY****11.2.1 CATEGORY 1 - MINOR COMPLYING CODE ASSESSMENT AND  
HOUSEKEEPING**

(This item was resolved under delegated authority at Committee)

**11.2.2 CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MNOR IMPACT  
ASSESSMENTS**

(This item was resolved under delegated authority at Committee)

**11.2.3 CATEGORY 3 – MODERATELY COMPLEX CODE AND IMPACT  
ASSESSMENTS**

(This item was resolved under delegated authority at Committee)

**11.2.4 APPEALS LIST - CURRENT AS AT 25 JANUARY 2012**

(This item was resolved under delegated authority at Committee)

**11.3 CLOSED SESSION AT COMMITTEE****11.3.1 WITHOUT PREJUDICE REPORT - DEVELOPMENT PERMIT FOR  
RECONFIGURING A LOT AND PRELIMINARY APPROVAL AFFECTING A  
LOCAL PLANNING INSTRUMENT FOR A MATERIAL CHANGE OF USE AT  
89-101 KINROSS ROAD AND 104 KINROSS ROAD, THORNLANDS**

(This item was resolved under delegated authority at Committee)



## 11.4 ITEMS FOR CONSIDERATION

### 11.4.1 WELLINGTON POINT RESERVE SURVEILLANCE

<b>Datworks Filename:</b>	<b>P&amp;R Planning - Wellington Point Reserve</b>
<b>Responsible Officer:</b>	<b>Toni Averay General Manager Environment Planning &amp; Development</b>
<b>Author:</b>	<b>Donna Wilson Service Manager Compliance</b>

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### EXECUTIVE SUMMARY

At the General meeting 26 October 2011 (Item 17.6.1) a Notice of Motion was given by Councillor Boglary (Division 1) that Council investigate the options for surveillance at Wellington Point Reserve. Council resolved:

*That Council resolve that a report be prepared for consideration at the December Planning and Policy Committee meeting that investigates a range of options for the surveillance of the Wellington Point Reserve, in conjunction with Police, including the use of surveillance cameras, in an effort to reduce the incidence of unacceptable behaviour, such as hooning in the evenings etc.*

This report provides a discussion of options for management of behaviour issues at Wellington Point, including CCTV surveillance camera options, and the range of issues associated with these options. The report recommends that the Council does not proceed with surveillance cameras but rather that Council seeks an increase in police patrols in the area.

### PURPOSE

To provide options for Council consideration regarding the management of Wellington Point Reserve outside of normal business hours.

### BACKGROUND

At the General meeting of 26 October 2011 (Item 17.6.1) a Notice of Motion was given by Councillor Boglary (Division 1) that Council investigate the options for surveillance at Wellington Point Reserve. Council resolved:

*That Council resolve that a report be prepared for consideration at the December Planning and Policy Committee meeting that investigates a range of options for the surveillance of the Wellington Point Reserve, in conjunction with Police, including the use of surveillance cameras, in an effort to reduce the incidence of unacceptable behaviour, such as honing in the evenings etc.*

Residents surrounding the Wellington Point reserve have complained to the local Councillor and Queensland Police regarding a number of issues relating to undesirable activities in the reserve namely, hooning, drinking of alcohol, drug use and unruly behaviour.

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The Compliance Unit in conjunction with City Spaces and the Strengthen Communities Unit has investigated the use of CCTV as a deterrent to this behaviour.

#### Compliance matters

Council has the ability to investigate certain matters under *Local Law 15 (Parks and Reserves)* including the operation of a vehicle in a reckless manner and behaving in a riotous, disorderly, indecent, offensive, threatening or insulting manner in a park or reserve. Whilst there are provisions to deal with such issues through the local law, Council is limited if an offence occurs outside of normal business hours. It is also important to note that Council Officers have significantly reduced powers in comparison to Queensland Police Officers. Officer safety should also be considered, whether a Council Officer should intervene in a situation that may be considered or has the potential to impact on Officer safety.

Queensland Police Officers have powers under the *Police Powers and Responsibilities Act 2000* to impound vehicles involved in hooning activities, and take action for offences relating to dangerous and careless driving, racing and speed trials on a road, as well as starting or driving a motor vehicle in a way that makes unnecessary noise or smoke.

These provisions are significantly stronger than Council's local laws and Queensland Police have significant support structures, equipment and legislation to support this function.

On 17 November 2011, Council's Community Safety Officer consulted with Officers of Queensland Police Service (QPS) to discuss the current issues. QPS Officers indicated the issues related to hooning and unruly behaviour has significantly reduced at Wellington Point reserve, and their advice regarding the installation of CCTV, is that it would be an unnecessary expense, due to the decline in offences at Wellington Point Reserve.

QPS Officers suggested the current hooning legislation and the 'hoon hotline' are adequate tools for residents to report such offences.

With respect to undesirable behaviour, QPS are better trained and resourced to be able to respond to these issues, more evident in the event of drug use or threatening behaviour.

From July 2011 – December 2011 inclusive, Council's Local Laws Team has conducted 103 proactive patrols of the Wellington Point reserve. Officers have not witnessed incidents of this nature occurring during these patrol periods.

However it should be noted that Council Officers do not operate at times when hooning and unruly behaviour are most likely to occur. In the past twelve (12) months, Council has received one complaint in relation to behaviour matters. Of further interest, Council's after-hours security contractor conducts one patrol of Wellington Point reserve each night between the hours of 6pm and 6am. During the months of November 2011 and December 2011, the following incidents were reported:

1. 26 November 2011(3.36am) – 1 unregistered vehicle was located at Wellington Point reserve unattended.
2. 19 December 2011 (12.20am) – Group of 4 teenagers located at Wellington Point reserve. The group was requested to move from the area, and they complied.
3. 23 December 2011 (2.30am) – Group of 5 teenagers located at Wellington Point reserve. The group was requested to move from the area, and they complied.

Facility Services reported receiving 1 complaint between 1 July 2011 and 31 December 2011 regarding vandalism of the public amenities.

## ISSUES

### Camera Testing and System Investigation

#### Basic camera

A basic camera system was tested during a previous investigation into CCTV usage. These included the Diligent Farm Cam which was tested both during daylight and evening hours.

A basic camera proved ineffective for the activity as it did not provide sufficient range or clear, usable information. In addition, the basic camera system is not capable of remote monitoring therefore information can only be stored within the camera unit itself.

The cost per camera is approximately \$1,700.00 per unit (excluding installation). It has been determined that 17 cameras would be required to ensure adequate coverage of all areas of the reserve, however it is noted this system would have limited capabilities.

#### Medium Range camera

An alternative system was sought, and several medium range camera units were tested.

Testing determined medium range CCTV did not provide the required range or useable information for enforcement follow up, however the system could be adapted for remote access. The daytime testing reflected the quality of the photo at approximately 20 metres to the nearest vehicle at a speed of approximately 40 kph, however was not usable during the evening period.

The cost per medium range camera is approximately \$2,700.00 per unit (excluding installation and monitoring).

#### Advanced Camera system

A quotation was obtained on a further advanced CCTV system which provides the clarity of images required both during the day and night periods, and allows for greater range from the target area to be achieved without the loss of clarity.

The quotation obtained provided for the installation of 17 cameras at a total cost of \$151,600.00 (excluding installation and monitoring costs etc). Additional funding would be required for monitoring, installation, capital renewal, and regular cleaning and maintenance given the cameras and housing are exposed to sea salt.

This estimate does not include additional costs such as trenching, cabling, electrical connection and pole installation (where existing infrastructure cannot be used).

The advanced CCTV system provides for a high powered, 'initial capture' system. A camera is placed at a strategic location (car park entrance) to capture vehicle images (make, model, colour and registration) as it enters the Wellington Point reserve. The 'initial capture' camera is supported by less powerful cameras that have night capability, but do not provide clarity to pick up details such as vehicle registrations. The reduced capability cameras support the 'initial capture' camera in relation to enforcement information.

Advice provided suggested that the use of high powered cameras throughout the reserve would not be cost effective, however it should also be noted that the use of the supporting cameras potentially reduces enforceable outcomes.

#### CCTV system summary

There are many CCTV options available. However capability is dictated by price.

It should be noted that highly technical cameras and remotely monitored systems would provide more effective outcomes; however they may not prevent criminal activity or other issues occurring.

It should also be noted that although the options discussed above do not cover the entire Wellington Point reserve area, they do capture high traffic flow areas to maximise coverage.

Given the advice provided by QPS officers regarding crime statistics showing that unruly behaviour at Wellington Point has significantly reduced and the small number of complaints received by Council, it would seem that the high cost of installing, monitoring and maintaining a CCTV surveillance system would seem difficult to justify.

CCTV surveillance is or has been utilised by a number of departments within Council to inspect drainage pipes, coverage of waste transfer stations, Council assets and inside Council buildings. CCTV surveillance has been trialled in a number of locations by the Parks and Conservation area in response to tree vandalism; however it was evident that the clarity of images from the cameras provided no supportive evidence.

#### **Benchmarking**

The Compliance Unit contacted other Councils in South East Queensland to determine what CCTV systems were currently in use, their purpose and success rate.

### Logan City Council

Logan City Council (LCC) has 50 fixed cameras, and 2 rapid deployment mobile cameras and a mobile CCTV van.

The cameras are monitored 24 hours a day by an external contractor and response to offences is directed to Council's after hours Security Company and if the offence warrants, referral to Queensland Police to respond.

The mobile cameras are deployed into parks and reserves only if crime statistics supports the use in the area.

The cost for the two mobile cameras, including monitoring, is estimated at an initial start up cost of \$110,000.00.

### Gold Coast City Council

GCCC has 138 cameras covering 4 main precincts on the Gold Coast. Cameras are monitored by Council staff. If an incident is detected, officers will contact the Queensland Police Service to respond, given their increased powers and resources.

Gold Coast City Council views the CCTV surveillance tool as a public safety tool, used for the collection of evidence and crime detection, as opposed to a crime prevention tool.

GCCC do not use cameras in local parks and reserves unless the crime statistics supports the use and following a cost benefit analysis.

## **Alternative Options**

### Fake Cameras

The use of fake cameras in this area may be considered as a deterrent; however this may only provide short term solutions.

Signage indicating camera surveillance may also add to effectiveness. A fake camera is available at a cost between \$20.00 and \$30.00 each and can be easily installed. The fake cameras can be attached to existing Council infrastructure.

It should also be noted that although Council may consider the use of fake cameras, this in itself may pose community expectations and perceptions, and may lead to a false sense of security.

### Park Closure

Closure of the reserve after hours is a further consideration to reduce vehicle related issues and unruly behaviour. Residents would require access and this consideration would require additional security patrols for opening and closing the facilities.

Should this be viewed favourably, the impact on recreational boat owners would also need to be considered.

It is also worth noting that closure of part of the park did occur some years ago, however as a result of complaints from boat owners and the fishing community, this process ceased.

### Alternative Solutions

There are a number of alternative strategies that may be considered without a significant impact on current expenditure, these may include;

- Targeted media releases regarding usage of Council's parks and reserves;
- Additional signage targeting behaviour issues and encouraging reports to crime stoppers or the hoon hotline; or
- Liaison with Queensland Police with a view to conducting targeted speeding operations in the Wellington Point reserve vicinity and increased patrols at Wellington Point Reserve.

Hooning, consumption of alcohol and unruly behaviour late at night are the responsibility of the Queensland Police Service. Local Laws Officers have no capability to respond to matters pertaining to criminal activities, moving vehicle violations or significantly dangerous or violent situations. Council Officers can action simple offences under Local Law 15 (Parks and Reserves), but only during operational business hours of 7.30am – 5.30pm.

Unmonitored CCTV will have little immediate effect when an offence is in progress other than to record the offence and, where appropriate, allow Queensland Police Service to use the information to take 'after the event' enforcement action.

## **RELATIONSHIP TO CORPORATE PLAN**

### **7. Strong and connected communities**

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

7.3 Increase community safety, health and wellbeing by planning and delivering programs, services, partnerships, regulations and education

## **FINANCIAL IMPLICATIONS**

There are no financial implications impacting Council as a result of the recommendations contained in this report. However, should Council resolve instead to proceed with the installation of CCTV surveillance cameras or another management option, appropriate budget approval would be required.

## **PLANNING SCHEME IMPLICATIONS**

The City Planning & Environment 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**

This report has been prepared in consultation with the following:

- Group Manager City Spaces
- Community Safety Officer
- Youth and Community Development Officer
- Service Manager Redwaste
- Security Coordinator
- Queensland Police Service
- Logan City Council – Community Safety Team
- Gold Coast City Council – Community Safety Team

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

**Moved by: Cr B Townsend**

**Seconded by: Cr D Henry**

**That Council resolve as follows:**

- 1. To note the discussion in this report regarding the use of CCTV surveillance cameras; and**
- 2. That the Chief Executive Officer contacts the Queensland Police Service to request increased after-hours patrols at Wellington Point Reserve, including targeted speeding operations along Main Road.**

**CARRIED** (en bloc)

### 11.4.2 PROPOSED ANIMAL MANAGEMENT SYSTEMATIC INSPECTION PROGRAM

<b>Dataworks Filename:</b>	<b>L&amp;E Cat and Dog Registration - Systematic Inspection Program</b>
<b>Responsible Officer:</b>	<b>Toni Averay General Manager Environment Planning &amp; Development</b>
<b>Author:</b>	<b>Donna Wilson Service Manager Compliance</b>

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#### EXECUTIVE SUMMARY

Section 113 of the *Animal Management (Cats and Dogs) Act 2008* states that a local government may be resolution approve a program (an *approved inspection program*) under which an authorised person may enter a place to monitor compliance with the *Animal Management (Cats and Dogs) Act* or an aspect of the *Animal Management (Cats and Dogs) Act*.

Council conducts Systematic Inspection Programs (surveys) to enforce the provisions of the *Animal Management (Cats and Dogs) Act 2008*.

#### PURPOSE

In accordance with Section 113 of the *Animal Management (Cats and Dogs) Act 2008*, the purpose of this report is to seek Council approval to perform a cat and dog registration Systematic Inspection Program from 2 April 2012 to 29 June 2012, inclusive.

#### BACKGROUND

The *Animal Management (Cats and Dogs) Act 2008* requires all cat and dog owners within Queensland to register their pets with the relevant local government.

In order to determine the accuracy of records, obtain new registrations and follow up on overdue registrations, a requirement exists for Council's Animal Management to carry out a Systematic Inspection Program of all premises within the City. Animal Management conducts a Systematic Inspection Program bi-annually.

#### ISSUES

The Systematic Inspection Program, if approved, will commence on 2 April 2012 and continue until 29 June 2012. This program will operate for a period of 3 months. The Systematic Inspection Program will be advertised in the local paper at least 14 days, but not more than 28 days prior to the commencement of the approved inspection program.



The purpose of the systematic inspection program is to verify Council cat and dog registration records, obtain new registrations, obtain payment for out of date cat and dog registrations and to issue penalty infringement notices to dog owners who fail to renew the due registration fee for their cat or dog. The program will allow authorised officers to enter private property within Redland City to gain access to the front door of the dwelling and the surrounding garden areas, and to all business premises by way of normal public access.

The program does not authorise access to a building or other structures used for residential purposes. The program will be conducted between 8am and 5pm, Monday to Friday within the approved period.

Copies of the program providing details of the Systematic Inspection Program will be available at Council's Customer Service Centres. Members of the public can obtain a copy of the program at no charge.

## **RELATIONSHIP TO CORPORATE PLAN**

### **7. Strong and connected communities**

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

#### **7.3 Increase community safety, health and wellbeing by planning and delivering programs, services, partnerships, regulations and education**

To achieve this objective, Council is committed to encourage responsible cat and dog ownership and the enforcement of all provisions of the *Animal Management (Cats and Dogs) Act 2008*.

## **FINANCIAL IMPLICATIONS**

Authorised Officers employed in this program are employed on a three (3) month contract. The systematic inspection program has been identified within the current 2011/2012 budget. Council would expect a higher level of annual revenue from increased cat and dog registrations, in addition to better control and management of animals.

Accordingly, it is expected that revenue raised during the program will contribute to salaries identified as the major cost. Other than minor incidental costs such as vehicles, stationery and minor protective clothing items, no financial implications have been identified.

## **PLANNING SCHEME IMPLICATIONS**

There are no implications for the Redlands Planning Scheme.

## **CONSULTATION**

No consultation was required in the preparation of this report.

**OPTIONS****Preferred**

That pursuant to section 113 of the *Animal Management (Cats and Dogs) Act 2008*, Council resolves to approve the Systematic Inspection Program to enforce the provisions of the *Animal Management (Cats and Dogs) Act 2008* to be conducted from 2 April 2012 – 29 June 2012, inclusive.

**Alternative**

That Council resolve to act only on complaints received.

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

Moved by: Cr B Townsend

Seconded by: Cr D Henry

**That pursuant to section 113 of the *Animal Management (Cats and Dogs) Act 2008*, Council resolve to approve the Systematic Inspection Program to enforce the provisions of the *Animal Management (Cats and Dogs) Act 2008* to be conducted from 2 April 2012 – 29 June 2012, inclusive.**

**CARRIED** (en bloc)

## **12 DEVELOPMENT AND COMMUNITY STANDARDS COMMITTEE 21 FEBRUARY 2012**

### **12.1 ENVIRONMENT PLANNING & DEVELOPMENT**

Moved by: Cr B Townsend

Seconded by: Cr H Murray

That the Development & Community Standards Committee Minutes of 21 February 2012 be received and resolutions noted on items resolved under delegated authority.

CARRIED

[Development & Community Standards Minutes 21 February 2012](#)

### **12.2 ITEMS RESOLVED UNDER DELEGATED AUTHORITY**

#### **12.2.1 CATEGORY 1 – MINOR COMPLYING CODE ASSESSMENT AND HOUSEKEEPING**

*(item resolved under delegated authority at Committee)*

#### **12.2.2 CATEGORY 2 – COMPLYING CODE ASSESSMENT AND MINOR IMPACT ASSESSMENTS**

*(item resolved under delegated authority at Committee)*

#### **12.2.3 CATEGORY 3 – MODERATELY COMPLEX CODE AND IMPACT ASSESSMENTS**

*(item resolved under delegated authority at Committee)*

#### **12.2.4 APPEALS LIST CURRENT AS AT 9 FEBRUARY 2012**

*(item resolved under delegated authority at Committee)*

#### **12.2.5 MULTIPLE DWELLING X 87 UNITS, COMMERCIAL OFFICE AND/OR SHOP X 18 TENANCIES TOTALLING 900 SQUARE METRES**

*(item resolved under delegated authority at Committee)*

### **12.3 CLOSED SESSION AT COMMITTEE**

#### **12.3.1 DIRECTION ON APPEAL FOR MATERIAL CHANGE OF USE FOR A DWELLING HOUSE AT 8 EDGEWATER PLACE, LAMB ISLAND**

*(item resolved under delegated authority at Committee)*

## 12.4 ITEM FOR CONSIDERATION

### 12.4.1 INFRASTRUCTURE CHARGE EXEMPTION FOR RELATIVES APARTMENTS

**Datworks Filename:** RTT Planning - PIPS General

**Responsible Officers:** Murray Erbs  
Group Manager City Infrastructure  
Bruce Macnee  
Group Manager Sustainable Assessment

**Authors:** Giles Tyler  
Senior Advisor Infrastructure Projects  
David Jeanes  
Service Manager Planning Assessment

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#### EXECUTIVE SUMMARY

At its General Meeting of 30 November 2011 Council resolved as follows:

*To adopt the attached amendments to the Redland City Council Adopted Infrastructure Charges Resolution made under the State Planning Regulatory Provision (Adopted Charges) pursuant to Division 5A of the Sustainable Planning Act 2009, to have effect on the day the making of this resolution is first published in a newspaper circulating generally in the local government area;*

Included in those amendments were the re-classification of certain defined uses to more closely fit with their impact on infrastructure services and to achieve consistency with the application of financial contributions required under Council's former planning scheme policies. Many of these changes related to temporary uses.

A potential oversight has been identified as it relates to the minor use 'Relatives Apartment'. Under Council's *Adopted Infrastructure Charges Resolution No.1.1 of 2011*, this use currently attracts an infrastructure charge equivalent to the same bedroom rate as a principal dwelling house.

It can be reasonably argued that compliance with the relevant planning scheme use code is sufficient to demonstrate that the 'Relatives Apartment' use is relatively minor in nature and unlikely to place additional demand on infrastructure services beyond what would ordinarily be associated with a single dwelling house. Consequently, infrastructure charges should not be applicable.

This report recommends that Council resolves as follows:

- To amend the *Redland City Council Adopted Infrastructure Charges Resolution No.1.1 of 2011* made under the *State Planning Regulatory Provision (Adopted Charges)* pursuant to Division 5A of the *Sustainable Planning Act 2009* by clarifying the use 'Relatives Apartment' in the 'Residential Class of Development' where the approval will result in more than two dwelling units on one allotment and inserting the use 'Relatives Apartment' in the 'Minor Uses Class of

Development' where no more than two dwelling units are created on one lot, thereby exempting the use from trunk infrastructure charges in most instances;

- The amendment is to have effect on the day the making of this resolution is first published in a newspaper circulating generally in the Redland local government area;
- To undertake all necessary public notification as prescribed in Division 5A of the *Sustainable Planning Act 2009*;
- Attach a property note to the relevant property file for MCU012674 and advise the applicant that Council will not apply trunk infrastructure charges to the approved material change of use for a 'Relatives Apartment'.

## PURPOSE

The purpose of this report is to address an issue arising from the implementation of Council's *Adopted Infrastructure Charges Resolution*.

## BACKGROUND

The *Sustainable Planning (Housing Affordability and Infrastructure Charges Reform) Amendment Act 2011* introduced legislation to amend the *Sustainable Planning Act 2009* (SPA) to allow for the introduction of maximum standard charges and a framework to allow councils to adopt charges (the *Adopted Infrastructure Charges Resolution*) equal to or less than the maximum for particular types of development and/or for different parts of local government areas. This included Council discretion to fully or partially exempt particular uses.

However, the State's guidance and template for the regulated charges framework overlooked the complexity and variety of local government planning scheme use types when setting broad development categories for charging purposes. Consequently, a number of Redland Planning Scheme uses did not readily fit within the State's more general development categories. This caused some uses to be treated differently from the previous planning scheme policies for infrastructure charges. Nevertheless, it is considered that levying a charge for secondary type dwellings is an oversight in Council's current charging.

## ISSUES

It has come to the attention of officers that it may be considered unreasonable that an assessable material change of use for a 'Relatives Apartment' should attract the current residential charge rate for a house. Although it is acknowledged that Council's intent was to maximise financial contributions from development to offset the capping of infrastructure charges by the State Government, it is considered that a charge on 'Relatives Apartment' was an unintended consequence of the State rushing through the new system and shifting responsibility to local governments to iron out the mechanics needed to deliver those charges.

The relevant planning scheme use code standards, particularly those applicable to self and code assessable development, demonstrate that the use is relatively minor in nature and unlikely to place additional demand on infrastructure services beyond that which might ordinarily be associated with a single dwelling house.

Whether separately defined as a 'Relatives Apartment' under the Redland Planning Scheme, or included within the defined use 'Dwelling House' as a secondary dwelling under other plans, the intent of the term is that the development is subordinate to, and associated with, the principal dwelling. A 'Relatives Apartment' that does not comply with the definition of the use would be a 'Dual Occupancy' and charged accordingly for demand expected of two single dwelling units.

It is noted that complying self assessable 'Relatives Apartments' are not subject to infrastructure charges. As can be seen from the following table, the development standards for assessable apartments are not substantially different from those for complying self assessable developments.

Table 1: Development standards

<b>Relatives Apartment</b>	
<b>Self Assessable (Acceptable Solutions)</b>	<b>Assessable (Probable Solutions)</b>
Maximum 1 apartment per lot	Maximum 1 apartment per lot
Attached to existing dwelling	-
Maximum GFA 50m <sup>2</sup>	Maximum GFA 70m <sup>2</sup> or 50% of the house (to a total site coverage of applicable zone)
Maximum of 2 habitable rooms	Maximum of 2 habitable rooms
Shared facilities (laundry, garage and driveway)	Shared facilities (laundry, garage and driveway)
Direct internal access to house	Within 10m of house

Further, infrastructure charges were not imposed on this use under former planning scheme policies, potentially raising a question of consistency with past Council practice.

There is some risk that the subdivision by group title or standard format may be sought for the principal and secondary dwelling (subject to compliance with relevant codes) later on. However, there are generally considered to be sufficient controls in the planning scheme to ensure any subdivision would trigger the relevant application requirements and infrastructure charges. Furthermore, Council would have to approve the survey plan to create the group title and at that point unlawful uses would be known and the appropriate compliance action initiated.

There is also a potential risk that more than two dwelling units could be approved as Relatives Apartments. It is noted that, unlike the definition for 'Dual Occupancy', the definition for 'Relatives Apartment' does not limit the use to "*two dwelling units on one lot*". (the definition for 'Relatives Apartment': "*means the use of premises for a dwelling unit by a relative where associated with a dwelling house*").

It is also noted that the self assessable criteria and the probable solutions do prescribe a maximum of one 'Relatives Apartment' on a lot (as well as a 4.5m height limit, 2 habitable rooms only and modest floor areas). The overall and specific outcomes are more liberal:

For instance, Specific Outcome (S2) states: "*The use is of a density that is consistent with the amenity of the locality and the use*". Whereas Probable Solution (P2) prescribes: "*No more than one Relatives Apartment is established on the lot or premises*". Similarly Specific Solution (S3) states: "*The siting and design of the use protects residential amenity and maintains the existing residential character of the premises and adjoining properties*". However, Probable Solution (P3) prescribes: "*modest height, site coverage, floor area and number of rooms and stipulates that facilities must be shared*".

Although it is conceded that the risk is relatively low and that applications to date have generally been minor in scale, it is considered appropriate to fully exempt all approvals except those that involve more than two dwelling units on one allotment.

One approval for a 'Relatives Apartment' has been issued an Adopted Infrastructure Charges Notice since the introduction of regulated charges on 1 July 2011 (MCU012674). The charge is \$13,800 and has not yet been paid. The use was deemed to comply with the Specific Outcomes of the Relatives Apartment Code, allowing for a detached building with three habitable rooms and floor area of 76.68m<sup>2</sup>.

## **RELATIONSHIP TO CORPORATE PLAN**

### **5. Wise planning and design**

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved

## **FINANCIAL IMPLICATIONS**

There are limited financial implications impacting Council as a result of this report. Providing a full exemption for the requirement to pay infrastructure contributions for complying 'Relatives Apartment' approval (MCU012674) will result in a \$13,800 reduction in developer charges received.

In wider terms, based upon the figures for the last two years the cost to Council of not imposing these charges would be in the order of \$140,000 per annum.

## PLANNING SCHEME IMPLICATIONS

The recommendations in this report will not directly result in amendments to the Redlands Planning Scheme.

## CONSULTATION

This report was forwarded to Allconnex for comment.

## CONCLUSION

A potential oversight has been identified as it relates to the minor use 'Relatives Apartment'. Under Council's *Adopted Infrastructure Charges Resolution*, this use currently attracts an infrastructure charge equivalent to the same bedroom rate as a principal dwelling house.

It can be reasonably argued that compliance with the relevant planning scheme use code is sufficient to demonstrate that the 'Relatives Apartment' use is relatively minor in nature and unlikely to place additional demand on infrastructure services beyond what would ordinarily be associated with a single dwelling house. Consequently, infrastructure charges should not be applicable provided no more than two dwelling units will be constructed on one lot.

## OPTIONS

### PREFERRED

That Council resolve as follows:

1. To amend the *Redland City Council Adopted Infrastructure Charges Resolution No.1.1 of 2011* made under the *State Planning Regulatory Provision (Adopted Charges)* pursuant to Division 5A of the *Sustainable Planning Act 2009* by clarifying the use 'Relatives Apartment' in the 'Residential Class of Development' where the approval will result in more than two dwelling units on one allotment and inserting the use 'Relatives Apartment' in the 'Minor Uses Class of Development' where no more than two dwelling units are created on one lot, thereby exempting the use from trunk infrastructure charges in most instances;
2. The amendment is to have effect on the day the making of this resolution is first published in a newspaper circulating generally in the Redland local government area;
3. To undertake all necessary public notification as prescribed in Division 5A of the *Sustainable Planning Act 2009*;
4. Attach a property note to the relevant property file for MCU012674 and advise the applicant that Council will not apply trunk infrastructure charges to the approved material change of use for a 'Relatives Apartment'.

### ALTERNATIVE

Make no change to the current *Redland City Council Adopted Infrastructure Charges Resolution*.



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

Moved by: Cr B Townsend  
Seconded by: Cr D Henry

That Council resolve as follows:

1. To amend the Redland City Council Adopted Infrastructure Charges Resolution No.1.1 of 2011 made under the State Planning Regulatory Provision (Adopted Charges) pursuant to Division 5A of the *Sustainable Planning Act 2009* by clarifying the use 'Relatives Apartment' in the 'Residential Class of Development' where the approval will result in more than two dwelling units on one allotment and inserting the use 'Relatives Apartment' in the 'Minor Uses Class of Development' where no more than two dwelling units are created on one lot, thereby exempting the use from trunk infrastructure charges in most instances;
2. That the amendment is to have effect on the day the making of this resolution is first published in a newspaper circulating generally in the Redland local government area;
3. To undertake all necessary public notification as prescribed in Division 5A of the *Sustainable Planning Act 2009*; and
4. Attach a property note to the relevant property file for MCU012674 and advise the applicant that Council will not apply trunk infrastructure charges to the approved material change of use for a 'Relatives Apartment'.

**CARRIED** (en bloc)

### 13 PLANNING AND POLICY COMMITTEE 8 FEBRUARY 2012

Moved by: Cr T Bowler  
Seconded by: Cr H Murray

That the Planning & Policy Committee Minutes of 8 February 2012 be received and item resolved under delegated authority be noted.

[Planning and Policy Minutes 8 February 2012](#)

CARRIED

#### 13.1 ENVIRONMENT PLANNING AND DEVELOPMENT

##### 13.1.1 DRAFT REDLANDS OPEN SPACE STRATEGY 2026 FOR PUBLIC REVIEW

**Datworks Filename:** P&R Open Space Plan 2004-2016

**Attachment:** [Redland Open Space Strategy 2026](#)

**Responsible Officer:** Toni Averay  
General Manager Environment Planning & Development

**Author:** Angela Wright  
Principal Advisor Open Space Planning

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#### EXECUTIVE SUMMARY

The draft Open Space Strategy for Redland City has been developed.

*In the strategy “open space” as defined as “public and private lands that are broadly available for public recreation, pedestrian and cycle movement, sport or for nature conservation purposes”.*

Open space, from major sporting and recreation parkland to small parks at the neighbourhood level, are an essential part of life in the Redlands. Our open space is an essential element in delivering and enhancing our quality of life. It provides a wide range of social, health, economic, cultural and environmental benefits and includes our recreation parks, sport parks, foreshore areas, streetscapes, conservation reserves and connected pathways.

Redland City Council now leads the way in innovative open space planning by re-defining open space standards of service. The redefinition has come about after listening to the Redlands community and through deliberations with key stakeholders. Redlands is proposing to move away from a land provision standard as being the primary method for determining shortfall of parks and open space. The previous open space plan made recommendations on how many hectares per 1,000 people were missing from the Redlands open space estate. It made no reference as to why the land was needed or what it was needed for. The plan had broad ideas and embellishment standards but no assessment was made on the function of each park

or its suitability for recreation, sporting and community activities. This level of activity assessment was only done during the parks landscape master planning process.

The first draft of the *Redlands Open Space Strategy 2026* is proposing a new set of desired standards to aspire to, and to inform, future planning, project delivery, asset management and maintenance and operation. The new standards are about activities and opportunities that should be available in public open space, shortfalls will be about opportunity shortfalls which in turn will advise Council what sort of open space it needs to acquire both in the short and long term.

This report advises that the first draft of the *Redlands Open Space Strategy 2026* is now ready for community review, which it is recommended should be undertaken in April and May 2012.

## **PURPOSE**

The purpose of this report is to present the first draft of the Redlands Open Space Strategy 2026 for adoption and release to the public for a review period commencing in April 2012 and May 2012.

## **BACKGROUND**

It was determined that the Redlands Open Space Plan 2004 – 2016 would need updating prior to the commencement of writing the new planning scheme. The new planning scheme is proposed to commence drafting in mid 2012 however a range of planning documents to inform the planning scheme are well underway or complete, including the Redlands Open Space Strategy 2026.

Research and community engagement for the strategy occurred in 2009 and 2010 including participation in the development of Redlands 2030, Community Plan. Workshops were run in the 2010 calendar year with Councillors, ELG and officers from many departments.

Drafting of the strategy commenced in July 2011 and the first draft is now considered ready for public review.

## **ISSUES**

### **OPEN SPACE VALUES**

The Open Space vision and values have been developed from The Redlands 2030 Community Plan which captures and reflects the aspirations of Redlands residents. These value statements further outline the commitment that Redlands City Council should have to valuing its open space for a wide range of purposes.

#### *Healthy natural environment*

- Protection of our rural and forested hinterland is vital to our sense of identity
  - The remaining rich farming lands and the forested backdrops that are part of the scenic amenity and natural heritage of the Redlands are protected for future generations

- The built environment needs to be integrated with the natural environment
  - Natural areas within the residential, industrial and commercial built environments, that are critical for health of residents and for protecting biodiversity, are retained and enhanced

#### *Green living*

- Open Space is responsive to a changing world
  - Open spaces will be provided and designed to be adaptive in response to the predicted impacts of climate change. They will provide settings and opportunities for sustainability actions and social responsiveness to resource management and green house gas reduction

#### *Embracing the bay*

- The cultural, social and ecological values of the coastal environment are embraced and sustained
  - The coastal, marine and water catchment environment will be managed to protect and enhance ecosystems, lifestyles, the economy and leisure opportunities

#### *Quandamooka country*

- Our Indigenous people and their rich history are part of the local ethos and must be protected
  - The Quandamooka People are able to maintain their attachment with the land and their history is protected

#### *Wise planning and design*

- The open space network must encompass a diversity of connected open spaces
- Community health and enjoyment, and plant and animal survival in the urban context, are advantaged by the provision of diverse and connected open spaces on a continuum of natural to developed settings.

#### *Supportive and vibrant community*

- Community and Commercial access to open space will be balanced
  - Our parks and open space areas are activated and busy. Organised groups using the open space areas and facilities may be led by commercial operators but this use does not unduly interfere with the use of our parks by individuals and community groups

*Strong and connected community*

- There is a vital link between community health and well designed and diverse urban open space
  - A highly connected and diverse open space network and recreation opportunity spectrum will be provided to improve the health, well-being and strong community spirit of the City

*Inclusive and ethical government*

- Resident participation in open space planning and management is important
  - We hear the aspirations of our community through broad listening and community engagement processes and reflect the community's views in our planning of open space and recreation and sporting opportunities

*An efficient and effective organisation*

- The private and not-for-profit sectors are vital partners in the delivery of sport, recreation and community facilities and programs
  - The private and not-for-profit sectors are meeting community needs in the sectors where they are the best placed to deliver the service. Council's resources are directed to those services, and the provision of facilities, where it is best placed to meet the need

**OPEN SPACE STRATEGY PURPOSE**

The purpose of the *Redlands Open Space Strategy 2026* is to make recommendations to ensure that adequate open space for recreation activities, sport, community facilities and movement is made available to all new and existing communities.

The strategy aims to inform the preparation of the new Redlands Planning Scheme so that open space planning is well-recognised as an element of future city planning.

It is expected that the Strategy will provide the right advice that will lead to an enhancement the existing open space network by:

1. Improving linkage between areas of open space so that people can move freely between open space areas, preferably off-road for health and safety
2. Building more diversity and flexibility into the network and recognising that not all residents are the same or have the same recreational needs
3. Responding to trends in park design and recreation activities

The strategy is recommending the provision of a full and rich diversity of recreation and sport activities in fit-for-purpose open space.

Its purpose is also to inform and underpin the city's asset management framework by establishing sustainable and realistic desired standards of service and provide a framework for asset removal, renewal, replacement, expansion and upgrade.

A further purpose is to ensure parks and open space development and management processes and systems are fiscally responsible and meet the requirements of the Cities Corporate and Financial strategies.

## **STATE AND LOCAL GOVERNMENT PLANNING AND STATUTORY FRAMEWORK**

Since the adoption of the Redlands Open Space Plan 2004 – 2016 numerous changes have occurred within the Statement Government legislative framework that have direct impact on the function and acquisition of open space in Redlands City. These include:

1. The development of two versions of the South East Queensland Regional Plan;
2. The Integrated Planning Act replaced by the Sustainable Planning Act 2009;
3. The development of the Queensland Greenspace Strategy 2011;
4. The development of the Southeast Queensland Outdoor Recreation Strategy 2010;
5. The Local Government Act 2009 and Regulations; and
6. Capped infrastructure charges.

The statutory framework also changed in Redlands City as a result of:

1. Redlands Planning Scheme Version 1 being adopted in March 2006;
2. Council amendments to version 1 up to the current version 3.1;
3. The development of the Redlands community plan *Redlands 2030*;
4. The development of the Redlands Financial Strategy 2011;
5. Asset management plans being required by State Government; and
6. The development of an open space PIP and infrastructure charges schedule (ICS).

## **NEW PLANNING UNITS**

To analyse the provision of open space across the city it is necessary to consider it at the level that it operates, that is land that will serve all residents of the local government area is assessed at that same level.

Assessment of the need for open space has been carried out at the following levels:

1. City-wide level
2. Catchment level
3. Neighbourhood level

Sporting parkland is assessed at a city-wide level. It is generally accepted that to play a particular sporting activity, or to join a particular team, it is necessary to travel to the venue. For many activities there are only one or two venues in the city catering to that activity (e.g. softball, netball or baseball).

The catchments are the same as those developed for the Redlands Social Infrastructure Strategy 2009 and are groupings of suburbs and islands. There are six catchments being:

- Catchment 1—Birkdale, Wellington Point and Thorneside
- Catchment 2—Capalaba and Alexandra Hills

- Catchment 3—Cleveland and Ormiston
- Catchment 4—Victoria Point, Redlands Bay and Thornlands
- Catchment 5—Sheldon and Mount Cotton
- Catchment 6—North Stradbroke Island, Coochiemudlo Island and SMBI

Land for community purposes is identified at a catchment level.

Catchments have been broken down into 54 neighbourhoods. Neighbourhoods are characterised by being areas that are:

- Free of barriers such as major roads, railway lines, wetlands, creeks or features that may restrict the free movement of people;
- Well-connected by either roads, footpaths or trails so that people can move around the space relatively easily and safely; and
- Have a similar residential identity.

### **TAKING AN ACTIVITY APPROACH**

While it is important to have sufficient land available as open space it is perhaps more important to consider the activities that happen on or within the space. The land is not an end in itself. Open space land is acquired for the recreation, sport or community activities that can be conducted on it.

To determine if Redland City has a shortfall of open space an assessment of what the city's open space is now, and could be used for in the future was undertaken. The assessment was undertaken by visiting all parks and recreational open space areas in the city and assigning a recreation; sporting or community activity to the space, ensuring it was or could be fit for this purpose. The list below includes the full range of activities that were considered in the urban open spaces of the city. If the city, catchment or neighbourhood has an activity shortfall then that could then be considered a land shortfall, if a place cannot be found or negotiated for any given activity or group of activities.

### **Urban Open Space Activities**

- Access to nature
  - Water - creeks and the bay - boat ramps, swimming enclosures, beaches
  - Natural areas
  - In the built environment
  - Quiet contemplation
- Community comfort
  - Public toilets
  - Seats, shade and water
- Community gardening
  - Gardens
  - Men's sheds
- Cultural events A range of existing festivals and events plus opportunities to create new events

- Exercising dogs off-leash
  - Off-leash areas that are fenced
  - Off-leash areas that are not fenced
  - Off-leash beaches
- Economic opportunities and commercial use
  - New business opportunities paying fees to Council such as personal trainers, tai-chi, cafes as well as existing activities
- Indoor recreation
  - Gymnasiums, multi-sport courts, squash and badminton
- Lunch and meeting spaces
  - Sites near industrial complexes for lunch and a meeting point
- Outdoor recreation (on public and private land)
  - bird watching and other forms of nature study/ appreciation, bushwalking, camping, canoeing, climbing, abseiling and similar activities, fishing, fossicking, four-wheel driving, paragliding, hang-gliding and similar activities, horse riding, trail and endurance rides, motor-boating, picnicking, road cycling and mountain bike riding, sailing, scuba diving and snorkelling, surfing, swimming in the sea and lakes, trail bike riding, waterskiing, picnicking in a group
- Physical activity
  - Resistance training (dynamic and static equipment)
  - Basketball (full size and half-courts)
  - Kick-about spaces
  - Handball, horizontal traverse and hit-up walls
- Play experience
  - Toddler play, Primary school-aged play,
  - Destination play and All-abilities play
  - Nature-based play
  - Adventure play journeys
  - Playground serving isolated communities
- Programming
  - 'Alive and Kicking'
  - School holiday programs
- Signature Redlands
  - Signature opportunities
  - Signature locations
- Sport
  - Access to a range of sporting codes—at least the top ten most commonly played activities
- Teenage meeting places
  - Pergolas and seating



- Walking and cycling
  - Roads
  - Footpaths
  - Natural areas
  - Parks
- Weddings and ceremonies
  - Formal group activity
- Wheeled play Ramp parks for skateboards, bikes, scooters, in-line skates, roller blades
  - BMX and dirt jumps
  - Remote models
  - Small wheeled play circuit—junior and senior

### **NEW OPEN SPACE FUNCTIONS**

The strategy is recommending the following:

- The catchments are groups of suburbs
- Parks have been classified against the following functions:
  - sport
  - recreation
  - community
  - recreation corridor
  - environmental
  - amenity
  - public utility
  - unallocated
- The parks with a recreation function also have a hierarchy type as follows;
  - Type 1—Destination
  - Type 2—Catchment
  - Type 3—Neighbourhood
  - Type 4—Meeting place
  - Type 5—Civic

### **NEW DESIRED STANDARDS OF SERVICE**

The Redlands Open Space Strategy 2026 is proposing a new set of desired standards of service (DSS) to aspire to, and to inform future planning, project delivery, asset management and maintenance and operations. The new standards are about activities and opportunities that should be available in public open space. Shortfalls will inform Council as to what sort of open space it needs to acquire, both in the short and long term.

The proposed new desired standards include:

- Catchment level of service
- Neighbourhood level of service
- Medium density level of service
- Quantity of open space for greenfield areas and the PIP
- Park function and type
- Characteristics of open space for greenfield areas and the PIP

- Embellishment standards
- Sport park embellishments
- Community land embellishment standards
- Park and asset management service standards

The innovation within the strategy can be found particularly in two new DSS areas - the catchment and neighbourhood DSS. It is on these two DSS areas that most of the open space assessment has been focussed.

### **CATCHMENT LEVEL OF SERVICE**

Within the city's six catchments Redlands City Council aims to provide:

1. Picnicking for large groups—multiple significant picnic nodes in catchment parks
2. All-abilities play—one all-abilities playground per catchment
3. Dog off-leash exercise areas—full sized, enclosed and a separate area for small dogs spread throughout the catchment
4. Bush walking—access to natural area walking tracks
5. Weddings—a least one wedding setting per suburb
6. Skate board riding and BMX—ramp parks provided as per *Redlands Ramp Park Review 2008-2012*
7. Sport—popular sporting codes spread evenly throughout the catchment
8. Festival space—a minimum of one major festival and event space per catchment
9. Park user comfort—public toilets provided in every catchment and destination park
10. Walking and cycling—footpaths on main roads
11. Special experiences—clear identification of signature features and experiences within each catchment
12. Indoor community activities—Community Halls upgraded and managed as per the *Halls Review*
13. Commercial activities in open space—expanded commercial use opportunities in catchment
14. Regional destination parks
15. Water-based recreation—boat ramps and beach access points provided in each catchment
16. Multi-use recreation areas adjacent to larger medium density zoned areas

In addition, Redland City Council has a Community Halls Review 2010 that aims to develop a Community Hall Hub around each Council Hall. Many Council halls are within parkland or valuable open space areas. This Strategy supports the community hall hub approach by recognising the land component required.

The analysis undertaken in developing this Strategy has also considered commercial opportunities on Type 1 and 2 (and some Type 3) recreation open space as well as sporting open space.

### **NEIGHBOURHOOD LEVEL OF SERVICE**

People living within neighbourhoods will have access to a range of open space areas, recreation activities and suitable infrastructure. Within a neighbourhood residents can expect to have safe access to a recreation park either via the footpath system or off-road pathways.

Within the neighbourhood recreation parks, (where possible and over time), a range of activities and embellishments will be provided. These will include:

1. Play facility for toddlers—at least one high-quality toddler playground. There are also likely to be a number of smaller toddler playgrounds distributed in other parks in the neighbourhood. A play facility for primary school aged children—a high quality playground suited to children of primary school age.
2. Nature-based play—an experience which differs from the traditional toddler playground using a range of natural materials such as sandstone, water, wood, bark, water and sand. The nature play experience may be collocated with the high-quality toddler playground.
3. Teenage hangout—a space which may incorporate shelters and teenage style recreation equipment such as half courts or wheeled play facilities.
4. Physical activity—outdoor fitness activity equipment that may include dynamic or static fitness apparatus, basketball and handball courts.
5. Physical activity—a kick-about area which will be a relatively flat, open area of grass that may include goal posts.
6. Community garden—a site for a community garden that may be activated if there is sufficient community interest in forming an organisation to take control of the site.
7. Access to natural areas - where it is deemed appropriate given the environmental sensitivities and accessibility of the site(s).
8. Exercising dogs—a dog off-leash area that may be either fenced or unfenced.

Additionally, there may be opportunities in a neighbourhood:

- For commercial activities in open space areas e.g. a restaurant or boat hire operation, and
- For the protection of heritage trees (such as the massive figs that grow in the Redlands). These opportunities will be pursued in the open space area and park that is best fit for the activity.

All of these activities will not necessarily be present in each neighbourhood. In situations where a suitable area is not able to be found, and/or the activities are not able to be provided, this would represent a shortfall within the neighbourhood and the following actions would occur:

1. discussion will be held with the community about where the shortfall activity could be located;
2. extra activities may need to be located within any given park, making the park more multi-use;
3. a land shortfall is registered and placed on the priority infrastructure program for future possible land acquisition

## QUANTITY AND CHARACTERISTICS OF OPEN SPACE

The standards relating to quantity (hectares per 1000 people) and characteristics of open space to be provided across the city, set out in the *Redlands Shire Council Open Space Plan 2004—2016*, will remain fundamentally unchanged in the new strategy.

Primarily now the quantity analysis will relate to Greenfield areas only for the purposes of the Priority Infrastructure Plan (PIP) and the sport land quantity analysis which is assessed across the city as a whole. Shortfalls will continue to be allocated only to recreation, sport and community land.

Land Type	Quantity (ha/1,000)
Recreation	2.65
Sport	1.65
Community	0.50
<b>TOTAL</b>	<b>4.80</b>

## CATCHMENT AND NEIGHBOURHOOD ASSESSMENTS

There are six catchments and 54 neighbourhoods that cover the current and future urban areas of the mainland, the three urban settlements of North Stradbroke Island, Coochiemudlo Island and the four Southern Moreton Bay Islands.

The catchment level analysis considered factors such as:

- The provision of a diversity of recreation opportunities and sporting activities across each catchment and whether they can be better linked to provide recreation corridors
- Does the built form encourage people to be physically active i.e. is riding a bicycle or walking a viable and attractive alternative to car travel for shorter trips?
- Within the catchment are there issues with crossing major roads or other barriers and are there any solutions?
- Where does medium density housing exist and where is it planned? Is it well serviced by recreation opportunities in public and private open space?
- Are there any 'hidden gems' of open space that should be secured for open space?
- Are the footpaths and walkways linked and logical?

There is a suite of recreation embellishments that Council believes should be provided, over time, in each catchment. Key elements include:

- dynamic or fixed physical activity stations
- outdoor wedding and ceremonial spaces

- ramp parks
- a major all abilities playground complemented by large picnic areas
- community gardens
- a number of fenced or unfenced dog off-leash areas
- meeting places for young people
- access to nature on bushwalking trails
- access to a range of sporting codes
- a place for festivals and events

Some sites may lend themselves for use by commercial operators, for example personal trainers. These have been identified and recommended for assessment. Council may pursue these opportunities where it does not detract from public enjoyment of the area.

At the neighbourhood level every recreation and sport open space has been inspected to assess its current role in providing recreation opportunities and whether it has capacity to take on additional or different roles, and even whether it should have its use changed. Change would usually result from replication of the facilities and experiences of an open space area very nearby.

Each open space area was assessed for:

- its recreation function and hierarchy role;
- what the park is being used for and what it could be used for;
- issues, opportunities or constraints concerning the most suitable functioning of the park;
- the surrounding roads and paths to determine if the parks and open spaces can be easily and safely accessed;
- location in proximity to a medium density zoned area.

In terms of embellishment, the assessments looked at the suitability of a park or open space to provide for the following activities:

- a space for kicking a ball, including goal posts
- suitability as a potential site for a community garden
- any natural areas that may be suited to natural play
- features or other aspects that would allow for nature based play
- toddler and primary school age play
- teenage meeting places or teenage play
- physical activity stations
- dog off-leash areas
- commercial use opportunities
- heritage trees or structures

Importantly the activities recommended for each park, (if supported by the community following an extensive consultation period), will be delivered in a priority order, subject to budget. The overall time frame for delivery of recommendations is 14 years (2012 - 2026) and many of the embellishments will not be provided until the existing asset in the park is due for renewal or replacement. The strategy recommendations will inform the asset management program of Council which has, as a priority, management and renewal of existing assets.

## STRATEGY IMPLEMENTATION

The strategy will impact on a number of key Council areas and successful implementation will be assured if a strategic, collaborative and integrated approach is taken from the beginning.

A range of key Council planning and management documents and processes will be underpinned by the adopted *Redlands Open Space Strategy 2026* when the final draft comes before Council in-mid 2012. The new open space assessment methodology and recommendations will trigger future actions. These actions have been identified and include;

1. Prioritisation and implementation of the city wide recommendations identified through the development of the strategy, in discussions with internal and external stakeholders including Councillors.
2. Revision of the Open Space Individual Asset Management Plan.
3. Revision of the Priority Infrastructure Plan.
4. Updating the infrastructure schedule.
5. Articulation of the new standards into the next planning scheme.
6. Updating of the Proclaim property system and Maximo Asset management system with new park functions and types.
7. Identification of funding streams and preparation of project plans and budget proposals.
8. Identification of potential, partnerships and management models to assist delivery and the preparation of project plans.
9. Site assessments for potential commercial use of open space on the mainland, Coochiemudlo and SMBI.
10. Adoption of the Project Prioritisation Model.
11. Development of a priority list of parkland acquisitions and alternative uses.
12. Management and update of existing adopted plans and strategies relating to the function and management of parks facilities and open space.
13. Completion of current master plans and development of new plans to underpin future works programs.
14. Implementation of a consistent and equitable administrative approach for allocating open space for commercial use and parks bookings.

## COMMUNITY REVIEW METHODOLOGY AND TIMEFRAME

The draft proposed standards, recommendations and findings of the first draft of the Redlands Open Space Strategy 2026 are just that – draft and proposed. The document needs to be tested with the Redlands community to gauge its acceptance in relation to understanding community needs expressed during the community planning process.

It is proposed to undertake a community feedback process in April and May 2012. The community feedback process is intended to be along the following lines;

- The strategy uploaded to the web with a feedback form.
- The document uploaded to the State Government's *Parks 4 People* website.
- A National Heart Foundation Walkability Audit undertaken in as many neighbourhoods as can be achieved – with 54 being the target. The completed checklist, with an additional map and set of questions about the neighbourhood proposals, to be used to update the strategy.
- A number of targeted focus groups to be conducted – e.g. residents of medium density housing, playgroups, primary and high school students. Feedback will be used to update the strategy.
- Peer review to be undertaken to test the new desired standards of service (social, open space, town, parks and recreation and sport planners, parks managers, landscape architects).

## **RELATIONSHIP TO CORPORATE PLAN**

### **5. Wise planning and design**

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

5.10 Maintain the quality and liveability of residential areas and protect natural resources

5.11 Provide for 'place making' throughout the city through creative and inclusive master planning, local area planning, public art and heritage planning and precinct character planning processes to manage development at a local level

5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved

5.13 Enhance the city's liveability and enable people to enjoy outdoor activities, social gatherings and community events through planning, providing and managing high quality parks and open spaces

### **6. Supportive and vibrant economy**

Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

6.6 Promote Redlands as a high quality tourism destination and encourage the development of sustainable nature-based, heritage and eco-tourism

## **7. Strong and connected communities**

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

- 7.1 Promote festivals, events and activities for people to come together, developing connections and networks to improve community spirit and enhance 'sense of place'
- 7.2 Provide access to quality services, facilities and information that meet the needs of all age groups and communities, especially disadvantaged and vulnerable people
- 7.5 Increase the physical activity participation of residents and deliver programs and incentives that strengthen opportunities for sport and recreation
- 7.7 Increase children and young people's active participation in community life and support their social, cultural and physical development
- 7.8 Support "Ageing Well in the Redlands", to enable active participation in all aspects of community life

## **FINANCIAL IMPLICATIONS**

This report is being presented for adoption for the purposes of community review only and at the time of this report being compiled the extent and quantification of financial implications were not precisely known. Importantly, the proposed strategy implementation outlines several key actions nearly all of which have a financial impact, whether it may be internal financing related costs and/or external budgetary requirements (e.g. updating of the Proclaim Property System and Maximo Asset Management System), all required budgetary funds will need to be considered as part of Council's normal budgetary prioritisation and development frameworks.

The revision of the Open Space Individual Asset Management Plan will provide substantial indication of required operational and capital budgetary funds over the life of this strategy period. Once the community review period has been undertaken Council will then be in a better position to understand and assess the financial implications that will ultimately be required for consideration in the 10 year capital and operational forecast budgets. Additionally, further reports to Council will highlight the potential funding that may be available to Council to undertake certain projects within this strategy, as well as provide indication of revenue streams that will be derived from the use of these community assets (e.g. fees and charges associated with park bookings etc).

## **PLANNING SCHEME IMPLICATIONS**

The City Planning and Environment Group was consulted and the recommendations in this report will not require any amendments to the Redlands Planning Scheme for the community review stage.

## **CONSULTATION**

External and internal consultation has been conducted through:

- Redlands 2030 Community Plan Speak Outs and workshops



- 3 internal workshops to determine open space values and standards of services framework
- Councillor and Executive Leadership Group workshops x 2
- 6 mapping workshops with a range of officers from across Council
- Individual meetings with key officers and all Councillors over a 12 month period

It is now proposed to take the first draft of the Open Space Strategy 2026 out to full public review and comment.

## **OPTIONS**

### **Preferred**

That Council resolve as follows:

1. That the Redlands Open Space Strategy 2026 be adopted for the purposes of public review; and
2. That the public review period formally commence at the beginning of April 2012 and close at the end of May 2012.

### **Alternative**

1. That the public review period for the Redlands Open Space Strategy 2026 not be declared until after the April local government election and the strategy; and
2. That the public review period for the Redlands Open Space Strategy 2026 commence in March 2012 and conclude at the end of May 2012.

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

Moved by: Cr D Henry

Seconded by: Cr M Elliott

That Council resolve as follows:

1. That the Redlands Open Space Strategy 2026 be adopted for the purposes of public review; and
2. That the public review period formally commence at the beginning of April 2012 and close at the end of May 2012.

CARRIED

## **COUNCIL RESOLUTION**

Moved by: Cr T Bowler

Seconded by: Cr B Townsend

That Council resolve as follows:

1. That the Redlands Open Space Strategy 2026 be adopted for the purposes of public review; and
2. That the public review period formally commence on 1st March 2012 and close at the end of May 2012.

CARRIED

### 13.1.2 REVIEW AND IMPLEMENTATION OF ACTIONS IN THE ORCHARD BEACH WETLAND MANAGEMENT PLAN

**Dataworks Filename:** EM Land Management Plan - Orchard Beach

**Attachments:** [Legislation Plans and Policies Orchard Beach Table of Actions from the Orchard Beach Wetland Management Plan](#)

**Responsible Officer:** Gary Photinos  
Manager City Planning & Environment

**Author:** Michael Holland  
Advisor Waterways Management

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#### EXECUTIVE SUMMARY

The Orchard Beach Wetland Management Plan (OBWMP) was adopted by Council in 2004 as a basis for a corporative restoration effort involving council and community. An internal review of the actions in the plan has been undertaken in conjunction with responsible groups in Council. The review demonstrates that the WMP has been substantially implemented through planning and operational works programs, and that remaining actions are no longer guided by this plan. The report therefore recommends retirement of the Orchard Beach Wetland Management Plan, and management of the area in the future under the Redland City Council Conservation Land Management Strategy (CLMS) 2010.

#### PURPOSE

This report is provided in response to a resolution of the Council general meeting of 26 October 2011, item 17.3.1, as follows:

*That the Chief Executive Officer be required to undertake a review of the Orchard Beach Wetland Management Plan as adopted in December 2004 and provide a report on all actions contained within as well as how the plan has been incorporated into Council's operations and maintenance schedule.*

#### BACKGROUND

- In 2004, the Orchard Beach Wetland Management Plan was endorsed by Council (GM 8 December 2004). Development of the OBWMP commenced in 2003 in response to the local community's desire to be directly involved in the planning and management of the Orchard Beach foreshore and Weinam Creek conservation reserve. The OBWMP involved consultation with resident members of the Orchard Beach Land Management Reference Group.
- Since 2004, many new policy and planning instruments have come into effect, at State and local levels (See attachment 1), that impact on the implementation of the OBWMP. Perhaps the most significant of these are:
  - Draft State Planning Policy Coastal Protection (SPPCP);

- Redland City Council's Conservation Land Management Strategy (CLMS) 2010; and
  - Weinam Creek Wetland Draft Master Plan (draft for community engagement).
- Some of the implementation responsibilities identified in the OBWMP have changed due to internal re-organisation within Council.

## ISSUES

1. The review covers all five 'actions plan' areas of the OBWMP: Flora; Fauna; Fire; Infrastructure; and Community Involvement and Awareness Infrastructure. A detailed description of the status, responsibilities, program coverage, and comments on integration with projects and programs is contained in Attachment 2 of this report.
2. The majority of actions (89%) in the OBWMP have been implemented (see Table 1): mostly either because the actions required on-ground works that have now been completed, or the actions required management to be included as part of programmed on-ground maintenance activities in the conservation reserve and this is now the case.

**Table 1: Summary implementation status of OBWMP actions**

Action plan area	Actions included	Actions implemented
Flora	11	11
Fauna	10	8
Fire	7	7
Infrastructure	9	6
Community Involvement Awareness Infrastructure	7	7
<b>Totals</b>	<b>44</b>	<b>39</b>

3. There are difficulties in reviewing some actions (because of the way they are written) that refer to a response to an event that has not occurred – especially those relating to fire management and Bushcare Group support:
  - a) Some actions in the fire action area are recognised and included as part of programmed fire management and maintenance activities of Council in the conservation reserve but 'untested' in the sense that there is a low fire risk and because there has not been a fire in the reserve since 2004;

- b) Some actions are recognised and included as part of Council's programmed Bushcare group support but 'untested' in the sense that there is no longer an active Bushcare group in the area and interest in one has declined, since 2005.
4. In summary, apart from a few minor uncompleted actions, the actions of the OBWMP may be considered implemented, or integrated into Council operations to the extent required by the Plan. Some uncompleted actions in the following list are of a minor nature and may be addressed following this review at an early opportunity (subject to budget availability). The uncompleted actions that may be addressed within existing budgets include:
- Completion of a fauna survey of the wetland over 12 months;
  - Installation of interpretative signage about the wetland values, re-vegetation and flora and fauna; and
  - Installation of Bushcare signage in the wetland area.
5. This report recommends retirement of the Orchard Beach Wetland Management Plan, and management of the area in the future under the Redland City Council Conservation Land Management Strategy (CLMS) 2010. In an ongoing sense, the broad intents of the OBWMP are included in and superseded by the management principles and practices specified for wetland reserves in the CLMS. The ongoing actions in the OBWMP are guided by the CLMS and no longer by the OBWMP itself. There is no legal requirement for Council to maintain a specific management plan for the Orchard Beach wetland. Hence, the CLMS now provides a better basis for ongoing management of this and other Council wetland reserves.

## **RELATIONSHIP TO CORPORATE PLAN**

### **1. Healthy natural environment**

A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

- 1.3 Protect our natural environment by restoring degraded landscapes, contaminated land and managing fire, pests and other hazards
- 1.4 Improve residents' understanding, respect and enjoyment of the local environment through stewardship and partnerships
- 1.5 Co-ordinate effective management of the conservation estate on all (private and public) lands in Redlands, through a combination of incentives and various tenure and management arrangements to restore, maintain and plant new habitat

## **FINANCIAL IMPLICATIONS**

This recommendation does not require any change to the current year's budget as funds have already been allocated to the account numbers relevant to the activities in the Action Plans.

## PLANNING SCHEME IMPLICATIONS

The City Planning and Environment Group was consulted and it is considered that the outcome of recommendations in this report will not impact on the Redlands Planning Scheme.

## CONSULTATION

Consultation was carried out with the following responsible groups and teams to gather information about the status of the actions in the WMP:

- Parks and Conservation Services;
- City Planning and Environment Group;
- Environment Education Unit;
- Compliance Services Unit;
- City Infrastructure Group; and
- Pest Management Team.

The groups / teams listed above align with the current responsibilities for the actions in the WMP. The consultation provided the information contained in Attachment 2 of this report.

## OPTIONS

### Preferred

That Council resolve to:

1. Note the review findings and endorse the officer's assessment of the findings in this report; and
2. Retire the Orchard Beach Wetland Management Plan and manage this wetland reserve under the *Conservation and Land Management Strategy 2010*.

### Alternative

That the Orchard Beach Wetland Management Plan be retired at a later date or subject to specified actions carried out as amended or required by Council.

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr T Bowler

Seconded by: Cr D Henry

That Council resolve to:

1. Note the review findings and endorse the officer assessment of the findings in this report; and
2. Retire the Orchard Beach Wetland Management Plan, and manage this wetland reserve under the *Conservation and Land Management Strategy 2010*.

**CARRIED** (en bloc)

### 13.1.3 REDLANDS PLANNING SCHEME - AMENDMENT PACKAGE 2A – MINOR ZONING AMENDMENT PACKAGE

**Dataworks Filename:** LUP Redlands Planning Scheme Amendment 2A

**Attachment:** [RPS Zone Change Summary](#)

**Responsible Officer:** Gary Photinos  
Manager City Planning & Environment

**Author:** Jodi Poulsen  
Senior Environmental/Strategic Planner

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#### EXECUTIVE SUMMARY

Council resolved on the 28th July 2010 to adopt proposed amendments to the Redlands Planning Scheme (RPS), titled Draft Amendment 2A, for the purposes of amending the planning scheme. In accordance with the requirements of the *Sustainable Planning Act 2009 (SPA)* and the *Statutory Guideline 02/09 Making or Amending Local Planning Instruments*, Draft Amendment 2A was then forwarded to the (then) Minister for Infrastructure and Planning to commence the first State interest review.

The (then) Department of Infrastructure and Planning responded on the 18<sup>th</sup> of November with coordinated comments from State agencies. Council was advised to review the identified matters and provide response. An amended planning scheme (showing tracked changes), along with responses to the State matters raised, was requested to be returned to the (now) Department of Local Government and Planning.

The (then) Department of Infrastructure and Planning also provided advice on the proposed amendments that may be considered 'administrative' and 'minor' amendments. As a result of this advice, officers separated the minor mapping changes, generally those resulting from an approved development application, from the Draft Amendment 2A, for separate consideration by the Minister.

The Hon. Paul Lucas, Attorney-General, Minister for Local Government and Special Minister of State has now confirmed by letter dated 9<sup>th</sup> December 2011 that he is satisfied that the amendments are 'minor' amendments, and that Redland City Council may proceed to adopt these amendments. This report recommends that Council now adopt these amendments as part of version 4 of the RPS, to take effect on the 20<sup>th</sup> February 2012.

The remainder of the Draft Amendment 2A continue as one package of amendments to the RPS. A report will be prepared and presented to Council regarding this package of amendments later in 2012.

#### PURPOSE

To adopt an amendment to the Redlands Planning Scheme, in accordance with s117 of the *Sustainable Planning Act 2009* and *Statutory Guideline 2/09 – Making or Amending Local Planning Instruments*.

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## BACKGROUND

The Redlands Planning Scheme commenced and took effect from 30 March 2006. Since this time, specific matters have been identified as an amendment priority to improve the effectiveness and efficiency of the scheme as a planning instrument. The latest version of the planning scheme, version 3.1 (RPS V.3.1) became effective on the 24<sup>th</sup> December 2010.

The Draft Amendment 2A package was primarily prepared prior to SPA coming into force and so all amendments were grouped together into a single package. Under the current *Statutory Guideline 02/09 – Making or Amending Local Planning Instruments* instituted through section 117 of SPA, amendments to Planning Schemes have now been categorised into three categories being:

- Administrative amendment;
- Minor amendment; or
- Major amendment.

Each type of amendment has its own definition and process for amending the planning scheme. The separation of the current 2A package elements into three different sets and three different processes was considered to be very time consuming, and so it was proposed to proceed with forwarding the current amendment package to the State and determining through negotiation with the Department of Infrastructure and Planning (as part of the first State interest review) which of the proposed amendments can be classified as either “Administrative” or “Minor” so that they can proceed through a shortened amendment process.

## ISSUES

The *Sustainable Planning Act 2009* provides for amendments to local government planning schemes to be considered minor, major or administrative. In negotiations with the Department of Local Government and Planning (DLGP) it was determined that a number of proposed amendments were ‘minor’ amendments, and so these were requested to be assessed through a shortened amendment period.

These minor amendments comprise of mapping changes, resulting from approved applications for reconfiguration of a lot that result in a zone and/or overlay change.

The list of minor amendments is included as an attachment to this report.

The changes will come into effect upon gazettal of Council’s decision to adopt. The changes will be incorporated as mapping changes into Version 4 of the Redlands Planning Scheme along with the Kinross Master Plan on the 20<sup>th</sup> February 2012.

## RELATIONSHIP TO CORPORATE PLAN

### 5. Wise planning and design

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of

urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- 5.1 Prepare and put in place a new planning scheme for the Redlands that reflects the aspirations and expectations outlined in the Community Plan, state interests, recognised in the SEQ Regional Plan and the legal obligations of the Sustainable Planning Act

## **FINANCIAL IMPLICATIONS**

Amendments to the scheme are conducted in accordance with *Statutory Guideline 02/09 – Making or Amending Local Planning Instruments*. Associated costs are within budgeted expenditure in the 11/12 financial year.

## **PLANNING SCHEME IMPLICATIONS**

The outcome of recommendations made in this report will result in amendments to the Redlands Planning Scheme, as detailed in the recommendations of this report.

## **CONSULTATION**

Workshops were conducted with Councillors and Executive Officers to discuss the full package of 2A amendments on:

- Workshop 1 – 12 November 2009
- Workshop 2 – 25 November 2009
- Workshop 3 – 17 December 2009
- Workshop 4 – 01 February 2010

The amendments have been discussed with:

- Environment, Planning and Development;
- Legal Services; and
- Officers within the Department of Local Government and Planning.

## **OPTIONS**

### **Preferred**

That Council resolve to adopt the attached list of proposed minor zoning amendments, in accordance with the *Sustainable Planning Act 2009* and the *Statutory Guideline 02/09 – Making or Amending Local Planning Instruments*. The amendments will take effect on the 29<sup>th</sup> February 2012 as part of version 4 of the Redlands Planning Scheme.

### **Alternative**

That Council not approve all or some of the proposed zoning changes.



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

Moved by: Cr T Bowler  
Seconded by: Cr B Townsend

That Council resolve to adopt the attached list of proposed minor zoning amendments, in accordance with the *Sustainable Planning Act 2009* and the *Statutory Guideline 02/09 – Making or Amending Local Planning Instruments*. The amendments will take effect on the 29<sup>th</sup> February 2012 as part of version 4 of the Redlands Planning Scheme.

**CARRIED**

### 13.1.4 DRAFT REDLANDS HOUSING STRATEGY 2011-2031

**Dataworks Filename:** LUP Redlands Housing Strategy

**Attachments:** [Housing Strategy](#)  
[Councillor Submissions](#)  
[Public Submissions](#)  
[Extract SEQRP 2009](#)  
[Workshop Attendance](#)  
[Extract SPP 1 07](#)

**Responsible Officer:** Toni Averay  
General Manager Environment Planning & Development

**Author:** Jodi Poulsen  
Senior Environment/Strategic Planner

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#### EXECUTIVE SUMMARY

The draft Redlands Housing Strategy 2011-2031 (the draft Strategy) is Council's first formal housing policy to address local housing challenges in the Redlands and represents a coordinated policy. It has been prepared as a response to meet specific objectives identified in the Community Plan 2030 and Corporate Plan 2010-2015 and to meet Council's statutory planning obligations.

The outcomes of the draft Strategy will assist in preparing changes to Council's overall housing policy framework including informing the new planning scheme preparation and changes to non-planning scheme related housing policies. The drafting of the housing strategy is a statutory requirement pursuant to the Sustainable Planning Act 2009 (SPA) and the Local Government Act 2009 (LGA).

The draft Strategy was developed in consultation with key stakeholders, both to identify the key housing challenges in the Redlands, and also to determine ways to manage these challenges. The draft Strategy represents a collaborative body of work, responding to a wide range of views on how to meet the diverse and future needs of the community.

Redland City Council's City Planning and Environment Group are also involved in a number of other projects that address housing and associated challenges. Examples of these projects are:

- A medium density housing review undertaken in 2010
- South East Queensland Council of Mayors Feasibility and Viability of Medium Density Development in South East Queensland
- South East Queensland Council of Mayors Liveable Compact City Project:
  - Open Space and Medium Density Living Study
  - Affordable and Liveable Design and Construction for Medium Density Infill Development in South East Queensland

- The role of, and changing demand for, private, communal and public open space for medium density residential development
- Community Perceptions Research Report

The Strategy was presented to Council at the Planning and Policy Committee Meeting on 7 December 2011. At this meeting it was decided that the item be deferred to the December General Meeting. The General Meeting resolved to release the draft Strategy for community comment until the 31<sup>st</sup> January 2012. Public and Councillor comments and City Planning responses have been collated for Council consideration.

It is now recommended that the amended Strategy be adopted. Following Council's formal adoption of the Strategy, the recommendations will need to be incorporated into Council's Operational Plan/s and future budget/s. The document will form a basis for determining housing issues and outcomes in the upcoming review of the Redlands Planning Scheme.

## **PURPOSE**

That Council resolve to endorse the draft Redlands Housing Strategy and supporting documents.

## **BACKGROUND**

The draft strategy was tabled at the Planning and Policy Committee meeting on the 7<sup>th</sup> December 2011, and deferred to the General Meeting of Council on the 14<sup>th</sup> of December 2011. The General Meeting of Council on the 14<sup>th</sup> of December 2011 resolved the following:

1. *To note the Redlands Housing Strategy 2011 – 2031 as attached; (Attachment 1) be considered as a draft;*
2. *To seek Community and Councillor comments on the draft strategy until the 31st January 2012;*
3. *That a submissions report and subsequent amendments to the strategy to be considered at the Planning and Policy Committee scheduled for the 8th February 2012; and*
4. *That the proposal for the establishment of the Redlands Housing Task Group, to implement the actions recommended in the Strategy, be deleted.*

The draft strategy was released for public comment on the 23<sup>rd</sup> December 2011. This report summarises the submissions received from the Community and Councillors. The current draft Housing Strategy (attachment 1 to this report) shows changes directed by Council and recommended by City Planning and Environment as a result of the submission review.

## **ISSUES**

The Redland Housing Strategy 2011 – 2031 has been developed in response to –

- a range of statutory obligations and policy drivers; and
- current and future housing issues.

Council has a statutory obligation to develop a housing strategy in accordance with the Sustainable Planning Act 2009 (SPA) and the Local Government Act 2009 (LGA). SPA gives legal effect to State Planning Policy 1/07 Housing and Residential Development (SPP 1/07), which requires Council to do a housing needs assessment and a planning scheme analysis when amending the planning scheme. It is also a requirement of SPP 1/07 to amend the planning scheme according to the findings of the needs assessment and analysis. In addition, the Local Government Act 2009 gives legal effect to Council's Corporate Plan.

A key strategic priority for land use in the Redland City Council Corporate Plan 2006 – 2010 was to develop a housing strategy to respond to a range of housing challenges in the Redlands.

The draft Strategy sought to address a range of local housing issues, many of which were identified through community engagement for the Redlands 2030 Community Plan, in the research carried out for the Redlands Social Infrastructure Strategy 2009 and in the preparation of the Local Growth Management Strategy 2008 (LGMS).

### **Councillor Comment**

Councillor comments are attached (attachment 2). One of the resolutions of the General Meeting of Council in December 2011 was to remove references to the Redlands Housing Task Group. The amended draft Housing Strategy now reflects this resolution.

### **Public Comment**

Public comments are also attached (attachment 3). Eleven submissions were received during the public comment period. The majority of comments supported the development of a housing strategy. Almost half the comments provided in the eleven submissions supported the development of affordable housing, social housing or housing for the aged. Other comments mentioned things like sustainable use of resources, traffic issues, providing for greenspace and community facilities. The eleven submissions received were made up of submissions from:

- COTA Queensland
- Redlands Aged Care Providers Group
- Community Development Group, Redland City Council
- Redlands Institute
- Birkdale Progress Association
- Koala Action Group QLD inc
- LM Investment Management Ltd
- Queensland Action for Universal Housing Design
- Three private submissions from individuals

Proposed amendments to the draft Housing Strategy, resulting from consideration of these submissions, are shown in tracked changes in Attachment 1.

## **RELATIONSHIP TO CORPORATE PLAN**

### **1. Healthy natural environment**

A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

- 1.1 Increase biodiversity by taking informed action to protect, enhance and manage our local ecosystems

### **2. Green living**

Our green living choices will improve our quality of life and our children's lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.

- 2.1 Achieve sustainability through strong leadership and innovation, and by effective planning and managing our services, assets and resources
- 2.2 Promote, support and encourage commitment to green living in our community by improving residents' understanding of climate change and achieving greater water, energy and waste conservation and efficiency
- 2.5 Achieve greater use of public transport by advocating for improved access to innovative and high quality services
- 2.6 Conserve energy and water, improve efficiency and reduce greenhouse gas emissions resulting from Council's energy consumption

### **4. Quandamooka Country**

The rich Aboriginal heritage of the Redlands (Quandamooka) and the Traditional Owners' ongoing custodianship of Quandamooka land and waters will be widely understood and respected, and we will work together for the future of Quandamooka Country

- 4.6 Build on Council's partnership with local Aboriginal organisations to strengthen shared planning, service delivery, advocacy and decision-making, using the Quandamooka Aboriginal Community Plan to guide our management of assets and services

### **5. Wise planning and design**

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- 5.5 Plan and develop a network of accessible centres that provide a wide range of retail, commercial and community services along with local employment opportunities

- 5.6 Manage the built environment in a way that creates accessible and user friendly spaces and maintains our local character and identity, ensuring all new developments use high quality design that reflects our sub-tropical climate, promotes health, community harmony and wellbeing
- 5.8 Plan and advocate to connect the city's communities with improved public transport including a road, ferry, cycling and walking network that provides safe and efficient movement within the city and the region and supports physical activity; and promote efficient and environmentally responsible private transport
- 5.9 Promote housing diversity, choice and affordability to address the city's current and future needs, incorporating medium density housing within and around the city's centres and transport nodes
- 5.11 Provide for 'place making' throughout the city through creative and inclusive master planning, local area planning, public art and heritage planning and precinct character planning processes to manage development at a local level

## **6. Supportive and vibrant economy**

Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

- 6.1 Bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing opportunities for creativity, diversity and entrepreneurial activity

## **7. Strong and connected communities**

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

- 7.3 Increase community safety, health and wellbeing by planning and delivering programs, services, partnerships, regulations and education
- 7.8 Support "Ageing Well in the Redlands", to enable active participation in all aspects of community life

## **FINANCIAL IMPLICATIONS**

There are no immediate financial implications other than initiating amendments to the Redlands Planning Scheme. Recommendations for future local area planning, modelling, joint venture projects and incentive schemes will need to be considered as part of future budgets. In the short to medium term, there are financial implications for the actions identified and as such detailed planning and costing will be presented through budget preparation and adoption processes.

## **PLANNING SCHEME IMPLICATIONS**

It is considered that the adoption of the Strategy and its actions will translate directly into the new Redlands Planning Scheme. The drafting of the new planning scheme will commence in the first half of 2012.

## CONSULTATION

Consultation was undertaken with targeted stakeholders who have a direct role with housing in the Redland and have an intimate understanding of the housing issues relevant to their respective disciplines. The draft Strategy has been made public, and the public has had the opportunity to provide comments. Councillors have also had opportunity to provide comment on the draft Strategy.

## OPTIONS

### Preferred

That Council resolve to:

1. Adopt the Redlands Housing Strategy 2011 – 2031 as attached; (Attachment 1) as the basis for:
  - a) The drafting of the new Redlands Planning Scheme;
  - b) Informing Council's budget, capital works and operational plans;
  - c) Providing Council with an advocacy tool for liaison with the State Government, private sector and not-for-profit companies on key planning issues;
  - d) Guiding and informing future detailed design and planning processes pertaining to housing in the Redlands; and
2. That Council release the adopted report as a public document.

### Alternative

That Council not adopt the Redlands Housing Strategy 2011-2031 as attached (Attachment 1).

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr T Bowler

Seconded by: Cr D Henry

That Council resolve to:

1. **Adopt the Redlands Housing Strategy 2011 – 2031 as attached; (Attachment 1) as the basis for:**
  - a) **The drafting of the new Redlands Planning Scheme;**
  - b) **Informing Council's budget, capital works and operational plans;**
  - c) **Providing Council with an advocacy tool for liaison with the State Government, private sector and not-for-profit companies on key planning issues;**
  - d) **Guiding and informing future detailed design and planning processes pertaining to housing in the Redlands; and**
2. **That Council release the report as a public document.**

**CARRIED** (en bloc)

### 13.2 ITEM DELEGATED TO COMMITTEE FROM COUNCIL

The following item was resolved at the Planning & Policy Committee meeting of 8 February 2012, with the Committee's resolution presented to Council for noting only.

#### 13.2.1 MAYORAL MINUTE - REDLANDS HOUSING SUMMIT

**Dataworks Filename:** LUP Redlands Housing Strategy  
**Responsible Officer:** Toni Averay  
General Manager Environment Planning & Development

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#### DELEGATED AUTHORITY

Council resolved on 25 January 2012, to refer the mayoral minute regarding a request to hold a housing summit, to the 8 February 2012 Planning & Policy Committee and that committee be delegated authority to consider and deal with the matter.

#### COMMITTEE RESOLUTION

**Moved by:** Cr M Hobson

**That Council considers calling a housing summit in Redland City that engages architects, planners, residents (particularly senior citizens and youth), builders and investors to review the draft Redlands Housing Strategy 2011-2031; this summit to consider architecturally designed spaces that cater for the needs of changing community demographics and reduces the residential footprint in infill areas without comprising needs and amenity.**

#### CARRIED

#### DIVISION

**FOR:** Crs Reimers, Murray, Hobson, Henry, Ogilvie, Boglary and Bowler

**AGAINST:** Crs Elliott and Townsend

Cr Burns was absent from the meeting.

Cr Williams was not present when the motion was put.

#### COUNCIL RESOLUTION

**Moved by:** Cr T Bowler

**Seconded by:** Cr D Henry

**That the Committee resolution be noted.**

**CARRIED** (en bloc)



### 13.3 CITY SERVICES

#### 13.3.1 REQUEST FOR PERMANENT ROAD CLOSURE - 11 WILLS LANE, CAPALABA [LOT 99 ON RP125292]

**Dataworks Filename:** RTT: Road Closures – Permanent

**Attachments:** [Wills Lane - Locality Plan](#)  
[Wills Lane - Photos of Encroachment](#)  
[Wills Lane - Proposed Area of Road Closure](#)

**Responsible Officer:** Murray Erbs  
Group Manager City Infrastructure

**Author:** Len Purdie  
Principal Adviser Roads & Drainage

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#### EXECUTIVE SUMMARY

A request has been made to Council from the Department of Environment and Resource Management (DERM) to consider a permanent closure of a small section of road (pathway) behind 11 Wills Lane, Capalaba (Lot 99 on RP.125292) due to an encroachment of a building. This request is in response to an application lodged by Mr M Bregg and Ms K Lambourne to DERM.

The report recommends that Council respond favourably to the request.

#### PURPOSE

An application has been made to DERM to permanently close a section of road (pathway) behind 11 Wills Street, Capalaba. Council needs to advise DERM of any objections why the closure should not proceed or any details that Council may consider important in considering the permanent closure of this section of the road.

#### BACKGROUND

11 Wills Lane adjoins a road (pathway) to the north of the property. A shed built at the rear of the property encroaches into the road (pathway) to an area of 23m<sup>2</sup> or a 2m intrusion.

This road has not been developed and is used with land owned by Council at 44-56 Wentworth Drive, Capalaba as park. There is a 300mm diameter stormwater pipe and overhead electrical reticulation located in the pathway. These services are clear or the proposed road closure.

DERM received an application to close a section of road because of an encroachment of a building awning into the pathway and has requested Council's views.

#### ISSUES

The pathway is a narrow strip of land, approximately 5 meters in width and maintained with the park by Council. It contains stormwater and electrical services. The encroachment of the shed awning into the pathway by 2 metres has been there

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for a considerable length of time. It has not interfered with the existing services in the pathway and is clear of activities in the park. There are a number of other properties that have encroachments into the park. These properties could also apply for permanent road closures to manage the building encroachments.

If Council chooses not to support the permanent road closure and it is not approved by DERM, Council will have to take the necessary enforcement actions to have the encroachment removed from the road (pathway).

The road (pathway) land tenure should be changed to park, to reflect the present land use and there is no requirement to formalise a road.

## **RELATIONSHIP TO CORPORATE PLAN**

### **5. Wise planning and design**

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved.

## **FINANCIAL IMPLICATIONS**

There is no financial implication impacting Council as a result of this report.

## **PLANNING SCHEME IMPLICATIONS**

The City Planning and Environment 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 Group Manager City Planning and Environment has no objection to the proposal. The Property Services Manager has no objection to the proposal. Councillor Division 9 does not object to the road closure.

## **OPTIONS**

### **Preferred**

That Council resolve to advise the Department of Environment and Resource Management that Council has no objections to the permanent road closure as per Drawing DWG 11/138, providing that the area of the road closure is amalgamated with Lot 99 on RP125292 and that there is no cost to Council.

**Alternative**

That Council resolve to advise the Department of Environment and Resource Management that Council does not support the permanent road closure.

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

**Moved by:** Cr T Bowler  
**Seconded by:** Cr D Henry

**That Council resolve to advise the Department of Environment and Resource Management that Council has no objections to the permanent road closure as per Drawing DWG 11/138, providing that the area of the road closure is amalgamated with Lot 99 on RP125292 and that there is no cost to Council.**

**CARRIED** (en bloc)

### 13.4 CLOSED SESSION AT COMMITTEE

The Committee meeting was closed to the public under section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following item, and following deliberation on this matter, the Committee meeting was again opened to the public.

#### 13.4.1 SMBI LAND EXCHANGE PROGRAM

**Datworks Filename:** SMBI Land Exchange Program 2012

**Responsible Officer:** Gary Photinos  
Manager City Planning & Environment

**Author:** Martin Hunt  
Principal Advisor City Wide Planning  
Michael Beekhuyzen  
Senior Strategic Planner

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### EXECUTIVE SUMMARY

A confidential report from Manager City Planning & Environment was discussed in closed session.

### COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

**Moved by:** Cr B Townsend  
**Seconded by:** Cr K Reimers

That Council resolve to:

1. Provide in principle, support to undertake a further SMBI Land Exchange Program and implement the program in a staged manner;
2. Make voluntary land exchange offers to the owners of one hundred and seventeen (117) lots identified in the SMBI Land Exchange Program - Stage 1: High Priority Land Exchange as identified in Attachment 1: Maps 1a and 1b in the 2011/2012 financial year;
3. Endorse the list of Council owned freehold lots identified in Attachment 2: Southern Moreton Bay Islands Land Exchange Schedule 2012 for land exchange purposes;
4. Endorse a further program of voluntary land exchange offers to owners of two hundred and forty six (246) lots identified in this report as Medium and Low Priority Land Exchange as identified in Attachments 4 & 5, once Stage 1 is closed and subject to Council budget allocations;

5. **Make further, more detailed representations to both the State and Federal Governments requesting that financial assistance be provided to Council to offset State and Federal Government fees and charges associated with implementation of the SMBI Land Exchange Program; and**
6. **Ensure that the attachments referred to in this report remain confidential.**

**CARRIED**

DIVISION

FOR: Crs Burns, Reimers, Murray, Bowler, Williams, Townsend, Henry, Ogilvie, Boglary and Hobson

Cr Elliott was absent from the meeting.

## 14 CUSTOMER SERVICES COMMITTEE 22 FEBRUARY 2012

Moved by: Cr W Boglary  
Seconded by: Cr K Reimers

That the Customer Services Committee Minutes of 22 February 2012 be received.

[Customer Services Minutes 22 February 2011](#)

CARRIED

### 14.1 CITY SERVICES

#### 14.1.1 REQUEST FOR PERMANENT ROAD CLOSURE - UNNAMED ROAD SEPARATING LOT 2 ON RP.30584 AND LOTS 3 AND 4 ON RP.186598

**Datworks Filename:** RTT: Road Closure - Permanent

**Attachments:** [DERM Application with DWG 11 224 Road Closure Zone Map](#)

**Responsible Officer:** Louise Rusan  
General Manager City Services

**Author:** Len Purdie  
Principal Adviser Roads & Drainage

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### EXECUTIVE SUMMARY

A request has been made to Council from the Department of Environment and Resource Management (DERM) to comment on a permanent closure of a section of road that separates Lot 2 on RP.30584 and Lots 3 & 4 on RP.186598 at Mount Cotton (adjoining Venman Bushland National Park. It is proposed to use the land to create a National Park (Koala Habitat).

The report recommends that Council respond favourably to the request.

### PURPOSE

An application has been made to DERM to permanently close a section of road at Mount Cotton that adjoins the Venman Bushland National Park. Council needs to advise DERM of any objections why the closure should not proceed or any details that Council may consider important in considering the permanent closure of this section of the road.

### BACKGROUND

The section of road to be permanently closed has not been developed and is heavily vegetated. It adjoins Karreman Quarry, a private lot and Queensland Government land that includes the Venman Bushland National Park. The area surrounding the road closure is zoned conservation under the Planning Scheme. It is also designated as having high Koala value under South East Queensland Koala Conservation State Planning Regulatory Provisions (SPRP) Koala Habitat values maps.

DERM has requested Council's view for the closure.

## **ISSUES**

The area of road closure has not been developed, adjoins the Venman Bushland National Park and is zoned conservation. The permanent road closure reflects the present conservation zoning that applies in the area.

## **RELATIONSHIP TO CORPORATE PLAN**

### **5. Wise planning and design**

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved

## **FINANCIAL IMPLICATIONS**

There are no financial implications impacting Council as a result of this report.

## **PLANNING SCHEME IMPLICATIONS**

The City Planning and Environment Group were 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 Group Manager City Planning and Environment has no objection to the proposal. Councillor Division 9 does not object to the road closure.

## **OPTIONS**

### **Preferred**

That Council resolve to advise the Department of Environment and Resource Management that Council has no objections to the permanent road closure as per Drawing DWG 11/224.

### **Alternative**

That Council resolve to advise the Department of Environment and Resource Management that Council does not support the permanent road closure

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

**Moved by: Cr W Boglary  
Seconded by: Cr B Townsend**

**That Council resolve to advise the Department of Environment and Resource Management that Council has no objections to the permanent road closure as per Drawing DWG 11/224.**

**CARRIED** (en bloc)



### 14.1.2 PARK NAMING – SAKRZEWSKI PARK

**Dataworks Filename:** P&R Naming Parkland  
Lot 3, SP116153

**Attachment:** [Land Map](#)

**Responsible Officer:** David Katavic  
Acting Services Manager Parks & Conservation

**Author:** Bill McDowell  
Senior Advisor Urban Landscape

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#### EXECUTIVE SUMMARY

The purpose of this report is to provide recommendations on naming requests received by Council based on the Park Naming, Memorials, and Tributes Policy Document – POL-3068 adopted by Council on 25 May 2011 and Local Law No.15 Parks and Reserves. The policy acknowledged that any Council decision, by resolution, will take precedence over any aspect of the policy where exceptional circumstances have been demonstrated.

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

An alternate approach is to consider a tribute park bench option under Guideline Document GL3068-001 Tribute Park Bench Guidelines effective 03 March 2011.

#### PURPOSE

To tribute name the park at 2-3 Peggy Place, Victoria Point and described as Lots 9 & 36 RP 842244 as “Sakrzewski Park” for the contribution of the Sakrzewski family to the local community of the Redlands during their time of land ownership and participation in the Redlands Community.

#### BACKGROUND

A request for park naming was submitted by Mrs Janine Roberts on behalf of existing family members. Mrs Janine Roberts has requested that Lots 9 & 36 RP 842244 at 2-3 Peggy Place, Victoria Point, be named “Sakrzewski Corner”. The application to have a small park corner named after Mrs Janine Roberts’ grandfather Lyal Sakrzewski. An official application was then requested to be submitted. Refer attachments Map 1 and Map 2 to define the land considered in this naming application.

This matter was referred to the Manager City Planning & Environment for further consideration. The Division 4 Councillor was contacted by the applicant and informed of this request and subsequently provided support for the naming of the park.

The application submitted records the activities of Lyal Sakrzewski and the Sakrzewski family.

*Lyal Sakrzewski used to own the property where this corner park now stands and the large trees remaining there are the ones planted by him and his wife Valetta. Lyal and Valetta moved to Victoria Point in 1962 after buying the farm land. The farm encompassed the corner I am now proposing be named after them. Lyal originally came from Wondai. He was married (to my grandmother) with three young daughters when his wife suddenly died of an asthma attack. Lyal later married Valetta and moved to the farmhouse that used to stand on the corner of Colburn Avenue. Together they raised the three girls and worked the farm growing vegetables and gladiolus. The gladiolus supplied Brisbane all year round and any surplus would be sent to Sydney. Lyal and Valetta also leased surrounding land and grew tomatoes and more gladiolus crops. Years after the farm was gone, I used to remember the gladiolus bulbs flowering and showing up in the grassy fields.*

*In 1974, Lyal sold the farm and bought the property next door at 255 Colburn Avenue, Victoria Point and built a house there where he still lives today. Sadly, Valetta died of cancer in 1976. The area has not been used as a farm since.*

*Since selling the farm, Lyal has spent his retirement years growing orchids in the large bush houses at the back of his property and is well-known in the orchid world for the work he has done with hybridising Cattleya Alliance orchids. He has been published in the Australian Journal 'Orchids Australia' several times and is known internationally for his orchid hybrids he names 'Redland'.*

*Apart from his contribution to the farming industry when the Redlands Shire was known as the 'Salad Bowl of Brisbane', Lyal has been an integral and well-respected member of his community. Always acting in an ethical and moral manner, he has looked after his family and extended family and has a wide-range of friends who love and respect him. Lyal has always involved himself in the local community including sport, especially cricket, rugby league and fishing, and church – having once been connected with the Presbyterian Church at Victoria Point.*

*He recently lost his sister and brother, and at age 85, I feel this is a small gift I could give him to celebrate the contributions he has made over the past 50 years to this beautiful area - Victoria Point.*

In the application Mrs Roberts had provided the name "Sakrzewski Corner". Following further discussion with the applicant it was recommended that the name for the approval be changed to "Sakrzewski Park" so that the park name would remain in context with the designated use of the land. The applicant has accepted this change.

## **ISSUES**

### Naming of park or reserves

The Council may by resolution under the provisions of Local Law 15 assign a name to a park or reserve; or change the name of a park or reserve. In addition, Council adopted the Park Naming, Memorials and Tributes Policy nominates that Local Recreational Parks can be considered for tribute naming or renaming in exceptional

circumstances to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community such as:

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

## **RELATIONSHIP TO CORPORATE PLAN**

### **7. Strong and connected communities**

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

## **FINANCIAL IMPLICATIONS**

The naming of the parks would involve a financial implication of approximately \$850.00 for the installation of a timber name sign and metal plaque.

Upon acceptance of the recommendations provided, the timber name sign & plaque would be funded from the Parks and Conservation Unit's signage budget.

## **PLANNING SCHEME IMPLICATIONS**

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

## **CONSULTATION**

The Divisional Councillor, Cr John Burns, and City Planning & Environment were consulted concerning the naming of this park. Cr Burns has advised that if the application meets the guidelines and officers think it is appropriate, then he has no objections to it.

Ongoing consultation has been maintained with the applicant regarding the proposed changes from the original name presented for consideration.

## **OPTIONS**

### **Preferred**

That Council resolve to tribute name the parkland at 2-3 Peggy Place, Victoria Point and described as Lots 9 & 36 RP 842244 as "Sakrzewski Park", for the contribution to the local community of the Sakrzewski family during their time of land ownership and participation in the Redlands Community.

### **Alternative**

1. That Council resolve to Tribute name the parkland at 2-3 Peggy Place, Victoria Point and described as Lots 9 & 36 RP 842244 as "Lyal's Park", for the contribution to the local community of Mr Lyal Sakrzewski and family during their time of land ownership and participation in the Redlands Community.

2. That Council resolve not to approve the tribute naming of the parkland to at 2-3 Peggy Place, Victoria Point and described as Lots 9 & 36 RP 842244 as "Sakrzewski Park" or "Lyal's Park".

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

**Moved by: Cr W Boglary  
Seconded by: Cr B Townsend**

**That Council resolve to tribute name the parkland at 2-3 Peggy Place, Victoria Point and described as Lots 9 & 36 RP 842244 as "Sakrzewski Park", for the contribution to the local community of the Sakrzewski family during their time of land ownership and participation in the Redlands Community.**

**CARRIED** (en bloc)

### 14.1.3 STATE GOVERNMENT WASTE LEVY AND AMENDMENT TO FEE EXEMPTION POLICY POL-0057 AND ISLAND WASTE DISPOSAL FEE WAIVER CSO

**Dataworks Filename:** WM Policy - Waste Policies and Guiding  
Documents  
POL-0057

**Attachment:** [Appendix A - Corporate POL 0057](#)

**Responsible Officer:** Robert Walford  
Service Manager Redwaste

**Author:** Emma Lochran  
Project Advisor Redwaste

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#### EXECUTIVE SUMMARY

The introduction of the State Government's waste levy has necessitated the review of Council's existing policy POL-0057 *Free Waste Disposal for Community Service Clubs* to provide consistency in the fee exemptions granted to community organisations disposing waste at Council facilities. A draft policy was presented at the December 2011 Customer Services Committee, however the Officer's recommendation was rejected and further amendments were requested.

This report resubmits the draft policy, renamed POL-0057 *Exemption of Waste Disposal Fees and Charges at Council Waste Handling Facilities for Community Service Organisations*, for approval.

#### PURPOSE

To amend and rename the existing policy POL-0057 *Free Waste Disposal for Community Service Clubs* regarding waste disposal fee waivers to account for the State Government's waste levy as per Council resolution dated 5 December 2011.

#### BACKGROUND

- In December 2010, a General Meeting of Council resolved not to adopt an officer's recommendation to make changes to Council's *Free Waste Disposal for Community Service Clubs* policy (POL-0057) and resolved to endorse the collection of data on waste disposal from 'not for profit' (NFP) and community organisations for a 12 month period in order to assess the likely financial impacts of any changes to the Policy.
  - In December 2011 a report containing data on waste disposal from NFP and community organisations was presented to Council. The report also discussed charges on Island commercial operators. The Council resolution was to make specific changes to POL-0057 and to bring the policy back to Council for adoption.
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## ISSUES

- The intent of the Waste Reduction and Recycling Act 2011 is to encourage waste minimisation. The introduction of the waste levy is intended to act as a price signal to discourage the amount of waste being sent to landfill. The levy of \$35/tonne applies to all waste being sent to landfill, with the exception of municipal solid waste and special circumstances where the Department of Natural Resources and Mines (DERM) will provide an exemption. DERM will provide levy exemption certificates to community organisations that meet strict criteria.
- The draft POL-0057, attached as **Appendix A**, as per Council resolution dated 5 December 2011, provides for fee waivers to be granted to community organisations that meet specific criteria, which is consistent with previous Council policy.
- A recent analysis of data over a 12 month period has revealed that the average value of fee waivers is \$958 per annum per community organisation. The financial limit is intended to encourage waste minimisation strategies, which forms part of Council's waste strategy and underpins the intention of the Waste Reduction and Recycling Act 2011.
- In addition there are around 32 community organisations such as the Scouts, Girl Guides, Museums and Meals on Wheels who have a waste and recycling collection service that will likely attract the waste levy through the rates notice. These will need to follow the same process to obtain the exemption from DERM. The \$1,000 maximum fee waiver is only intended to apply to the self haul transport of waste, not the kerbside collection of waste from the wheelie bins. Therefore if those organisations qualify for an exemption they will still pay a waste utility charge but it excludes the levy component.
- In the event that a community organisation exceeds this financial limit, the relevant commercial and industrial (C&I), construction and demolition (C&D) or green waste charge will be applied.
- Ongoing advice will be provided to organisations on how to recycle and divert waste from landfill as part of Council's waste education program.
- A summary of the implication of the policy on community organisations is detailed below:
  1. **Where a NFP entity is in receipt of a DERM waste levy exemption:**
    - All waste levy charges will be waived
    - Council gate fee charges will be waived up to a maximum value of \$1,000 per financial year
  2. **Where a NFP entity can demonstrate a properly made application for a waste levy exemption was submitted to DERM but was subsequently rejected, and the entity is deemed by Council to be a community organisation:**
    - Waste levy charges and Council gate fee charges will be waived up to a value of \$1,000 per financial year

### **3. Where the above criteria cannot be met:**

- Full waste levy and Council gate fees and charges will apply
- It is proposed that Council will provide a moratorium of this policy until 30 April 2012 to allow community groups a reasonable period in which to obtain an exemption certificate from DERM. Council will absorb the waste levy that would otherwise apply to community groups up to 30 April 2012.
- POL-0057 will require approved organisations to dispose waste at the Birkdale Transfer Station as it has a weighbridge and can accurately weigh items. As Council is also liable for the State Government's waste levy, Council is required to report the volume of levyable waste being transported to the Brisbane City Council site which necessitates the accurate recording of waste received.
- A letter has been drafted explaining the State waste levy and will advise NFP and community groups to apply to DERM for a waste levy exemption by April 30 2012.

## **RELATIONSHIP TO CORPORATE PLAN**

### **2. Green living**

Our green living choices will improve our quality of life and our children's lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.

2.7 Keep Redlands clean and green through programs that increase community participation in practical and positive local action to build a sense of ownership and an increasing pride in our city

2.8 Implement Council's waste management strategy by applying best practice principles in pricing, public awareness, resource management, recycling and recovery

### **6. Supportive and vibrant economy**

Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

6.1 Bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing opportunities for creativity, diversity and entrepreneurial activity

### **8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

8.5 Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities

- 8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities

### **FINANCIAL IMPLICATIONS**

The financial implications have been submitted to Council in the December 5 2011 Committee report.

As it is not in the commercial interests of RedWaste to waive gate fees, any subsidies that Council directs RedWaste to offer customers are to be reimbursed to as a Community Service Obligation.

### **PLANNING SCHEME IMPLICATIONS**

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

### **CONSULTATION**

Consultation has been undertaken on the impacts of the State Governments waste levy on NFP, community groups and Island waste disposers with:

- Portfolio Advisor –City Enterprises
- Service Manager – RedWaste
- Service Manager – Commercial Finance

### **OPTIONS**

#### **Preferred**

That Council resolve to:

1. Adopt the draft POL-0057 *Exemption of Waste Disposal Fees and Charges at Council Waste Handling Facilities for Community Service Organisations* as per Appendix A, as at February 2012; and
2. Reimburse RedWaste via a Community Service Obligation for lost gate fee revenue and the cost of the state imposed waste levy liability for NFP and community organisations who apply to Council for waste disposal fee exemption under POL-0057.

#### **Alternative**

That Council resolve not to adopt the draft POL-0057 *Exemption of Waste Disposal Fees and Charges at Council Waste Handling Facilities for Community Service Organisations* as per Appendix A, as at February 2012 and request an amended Policy.



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

Moved by: Cr W Boglary  
Seconded by: Cr B Townsend

That Council resolve to:

1. Adopt the draft POL-0057 *Exemption of Waste Disposal Fees and Charges at Council Waste Handling Facilities for Community Service Organisations* as per Appendix A, as at February 2012; and
2. Reimburse RedWaste via a Community Service Obligation for lost gate fee revenue and the cost of the state imposed waste levy liability for NFP and community organisations who apply to Council for waste disposal fee exemption under POL-0057.

**CARRIED** (en bloc)

#### 14.1.4 CONSULTATION ON THE COMMERCIAL USE OF OPEN SPACE ON NORTH STRADBROKE ISLAND

**Dataworks Filename:** GOV Reports to Committee – City Spaces

**Responsible Officer:** Lex Smith  
Manager City Spaces

**Author:** Tracy Carrick  
Project Officer City Spaces

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#### EXECUTIVE SUMMARY

This report seeks Council's endorsement for Council officers to undertake further consultation on the *Commercial Use of Public Open Space on North Stradbroke Island*. While the current document provides guidance to officers, it needs to be reviewed as there have been concerns that it restricts trade and opportunities for commercial activities. In addition to this there have been other developments on the Island that need to be considered. These are the Native Title Agreement - parts of the island have been gazetted as National Parks and there is a State Government commitment to reduce Sand Mining, all which have or will affect the economics on the Island.

#### PURPOSE

The purpose of this report is to seek Council's endorsement for Council officers to undertake further consultation on the *Commercial Use of Public Open Space on North Stradbroke Island*.

#### BACKGROUND

On North Stradbroke Island (NSI) there have been continued requests from Business Operators to operate on public open space. These include weddings, eco adventure tourism, water sports, dive operators, commercial recreational fishing and food vendors etc. In the past Council officers have assessed these on criteria based on impact, service to the community, risk and safety issues.

More recently the Environmental Management Group undertook a study "*Commercial Open Space on North Stradbroke Island*". The study identifies sites and makes recommendations as to any opportunity for commercial use, the type of business and the numbers of operators. This document was compiled in consultation with Council staff, residents and business operators and is currently being used by officers as a guide in issuing temporary permits to commercial operators.

Since the study was undertaken there have been changes such as the Native Title Agreement - parts of the Island have been gazetted as National Parks and there is a State Government commitment to reduce Sand Mining, all which have or will affect the economics on the island. Therefore to ensure Council's document "*Commercial Open Space on North Stradbroke Island*" is consistent with the latest changes, officers need to undertake further consultation.

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## ISSUES

For the past 20 years Council has issued permits and managed the commercial operations on Council controlled land on NSI. The businesses and operations range from weddings (ceremonies and receptions), kayaking, sand boarding, sightseeing, snorkelling and diving, surf schools, fishing, vendors of ice cream, ice, bread and milk and general tours. All of these activities generally provide some form of economic stimulus to the Island and they also provide a service to campers and visitors.

Over the past couple of years there has been an increase in businesses wanting access to Council controlled open space. In an effort to provide guidance to officers the Environmental Management Group undertook a study "*Commercial Open Space on North Stradbroke Island*". The study looked at all the sites controlled by Redland City Council and made recommendations to the type of businesses that would be suitable to operate from each location, the number of visitations and the number of operators.

The authors of the study received submissions, met and interviewed residents, commercial operators and Council officers, all of which formed part of the recommendations in the document *Commercial Open Space on North Stradbroke Island*.

To date this document has been a very useful tool for officers assessing new applicants; however the study now needs to be tested against the latest issues such as the Native Title Agreement, gazettal of National Parks and the State Government's commitment to reduce Sand Mining.

In addition to this the study has received some criticism as being very orientated to the management of the land and restrictive to business in that it reduces trade options and has a detrimental effect on Island businesses. In particular those businesses dealing with weddings as some of the favoured sites for weddings had the visitor numbers restricted which saw people taking their business to other coastal locations.

### *Further Consultation*

In an effort to gain further guidance and acceptance it is suggested that a small working group be formed from the Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) local residents, representative from the NSI Chamber of Commerce and Queensland Parks and Wildlife Service.

The small group would work together to gain an understanding of each other's needs and concerns. It would also provide an opportunity for the various land managers (QYAC, QPWS, RCC) to develop a consistent approach in dealing with commercial operators. They would review the current recommendations through ground-truthing and either endorse the existing recommendations or make suggested changes.

Once the changes were made the recommendations would be trialled by issuing operators with interim permits and results brought back to Council for adoption.

## RELATIONSHIP TO CORPORATE PLAN

### 1. Supportive and Vibrant Economy

The recommendations in this report are consistent with Goal 6, Supportive and Vibrant Economy; “Business will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor life style activities, eco-tourism and quality educational experiences”.

## FINANCIAL IMPLICATIONS

There are no financial implications impacting Council as a result of this report.

## PLANNING SCHEME IMPLICATIONS

Approval for any commercial activities on public open space will be done so in accordance with the Redlands Planning Scheme

## CONSULTATION

The Manager City Spaces has consulted with the Divisional Councillor, Chief Executive Officer, General Manager City Services, officers from the Economic Development Group and other officers from City Spaces who are endeavouring to manage the current process.

## OPTIONS

### Preferred

That Council resolve to endorse Council officers to undertake further consultation on the *Commercial Use of Public Open Space on North Stradbroke Island*.

## OFFICER’S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr W Boglary  
Seconded by: Cr B Townsend

**That Council resolve to endorse Council Officers to undertake further consultation on the *Commercial Use of Public Open Space on North Stradbroke Island*.**

**CARRIED** (en bloc)

## 14.2 CLOSED SESSION ITEM AT COMMITTEE

Cr Williams declared a Material Personal Interest in the following item and left the room at 4.52pm, returning at 4.54pm after the motion was put.

### 14.2.1 PROPOSED ROAD OPENING AT EDINBURGH STREET, VICTORIA POINT

**Dataworks Filename:** 40062 – Survey Phase  
**Responsible Officer:** Jason Masters  
Survey Services Manager  
**Author:** Michelle Gill  
Project Coordinator Survey

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### EXECUTIVE SUMMARY

A Confidential Report from Survey Services Manager was discussed in closed session.

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

**Moved by:** Cr B Townsend  
**Seconded by:** Cr K Reimers

That Council resolve as follows:

1. To acquire the land located at Lot 34 on RP64488, as shown on drawing number AE32-1-1 Rev.A for road purposes;
2. That the Chief Executive Officer be delegated authority under Section 245 (1) (b) of the *Local Government Act 2009* to negotiate the purchase price, pursuant to Section 61 of the *Local Government Act 2009*;
3. If negotiations with the owner are unsuccessful, that Council, in accordance with Section 61 of the *Local Government Act 2009* proceed with resumption action under Section 5(1)(b) of the *Acquisition of Land Act 1967* and the acquired land is then dedicated as road pursuant to Section 51 of the *Land Title Act 1994*; and
4. That the Chief Executive Officer be authorised to sign any documentation in relation thereto.

**CARRIED**

**14.2.2 BUSINESS UNIT REPORT – REDWASTE QUARTER ENDING  
31 DECEMBER 2011****Dataworks Filename: WM - Waste Monthly Reports to Committee****Responsible Officer: Louise Rusan  
General Manager City Services****Author: Elisa Underhill  
Manager City Enterprises**

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**EXECUTIVE SUMMARY**

A Confidential Report from General Manager City Services was discussed in closed session.

**OFFICER'S/COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION****Moved by: Cr W Boglary  
Seconded by: Cr B Townsend**

**That Council resolve to note the RedWaste Business Unit Report for the quarter ending 31 December 2011.**

**CARRIED** (en bloc)

## **15 CORPORATE SERVICE AND GOVERNANCE COMMITTEE 22 FEBRUARY 2012**

Moved by: Cr C Ogilvie  
Seconded by: Cr W Boglary

That the Corporate Services & Governance Committee Minutes of 22 February 2012 be received.

[Corporate Services and Governance Committee Minutes 22 February 2012](#)

CARRIED

### **15.1 OFFICE OF CEO**

#### **15.1.1 REDLAND CITY SUPPORT TO COMMONWEALTH GAMES 2018**

**Dataworks Filename:** Commonwealth Games 2018

**Responsible Officer:** Gary Stevenson  
Chief Executive Officer

**Author:** Alan Burgess  
Manager Economic Development

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#### **EXECUTIVE SUMMARY**

The Gold Coast has won the right to host the 2018 Commonwealth Games, this provides opportunities for Redlands to be involved in the process and benefit the community. It is predicted this will generate up to \$2 billion in economic benefit with up to 30,000 full time-equivalent jobs between 2015 and 2020.

Opportunities for Redland will include increasing cultural awareness and the development of sport in the region. Council should concentrate on supporting sports where there is already a good following and/or some geographical advantage. This would primarily involve sports like triathlons and cycling where there is the potential for economic spin offs.

Businesses should be encouraged, and supported through training programs, to take advantage of any tendering opportunities. This should even include the development of regional procedures. Tourism, in particular, should continue to be encouraged to develop their offering and work in partnerships to provide packaged deal options.

Schools should use the opportunity to encourage learning about the various cultural, political and geographic differences between commonwealth countries.

The community should be engaged to develop an ongoing program of activities – thereby generating community spirit. This should also encourage the development of healthy lifestyles and fitness. Community volunteers should be encouraged to get involved in the games and be provided with basic training to ensure their suitability.

Any activities undertaken should be careful to avoid accusations of ambush marketing. This would involve creating any real or implied links with the games, without being an officially recognised sponsor.

## **PURPOSE**

The purpose of this report is to respond to the Council resolution of 30 November 2011, providing information on potential activities for Redland City as a result of the announcement that the 2018 Commonwealth Games will be held at the Gold Coast.

## **BACKGROUND**

At the Council General Meeting of 30 November 2011 Council resolved as follows:

- 1. That an urgent report be prepared and presented to Council on the potential opportunities for Redland City as a result of the announcement that the 2018 Commonwealth Games will be held at the Gold Coast; in particular the announcement that the locations for the cycling and shooting events will be at Chandler and Belmont, respectively; and*
- 2. In developing this report, Council will invite the business and development sector to participate and consider what Redland City needs to do to prepare so business, accommodation and tourism sectors can gain maximum benefit from this event.*

On 12 November 2011 it was announced the Gold Coast had won the right to host the 2018 Commonwealth Games. Premier Bligh said the Games could generate up to \$2 billion in economic benefit with up to 30,000 full time-equivalent jobs created between 2015 and 2020. Over \$500 million will now be invested on sport and transport infrastructure as a direct result of the successful bid.

The 2018 Commonwealth Games will be run between 4-15 April 2018. The Games Village will be the focal point of the event. The Village will be located at Parklands, Southport, adjacent to Griffith University and, newly constructed, Gold Coast University Hospital. The Village will accommodate 6,500 athletes and officials in residential towers, of no more than nine storeys. The Village will be located within a 20 minute drive of 80 percent of the competition and training venues. From Redland City perspective the two exceptions to this are the shooting and track cycling, which will be located at Belmont and Chandler. A new state velodrome will be built at Chandler for the games and as a legacy sporting facility. The shooting program is scheduled for 8-14 April, and track cycling events 5-8 April.

The Games will include representatives from up to 71 Commonwealth countries, in 17 different sports.

## **ISSUES**

In its bid for the games Gold Coast estimates they will bring 110,000 local and international visitors to the Gold Coast. The bid identified the following benefits to the region:



- *Increased multicultural awareness;*
- *Sport development through increased participation in physical activity and interest in Commonwealth Games sports;*
- *Sport administration and management opportunities;*
- *Increased business and employment opportunities;*
- *Increased tourism opportunities;*
- *An up-skilled workforce due to training provision;*
- *Educational benefits through an increased focus on Commonwealth countries and Australia's Indigenous community; and*
- *Community engagement through the inclusion of the Games in local community programmes.*
- *Hosting a successful Games will make a positive contribution to the future of the City, and also align many of its aspirations to a single point in time, bringing focus, commitment and reason to celebrate the Games and the coming of age of a modern, regional city.*
- *The Games enjoy strong public support and are important for the Gold Coast City community, which will take pride in participating in such an important international initiative.*

### **Cultural**

Increasing our awareness and the quality of our cultural and historical products would be a priority. This would include undertaking customer service, marketing and business training for indigenous and community groups. This will ensure they are able to take advantage of the increase in visitors to the region. There may also be opportunities to be featured in programs about the SE Queensland area. For the local community there is the opportunity to develop pride, improve the engagement of particular groups such as minority ethnic communities and people with disabilities. This would include building robust links between schools, sporting groups; and employment and training opportunities.

### **Sport Development**

Working with the Games committee to attract visiting teams, countries and sports to base themselves in Redland for training, acclimatisation and competition prior to the games can provide many opportunities. They can help boost the local economy through bringing in spending power; they can also help build the profile of sport. If pre-competition matches are held here, they can help engage local coaches, the athletes and volunteers including officials. This will provide significant training and experience benefits to the sporting bodies. These activities should also include coordinating the availability of venues and assisting with accommodation requirements.

In focusing these activities Redlands should concentrate on the development of sports where we already have a good following and/or some geographical advantage. This would potentially include:

- Triathlon,
- Swimming
- Some types of athletics
- Cycling, including road, track (when the velodrome is constructed), mountain bike and BMX;
- Lawn bowls, and
- Netball.

These types of sports have spin off benefits to the economy and may even help to encourage the development of more tourist accommodation. Council may help by providing sponsorship of events as well as assisting with the approval process and event management skills.

There will also be the opportunity to attract people into exercise for whom traditional forms of sport might not appeal. This would include highlighting pathways for such people to move into different kinds of physical activity and sport, by promoting the activities through role models and athletes.

On top of the potential increased demand, there may be opportunities to make better use of existing facilities and where new facilities are planned, provide a stronger impetus for their accelerated development. This might be particularly relevant to the proposed regional sporting facility.

### **Business**

In the lead up to, and during, the games there will be numerous opportunities for Redland businesses to tender for work. However, in order to be competitive they may need training in such areas as tendering for government work (a program already run by Council).

There could also be opportunities for work in areas such as drivers and security, as well as volunteers. A network could be established to alert businesses and volunteers to opportunities as they arise.

Partnerships with other regions will be an essential part of the activities and Council should seek to engage with Gold Coast, Logan and Brisbane City, as well as the games committee, throughout the planning and preparation for the Games. This would give the opportunity to highlight our potential to assist, as well as remaining up to date with projects or opportunities. This would include the development of a system throughout SE Queensland to ensure local business is aware of and given the opportunity to bid for upcoming projects.

Business in the region should be encouraged to work with local gyms and sporting clubs to increase the health and well being of staff. This would help to improve business productivity and could form part of employee incentive programs.

Business should also be encouraged to monitor the upcoming Olympics in London and 2014 Commonwealth Games for lessons learnt and opportunities. In the aftermath of the Gold Coast games there may be opportunities to export knowledge and skills gained.

The matching of athletes with business should be encouraged. This will provide opportunities for sponsorships for the athletes as well as the mutual sharing of experience. Athletes could provide information about motivation and drive to succeed, whilst business could share experience on marketing and building successful enterprises.

Around the time of the games there will be an opportunities to facilitate investment attraction activities. This would also be best performed in concert with other councils in the region.

The Commonwealth Games bid committee was contacted during the development of this report; however, at this time they are in the process of recruiting staff and are not in a position to even discuss support or engagement with the other regional Councils. It will be important when they are established that a continual engagement process is developed.

### **Tourism**

Programs to train and improve our 'international ready' tourism product should be continued with regular updates. As the games get closer these programs and our generic regional advertising should be increased to ensure a high level of awareness of our area by visitors. Local operators should be encouraged to package products/tours to provide increased value for money and consequent uptake.

Whilst there is a current shortage of tourism accommodation on the mainland, there may be an opportunity to leverage off the potential increased interest in sport to highlight the need for more. Local developers were contacted during the development of this report to ascertain their views. Whilst all were supportive of the Games they were also cautious that that increased tourism to the region for the games will only be for a limited period. This, by itself, is not sufficient to warrant the expenditure necessary to construct a motel.

### **Education**

The games will provide a unique opportunity for schools to concentrate on learning about the various Commonwealth countries. This could particularly focus on the historical and cultural aspects. It may also be an opportunity to explore international education, modern languages, citizenship, democracy, human rights, sustainable development and linking health and wellbeing, sport and nutrition into the sciences. The schools might also be encouraged to establish a sister school relationships to share information about each country.

Many in the Redlands will have stories to tell about the games, or their perspective of the event, particularly those already in training. These people should be encouraged to share their stories with the local community. This will help to tell the story of the challenges, dedication and glory of competing at the highest levels. The development of these stories will also encourage the development and practice of literary skills.

## **Community Engagement**

Between now and 2018 Council along with stakeholders and community groups should develop ideas for how they will maximise the opportunities that the Gold Coast Commonwealth Games will bring. They should seek ways to involve the local community and in particular engage with people from a wide range of backgrounds and perspectives. This support should also be encouraged across the wider SE Queensland region.

This might be done by forming an association with representatives from various areas across Council including Community and Cultural Services, City Spaces and Economic Development. It would also include representatives from sporting, business, education and cultural community groups. An annual program of activities should be developed. As the Games get closer, and support grows, the activities should escalate.

In the initial years generating interest and encouraging the development of key sporting activities would be the objectives. This would include additional sponsorship for activities, particularly those which also generate significant economic returns, such as triathlon, marathon, cycling and walking events. The identification of road routes throughout the Redlands which meet Olympic criteria and can be made available for events, without too much disruption to the local community would be a priority. These tracks should then be advertised to the peak sporting bodies of the various sports. This should be followed up by Council processes which provide a 'one stop shop' with a customer focused approval process and perhaps even professional advice on managing and running major events.

There should be close liaison with schools and private sporting facilities to develop a directory of all sporting sites, including those owned by Council. This directory would include details of the standards of the facilities and contacts for booking. This directory can then be made available to the Games organising committee.

## **Volunteers**

There will be many opportunities for the community to be engaged in the games as volunteers and officials. To support the games and provide additional skills to young people and the unemployed, partnerships should be developed with vocational education providers. Areas such as customer services, traffic management, security, cultural awareness and hospitality should be targeted and encouraged.

## **Community Health and Fitness**

Overall, the goal of any program related to the Commonwealth games should be to encourage the people of the Redlands to become more active and involved in physical pursuits and sport, to enhance their health and live longer lives. Physically active people have a 20-30% reduced risk of premature death and 50% reduced risk of major chronic disease, such as coronary heart disease, stroke, diabetes and cancers. The games offer a unique opportunity to develop a strong active and healthy culture by leveraging the excitement generated by the games to get everyone, young and old, involved in a wide range of physical activity and sports.

Redlands, like most of Australia, has an ageing population and it is essential that in extending opportunities for people to become more active, older people are at the forefront of our minds. It is important that we give everyone the opportunity not only to live long, healthy lives, but also to have good quality of life.

### Summary of opportunities

Culture	All parts of Redlands should be involved in supporting, and benefiting from, the development of cultural programs.
Sport	<ul style="list-style-type: none"> <li>• Opportunities to try new sports</li> <li>• Focus on sports where there is already a good following or geographic advantage</li> <li>• An increase in popularity of sports in Redlands</li> </ul>
Business, Skills and Tourism	<ul style="list-style-type: none"> <li>• Small and medium sized businesses should benefit from procurement opportunities.</li> <li>• Develop tourism infrastructure, product offering, operator skills and promote Redland as a visitor destination</li> </ul>
Education and Learning	<ul style="list-style-type: none"> <li>• Learning about, and appreciating, different cultures</li> <li>• Establishing school links with other Commonwealth countries</li> <li>• Supporting the development of a more multi-cultural awareness in school curriculums</li> </ul>
Community Engagement and Volunteering	<ul style="list-style-type: none"> <li>• Volunteering opportunities to meet new people, have fun and improve skills through work experience</li> <li>• Employment and training (and the link to volunteering)</li> </ul>
Health and fitness	<ul style="list-style-type: none"> <li>• Increasing physical activity and physical literacy</li> <li>• Promoting healthy lifestyles</li> <li>• Learning about how people can participate in sports and improve their health and fitness</li> </ul>

### Ambush marketing

It must be noted that any attempts to associate Redland City with the games may be contrary to 'ambush marketing' legislation, which will be specifically enacted for the Commonwealth Games. Ambush marketing can be defined as a marketing strategy in which advertisers associate themselves with, and therefore capitalise on, a particular event without paying any sponsorship fee. It is a marketing tactic which attempts to capitalise on the goodwill, reputation, and popularity of a particular event by creating an association with it, without the authorisation or consent of the event organisers. This includes a number of different types of ambush marketing such as:

- "Coattail" ambushing: The attempt by a brand to directly associate itself with a property or event by "playing up" a connection to the event that is legitimate but does not involve financial sponsorship. This might include promotions which

draw attention to the fact that Redlands is an adjoining Council to the Commonwealth Games venue.

- Ambushing "by association": The use of imagery or terminology not protected by intellectual-property laws to create an illusion that an organisation has links to an event.
- "Values-based" ambushing: Development by a non-sponsor of its marketing materials to appeal to the same values or involve the same themes as do the event and/or its promotion, such that audiences attracted to the event or its marketing will likewise be attracted to the non-sponsor's marketing.
- Ambushing "by distraction": Setting up a promotional presence at or near an event, albeit without making specific reference to the event itself, its imagery, or its themes, in order to take advantage of the general public's attention toward the event.
- "Saturation" ambushing: "Saturation ambushers" increase their broadcast-media advertising and marketing at the time of an event but make no reference to the event itself and avoid any associative imagery or suggestion — Essentially a form of "ambushing by distraction" attenuated by the absence of advertisers' physical proximity to the event and their resulting lack of contact with in-person audience members, saturation ambushing merely capitalizes on the increased broadcast media attention and television audiences surrounding the event.

## **RELATIONSHIP TO CORPORATE PLAN**

### **6. Supportive and vibrant economy**

Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

- 6.1 Bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing opportunities for creativity, diversity and entrepreneurial activity
- 6.6 Promote Redlands as a high quality tourism destination and encourage the development of sustainable nature-based, heritage and eco-tourism

### **7. Strong and connected communities**

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

- 7.1 Promote festivals, events and activities for people to come together, developing connections and networks to improve community spirit and enhance 'sense of place'
- 7.3 Increase community safety, health and wellbeing by planning and delivering programs, services, partnerships, regulations and education

- 7.4 Increase the participation of people from all age groups and backgrounds in local heritage, the arts and cultural expression
- 7.5 Increase the physical activity participation of residents and deliver programs and incentives that strengthen opportunities for sport and recreation
- 7.8 Support “Ageing Well in the Redlands”, to enable active participation in all aspects of community life

### **FINANCIAL IMPLICATIONS**

There are no financial implications impacting Council as a result of this report. Requests for funding related to the program of activities, would be submitted through the normal budgetary process.

### **PLANNING SCHEME IMPLICATIONS**

The City Planning & Environment 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**

Gold Coast Commonwealth Games bid committee was consulted regarding any requirements they anticipate having. However, at this point they are currently recruiting staff and should have some by April. A communications program with other regional councils is likely to commence in 2014.

City services were consulted over the potential for involvement by community and sporting groups.

Informal discussions were undertaken with local developers, DEEDI and business regarding the opportunities leading up to and during the games and in particular for enhancing tourist accommodation facilities.

### **OPTIONS**

#### **Preferred**

Council resolve to note the implications of this report and agree to support the development of an ongoing program of activities.

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

**Moved by: Cr C Ogilvie**  
**Seconded by: Cr K Reimers**

**That Council resolve to note the implications of this report and agree to support the development of an ongoing program of activities.**

**CARRIED** (en bloc)

### 15.1.2 IMPLEMENTATION OF CLEVELAND CBD MASTERPLAN

**Dataworks Filename:** Cleveland CBD Master Plan

**Responsible Officer:** Gary Stevenson  
Chief Executive Officer

**Author:** Alan Burgess  
Manager Economic Development

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#### EXECUTIVE SUMMARY

Council approved the Cleveland Masterplan on 22 September 2010 and on 30 November 2011 resolved to develop a project to define a path for the redevelopment.

There are three potential approaches to this project. The first involves allowing the developers to decide what they wish to build. This relies on the planning scheme to regulate outcomes. However, this may not provide for the best use of the various sites.

In the second approach Council becomes a developer. This would involve establishing a separate entity to manage and undertake the project. Council managing the project reduces the need for high profit margins, which might be the difference which makes a project viable.

The third approach is a public private partnership which includes some of the elements of both the Developer and Council led approaches.

Stage one of the project would involve the employment of a contractor to clearly articulate council requirements and the overall approach. Stage two will involve the detailed marketing and negotiations with partners. Stage three will involve the implementation of the project, including finalisation of all agreements and the construction phase. The requirements of stages two and three will be strongly influenced by the decisions made in Stage one.

#### PURPOSE

The purpose of this report is to seek Council endorsement for the initial stages of the project plan to implement the Cleveland CBD masterplan.

#### BACKGROUND

Council currently owns several properties in the Cleveland Central Business District (CBD). The majority of these properties are currently used to provide free off-street parking. Council approved the Cleveland Master plan on 22 September 2010. The Redlands 2030 Community Plan and the Economic Development Strategy 2008-2012 highlight the need to progress the redevelopment of the both Cleveland and Capalaba central business districts. In this context, Council has identified the potential for a major redevelopment of the Cleveland CBD.



On 30 November 2011 Council resolved to:

1. *Authorise the Chief Executive Officer to develop a project to define a path for the redevelopment of Cleveland in accordance with the master plan; and*
2. *That the review of Council's Economic Development strategy also include mechanisms to encourage investment in the city (including Cleveland CBD).*

## ISSUES

### Approaches

There are several approaches for ensuring the best outcomes for both Council and the Community are achieved in the redevelopment of Cleveland.

#### Approach One - Developer Led

The master plan for has now been completed and provides significant guidance on what Council considers an optimal outcome. The planning scheme will generally reflect these requirements. Promoting the opportunities to developers and allowing them to decide what could be done is perhaps the easiest option for Council. However, developers may only wish to utilise a very small potential of the site, thereby gaining profits and minimising risk. This may not provide anywhere near the potential public amenity, or allowing for the greatest long term economic returns.

Costing for this approach will vary depending on how much importance Council places on achieving the aims and under what time frames. A low priority approach would merely involve developing some generic marketing materials to highlight the region and potential sites. A more aggressive approach, with higher likelihood of success would involve developing an outline business case and presenting it to developers.

This largely marketing approach could also include considerable efforts to link potential operators, clients or tenants with the developer to support the outcome and encourage commitment. Other incentive could be included such as:

- Priority application process;
- Discounts to fees and charges; and
- Heavily discounted sale of land, in return for high public amenity and economic development outcomes.

#### Approach Two – Council Led

In this second approach Council would, in effect, become the developer. This could be done by Council employing someone directly to undertake the project. Alternatively a separate commercial entity, owned by council, could be established with the sole task of managing the project. Whilst this entity would operate on a strictly commercial basis, to ensure the best outcomes, the requirements for return on investment would be significantly less than a private developer. This reduced need for profit might be the difference between a proposal being viable or not. The basic requirements in this process would include:

- Development of business plan including:
  - Design proposals,
  - Construction estimates,
  - Finance options,
  - Marketing and sales (customers and or tenants)

This approach would still require a significant up front outlay to undertake the relevant research and development, construction and marketing. However, this outlay would eventually be returned through profits.

The construction costs could either be obtained through banks or by seeking local or international investors. As a Council owned entity there may also be opportunities to obtain loans, at favourable rates, perhaps through State treasury.

### **Approach Three – Public Private Partnership (PPP)**

In this approach Council would seek to partner with a developer or a consortium of developers to create a commercial entity which would undertake the project and share on a proportional basis the profit or loss. This might allow some control over the outcomes, however, commercial considerations and return rates would tend to dominate.

### **Outline of Project Plan**

The overall approach to this project should be undertaken in stages, with each stage building and refining the requirements in a systematic and methodical manner. Within each stage there would be various points, where input from Councillors will be required. There must also be a number of points where a 'continue' or 'not proceed any further' must be made.

## **1 Stage One – Scoping Study**

### Purpose

The purpose of this stage is to clearly articulate Council's requirements for the project and the overall approach. It will also determine whether there are any financial, legal or other impediments to achieving those requirements. This would be achieved through workshops with Councillors, and using consultants to develop and discuss the pros and cons of each approach.

### **General Issues for Clarification**

#### 1.1. Confirming Councils Objectives and the preferred approach.

- Understanding the implications of the preferred approach. It should be noted the option of selling vacant lots to a developer and relying on planning mechanisms to achieve Council's desired outcomes, is not preferred by Officers as it does not provide sufficient control over outcomes or timing.
  - Contractual structures.
  - PPP or Commercial only.
  - Formal prospectus (lodged with ASIC) or EOI.

- Clarification of council's requirements – what is an acceptable outcome.
- What is reasonable, independent assessment of practicalities?
- What is an acceptable balance between what Council would like and what is practical from a developer's perspective?
- Discounts and/or incentives?
- Priority application
- Eligibility
- Due diligence
- Risk management
- Procurement policy/process (local preference?)
- Timing influencers – global and local market conditions.
- Site selection and priorities.

#### 1.2. Finance

- Funding and resources for the project
- Employment of a contractor to refine options and manage the process.
- Initial financial modelling of all options
- Detailed financial modelling on the preferred options. This would model the likely impact of the Project on Council. This might include consideration of issues such as current maintenance costs for the existing Council offices, office space and car parking requirements, likely bid prices from developers, land valuations, construction costs etc.

#### 1.3. Market Conditions

- Assessment of the potential market interest in the Project;
- Generic marketing about the potential and requirements of planning scheme,
- It is likely that a brief market sounding process will be required to confirm assumptions in the financial modelling and legal assessment, and also to assess the strength of market interest in the Project. This process will be conducted in a manner consistent with probity principles in order to ensure that there are no negative impacts on any future bidding process.

#### 1.4. Risk Management

- Discussion of any risks or impediments to the successful implementation of the Project.

#### 1.5. Legal and Other Issues Assessment

- This step will identifying any planning issues, contractual structure considerations, environmental issues, general legal or other issues that could impact on the Project.
- In addition to assisting with the assessment of the Project, this process will assist in developing the information that would potentially be disclosed to proponents in a bidding process. Subject to Council's preferred contractual structure for the Project, it may be necessary for Council to engage specialist legal advice as part of this step.

- Should a public private partnership (PPP) be chosen, management structure considerations
  - Board,
  - Executive Management Team
  - Project Management Team
- outline of the potential structure of a bidding process for the Project;

## **2 Stage Two - Marketing and Negotiation**

### Purpose

The purpose of this stage is to commence the implementations of the project. This will involve marketing the proposal to potential investors/developers and then the negotiating agreements and undertaking appropriate due diligence. The outcomes of stage one, and decisions taken, will provide greater detail on what is required in this stage. However, stage two is likely to include the following:

### **Issues**

- 2.1 Development formal prospectus and marketing collateral
- 2.2 Investment attraction and promotion
- 2.3 Development of a development business case
- 2.4 Development of Legal documentation
- 2.5 Site due diligence
- 2.6 Detailed feasibility study and costing
- 2.7 Detailed design
- 2.8 Receipt and assessment of Development Application
- 2.9 Final report to Council, with delegation to proceed.

## **3. Stage Three Implementation**

### Purpose

The purpose of this stage is to finalise all the agreements and commence construction.

### **Issues**

- 3.1 Commercial negotiation/agreements – in conjunction with detailed design
- 3.2 Finalisation of development applications
- 3.3 Disposal of selected assets.

### Timing

Timing will largely be dependent on resources and budget (to employ consultants).

### **Initial Actions to Commence the Project**

From a practical perspective the first part of stage one will require the employment of a consultant to research, workshop and determine the general approach. They would also be required to undertake some initial feasibility studies, identify any significant issues or 'show stoppers' and provide a detailed project plan. The final report would clearly articulate council requirements and its preferred approach. A report would

them be provided to council seeking endorsement to proceed further or cancel the project.

## **RELATIONSHIP TO CORPORATE PLAN**

### **5. Wise planning and design**

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- 5.5 Plan and develop a network of accessible centres that provide a wide range of retail, commercial and community services along with local employment opportunities
- 5.6 Manage the built environment in a way that creates accessible and user friendly spaces and maintains our local character and identity, ensuring all new developments use high quality design that reflects our sub-tropical climate, promotes health, community harmony and wellbeing

### **6. Supportive and vibrant economy**

Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

- 6.2 Market the distinctive image of the Redlands by encouraging low impact businesses that are knowledge-based and creative to establish in the city
- 6.3 Promote significant redevelopment of Cleveland and Capalaba as principal regional activity centres delivering mixed-use centres that provide opportunities for economic investment and local employment
- 6.4 Bring new business to the Redlands by promoting the city as a sustainable business locale, promoting Redland's advantages and advocating for the relocation of a major state government department

## **FINANCIAL IMPLICATIONS**

The financial implications for impacting Council will either require a quarter 3 budget review to fund a consultant or could be included in the normal budget process for FY2012/2013, depending on the urgency council wishes to place on the project.

## **PLANNING SCHEME IMPLICATIONS**

The City Planning & Environment 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**

Property Services, City Enterprises, and City Planning and Environment were all consulted in the development of this report.

**OPTIONS****Preferred**

1. Council endorse the overall project methodology and agree to the initial actions to commence the project; and
2. Council agree to funding for this project being included in the budget deliberations for FY 2012/2013.

**OFFICER'S/COMMITTEE RECOMMENDATION**

That Council resolve to:

1. Endorse the overall project methodology and agree to the initial actions to commence the project; and
2. Agree to the funding for this project being included in the budget deliberations for FY 2012/2013.

On being put to the vote the motion was LOST.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

**Moved by:** Cr C Ogilvie  
**Seconded by:** Cr K Reimers

**That Council resolve to establish a task force consisting of:**

- **Council officers;**
- **Elected representatives;**
- **Investment leaders in the Redlands; and**
- **Developers (large scale);**

**to identify what is required to facilitate any redevelopment of Cleveland.**

**CARRIED** (en bloc)

### 15.1.3 ECONOMIC DEVELOPMENT PROGRAM REVIEW

<b>Datworks Filename:</b>	<b>GOV Organisational Structure</b>
<b>Attachment:</b>	<a href="#"><u>Economic Development Program Review</u></a>
<b>Responsible Officer:</b>	<b>Gary Stevenson Chief Executive Officer</b>
<b>Author:</b>	<b>Gary Stevenson Chief Executive Officer</b>

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#### EXECUTIVE SUMMARY

The CEO has conducted a review of the Economic Development Program over the past six months and presents findings and recommendations for change to the Organisational Structure and other related recommendations.

#### PURPOSE

Council is requested to adopt the Organisational Structure and related recommendations to establish the platform for improved Economic Development Program.

#### BACKGROUND

As part of the changes to financial strategy and consequential structural reform within Redland City Council in mid 2011, Council committed to critically review its Economic Development Program and to identify if there were better ways of achieving the broader objectives of this program and of its Redland 2030 Community Plan, its 2008-12 Economic Development Strategy and other related strategies. In particular the Chief Executive Officer (CEO) foreshadowed at that time that the merit of segregating strategic from service-oriented functions would be examined.

Building on various sources, the CEO has undertaken research and has engaged the employees of the Economic Development Group and other relevant sections of Council and has prepared this report for Council's consideration.

This report is not intended to usurp existing strategic plans, rather it is intended to facilitate Council's adoption of reforms to position itself (in relation to its organisational structure and its resource allocation) to better meet the existing strategic priorities and to critically review and reset the strategic direction for the future.

In conducting the review the CEO has endeavoured to crystallise the economic development objectives and rationally assess Council's performance in meeting and/or working towards meeting, the objectives.

Attached is a more detailed report regarding the existing statutory, policy and strategic objectives, their progress and their outlook.

The existing objectives as expressed in the following documents, include a mix of practical and aspirational goals:

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- Redland 2030 Community Plan
- Policy on Economic Development (POL 2884)
- Policy on Tourism Development (POL 2641)
- International Policy – Strategic Economic and Community Relationships (POL 2586)
- 2008-2012 Economic Development Strategy
- 2010-2014 Tourism Strategy
- Other related Council, State Government and regional strategies.

While there are some 'stretch' targets included among these ambitious objectives, they are by no means beyond that which might be expected to be seen expressed by other counterpart local governments around Australia.

Nevertheless these objectives embodied in policy, statutory plans and strategic plans have been published and in effect constitute real commitments to the Redlands community. To be true to these commitments, Redland City Council should be in a position to demonstrate that it is capable of, and willing to do what is necessary to fulfil them.

In essence the CEO's review has identified that the current status and outlook for many of the objectives is not satisfactory due largely to the fact that insufficient resources have been allocated to achieving the higher order objectives and that the existing program does not adequately pay attention to them. It is patently evident that the higher order objectives will not be satisfied unless something changes.

The CEO has drawn the following conclusions from his research;

1. The 2008-2012 Economic Development Strategy is largely still relevant, though some obvious amendments are required (eg abandonment of Integrated Enterprise Area project).
2. The 2010-2014 Tourism Strategy is credible and while its implementation is at an early stage, it has a positive outlook. However the level of commitment, relevance and merit of establishing an Advisory Board will be subject to review by the newly elected Council as this proposal has not been actively pursued and has ambivalent level of support within Council.
3. Existing Economic Development and Tourism Development Policies are somewhat limiting and should be reviewed.
4. Existing business and tourism support programs are credible and valued and should continue to be delivered and where possible enhanced with targeted outcomes aligning with strategic objectives.
5. However, in general, inadequate resources are being applied to achieve the published economic development objectives.
6. A more commercial approach to the service-oriented business and tourism support programs might lower net cost of the programs and allow for allocation of resources to other more strategic objectives.
7. Consolidation of focus on service-oriented functions would facilitate enhancement or greater efficiency of service level and quality (eg visitor information services



which has significant room for improvement and the opportunity to leverage off mobile technology and volunteerism in a new business model).

8. Segregation of service-oriented functions from strategic and major project functions would structurally allow placement of each within its most appropriate organisational environment.
9. Grossly inadequate resources are currently being applied, in particular, to more strategic objectives and the existing structure which integrates service-oriented functions with strategic and major projects is too diverse – the latter being somewhat neglected by necessity.
10. Planning has been credible but inadequate resources are applied to facilitation of the activation of plans, eg Cleveland and Capalaba Master Plans. Earlier proposals to employ Place Managers have not been implemented and should be revised to integrate Master Plan activation with other higher order economic development objectives to ensure best value outcomes from this resource.
11. Greater awareness and consistency is required across Council to ensure proper regard is given to strategic economic development objectives.
12. A more overt customer group advocacy mechanism for business and tourism sector would add value to the economic development program and might instil greater confidence of the business and tourism sector in Council's economic development program.
13. Greater awareness of the impact of inefficient regulatory processes is required across Council and continued attention should be given to elimination of unnecessary 'red-tape'.
14. Resource allocation for some specific programs, eg China Trade Office and Ecoman Program, should be rationalised to reduce net cost and shift resources to other priority programs and/or projects.
15. The international region/city relationships (China and South Korea) have inadvertently taken an economic development focus which is not consistent with the broader intent of such relationships. As such there is a need to develop wider community involvement in the future development of these relationships.
16. Existing policies and strategies should be revised to align objectives with resource allocation and to update.
17. Review of existing policies and strategies should be undertaken with an appropriate degree of engagement of the business and tourism sector.

This report draws upon the findings of the CEO's comprehensive review and endeavours to present a credible and affordable means of achieving Council's desired economic development objectives.

## **DISCUSSION**

Arising from the CEO's findings the following issues and solutions form the basis of the recommendations of this report.

The diversity of responsibilities within the existing Economic Development program is significant. Duties range from routine customer services and networking roles through to high order strategic planning and major project planning and facilitation.

This presents a dilemma and due largely to resource limitations, has resulted in the lack of attention to the higher order roles.

Partly due to this diversity in functions, the Economic Development Group has always found its placement in the organisational structure somewhat problematic. It was not predominantly a planning unit though it sat in the Policy and Planning Department. However the conclusion from the CEO's review is that it is predominantly service-oriented. As such its most suitable place in the organisational structure is within City Services.

For the past six months the Economic Development Group has reported directly to the CEO which has been very useful during the review period. However, it is not considered that this is the most appropriate structural arrangement.

It is proposed that as a means to addressing the concerns about likely incapacity to deliver on high order and strategic program objectives, caused by resource limitations and the diversity of functional responsibilities, that the functions be separated.

Service-oriented functions belong in the City Services Department, while fundamentally important strategic objectives outlined in Redland 2030 Community Plan will be best placed in the Community Futures Group which has already proven itself to be an effective facilitator, coordinator and advocate for critical projects, able to act quickly and effectively.

In effect the service-oriented functions comprise business and tourism support roles, and as such, it is proposed that the existing Economic Development unit be re-focussed on delivering these services and will be renamed "Business and Tourism Support". It is proposed that its functional responsibility will be refined to sharpen its focus on delivery of service-oriented functions.

It is proposed to become a unit within the City Enterprises Group (within City Services Department) to facilitate a more commercial approach and to add reciprocal value by broader application of collective skills and experience, eg project management skills within City Enterprises will be available to enhance the Business and Tourism Support capacity, and the marketing and networking skills within the Business and Tourism Support unit will be available to enhance the capacity of the City Enterprises Group for its other business activities.

The position of Group Manager Economic Development will also be changed to that of Service Manager Business and Tourism Support (the incumbent will be offered redeployment/redundancy options).

The Business and Tourism Support unit will also act as a "front door" for business and tourism sector to assist it in doing business with Council, and will be given opportunity to strengthen its role as an advocate for businesses when doing business with Council (without compromising Council's statutory role) and will be given authority to identify recommendations for reduction in 'red-tape', which will be referred to the CEO directly for consideration.

To address the clear need to facilitate implementation of high order objectives a new position of Senior Advisor Economic Development is proposed to be created within the Community Futures Group (within the Governance Department) to;

- develop and oversee implementation of strategic economic development objectives,
- facilitate external advocacy for the city's economic development,
- oversee development and implementation of major economic development projects, and
- coordinate the activation of relevant Master Plans that will contribute to achieving Council's strategic economic development objectives.

Responsibility for managing and developing international region/city relationships will also be transferred to the Community Futures Group (within the Governance Department) with a view to broadening the focus of such relationships beyond economic development.

In adopting this structure, the opportunity for greater mutual leverage of skills, resources and information between the Economic Development, City Enterprises and Community Futures Group will add strength to each while reinforcing the principle foci of each.

Importantly in making such structural changes, the need to call for further resource allocation will be limited to the extent that Council deems necessary to drive the achievement of its objectives in due course.

It should be noted however, that the budget allocation for economic development and tourism programs (intoto) have been held constant for several years as illustrated in the following table;

<b>Year</b>	<b>Expenditure Budget</b>
2006/07	\$1,517,599
2007/08	\$1,411,410
2008/09	\$1,411,171
2009/10	\$1,482,091
2010/11	\$1,420,399
2011/12	\$1,448,678

In fact it should further be acknowledged that in real terms (ie taking inflation into account) these figures represent a significant decline in spending on economic development.

This is despite the fact that some of the more significant service programs have increased in cost including the following:

- Business Grow - from \$81,000 to \$135,000
- Visitor Information Centre - from \$145,000 to \$180,000

In effect the expenditure profile has also shifted from an even split between economic development and tourism to one which now significantly favours tourism.

Given the constrained financial outlook for Council, while there is a strong case for allocating more resources to the economic development program, it is not proposed to significantly increase the existing budget at this time. Instead it is proposed to apply the principles espoused within Council's Core Business and Service Review Policy (POL 3089), and reallocate existing budgeted resources with minimal increase in budget.

For example when scrutiny is applied in accordance with this policy a number of existing programs emerge as possible candidates for reform. For example the allocation of funds for the China Trade Office (arrangement for assisting small numbers of local businesses to carry out business in China with Chinese based contract officer) and the Ecoman program (school based program for small numbers of senior students regarding practical economics and commercial opportunity), should be subject of review to determine their relative priority and net cost given that other higher order objectives are not being met. Arguably both of these programs should be the responsibility of State and/or Commonwealth Governments (ie trade and education) and not Council.

Reduction of the net cost of these programs either by reduction in service level or increase in revenue yield, might free up as much as \$65,000pa which could be applied to the employment of a Senior Advisor Economic Development with dedicated focus on implementation of the high order economic development objectives.

Further, Visitor Information Centre operation is currently contracted at significant cost and are not highly effective. Adaptation of emerging mobile technologies, diffusion of visitor information services by way of portable and/or distributed services, and the possibility of reintroduction of volunteer resourcing of the program, are all means by which the effectiveness of the program might be increased and the net cost might be reduced.

The timing of this initiative is critical as the current contract for Visitor Information Services expires mid 2012. As such Council's adoption of the CEO's proposals will enable almost immediate changes to occur.

The proposal will also see a reduction in management costs with the conversion of the Group Manager to the position of Service Manager. The timing of this change is critical as the current employment contract for the incumbent also expires in mid 2012 thus opening the opportunity for redeployment almost immediately.

One of the significant opportunities that these proposals enhance is the potential for a dedicated officer to focus on facilitation of the activation of Master Plans (eg Cleveland and Capalaba Centre Master Plans). At time of adoption of these Master Plans, Council also considered the employment of one or two Place Managers to oversee the implementation of the Master Plans. This was never established or budgeted.

While the concept of a dedicated resource to attend to high order economic development objectives like these, is sound, the proposal for employment of Place Managers is not supported. The CEO's experience elsewhere has concluded that it has not been successful as it has created expectations of being everything to everyone in that place. Such experience also observed that it has been prone to sectoral (sometimes geographic) and vested interests unduly influencing the Place Manager ultimately causing division and discontent.

Instead the employment of a suitably qualified and experienced person to attend to Master Plan activation and other high order economic development objectives is considered to be a far more adaptable, effective and efficient proposal.

It is proposed that the Senior Advisor Economic Development will be this dynamic and results-driven officer who makes a difference rather than just planning for one. Supported by other officers in the Community Futures Group and working closely with the Mayor and CEO, this officer will drive achievement of higher order economic development objectives.

To strengthen the foundation for these structural changes, it is proposed that the 2008-2012 Economic Development Strategy will be critically reviewed by Council in late 2012 with a view to aligning the strategy with resourcing allocation, to achieve consistency with the Redland 2030 Community Plan, 2009 SEQ Regional Plan and the 2010 Redland City Centres and Employment Strategy, and also to segregate more service-oriented programs.

Further it is proposed that a new Business and Tourism Support Strategy will be developed in late 2012 which will address the more service-oriented programs and the strengthened functions of the Business and Tourism Support unit (eg advocacy for reduction of red-tape).

To ensure that the development of these two new strategies is given greatest opportunity for success, it is proposed that they be developed with a structured program of community engagement. The option preferred at this time is the establishment of a statutory Advisory Committee (comprised of business sector representatives and Councillors) to assist Council in development of the strategies over a six month period.

Following adoption of these new strategies, Council will be in a position to reassess the resource allocation required to implement its objectives.

## **RELATIONSHIP TO CORPORATE PLAN**

This report relates directly and indirectly to a number of objectives in the "Supportive Vibrant Economy" and "Efficient and Effective Organisation" section of the Community Plan and Corporate Plan.

## FINANCIAL IMPLICATIONS

Reallocation of resources as a result of reduction in net cost of existing programs and structural changes will result in an approximately cost neutral outcome for the 2012/13 operational budget. Funding for any new projects/programs in subsequent years will be subject to Council consideration on merit following adoption of its new strategies.

## 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

Information has been drawn from Councillors' workshop, Council fact finding tour, officers' workshop, and the independent consultants report and consultation has been undertaken with relevant departments and officers of Council following release of a Discussion Paper by the CEO. The CEO has also discussed the proposals with the Mayor.

## OPTIONS

### Preferred

That Council resolve that:

1. The existing Economic Development Group's functional responsibility be refined to sharpen its focus on delivery of service-oriented functions;
2. The existing Economic Development Group be re-named "Business and Tourism Support" and become a unit within the City Enterprises Group (within City Services Department) to facilitate a more commercial approach and to add reciprocal value by broader application of collective skills and experience, eg project management skills within City Enterprises will be available to enhance the Business and Tourism Support capacity, and the marketing and networking skills within the Business and Tourism Support unit will be available to enhance the capacity of the City Enterprises Group for its other business activities;
3. The Business and Tourism Support unit critically reviews, and where necessary, rationalises existing service-oriented programs (eg China Trade Office and Ecoman program) to reduce net cost and increase effectiveness of such programs (eg Visitor Information Services) and release resources for emerging needs and other more strategic objectives;
4. The Business and Tourism Support unit strengthens its role as an advocate for businesses when doing business with Council (without compromising Council's statutory role) and be given authority to identify recommendations for reduction in 'red-tape', which will be referred to the CEO directly for consideration;
5. The position of Group Manager Economic Development be changed to that of Service Manager Business and Tourism Support;
6. A new position of Senior Advisor Economic Development be created within the Community Futures Group (within the Governance Department) to;
  - develop and oversee implementation of strategic economic development objectives,

- facilitate external advocacy for the city's economic development,
  - oversee development and implementation of major economic development projects, and
  - coordinate the activation of relevant Master Plans that will contribute to achieving Council's strategic economic development objectives;
7. Responsibility for managing and developing international region/city relationships will be transferred to the Community Futures Group (within the Governance Department) with a view to broadening the focus of such relationships beyond economic development;
  8. The 2008-2012 Economic Development Strategy be critically reviewed by Council in late 2012 with a view to aligning the strategy closer to the Redland 2030 Community Plan, 2009 SEQ Regional Plan and the 2010 Redland City Centres and Employment Strategy, and also to segregate more service-oriented programs;
  9. A new Business and Tourism Support Strategy be developed in late 2012 which will address the more service-oriented programs and the strengthened functions of the Business and Tourism Support unit (eg advocacy for reduction of red-tape);
  10. Development of Economic Development and Business and Tourism Support Strategies be undertaken with appropriate stakeholder engagement by establishment of a statutory Advisory Committee for a fixed period with a defined scope;
  11. Following adoption of the Economic Development and Business and Tourism Support Strategies, Council reassess the level of resource allocation required to achieve adopted objectives; and
  12. Council adopts the revised Organisational Structure described above, in accordance with Section 196 (1) of the *Local Government Act 2009*.

### **Alternative**

The following option for Organisational Structure change has been put forward by the Economic Development Group Manager on behalf of his Group.

1. That the current structure should largely be retained and the proposed role of Senior Advisor Economic Development be added to the Economic Development Group. The addition of the Senior Advisor will then be able to fill the 'strategy' function whilst also retaining direct contact with business. This would ensure that strategies are relevant, practical, achievable and in line with business and community expectations. This also provides far less disruption to Economic Development Group and other areas of Council;
2. That the entire Economic Development Group should then be structurally placed under the General Manager City Services; and
3. That a refocusing and sharpening of effectiveness should naturally be included as part of an ongoing development program for the unit, including the development of the new Economic Development Strategy.

**OFFICER'S RECOMMENDATION**

That Council resolve that:

1. The existing Economic Development Group's functional responsibility be refined to sharpen its focus on delivery of service-oriented functions;
2. The existing Economic Development Group be re-named "Business and Tourism Support" and become a unit within the City Enterprises Group (within City Services Department) to facilitate a more commercial approach and to add reciprocal value by broader application of collective skills and experience, eg project management skills within City Enterprises will be available to enhance the Business and Tourism Support capacity, and the marketing and networking skills within the Business and Tourism Support unit will be available to enhance the capacity of the City Enterprises Group for its other business activities;
3. The Business and Tourism Support unit critically reviews, and where necessary, rationalises existing service-oriented programs (eg China Trade Office and Ecoman program) to reduce net cost and increase effectiveness of such programs (eg Visitor Information Services) and release resources for emerging needs and other more strategic objectives;
4. The Business and Tourism Support unit strengthens its role as an advocate for businesses when doing business with Council (without compromising Council's statutory role) and be given authority to identify recommendations for reduction in 'red-tape', which will be referred to the CEO directly for consideration;
5. The position of Group Manager Economic Development be changed to that of Service Manager Business and Tourism Support;
6. A new position of Senior Advisor Economic Development be created within the Community Futures Group (within the Governance Department) to;
  - develop and oversee implementation of strategic economic development objectives,
  - facilitate external advocacy for the city's economic development,
  - oversee development and implementation of major economic development projects, and
  - coordinate the activation of relevant Master Plans that will contribute to achieving Council's strategic economic development objectives;
7. Responsibility for managing and developing international region/city relationships will be transferred to the Community Futures Group (within the Governance Department) with a view to broadening the focus of such relationships beyond economic development;
8. The 2008-2012 Economic Development Strategy be critically reviewed by Council in late 2012 with a view to aligning the strategy closer to the Redland 2030 Community Plan, 2009 SEQ Regional Plan and the 2010 Redland City Centres and Employment Strategy, and also to segregate more service-oriented programs;
9. A new Business and Tourism Support Strategy be developed in late 2012 which will address the more service-oriented programs and the strengthened functions of the Business and Tourism Support unit (eg advocacy for reduction of red-tape);



10. Development of Economic Development and Business and Tourism Support Strategies be undertaken with appropriate stakeholder engagement by establishment of a statutory Advisory Committee for a fixed period with a defined scope;
11. Following adoption of the Economic Development and Business and Tourism Support Strategies, Council reassess the level of resource allocation required to achieve adopted objectives; and
12. Council adopts the revised Organisational Structure described above, in accordance with Section 196 (1) of the *Local Government Act 2009*.

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

**Moved by: Cr C Ogilvie**  
**Seconded by: Cr K Reimers**

**That Council resolve that:**

- 1. The existing Economic Development Group's functional responsibility be refined to sharpen its focus on delivery of service-oriented functions;**
- 2. The existing Economic Development Group be re-named "Business and Tourism Support" and become a unit within the City Enterprises Group (within City Services Department) to facilitate a more commercial approach and to add reciprocal value by broader application of collective skills and experience, eg project management skills within City Enterprises will be available to enhance the Business and Tourism Support capacity, and the marketing and networking skills within the Business and Tourism Support unit will be available to enhance the capacity of the City Enterprises Group for its other business activities;**
- 3. The Business and Tourism Support unit critically reviews, and where necessary, rationalises existing service-oriented programs (eg China Trade Office and Ecoman program) to reduce net cost and increase effectiveness of such programs (eg Visitor Information Services) and release resources for emerging needs and other more strategic objectives;**
- 4. The Business and Tourism Support unit strengthens its role as an advocate for businesses when doing business with Council (without compromising Council's statutory role) and be given authority to identify recommendations for reduction in 'red-tape', which will be referred to the CEO directly for consideration;**
- 5. The position of Group Manager Economic Development be changed to that of Service Manager Business and Tourism Support;**
- 6. A new position of Senior Advisor Economic Development be created within the Community Futures Group (within the Governance Department) to;**
  - develop and oversee implementation of strategic economic development objectives,**

- facilitate external advocacy for the city's economic development,
  - oversee development and implementation of major economic development projects, and
  - coordinate the activation of relevant Master Plans that will contribute to achieving Council's strategic economic development objectives;
7. Responsibility for managing and developing international region/city relationships will be transferred to the Community Futures Group (within the Governance Department) with a view to broadening the focus of such relationships beyond economic development;
  8. The 2008-2012 Economic Development Strategy be critically reviewed by Council in late 2012 with a view to aligning the strategy closer to the Redland 2030 Community Plan, 2009 SEQ Regional Plan and the 2010 Redland City Centres and Employment Strategy, and also to segregate more service-oriented programs;
  9. A new Business and Tourism Support Strategy be developed in late 2012 which will address the more service-oriented programs and the strengthened functions of the Business and Tourism Support unit (eg advocacy for reduction of red-tape);
  10. Development of Economic Development and Business and Tourism Support Strategies be undertaken with appropriate stakeholder engagement;
  11. Following adoption of the Economic Development and Business and Tourism Support Strategies, Council reassess the level of resource allocation required to achieve adopted objectives; and
  12. Council adopts the revised Organisational Structure described above, in accordance with Section 196 (1) of the *Local Government Act 2009*.

**CARRIED** (en bloc)

## 15.2 GOVERNANCE

### 15.2.1 A REPORT ON THE AUDIT COMMITTEE MEETING

**Dataworks Filename:** GOV Audit Committee

**Responsible Officer:** Nick Clarke  
General Manager Governance

**Author:** Siggy Covill  
Manager Internal Audit

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#### EXECUTIVE SUMMARY

In line with the Audit Committee Charter, the Audit Committee meeting of 22 November was scheduled to enable discussion and consideration of the following:

- Receipt and confirmation of minutes of 26 September 2011;
- Business arising from previous minutes;
- Update from the Chief Executive Officer;
- Council End of Month Financial Reports;
- Compliance Certificates;
- Internal Audit Plan;
- Internal Audit Recommendations;
- QAO Recommendations;
- Internal Audit Reports;
- 2010-2011 Financial Statements;
- Update from External Auditors;
- Other Business.

#### PURPOSE

The authority for the establishment of an Audit Committee is provided for under Section 105 of the Local Government Act 2009. It operates in accordance with *Part 10, Subdivision 2, Sections 157-160 of the Local Government (Finance, Plans and Reporting) Regulation 2010*.

The purpose of this report is to provide a summary of the issues discussed at the meeting on 22 November 2011.

#### BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of the financial measurement and reporting responsibilities imposed under the *Financial Accountability Act 2009, the Local Government Act 2009* and other relevant legislation.

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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 22 November 2011.

The Chair declared the meeting open at 1.36pm (Item 1) with all members and invitees present with the exception of Brendan Worrall, who gave his apology.

### **3 RECEIPT AND CONFIRMATION OF MINUTES**

The minutes of the Audit Committee meeting of 26 September 2011 were confirmed as a true and accurate record of proceedings.

#### **3.1 BUSINESS ARISING FROM PREVIOUS MINUTES**

- An update was provided under item 12.3 of the current meeting agenda. (As per item 12.3 (Workplace Health and Safety) of the minutes of the Audit Committee meeting on 19 July 2011, this item was carried forward to the next meeting.)
- An update was provided under item 12.4 of the current meeting agenda. (As per item 12.8 (System Appraisals) of the minutes of the Audit Committee meeting on 19 July 2011, that Council provide evidence that we have incorporated into the enterprise risk management approach the particular issues raised.)

### **4 UPDATE FROM THE CHIEF EXECUTIVE OFFICER**

The Chief Executive Officer reported to the Audit Committee on the following matters.

1. Water Reform Process and the management of transition of Allconnex Water Redland District to the Redland City Council; to become Redland Water.
  - Legislation, in the form of a Bill, has been presented to Parliament and is subject to the parliamentary committee process and consultation. Public consultation runs through until early December and the committee is required to present its findings to parliament by no later than April 2012. This is a major problem/risk for Council and for Allconnex Water given that the transition date is 1 July 2012. Another risk is a late State Government election, in that April/May period, which would see State Government unable to pass that legislation and that may lead to that legislation not being passed before the date the transition is intended to take effect.
  - Council has adopted its organisational structure to fold back Redland Water within the structure and has chosen to establish a separate department of Council with its own General Manager reporting to the Chief Executive Officer. Council is in the process of appointing a General Manager elect to that role so that the substructure can be determined.
  - The draft legislation presents Council with other concerns for the future in that the compliance obligations that will be imposed on Council and Redland Water in the future are set at a very 'high bar'. Effectively we have to meet the same regulatory compliance obligations as QUU and Unity Water and

these compliance obligations will come at a cost. Redland City Council has made a submission to the Parliamentary Committee and to the Government and Opposition to try and secure a reasonable outcome in relation to the compliance obligations.

- Council will also be subject to the Queensland Electricity and Water Ombudsman and pay the costs for being subject to that Ombudsman. At the same time Council will have the Local Government Ombudsman regime and a host of other complaints mechanisms under the *Local Government Act*, *Qld Competition Authority Act*, *Queensland Water Act* etc.
2. The structure reform, which was adopted by Council earlier this year, has trickled down in its impact on the sub-structure and the implementation of that sub-structure reform is nearing completion in most Departments.
  3. Council is reviewing Council's Economic Development functions and a report will be presented to Council shortly.
  4. Council is reviewing the Financial Strategy and has been working through the significant document which guides our formal financial planning and budgeting. Council had an external credit review by QTC recently, with the outcome of that review quite positive.
  5. Notable legislative impacts on Council are:
    - The Carbon Tax legislation and its effects on waste management, and may flow through to our waste water treatment and disposal of waste.
    - The Waste Management Levy.
    - The disaster management arrangements as a result of the Flood Enquiry.

### **COMMITTEE DECISION**

That the report be noted.

## **5 COUNCIL FINANCIAL REPORTS**

### **5.1 COUNCIL END OF MONTH FINANCIAL REPORTS**

Council's end of month reports for June, July, August and September 2011 were presented to the Audit Committee.

### **COMMITTEE DECISION**

That the Audit Committee note the financial reports as presented.

## **6 COMPLIANCE CERTIFICATES**

Compliance Certificates for the quarters April to June and July to September 2011 for Governance, Environment Planning & Development, City Services and Corporate Services were presented to the Committee.

### **COMMITTEE DECISION**

That the Compliance Certificates as presented be noted.

## **7 INTERNAL AUDIT PLAN**

### **7.1 AUDIT PLAN STATUS**

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

#### **COMMITTEE DECISION**

That the Audit Committee:

1. Note the Status of the Audit Plan as presented;
2. Approve the rescheduled audit reviews; and
3. Note the Mayor's comment that the Audit Plan may be too ambitious at this time and should be considered when developing the next Audit Plan.

## **8 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION**

### **8.1 INTERNAL AUDIT RECOMMENDATIONS**

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

#### **COMMITTEE DECISION**

That the Audit Committee note the Audit Recommendations Due for Implementation as presented, and support the extensions as proposed.

### **8.2 QAO RECOMMENDATIONS**

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

#### **COMMITTEE DECISION**

That the Audit Committee note the Audit Recommendations Due For Implementation as presented.

## **9 INTERNAL AUDIT REPORTS**

The following reports were presented for Audit Committee consideration:

### **9.1 ACROSS COUNCIL**

- Review of Project Management Frameworks (Including Project Contract)**9.2 CORPORATE SERVICES**
- Review of the Capital Project Budget Process

#### **COMMITTEE DECISION**

1. That the reports be received and noted as presented;
2. Mr V Dua requested that officers check the status of projects as published on Council's Internet site against internal management reporting to ensure that this information is consistent.

## **10 2010-2011 FINANCIAL STATEMENTS**

Ms E How of Crowe Horwath presented an overview of the 2010-2011 Financial Statements to the Audit Committee in conjunction with the Audit Completion Report for the year ended 30.6.2011.

### **COMMITTEE DECISION**

That the Audit Committee note the financial statements as presented.

## **11 UPDATE FROM EXTERNAL AUDITORS**

Ms E How of Crowe Horwath, presented an update to the Audit Committee.

### **COMMITTEE DECISION**

1. That the Audit Committee note the report and draft management letter comments as presented;
2. Engage with the new Auditor-General regarding issues surrounding the reintegration of Allconnex Water;
3. The Mayor to take the issue to the Council of Mayors for discussion;
4. The CEO to sign Crowe Horwath's 'management representation letter'; and
5. Note the Committee's confirmation that they are unaware of any suspected, alleged or actual fraud in Council.

## **12 OTHER BUSINESS**

### **12.1 ORGANISATIONAL DEVELOPMENT PLAN ISSUE 34 – EXPOSING AND DETERRING MISCONDUCT, FRAUD AND CORRUPTION**

The Manager Internal Audit presented a progress report to the Committee on Issue 34 of the Organisational Development Plan – Exposing and Deterring Misconduct, Fraud and Corruption.

### **COMMITTEE DECISION**

That the Audit Committee note the report as presented.

### **12.2 ANNUAL COMPLAINTS REPORT 2010-2011**

The General Manager Governance presented a report on the 2010-2011 annual complaints received by Council.

### **COMMITTEE DECISION**

That the Audit Committee note the report as presented.

### **12.3 WORKPLACE HEALTH AND SAFETY**

The General Manager Corporate Services and Service Manager Workplace Health, Safety & Wellbeing presented an update to the Committee on the Workplace Health and Safety external audit recommendations.

### **COMMITTEE DECISION**

That the Audit Committee note the report and update as presented.

## **12.4 ENTERPRISE RISK MANAGEMENT FRAMEWORK**

The Manager Corporate Governance presented an update to the Committee.

### **COMMITTEE DECISION**

That the Audit Committee note the paper as presented.

## **12.5 QTC REVIEW**

The General Manager Corporate Services presented an update to the Committee on the QTC Review.

### **COMMITTEE DECISION**

1. That the Audit Committee note the discussion in relation to the QTC Review and that RCC received a 'Sound Rating with a Neutral Outlook'; and
2. That the Audit Committee members be invited to a presentation of this review by QTC at 9.00am on Wednesday, 14 December 2011.

## **13 NEXT MEETING**

The next meeting of the Audit Committee is scheduled for 29 February 2012 at 9.00am.

## **14 MEETING CLOSURE**

The meeting closed at 4.11pm.

## **RELATIONSHIP TO CORPORATE PLAN**

### **8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

- 8.5 Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities

## **FINANCIAL IMPLICATIONS**

There are no financial implications impacting Council as a result of this report.

## **PLANNING SCHEME IMPLICATIONS**

The City Planning & Environment 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 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.

**Alternative**

That Council not accept this report and requests an alternative method of reporting or additional information.

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

**Moved by: Cr C Ogilvie**

**Seconded by: Cr K Reimers**

**That Council resolve to accept this report, which summarises the issues discussed at the Audit Committee meeting of 22 November 2011.**

**CARRIED** (en bloc)

## 15.2.2 AMENDMENT TO COUNCIL MEETING SCHEDULE

**Datworks Filename:** GOV Council Meeting Dates and Information

**Responsible Officer:** Nick Clarke  
General Manager Governance

**Author:** Trevor Green  
Principal Advisor Corporate and Democratic  
Governance

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### EXECUTIVE SUMMARY

Based on the planned date for the 2012 local government elections for 31 March 2012, at the General Meeting 26 October 2011, Council resolved to adopt a schedule of dates and times for ordinary meetings and standing committee meetings from January 2012 to March 2012.

With the announcement on 25 January 2012 by the Premier that the local government election was to be postponed until late April or early May, Council resolved at the General Meeting 25 January 2012 to amend the adopted meeting schedule for March, to include the committee meetings and move the General Meeting to the end of the month. No decision was made on a meeting schedule for April.

With the Premier announcing that the local government election will now be held on 28 April 2012, it is recommended that the adopted 2012 meeting schedule be amended to include a General Meeting on Wednesday 18 April 2012 at 4.00pm.

### PURPOSE

Due to the announced postponement of the 2012 local government elections to 28 April 2012, the purpose of this report is to amend the adopted 2012 meeting schedule to include a General Meeting on Wednesday 18 April 2012 at 4.00pm.

### BACKGROUND

At the General Meeting 26 October 2011 (Item 14.2.2), Council resolved to adopt a schedule of dates and times for ordinary meetings and standing committee meetings from January 2012 to March 2012. The schedule was based on the planned local government election date of 31 March, with only a General Meeting to be held in March.

On the morning of 25 January 2012, the Premier announced a planned postponement of the local government elections to a date in late April or early May. As such, a direct to Council report was presented to the General Meeting that night (25 January 2012) to amend the meeting schedule for March, to include the committee meetings and move the General Meeting to the end of the month, as per the standard scheduling. Council resolved to do this.

With the uncertainty of the date for the local government elections at the time, no recommendation was put forward to Council for meetings in April.

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## ISSUES

The Premier has now announced that the date for the local government elections will be 28 April 2012.

The *Local Government Act 2009* requires that a local government must meet at least once in each month for a region, city or town; unless a meeting variation is granted by the Minister. It is therefore recommended that Council hold one General Meeting in April on 18 April 2012.

The proposed April meeting schedule is based on a number of factors, including:

- 1 Legal requirement for Council to hold a General Meeting under the Act;
- 2 Timing of the March General Meeting, 28 March 2012;
- 3 Continuance of good governance for the City to the completion of this electoral term;
- 4 Date of the local government elections, 28 April 2012;
- 5 Elected representatives' additional commitments at this time;
- 6 Easter holiday period, 6-9 April 2012; and
- 7 School holiday period, 1-16 April 2012.

## RELATIONSHIP TO CORPORATE PLAN

### 8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals.

## FINANCIAL IMPLICATIONS

There are no financial implications impacting Council as a result of this report.

## PLANNING SCHEME IMPLICATIONS

There are no planning scheme implications associated with this report.

## CONSULTATION

Consultation has occurred with the Mayor and the Corporate Meetings and Registers Team.

## OPTIONS

### Preferred

That Council resolve to amend the adopted 2012 meeting schedule to include a General Meeting on Wednesday 18 April 2012 at 4.00pm.

### Alternative

That Council adopt an alternative meeting schedule for April 2012.

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

**Moved by: Cr C Ogilvie**  
**Seconded by: Cr K Reimers**

**That Council resolve to amend the adopted 2012 meeting schedule to include a General Meeting on Wednesday 18 April 2012 at 4.00pm.**

**CARRIED** (en bloc)

### 15.2.3 SPONSORSHIP APPLICATIONS REPORT (6 MONTHS - JULY TO DECEMBER 2011)

**Dataworks Filename:** CR Sponsorship - Outgoing

**Attachment:** [Applications Approved Status Report July-Dec 2011](#)

**Responsible Officer:** Nick Clarke  
General Manager Governance

**Author:** Kathy Petrik  
Manager Marketing and Communications

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#### EXECUTIVE SUMMARY

Council's Corporate Sponsorship policy was adopted in October 2009, with the policy objective of "*seeking to support and promote a strong and involved community through the sponsorship of events, projects, services or other activities in an equitable and accountable way*". This policy came into force on 1 January 2010.

The definition of sponsorship is defined as "*a business transaction in which a sponsor provides a financial contribution or value in kind to support an event, project, service or activity in return for negotiated commercial and other benefits. It is a business transaction because it involves an exchange that has measurable value to each party in commercial, communication or philanthropic terms*".

In accordance with the policy and guidelines, an internal assessment committee assesses and approves sponsorships up to \$10,000. Amounts above this are determined by Council.

Council provided \$126,000 for sponsorships during the 2011-12 financial year. \$86,261.82 was committed during the six month period.

The attached report provides a listing of 20 approved sponsorships from July to December 2011.

#### PURPOSE

To provide information to elected representatives in relation to sponsorships during first half of 2011-12 financial year.

#### BACKGROUND

Two sponsorship applications were over \$10,000 and approved by Council. Two applications were not approved.

18 applications were considered and approved by the internal assessment panel, composed of officers representing City Futures, Strong Communities, Economic Development, Environment, Planning and Development and Communications.

## **RELATIONSHIP TO CORPORATE PLAN**

### **1. Healthy natural environment**

A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

- 1.4 Improve residents' understanding, respect and enjoyment of the local environment through stewardship and partnerships

### **3. Embracing the bay**

The benefits of the unique ecosystems, visual beauty, spiritual nourishment and coastal lifestyle provided by the islands, beaches, foreshores and water catchments of Moreton Bay will be valued, protected and celebrated.

- 3.1 Address the social, cultural and economic needs of island communities by partnering with residents and other tiers of government to deliver infrastructure, facilities and services

### **4. Quandamooka Country**

The rich Aboriginal heritage of the Redlands (Quandamooka) and the Traditional Owners' ongoing custodianship of Quandamooka land and waters will be widely understood and respected, and we will work together for the future of Quandamooka Country

- 4.8 Acknowledge the living culture of local Aboriginal people by formally recognising Traditional Owners in Council ceremonies by observing cultural protocols, promoting traditional knowledge and increasing the profile of Aboriginal heritage through signage, cultural, tourism and community events

### **6. Supportive and vibrant economy**

Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

- 6.1 Bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing opportunities for creativity, diversity and entrepreneurial activity

### **7. Strong and connected communities**

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

- 7.1 Promote festivals, events and activities for people to come together, developing connections and networks to improve community spirit and enhance 'sense of place'

**FINANCIAL IMPLICATIONS**

This recommendation does not require any change to the current year's budget as funds have already been allocated. Council provided \$126,000 for sponsorships during the 2011-12 financial year. \$86,261.82 was committed during the six month period in question.

**CONSULTATION**

Internal assessment committee made up of officers representing City Futures, Strong Communities, Economic Development, Environment, Planning and Development and Communications.

**OPTIONS****Preferred**

That Council note the officer's report in relation to sponsorships committed during the first six months of the 2011-12 financial year.

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

**Moved by: Cr C Ogilvie**  
**Seconded by: Cr K Reimers**

**That Council resolve to note the officer's report in relation to sponsorships committed during the first six months of the 2011-12 financial year.**

**CARRIED** (en bloc)

### 15.2.4 COUNCIL SPONSORED LGAQ RESOLUTION - STATE & LOCAL GOVERNMENT COAG TYPE FORUM

**Dataworks Filename:** GOV Local Government Association of QLD

**Attachment:** [2011 LGAQ Annual Conference Resolution No 7](#)

**Responsible Officer:** Nick Clarke  
General Manager Governance

**Author:** Luke Wallace  
Manager Corporate Governance

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#### EXECUTIVE SUMMARY

At the Local Government Association of QLD (LGAQ) Annual Conference in October 2011, Council submitted a motion requesting the LGAQ to make representations with the State Government about a regular “COAG style forum” between State and local government. The motion was adopted by members at the Conference.

The State Government has now responded to the proposal and advised that they do not support such a forum.

#### PURPOSE

Council submitted a motion at the 2011 LGAQ Annual Conference to support better communication and partnership between State and local government. The motion was adopted by resolution and a response has now been received from the State Government. The purpose of this report is to outline that response to Council.

#### BACKGROUND

Council’s Community and Corporate Plan both recognise the need for Council to establish and maintain effective partnerships with local, regional and national organisations and governments. It is recognised that an ongoing strong working relationship with the State Government is essential in assisting Council to deliver on the strategic priorities outlined in the Community and Corporate Plans.

Given that communication between elected members of State and local government tends to be on an “as needs” basis and/or relative to a specific issue, Council recognised an opportunity to implement more formal inter-governmental relations which would be likely to lead to enhanced planning and better outcomes for all communities.

The Council of Australian Governments (COAG) model that is currently in place between Federal, State and local government seemed an ideal basis for establishing a similar formal State-local model. Such a model would enable QLD State and local governments to initiate, develop and monitor the implementation of policy reforms that are of state-wide significance and which require cooperative action by both levels of government (e.g. land use planning matters, local laws and legislative reform, water reform, environmental matters, financial arrangements including grants and subsidies, natural disaster arrangements etc).



On this basis Council put forward a motion at the 2011 LGAQ Annual Conference. This motion was subsequently adopted by resolution and the LGAQ have pursued the matter with the State Government who have now provided a response.

## **ISSUES**

The State Government, through the Office of the Attorney General, Minister for Local Government and Special Minister of State has provided a formal response to the LGAQ's resolution "that the LGAQ make representations to the State Government to commit to establishing a COAG-style forum with State and local government representatives to discuss common issues."

On 23 January 2012, the Minister's Department wrote to the LGAQ (see attached) advising that due to the logistical challenges of establishing quarterly forums and scheduling the attendance of multiple Ministers and local government officials, the State Government does not support establishing a formal engagement process like this at the current time. It was further suggested that the current practice of local government officials requesting meetings with relevant Ministers as issues arise is appropriate and should continue in its current form.

Regrettably therefore, this opportunity to improve the dialogue between State and local government and enhance outcomes for the community will not be taken up at this time.

## **RELATIONSHIP TO CORPORATE PLAN**

### **8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

8.3 Establish and maintain effective partnerships with local, regional and national organisations and governments to deliver the visions and goals of the community

## **FINANCIAL IMPLICATIONS**

There are no financial implications impacting Council as a result of this report.

## **OPTIONS**

### **Preferred**

That Council note that the State Government does not support the LGAQ's resolution, put forward by Redland City Council, to establish a "COAG style" forum between State and local government.

### **Alternative**

That Council note that the State Government does not support the LGAQ's resolution, put forward by Redland City Council, to establish a "COAG style" forum between State and local government and resolves to raise this matter again at some time in the future.

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

**Moved by: Cr C Ogilvie  
Seconded by: Cr K Reimers**

**That Council resolve to note that the State Government does not support the LGAQ's resolution, put forward by Redland City Council, to establish a "COAG style" forum between State and local government.**

**CARRIED** (en bloc)

### 15.2.5 DECEMBER 2011 QUARTERLY PERFORMANCE REPORT

<b>Datworks Filename:</b>	<b>GOV Corporate Performance Reporting</b>
<b>Attachment:</b>	<a href="#"><u>December 2011 Quarterly Performance Report</u></a>
<b>Responsible Officer:</b>	<b>Nick Clarke General Manager Governance</b>
<b>Author:</b>	<b>Luke Wallace Manager Corporate Governance</b>

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#### EXECUTIVE SUMMARY

The *Local Government Act 2009* requires the CEO to present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of council held at regular intervals of not more than 3 months.

Further, in June 2011, Council resolved to adopt a revised Corporate Performance Management Policy and Guideline to take effect from the beginning of the 2011/12 financial year.

This is the second quarterly report to Council under the revised Performance Management Policy and Guideline and provides a comprehensive summary of performance across the organisation for the year to date.

#### PURPOSE

The purpose of this report is to present Council and the community with an update of performance across a range of organisational functions for the year to date.

#### BACKGROUND

The performance data attached to this report and the commentary in the report itself has been provided by all Council Departments. The aim of the report is to ensure that Council's performance is transparently conveyed to the community in accordance with the principles of the *Local Government Act 2009* and Council's Corporate Plan and to ensure that areas of impaired performance are able to be explained and considered. This quarterly report contains over 500 measures of Council's performance for the financial year to date in the following areas:

- Report against Council's 2011/12 Operational Plan
- Report on progress of 2010/11 Operational Plan projects that remained outstanding as at 30<sup>th</sup> June 2011
- Report on key indicators of corporate health (formerly referred to as Balanced Scorecard indicators)
- City Services 2<sup>nd</sup> quarter report on performance

Where particular indicators of performance are not able to be found in this report, councillors or the community (via enquiries through the CEO) can raise the matter and every endeavour will be made to incorporate the indicator in future quarterly reporting.

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## ISSUES

Each area of the quarterly performance report is broken down and analysed for Council's consideration.

### 8 2011/12 Operational Plan Performance

There were 178 measures in the 2011/12 Operational Plan originally adopted by Council. A summary of the overall status of those projects to this point of the year is as follows;

Project Status	Total Q2 (Percentage)	Total Q1 (Percentage)
Projects On Track	123 (69.1%)	123 (69.1%)
Projects Completed	13 (7.3%)	5 (2.8%)
Projects Not Commenced	9 (5.0%)	24 (13.5%)
Projects Delayed	19 (10.7%)	18 (10.1%)
Projects Cancelled	14 (7.9%)	8 (4.5%)

It is noted that projects which are either "on track" or completed have increased from 71.9% to 76.4% in total. A further 9 projects (5%) were not due to commence until the second half of the year so overall 81.4% of projects have progressed as expected to this point of the year. A further 19 projects (10.7%) are delayed and explanations for the delays are contained in the attached report. Management advise that they are still hopeful these projects will be brought back on track by the end of the year.

After the first quarter, Council approved the removal of eight projects from the Operational Plan. This amount of change was required at the end of the first quarter because when the Operational Plan was being finalised for adoption by Council in May/June 2011 there was significant uncertainty around Council's immediate financial position due to the impacts of State Government imposed water price capping and infrastructure charges capping. As such, projects were included in the Operational Plan in the genuine expectation that they would be completed but subsequent financial reviews have determined that completion of all projects originally planned will not be possible.

During the course of the second quarter, it has become evident that a further six projects will not be able to be delivered this financial year. In all six cases, the reason for the non-delivery is funding issues. It had been hoped that funding would be forthcoming but as that is now highly unlikely and as the projects have not yet commenced it is necessary to recommend their removal from the 2011/12 Operational Plan. The projects are as follows:

Project	Lead Group
5.4.2 Complete the coastal processes study for mainland and bay islands to feed into the foreshore protection program	City Infrastructure
5.11.3 Prepare a framework of principles and priorities for heritage conservation in Redlands	City Planning and Environment
6.1.1 Develop an economic development strategy for 2012-2016	Economic Development
7.3.9 Finalise Redlands Environmental Health Policy	Community Standards
9.2.1 Continue roll-out of Workforce Planning Project	People and Change
9.11.2 Develop and implement assessment fee calculator for building and plumbing applications	Community Standards

It is anticipated that these projects will be included in the 2012/13 Operational Plan provided funding is made available. If Council is particularly concerned at the proposed removal of any specific project it may decide against its deletion. This would necessitate reconsideration of other priorities and potentially lead to the postponement of other projects.

## 9 2010/11 Operational Plan Projects that were Incomplete at 30 June 2011

Projects from the 2010/11 Operational Plan that were incomplete as at 30 June 2011 are updated in the attachment to this report in the interests of transparency. In all there were 22 such projects. Three of these projects have since been completed, twelve are on track for completion in the near future and seven remain delayed and/or no further work has commenced on the projects this financial year.

Reasons for the ongoing delays with these seven projects are outlined in the attachment but the most common reasons are a lack of available funding or the inclusion of the project into the Redland Planning Scheme review process. In all cases it is still intended that these projects will be progressed when funding becomes available and/or as the Planning Scheme is developed.

## 10 Key Corporate Indicators (Formerly Known as Balanced Scorecard Indicators)

Ten "key corporate" indicators are listed in the attachment to this report. These were formerly referred to as Balanced Scorecard indicators in reporting to Council. Of the ten indicators, six have achieved a result of satisfactory or better and four are behind target. Explanations for the indicators that are behind target are provided in the attachment and a brief summary is provided in the table below:

Indicator Type	Reasons Behind Target
Asset Management Plans	Whilst Council still has a full suite of asset management plans and Managers are generally operating in accordance with those plans, the oversight and management functions relating to capturing and reporting asset management plan actions has not been maintained in recent months. This issue will be resolved when the Corporate Services restructure is bedded in over the next few months with all positions recruited. At that point, precise milestones and timelines for the asset management plans will be agreed and reporting against achievement of the milestones will re-commence.
Internal Audit Plan	Internal Audit were still operating with reduced staffing in the second quarter but the vacant position was filled in January so the expectation is that there will be an improvement in internal audit actions implemented in the months ahead. All higher risk audit actions continue to be prioritised.
Workplace Health & Safety Indicators	<p><u>Workplace Health and Safety (WH&amp;S) Management Plan Actions</u></p> <p>WH&amp;S traditionally set very high benchmarks as Council strives to ensure the highest possible standards. WH&amp;S Management Plan actions have once again dipped well below the target. The recruitment of additional staff in the third quarter is expected to lead to improvement in this area.</p> <p><u>Lost Time Injuries</u></p> <p>During the second quarter only two lost time injuries were recorded for the organisation. This means that for the first time since September 2008, Council has actually achieved a lost time injury frequency rate that is within the target range. This is an excellent outcome for the organisation and every effort is being made to ensure this trend continues.</p> <p><u>Workers' Compensation Total Hours Lost</u></p> <p>Council is having difficulty achieving this target at the moment because of some existing long term injuries that are requiring significant rehabilitation efforts. As usual, every effort is being made to return staff to work in the best possible physical and mental shape in either their normal role or suitable alternative duties.</p>

## 11 City Services Quarterly Report

The attached reports provide a range of information on City Services activities for the three months to December 2011. Any abnormal or noteworthy results are explained in the management commentary of the attachments. The following activities are further highlighted for Council to note:

Group	Highlighted Activities
Community and Cultural Services	<ul style="list-style-type: none"> <li>• Overall continued strong growth in the Home Assist Secure Service (bulky waste collection had its strongest quarter in two years, new registrations were up by 18% and home modifications increased by 40%)</li> <li>• \$288,000 in Community Grants approved by Council in November</li> <li>• \$34,000 Regional Arts Development Funding approved by Council in November</li> </ul>
City Spaces	<ul style="list-style-type: none"> <li>• 31 koalas sighted (compared to 28 last year) during North Stradbroke Island Koala Survey</li> <li>• 35 instances of graffiti for the quarter at a cost of \$1,575</li> <li>• 12 instances of vandalism for the quarter</li> <li>• 5.6 tonnes of Illegally dumped refuse for the quarter costing \$724 to dispose</li> <li>• 5567 plants including 407 koala food trees planted in the Bushcare program and community plantings this quarter</li> </ul>
Project Delivery Group	<ul style="list-style-type: none"> <li>• 57 projects reached practical completion during second quarter</li> <li>• Other projects progressing largely as anticipated</li> </ul>
City Infrastructure *	<ul style="list-style-type: none"> <li>• 680 drains inspected for the quarter with 303 drains cleared</li> <li>• 339 instances of graffiti for the quarter at a cost of \$1229</li> <li>• 54 instances of vandalism or damage to signs for the quarter at a cost of \$7,195</li> </ul>

\* Note that a more full review of City Infrastructure activity will be included in future reports once a process for capturing and reporting data is developed

## RELATIONSHIP TO CORPORATE PLAN

### 8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

8.1 Embed the visions and goals of the Redlands 2030 Community Plan into our planning, operations and culture and develop effective reporting and monitoring arrangements to show how we are progressing on implementation of the Community Plan and Corporate Plan

## FINANCIAL IMPLICATIONS

There are no financial implications impacting Council as a result of this report as the projects being proposed for removal from the Operational Plan are currently unfunded.

## PLANNING SCHEME IMPLICATIONS

The City Planning and Environment 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 on this report was undertaken with Management and staff from all Departments of Council

## OPTIONS

### Preferred

- 12 1. That Council note the quarterly Corporate Performance Report; and
- 13 2. That the projects listed below be removed from the 2011/12 Operational Plan:
  - a) Complete the coastal processes study for mainland and bay islands to feed into the foreshore protection program;
  - b) Prepare a framework of principles and priorities for heritage conservation in Redlands;
  - c) Develop an economic development strategy for 2012-2016;
  - d) Finalise Redlands Environmental Health Policy;
  - e) Continue roll-out of Workforce Planning Project; and
  - f) Develop and implement assessment fee calculator for building and plumbing applications.

### Alternative

That Council does not endorse the quarterly corporate performance report and seeks the provision of further information



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

Moved by: Cr C Ogilvie  
Seconded by: Cr K Reimers

That Council resolve as follows:

1. To note the Quarterly Corporate Performance Report; and
2. That the projects listed below be removed from the 2011/12 Operational Plan:
  - a) Complete the coastal processes study for mainland and bay islands to feed into the foreshore protection program;
  - b) Prepare a framework of principles and priorities for heritage conservation in Redlands;
  - c) Develop an economic development strategy for 2012-2016;
  - d) Finalise Redlands Environmental Health Policy;
  - e) Continue roll-out of Workforce Planning Project; and
  - f) Develop and implement assessment fee calculator for building and plumbing applications.

**CARRIED** (en bloc)

### 15.2.6 QUEENSLAND FLOODS COMMISSION OF INQUIRY - RESPONSE TO RECOMMENDATIONS

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<b>Dataworks Filename:</b>	<b>CS Disaster Management</b>
<b>Attachment:</b>	<a href="#"><u>Floods Commission Recommendations LG Schedule - RCC Response Update 01022012</u></a>
<b>Responsible Officer:</b>	<b>Nick Clarke</b> <b>General Manager Governance</b>
<b>Author:</b>	<b>Michael Morrison</b> <b>Senior Consultant Emergency Management</b>

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#### EXECUTIVE SUMMARY

The Queensland Floods Commission of Inquiry detailed 175 recommendations in its interim report released in August 2011, of which 64 recommendations were applicable to Redland City Council's disaster management arrangements.

This report and the attached table describe the current status of activities to implement these recommendations.

#### PURPOSE

This report and attached table will provide an update on the activities and the status of Council's response to the relevant recommendations of the *Queensland Floods Commission of Inquiry Interim Report*.

#### BACKGROUND

On Monday 17 January 2011, Queensland Premier Anna Bligh established an independent Commission of Inquiry to examine the flood disasters that impacted the state in late 2010 and early 2011. The Commission was to report on a range of issues including:

- Preparation and planning by federal, state and local governments, emergency services and the community
- Private insurers and their responsibilities
- All aspects of the response to the 2010-11 flood events, particularly measures taken to inform the community and protect life and property, both private and public
- Measures to manage the supply of essential services
- Adequacy of forecasts and early warning systems
- Implementation of operation plans for dams, and
- Land use planning.

The Commission of Inquiry delivered its interim report on 1 August 2011, covering matters associated with flood preparedness to enable early recommendations to be implemented prior to this summer's wet season. There were 175 recommendations targeting all levels of government and non-government agencies:

- Commonwealth – 6
- State – 104
- Local government (Redland City Council) – 64

The Queensland Government tabled its response to the report in Parliament on 22 August 2011.

A second round of hearings focussed on insurance and land use planning and explored further issues related to the State Emergency Service and other related matters.

## ISSUES

- Redland City experienced only minor and localised flooding problems associated with the January 2011 severe weather and flooding event. However, the report recommendations were read with a view to an 'all hazards' approach in an effort to augment Redland's current disaster management capability.
- The recommendations were based on the following categories:
  - Preparation and planning
  - Forecasts, warnings and information
  - Emergency response
  - Essential services
- A number of the recommendations were already present in Council's disaster management arrangements, with a number of other recommendations having been commenced.
- There remains a large body of work to be undertaken to ensure that all of the recommendations are either met or are extraneous to our needs.
- Recommendations directly related to community education/awareness (17 recommendations) are being managed through the appointment of a Project Officer, employed by Emergency Management Qld and working in a partnership with Council on a pilot community resilience building project.
- A State Government grant as well as community resilience building discretionary funding is available to deliver these community initiatives (\$45,000 and \$80,000 respectively).

The following matrix provides a summary of the current status of recommendations.

Category	No. of Recs	Completed or ongoing	Partially completed	Not yet commenced	Qld Govt Recs.
Preparation and planning	6	6 (100%)	---	---	
Forecasts, warnings and information	15	9 (60%)	3	3	
Emergency response	42	28 (66%)	6	4	4
Essential services	1	1 (100%)	---	---	
<b>Totals</b>		<b>44 (69%)</b>	<b>9</b>	<b>7</b>	<b>4</b>

A spreadsheet detailing all recommendations and current status is attached.

## RELATIONSHIP TO CORPORATE PLAN

### 7. Strong and connected communities

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

- 7.2 Provide access to quality services, facilities and information that meet the needs of all age groups and communities, especially disadvantaged and vulnerable people
- 7.3 Increase community safety, health and wellbeing by planning and delivering programs, services, partnerships, regulations and education
- 7.6 Provide practical programs, support and guidance to the community sector in its delivery of highly valued support services and community projects

## FINANCIAL IMPLICATIONS

This recommendation does not require any change to the current year's budget as funds have already been allocated from Government grant as well as the appointment of a State Government employed project officer to work in partnership with Redland City Council disaster management team.

The ongoing costs associated with implementation of some of the recommendations include but are not limited to regular training, community education programs, development and delivery of exercises and ongoing enhancement of systems and processes to ensure an effective disaster response.

## PLANNING SCHEME IMPLICATIONS

There are no planning scheme implications.

**CONSULTATION**

A plan was distributed to the Redland City's Local Disaster Management Group (LDMG) in August 2011 for consideration and comment. Queensland Police Service (the agency responsible for disaster response) and the Department of Community Safety have provided resources support and advice through the development and delivery process.

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

**Moved by:** Cr C Ogilvie  
**Seconded by:** Cr K Reimers

**That Council resolve to:**

- 1. Note the progress made towards the implementation by Council of the recommendations in the Queensland Floods Commission of Enquiry Interim Report; and**
- 2. Endorse the continuation of work to implement the remaining recommendations as listed in the attached master tracking document.**

**CARRIED** (en bloc)

### 15.3 CORPORATE SERVICES

#### 15.3.1 CORPORATE POLICY POL-3042 CHANGE OF OWNERSHIP FEE - EXEMPTIONS

**Datworks Filename:** R&V Change of Ownerships Exemptions Policy

**Attachment:** [POL-3042 Change of Ownership Fee - Exemptions](#)

**Responsible Officer:** Martin Drydale  
General Manager Corporate Services

**Author:** Noela Barton  
Service Manager Revenue and Recovery

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#### EXECUTIVE SUMMARY

A review has been undertaken of Corporate Policy POL-3042 Change of Ownership Fee – Exemptions. The review revealed the policy is serving the purpose that it was created for, with the exception of several amendments that are put forward to address issues identified in administering the policy namely:

- Update to Head of Power
- Clarify exemption applies to principal place of residence
- Inclusion of partner (same-sex relationships) and immediate family member (i.e. parent/child), and update to restrict inclusion of spouse, de facto, partner, immediate family member (i.e. parent/child) to instances where no money is exchanged.
- To exclude from exemption property held in the name of a Trust, business, or company name from exemption, including change of Trustee.
- Continue to exclude from exemption transfers into the name of a Trustee for a deceased estate and from the name of the Trustee to the new owner.

The officer's recommendation is that Council note the review and adopt the amended Corporate Policy POL-3042 Change of Ownership Fee – Exemptions.

#### PURPOSE

To request Council note the review of Corporate Policy POL-3042 Change of Ownership Fee – Exemptions and adopt the policy as amended.

#### BACKGROUND

- Property Transfer Fee Exemption Guideline CSFS-001ext reviewed 2002 – new Administrative Policy adopted.
  - Administrative Policy POL-2109 Change of Ownership Fee – Exemptions reviewed 2006 – new Corporate policy adopted.
-

## ISSUES

Section 97(1) of the *Local Government Act 2009* provides that Council can resolve to fix a cost-recovery fee. Section 97(2)(b) provides that a cost-recovery fee can be fixed for recording a change of ownership of land.

The process to change the ownership of a property is:

1. An ATS (Automated Titling System) record is received by digital data exchange from the Department of Environment and Resource Management on a fortnightly basis. The cost per annum of this service is \$294.30.
2. The ATS records are printed and the rating system queried using the lot and plan information on the ATS record to identify the property number, which is then noted on the printed record.
3. The printed ATS records are sorted into activities and distributed to officers for action. The activities are:
  - a) Splits – e.g. property record has 2 lots and one is sold off
  - b) Subdividers – the property has been eligible for a subdivider concession but has been sold by the property developer and the entitlement is ended.
  - c) Pensioner – previous owner was receiving pensioner subsidies
  - d) Record of Death / Transmission by Death
  - e) Standard – requires a change of name to the land record and changes to the address fields associated to the property. It may also involve a change to the rating category and the raising of financial transactions as at the date of transfer.
1. Each activity triggers a series of actions based on what is required to ensure the correct billing of the ratepayer, which includes changing the name on the land record, changes to the address fields associated to the property, and sending a letter to the new owner. Some of the actions involved in processing a change of ownership are:
  - a) a change of rating category requires raising journals to change the rating category and pass financial transactions as at the date of transfer.
  - b) for Splits more than one transaction may be involved, therefore the rate search conducted prior to the transfer is checked to understand the full nature of the transaction before changes are made to the property records.
  - c) as there is generally a 6 – 8 week delay in receiving the change of ownership details from the date of transfer, often the address details on the ATS record are not current. The new owner (or sometimes the past owner) is contacted to confirm address details, which also confirms the correct rating category.
  - d) On a property with a pensioner record it needs to be investigated if the pensioner owner has sold and purchased again in the Redlands to determine whether the pensioner record needs to be amended or deleted. If a pensioner has purchased the property and already submitted an

application for pensioner concessions this needs to be actioned along with the change of ownership.

- e) New owners (i.e. those who have not owned a home in the Redlands before) are sent a 'new owners pack' with the change of ownership letter.

The \$26.80 cost recovery fee that is charged in 2011-12 helps to off-set the cost of the new owner packs, staff resources, phone calls, postage and the general administration to process a change of ownership.

In the 2011 calendar year we received an average of 343 change of ownership records per month and on average we exempted 21 per month from payment of the fee.

A review of Corporate Policy POL-3042 Change of Ownership Fee – Exemptions revealed the policy is serving the purpose that it was created for. However, the policy requires the Head of Power statement to be updated to reflect the current legislation. Along with this, rating services officers have identified a number of issues in administering the policy.

- The policy needs to clearly identify the exemption only applies to property that is the principal place of residence of the registered owner.
- At the present time the policy refers to spouse or de facto, which excludes same-sex partnerships. The officer recommendation is to add the word 'partner' to be non-discriminatory.
- Instances arise where a family member is included on the title, e.g. the inclusion of an adult child, and there is no recorded money exchanged. The officer recommendation is the policy is extended to include an immediate family member (i.e. parent/child) provided no money is exchanged. Refer to statement 3(i)(b).
- Where there is the exchange of money in the transfer of ownership to include a spouse, de facto, partner or immediate family member (i.e. parent/child) the officer recommendation is the change of ownership fee should apply. Refer to statement 3(i)(b).
- Officers recommend the addition of a statement to exclude from exemption a change of name for a Trust, a business, or a Company. Refer to statement 3(i)(c).
- Trustees of a Trust or Superfund request an exemption when a Trustee changes

The change of a Trustee for a property owned by a Trust or Superfund generates the same amount of work as any other standard change. The officer recommendation is it is identified in the policy that an exemption will not be provided in this instance. Refer statement 3(i)(d).

- Personal Representatives (Executor) of deceased Estates request an exemption when property passes on the death of the registered owner to the personal representatives and from them to the new owner.



The change of ownership in both instances generates the same amount of work as any other standard change, which includes instances where the Personal Representative becomes the new owner upon settlement of the Estate. The officer recommendation is transfers of this nature where the Personal Representative is not the occupier of the residence should be excluded from exemption.

## **RELATIONSHIP TO CORPORATE PLAN**

### **9. An efficient and effective organisation**

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council

## **FINANCIAL IMPLICATIONS**

This recommendation does not require any change to the current year's budget as funds have already been allocated to account number 11042.021.0034.621006

## **CONSULTATION**

Consultation was undertaken with Rating Services.

## **OPTIONS**

### **Preferred**

That Council resolve to:

1. Note the review of Corporate Policy POL-3042 Change of Ownership Fee – Exemptions; and
2. Adopt Corporate Policy POL-3042 Change of Ownership Fee – Exemptions as detailed below:
  - (a) Application for an exemption of the cost-recovery fee for a change of ownership must be in the accepted format and documentary evidence must be supplied where requested in order to consider the application.
  - (b) Application for an exemption of the cost-recovery fee for a change of ownership is not required where the transfer is a result of a Transmission by Death or a Record of Death and the service address for the Rate Notice does not change with the transfer. In this circumstance the exemption will be applied automatically.
  - (c) Council is committed to apply an exemption for recording a change of ownership in the following circumstances:
    - i. Property that is the principal place of residence of the registered owner who is requesting the fee exemption:
      1. Transfer to a spouse/de facto/partner as a result of a Will, Court Order, or Intestacy.
      2. The inclusion of a spouse/de facto/partner/immediate family member (i.e. parent/child) provided no money is exchanged.

3. Transfer as a result of a legal change of name—excludes a change of name for a Trust, business, or Company.
  4. Transfer as a result of the removal of any of the owners' names in the case of multiple ownership, excludes Trustees where the registered owner is a Trust or Superannuation Fund.
  5. Transfer as a result of a Family Court ruling or Separation Agreement.
- ii. Where the change of ownership is into the name of:
1. Redland City Council;
  2. The Crown in right of the State of Queensland, the Commonwealth, another State or Territory; or
  3. any Body representing the Crown in any of those capacities.

### **Alternative**

That Council make no change to the policy except to the Head of Power and resolve to:

1. Note the review of Corporate Policy POL-3042 Change of Ownership Fee – Exemptions; and
2. Adopt an amended change to Corporate Policy POL-3042 Change of Ownership Fee – Exemptions to update the Head of Power.

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

**Moved by:** Cr C Ogilvie  
**Seconded by:** Cr K Reimers

**That Council resolve to:**

1. **Note the review of Corporate Policy POL-3042 Change of Ownership Fee – Exemptions; and**
2. **Adopt Corporate Policy POL-3042 Change of Ownership Fee – Exemptions as detailed below:**
  - a. **Application for an exemption of the cost-recovery fee for a change of ownership must be in the accepted format and documentary evidence must be supplied where requested in order to consider the application.**
  - b. **Application for an exemption of the cost-recovery fee for a change of ownership is not required where the transfer is a result of a Transmission by Death or a Record of Death and the service address for the Rate Notice does not change with the transfer. In this circumstance the exemption will be applied automatically.**
  - c. **Council is committed to apply an exemption for recording a change of ownership in the following circumstances:**

- i. **Property that is the principal place of residence of the registered owner who is requesting the fee exemption:**
  1. **Transfer to a spouse/de facto/partner as a result of a Will, Court Order, or Intestacy.**
  2. **The inclusion of a spouse/de facto/partner/immediate family member (i.e. parent/child) provided no money is exchanged.**
  3. **Transfer as a result of a legal change of name—excludes a change of name for a Trust, business, or Company.**
  4. **Transfer as a result of the removal of any of the owners' names in the case of multiple ownership, excludes Trustees where the registered owner is a Trust or Superannuation Fund.**
  5. **Transfer as a result of a Family Court ruling or Separation Agreement.**
- ii. **Where the change of ownership is into the name of:**
  1. **Redland City Council;**
  2. **The Crown in right of the State of Queensland, the Commonwealth, another State or Territory; or**
  3. **Any Body representing the Crown in any of those capacities.**

**CARRIED** (en bloc)

### 15.3.2 ACQUIRING LAND FOR OVERDUE RATES OR CHARGES - VALUELESS LAND

**Dataworks Filename:** FM Valueless Land

**Attachment:** [Schedule 59](#)

**Responsible Officer:** Martin Drydale  
General Manager Corporate Services

**Author:** Noela Barton  
Service Manager Revenue and Recovery

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#### EXECUTIVE SUMMARY

Section 81 of the *Local Government (Finance, Plans and Reporting) Regulation 2010* enables land considered to be valueless to be acquired for rates or charges overdue for at least 3 years where the total of the overdue rates and charges exceed either the value of the land, the price that would be attained at market if it were sold, or the market value.

The attached schedule identifies 9 properties that meet the criteria specified under section 81 where the overdue rates and charges are considered unrecoverable from the current owners of the land.

Seven properties are situated on Russell Island, one on Lamb Island and one at Wellington Point.

The Island land is zoned Conservation with a sub-area of CN1, while the Wellington Point land is zoned Conservation with a dual sub-area of CN2 and CP7.

Each Island property has a site value of \$500 and the Wellington Point land has a site value of \$1,500.

Eight properties are rated as Constrained land – rating category 10 – and one is rated as Restricted Development Entitlement – rating category 5.

Three properties are owned by companies which are deregistered, four properties the owners are unable to be traced, and one property owner wished to voluntarily transfer the land however did not have the original Title Deed to do so.

The officer recommendation is that Council resolve to

- a) Give notice of intention to acquire land for overdue rates or charges to all interested parties for properties identified in schedule 59; and
- b) If overdue rates or charges are not paid in full within 6 months after giving notice of intention to acquire the land procedures for acquiring the land are commenced as specified in section 84 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

## PURPOSE

To request Council resolve to acquire land for overdue rates and charges on land which is considered valueless or of so little value that if it were sold the proceeds of the sale would be less than the amount of the overdue rates or charges

## BACKGROUND

Rate notices are issued on a quarterly basis to owners of all properties identified in Schedule 59. All attempts to collect the unpaid rates and charges on each property have failed and the overdue rates and charges are considered unrecoverable.

## ISSUES

Section 81 of the *Local Government (Finance, Plans and Reporting) Regulation 2010* applies if:

- a) there are overdue rates or charges on land in a local government area; and
- b) the liability to pay the overdue rates or charges is not the subject of court proceedings; and
- c) some of the overdue rates or charges have been overdue for at least 3 years; and
- d) the person who is liable to pay the overdue rates or charges has an interest in the land that a corporation is not prohibited from holding (for example, a life interest in land); and
- e) either of the following applies—
  - i) the total amount of the overdue rates or charges is more than the value of the land and the land is considered to be—
    - (A) valueless; or
    - (B) of so little value that, if it were sold, the proceeds of the sale would be less than the amount of the overdue rates or charges;
  - ii) the total amount of the overdue rates or charges is more than the market value of the land.

Section 82 of the *Local Government (Finance, Plans and Reporting) Regulation 2010* states a local government may, by resolution, decide to acquire land that meets the criteria set out under section 81.

There are currently 9 properties that meet the requirements of section 81, which are identified in the attached schedule titled Schedule 59.

Seven properties are situated on Russell Island, one on Lamb Island and one at Wellington Point.

The Island land is zoned Conservation with a sub-area of CN1, while the Wellington Point land is zoned conservation with a dual sub-area of CN2 and CP7.

Each Island property has a site value of \$500 and the Wellington Point land has a site value of \$1,500.

Eight properties are rated as Constrained land – rating category 10 – and one is rated as Restricted Development Entitlement – rating category 5.

Three properties are owned by companies which are deregistered, four owners are unable to be traced, and one owner wished to voluntarily transfer the land however did not have the original Title Deed to do so.

Total rates and charges outstanding is currently \$15,950.75 as at 7 February 2012.

The officer recommendation is that Council resolve to:

- (a) Give notice of intention to acquire land for overdue rates or charges to all interested parties for properties identified in schedule 59; and
- (b) If overdue rates or charges are not paid in full within 6 months after giving notice of intention to acquire the land procedures for acquiring the land are commenced as specified in section 84 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

## **RELATIONSHIP TO CORPORATE PLAN**

### **9. An efficient and effective organisation**

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

- 9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council

## **FINANCIAL IMPLICATIONS**

This recommendation does not require any change to the current year's budget as funds have already been allocated.

Total rates and charges outstanding is currently \$15,950.75 as at 7 February 2012.

## **CONSULTATION**

Consultation has been undertaken with Revenue Collections and Local Area and Strategic Planning Unit.

PROPERTY NO.	CONSULTATION WITH OWNERS
14081	4/11/2010 – Owner made contact, had been living overseas, was informed land value. No contact received since nor payments received.
21377	Last payment made 31/7/2009. No response to correspondence or messages left to phone. No returned mail.
23685	13/1/2010 – Representative from Ernst & Young advised company in receivership and that they were aware the land was considered valueless. Sought information on how to transfer the land back to Council. No contact received since. Returned mail from registered owners address since 2010.
24907	13/7/2009 – The son of owner (who is in her 80's) contacted on behalf of his mother requesting to transfer the land back to Council. They could not locate the Title Deed and the action lapsed.
35383	Unable to contact owner. Post Office box, no returned mail. No response to phone messages.
35532	Owner is deregistered company, company director deceased.
44881	8/7/2005 – Returned mail since 2005. Unable to trace owners.
49889	Returned mail from NSW since 1999. Unable to trace owner.
58794	2 parcels of land created for drainage reserve purposes when surrounding estates developed. Company ceased to exist around the turn of the century. Lots never transferred back to the Crown.

## OPTIONS

### Preferred

Council resolve to:

1. Give notice of intention to acquire land for overdue rates or charges to all interested parties for properties identified in schedule 59; and
2. If overdue rates or charges are not paid in full within 6 months after giving notice of intention to acquire the land procedures for acquiring the land are commenced as specified in section 84 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

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

Moved by: Cr C Ogilvie  
Seconded by: Cr K Reimers

That Council resolve to:

1. Give notice of intention to acquire land for overdue rates or charges to all interested parties for properties identified in schedule 59; and
2. If overdue rates or charges are not paid in full within 6 months after giving notice of intention to acquire the land procedures for acquiring the land are commenced as specified in section 84 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*.

**CARRIED** (en bloc)



### 15.3.3 JANUARY 2012 MONTHLY FINANCIAL REPORTS

<b>Dataworks Filename:</b>	<b>FM Monthly Financial Reports to Committee</b>
<b>Attachment:</b>	<a href="#"><u>RCC Monthly Financial Report January 2012</u></a>
<b>Responsible Officer:</b>	<b>Martin Drydale General Manager Corporate Services</b>
<b>Author:</b>	<b>Kevin Lamb Service Manager Financial &amp; Capital Management</b>

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#### EXECUTIVE SUMMARY

Section 152(2) of the *Local Government (Finance Plans & Reporting) Regulation 2010* requires the Chief Executive Officer to present the financial report to a monthly meeting.

The financial statements for January 2012 demonstrate that Council exceeded targets set in the 2011-2012 budget for six of the seven Financial Stability Key Financial Performance Indicators. These are:

- ability to pay our bills – current ratio;
- ability to repay our debt – debt servicing ratio;
- cash balance;
- cash balances – cash capacity in months;
- long term financial stability – debt to assets ratio; and
- operating performance

The following Financial Stability Ratio Key Financial Performance Indicator is outside of Council's target range:

- level of dependence on general rate revenue

With respect to the five measures of sustainability adopted as part of the 2011-2012 budget, Council is currently meeting four of the five targets. The measures currently being met are:

- operating surplus ratio;
- net financial liabilities ratio;
- interest cover ratio; and
- asset consumption ratio

Council's system is currently being structured to measure its' asset sustainability ratio.

## **PURPOSE**

The purpose is to present the January 2012 financial report to Council and explain the content and analysis of the report. Section 152(2) of the *Local Government (Finance, Plans & Reporting) Regulation 2010* 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 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.

## **ISSUES**

Please refer to the attached Monthly Financial Performance Report.

## **RELATIONSHIP TO CORPORATE PLAN**

### **8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

- 8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities
- 8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan

## **FINANCIAL IMPLICATIONS**

Please refer to the attached Monthly Financial Performance Report.

## **PLANNING SCHEME IMPLICATIONS**

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

## **CONSULTATION**

Consultation has taken place amongst Council departmental officers, Financial Reporting and Capital Management Team and the Executive Leadership Group.

## **OPTIONS**

### **Preferred**

That Council resolve to note the End of Month Financial Reports for January 2012 and explanations as presented in the Monthly Financial Performance Report.

### **Alternative**

That Council requests additional information.

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

**Moved by: Cr C Ogilvie  
Seconded by: Cr K Reimers**

**That Council resolve to note the End of Month Financial Reports for January 2012 and explanations as presented in the attached Monthly Financial Performance Report.**

**CARRIED** (en bloc)

### 15.3.4 WORKPLACE HEALTH AND SAFETY MANAGEMENT SYSTEMS

**Dataworks Filename:** HRM WH&S Systems

**Attachment:** [SMSA Action Matrix – February 2012](#)

**Responsible Officer:** Martin Drydale  
General Manager Corporate Services

**Author:** Amanda Daly  
Manager People & Change

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#### EXECUTIVE SUMMARY

A report presented to Council in November 2011 provided advice on the new Workplace Health and Safety (WHS) legislation which took effect on 1 January 2012 (Harmonisation) and the impacts to Council together with the plans for the subsequent revision of the safety management system.

Harmonisation and other contributing factors to Council's safety management system will be discussed to provide an update.

#### PURPOSE

To provide an update on actions to comply with the new Workplace Health and Safety legislation effective 1 January 2012 (Harmonisation) and other impacts to Council's safety management system including the Enforceable Undertaking Audit and Water reintegration.

#### BACKGROUND

Redland City Council currently has a number of focuses with regard to WHS management systems:

##### Focus 1

- Working towards compliance with Australian Standard 4801 to meet the requirements for the Enforceable Undertaking Council has with the Queensland Government which is due for closure on 30 June 2012 with a final monitoring audit programmed for February 2012.

##### Focus 2

- Preparing Council for the next Self Insurance Internal Audit in August 2013.

##### Focus 3

- Aligning Council's Safety Management System with the new nationally harmonised Health and Safety Legislation

##### Focus 4

- Working towards compliance with health and safety systems within the Redland Water business in preparation for the audit for Self Insurance including an Internal Audit in 2012 and an External Audit in 2013.

These four foci are currently the drivers for Council's 5 Safety Missions in the "2012 and Beyond Project".

## ISSUES

### **Mission 2 – Enforceable Undertaking Audit**

The current non compliance and partial non compliance Matrix of 56 Items all have action plans developed and are in progress. An action table is attached for reference at Attachment 1.

A snap shot of compliance will be measured by the 3 day Enforceable Undertaking (EU) Audit in February 2012. This audit will be undertaken by David Randall of DRA Safety as the appointed Auditor by the Department of Justice & Attorney General. The report will be forwarded to the regulator for review following which the regulator may ask Council to focus on some specific items or require Council to address all non compliance issues before the end of the EU in June 2012. It will be at the point of the EU sign off that the regulator will decide if Council has met the requirements of the EU.

A further fine may be issued by the Department of Justice and Attorney General, if Council has not made satisfactory progress towards compliance.

### **Mission 4 – Systems**

A number of the findings in the Audit Matrix relate to the ICT system management.

With this in mind, Council currently has a Business System Analysis working in the WHS & Wellbeing Unit to develop a systems integration plan aimed at providing health and safety guidance directly to Managers desktops.

A full Action Matrix is developed for this work and through cooperation with the Corporate Services Project Centre and the Information Management Group, these projects are tracking well.

### **Mission 4 – Harmonisation**

All procedures in the RCC Safety Management system are being harmonised with the national legislation that was rolled out on 1 January 2012.

All Managers have been offered formal and informal education around the concept of meeting Due Diligence requirements as set out in the new legislation and all elected Health and Safety Representatives have received formal training with respect to the role and authority they now have under the new legislation. A specific training and mentoring program is being rolled out for Project Coordinators in the Project Delivery Group to allow for the transition.

The WHS Officer position has been re-titled Health and Safety Adviser and formal position descriptions are being adjusted.

A delegations table has been prepared for the Chief Executive Officer in relation to the new Act. Work is still underway on a delegations table for the new Regulations.

A Contractor Communication and Consultation plan has been developed by the Service Manager WHS & Wellbeing and is being rolled out in unison with Projects related to the Missions.

### **Mission 5 – Water Business Reintegration**

A Safety Management System Audit of the current safety systems in the Redland District Allconnex Business has been conducted as a baseline.

An Audit Matrix has been developed to address non compliances and partial compliances from this audit to guide work needed for compliance for the Self Insurance Audit for reinsurance in 2013.

A number of other projects have been scoped to ensure Health and Safety Programs rolled out to Council since the introduction of Allconnex Water are captured in readiness for reintegration. Council is awaiting confirmation of the passage of legislation prior to progressing this.

### **Impacts to Councillors**

Councillors support ELG in making decisions at Council Meetings that involve Due Diligence and consequently they would need to consider the following:

### **Demonstrating due diligence**

The due diligence criteria listed in the WHS Act 2011 are shown below, with suggestions on how to meet them.

#### **1. Acquiring knowledge of health and safety issues**

This can be met by:

- acquiring up-to-date knowledge of the WHS Act 2011, regulations and codes of practice
- investigating current industry issues through conferences, seminars, information and awareness sessions, industry groups, newsletters
- acquiring up-to-date knowledge of work health and safety management principles and practices
- ensuring that work health and safety matters are considered at each corporation, club or association board meeting.

#### **2. Understanding operations and associated hazards and risks**

This can be met by:

- developing a plan of the operation that identifies hazards in core activities
- ensuring that information is readily available to other officers and workers about procedures to ensure the safety of specific operations that pose health and safety risks in the workplace
- continuously improving the safety management system.

#### **3. Ensuring that appropriate resources and processes are used to eliminate or minimise risks to health and safety**

This can be met by:

- establishing/maintaining safe methods of work
- implementing a safety management system
- recruiting personnel with appropriate skills, including safety personnel
- ensuring staffing levels are adequate for safety in operations
- giving safety personnel access to decision makers for urgent issues
- maintaining/upgrading infrastructure.

4. Implementing processes for receiving and responding to information about incidents, hazards and risks

This can be met by:

- employing a risk management process
- having efficient, timely reporting systems
- empowering workers to cease unsafe work and request better resources
- establishing processes for considering/ responding to information about incidents, hazards and risks in a timely fashion
- measuring against positive performance indicators to identify deficiencies (e.g. percentage of issues actioned within agreed timeframe).

5. Establishing and maintaining compliance processes

This can be met by:

- undertaking a legal compliance audit of policies, procedures and practices
- testing policies, procedures and practices to verify compliance with safety management planning.

6. Verifying the provision and use of the resources mentioned in 1-5.

Officers will need to ensure there is a system in place that records and provides evidence of the matters mentioned in 1-5.

## **RELATIONSHIP TO CORPORATE PLAN**

### **9. An efficient and effective organisation**

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

9.1 Deliver excellent leadership throughout the organisation for the benefit of the community

9.4 Provide a safe place for staff to work in and support the health and wellbeing of our people.

## **FINANCIAL IMPLICATIONS**

This recommendation does not require any change to the current year's budget as funds have already been allocated.

## **CONSULTATION**

The WHS & Wellbeing team have rolled out initial overviews of the implications of the new legislation and other major impacts to all managers and supervisors. The education program will continue over the next six months.

**OPTIONS****Preferred**

That Council note the progress made towards compliance with the new Workplace Health & Safety legislation.

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

**Moved by:** Cr C Ogilvie  
**Seconded by:** Cr K Reimers

**That Council note the progress made towards compliance with the new Workplace Health & Safety legislation.**

**CARRIED** (en bloc)



### 15.3.5 REVIEW OF POLICY & GUIDELINE - FLEET VEHICLE SELECTION CRITERIA

<b>Dataworks Filename:</b>	<b>FM Passenger Fleet Policy 2012</b>
<b>Attachment:</b>	<a href="#"><u>POL – 2812 Staff Passenger Vehicle Fleet and GL-2812-001 Staff Passenger Vehicle Fleet</u></a>
<b>Responsible Officer:</b>	<b>Brian Lewis Manager Corporate Acquisitions, Fleet and Facilities</b>
<b>Author:</b>	<b>Jon Horsey Fleet Manager</b>

#### EXECUTIVE SUMMARY

The current Fleet Vehicle Guideline selection criteria were previously approved by Council at its General Meeting on 29/10/08. The guideline requires that the criteria for selection of Staff Passenger Vehicles **Schedule 1 – 1.1** is reviewed and approved by Council prior to tendering and the establishment of any contract for the purchase of motor vehicles.

#### PURPOSE

To recommend amendments to the evaluation weighting criteria contained in Guideline **GL-2812-001** and referred to in Policy POL-2812 and to seek approval to adopt the proposed changes.

#### BACKGROUND

##### Current Criteria:

- |    |                      |     |
|----|----------------------|-----|
| 1. | Whole of Life Costs  | 55% |
| 2. | Environmental impact | 40% |
| 3. | Local content        | 5%  |

##### Mandatory Criteria

- Safety Preference for ANCAP 4 (ANCAP 3 as a minimum)  
Australasian New Car Assessment Program ANCAP
- Qualifying Suppliers Consideration of Primary & Secondary suppliers

##### Recommended Criteria:

##### Mandatory Criteria

- Safety Preference for ANCAP 5 (ANCAP 4\*\* as a minimum)  
Australasian New Car Assessment Program ANCAP

##### Weighted Selection Criteria:

- |   |                      |     |
|---|----------------------|-----|
| 1 | Whole of Life Costs  | 60% |
| 2 | Environmental impact | 40% |

**Clarifications of proposed criteria amendments:**Local Content:

Previously the use of local content has proved a difficult to determine due to conflicting interpretations, therefore the following amendments are recommended for mandatory consideration:

That the Supplier's geographical location will determine status on the panel and, when determining the purchase source of qualifying vehicles, an approved supplier who achieves primary status will be given first preference of supply at competitive rates and within required timeframes.

Primary Status:

All suppliers who have their actual place of business within the boundaries of Redland City Council will be given primary status.

Secondary Status:

All suppliers who have their actual place of business outside of the boundaries of Redland City Council will be given secondary status.

Approved secondary contractors will be given the opportunity to supply the qualifying vehicle/s only if the primary supplier cannot supply the vehicles at a competitive market rate within the required time frame.

In the event of there being no approved suppliers with primary status available to provide the required vehicle/s as required, then approved suppliers with secondary status will be approached.

If an appropriate vehicle from an approved supplier with primary status becomes available after the allocation of supply to an approved supplier with secondary status the approved supplier with secondary status shall retain the supply.

**Safety**

The current policy in respect to ANCAP is a preference for Level 4 with a minimum acceptance of Level 3, however, in line with the evolvement of standards it is recommended that the levels be raised in line with the current "norm" in the industry standards.

The Australasian New Car Assessment Program (ANCAP) gives consumers consistent information on the level of occupant protection provided by vehicles in serious front and side crashes. The program is supported by Australian and New Zealand automobile clubs, road and transport authorities of NSW, Victoria, South Australia, Queensland, Tasmania, Western Australia, the New Zealand Government, the Victorian TAC and IAG Ltd.

The application of ANCAP standards will meet Council's safety responsibilities.

These ANCAP related standards are as follows:

- A minimum mandatory requirement for ABS & dual airbags (driver & passenger)

- A minimum, mandatory rating of, but not restricted to ANCAP 4\*\* – with a desirable, but not restricted to ANCAP 5 rating.

\*\* It is noted that these standards as a minimum are only guaranteed to exist within the passenger vehicle (i.e. car) market at present and have not fully extended into the light commercial goods vehicles (i.e. utility vehicles and tray backs etc). However, this continues to evolve with the minimum standard achieved in the present Utility Fleet of ANCAP 3 and the forthcoming Ford Ranger models achieving an ANCAP score of 5. In the meantime, the individual manufacturer's specifications and safety features verses operational requirement will be considered on an individual basis, whilst at all ensuring that full consideration is given to the Safety of the driver and passengers and potential risk exposure of the organisation.

### **Whole of Life Costing**

Unchanged from previously – Whole of Life Costing (WOL) is a technique to establish the total cost of ownership. It is a structured approach which addresses all the elements of this cost and can be used to produce a spend profile of the product over its anticipated lifespan.

The results of a WOL analysis can be used to assist management in the decision making process when there is a choice of product. The accuracy of WOL diminishes as it projects further into the future, so it is most useful as a comparative tool when long term assumptions apply to all the options and consequently have the same impact.

Council's procedure to calculate the WOL of any plant item is – total acquisition costs plus, lifecycle and maintenance costs i.e., consumables, disposables and service etc. (A number of these components are forecast using historical and manufactures/industry data), plus disposal costs where applicable, minus proceeds from sale.

### **Environmental Impact**

Unchanged from previously, it is recommended that the total environmental impact of the vehicle is taken into consideration.

As per current procedures the data from the Australian Government website [www.greenvehicleguide.gov.au](http://www.greenvehicleguide.gov.au) is utilised to enable scoring/comparison for this weighting. This website scores/compares individual vehicles under fuel type, fuel consumption, and CO2 grams per kilometre, greenhouse rating and air pollution rating.

### **Components of each Selection Criteria**

Whole of Life Costs:

- Acquisition cost;
- Stamp duty;
- Disposal cost;
- Scheduled and unscheduled maintenance;
- Fuels;
- Tyres and batteries including environmental levies;

- Registration;
- CTP Insurance/self insurance premiums;
- Warranties;
- FBT (when applicable);
- Carbon tax.

**Environmental impact:**

- Fuel Types
- Combined fuel consumption ie. Urban etc.
- CO<sub>2</sub> grams per kilometre
- Greenhouse rating
- Air pollution rating

**Primary Status Considerations:**

- Dealerships within the geographic boundaries of the City
- Spare parts availability
- After sales support & responsiveness
- Delivery

**ISSUES**

There are no issues identified with these amendments.

**RELATIONSHIP TO CORPORATE PLAN****9. An efficient and effective organisation**

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council

**FINANCIAL IMPLICATIONS**

- Financial implications will not be quantifiable until responses are received as a result of undertaking the tender process. However, it is probable that due to the increased requirements for Environmental and Safety Criteria to be fulfilled, increased costs may eventuate.
- Should the current budget allocated for the 2012/2013 Fleet Replacement Programme require adjustment post the tender process, a budget submission will be requested at the appropriate quarterly review.
- The maximum value for each level of vehicle shall be in accordance with clauses 1.1 a) through h, as detailed in the Staff Passenger Fleet Guideline GL-2812-001.

**CONSULTATION**

Fleet Manager has consulted with Industry experts such as, Australian Accident Research Centre, Australian Fleet Managers Association, Royal Automobile Club of Qld and the following:

- fcail.com.au – Federal Chamber of Automotive Industries
- ancpl.com.au - Australian new Car Assessment Program
- greenvehicleguide.gov.au Rates new Australian vehicles based on greenhouse and air pollution emissions

## OPTIONS

### Preferred

That the amended selection criterion & weightings listed below be approved and that the Guideline GL-2812-001 is also amended to reflect the changes.

#### Mandatory Criterion:

- Safety Preference for ANCAP 5 (ANCAP 4\*\* as a Minimum) Australasian New Car Assessment Program ANCAP
- Qualifying Suppliers Consideration of Primary & Secondary suppliers

#### Weighted Selection Criteria:

- 1 Whole of Life Costs 60%
- 2 Environmental Impact 40%

### Alternative

That the current criteria remain unchanged or further criteria and weightings be submitted for approval.

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr C Ogilvie  
Seconded by: Cr K Reimers

That Council resolve that the amended selection criteria & weightings listed below be approved and that the Guideline GL-2812-001 is amended to reflect the changes.

#### Mandatory Criterion:

- Safety Preference for ANCAP 5 (ANCAP 4\*\* as a Minimum) Australasian New Car Assessment Program ANCAP
- Qualifying Suppliers Consideration of Primary & Secondary suppliers

#### Weighted Selection Criteria:

1. Whole of Life Costs 60%
2. Environmental Impact 40%

**CARRIED** (en bloc)

**15.3.6 SECOND QUARTER BUDGET REVIEW 2011-12**

<b>Datworks Filename:</b>	<b>FM Budget Review Committee Reports</b>
<b>Attachment:</b>	<a href="#"><u>2011-12 Second Quarter Budget Review</u></a>
<b>Responsible Officer:</b>	<b>Martin Drydale General Manager Corporate Services</b>
<b>Author:</b>	<b>Kevin Lamb Service Manager Financial Reporting &amp; Capital Management</b>

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**EXECUTIVE SUMMARY**

This report highlights Council's budgeted financial position forecast to 30 June 2012 based upon budget submissions made as part of Councils second quarter budget (Q2) review process at 31 December 2011.

Attached to this report are the following details:

- Revised Key Performance Indicators (KPIs) for 2011-12,
- Revised 2011-12 Statement of Cash Flows,
- Revised 2011-12 Statement of Financial Position (Balance Sheet),
- Revised 2011-12 Operating Statements, Capital Funding and Other Items.
- Summary and Detailed listing of Budget Review Submissions,

It is proposed that Council resolve to adopt the revised budget for 2011-12 at Redland City Council (RCC) consolidated level. In addition to this and in accordance with the Local Government Act 2009 (Qld), it is proposed that Council resolve to adopt the Redland Waste financial statements that are presented in the attached documentation.

This report also seeks formal approval for the establishment of cash reserves associated with canal and lake maintenance. Section 148 of the Local Government (Finance, Plans and Reporting) Regulation 2010 requires a resolution by Council to create any new reserve.

Council contributes to canal and lake maintenance through general revenue raised via quarterly levies. To increase transparency over these funds, it is recommended new separate cash reserves be established for each of Raby Bay, Aquatic Paradise and Sovereign Waters.

**PURPOSE**

To resolve to

- Adopt the revised 2011-12 budget based on known budget expectations at 31 December 2011 and

- Establish three new reserves for the revenue raised for maintenance work associated with the city's canals and lake and the associated transfers to and from these reserves in the submissions report.

## BACKGROUND

This report presents a review of the 2011-12 revised budget as at 31 December 2011. As part of Council's financial management framework, comprehensive quarterly budget reviews are undertaken by all departments. Council previously revised the 2011-12 budget in November 2011 to include any first quarter (Q1) submissions.

### Establishment of New Cash Reserves

Raby Bay Maintenance Reserve – To fund ongoing maintenance works associated with the canals within the Raby Bay canal estate Cleveland identified on Benefited Area Maps RBC-4 and RBC-6.

Aquatic Paradise Maintenance Reserve – To fund ongoing maintenance works associated with the canals within Aquatic Paradise identified within the Benefited Area Map APC-4.

Sovereign Water Maintenance Reserve - To fund ongoing maintenance works associated with the canals within Sovereign Waters identified within the Benefited Area Map SWL-1.

## ISSUES

Budget review submissions included in this review have been categorised as:

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

A total of 215 submissions have been included within this budget review and a summary of these budget review submissions is provided in the attachments to this report.

## RELATIONSHIP TO CORPORATE PLAN

### 9. An efficient and effective organisation

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

- 9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council
- 9.7 Develop our procurement practices to increase value for money within an effective governance framework

### **FINANCIAL IMPLICATIONS**

The proposed budget review increases the forecast cash ending balance for the 2011/12 financial year by \$1.88M from \$60.19M to \$62.07M. This favourable forecast movement is primarily made up of the following:

#### **Operational Revenue – Decrease of \$6.61M (unfavourable)**

- Reversal of the Q1 submission recouping the expenditure associated with the Water Reintegration Team \$3.2M (offset by a corresponding reduction in operating costs).
- Refund to Allconnex of 2011-12 investment return income \$3.28M which was based on participation rights of 14% instead of 11.14%.
- Reduced rates and utility charges \$0.57M.

#### **Operational Expenditure – Decrease of \$6.88M (favourable)**

- \$0.85M employee costs give-ups across RCC.
- \$6.14M goods and services give-ups across RCC (includes the reversal of the Q1 original estimate of \$3.2m for expenditure associated with the Water Reintegration Team and a revised forecast Q2 proposed estimate of \$1m up to 30<sup>th</sup> June 2012).

#### **Capital Expenditure – Decrease of \$6.06M (favourable)**

- A variety of projects deferred to the 2012-13 year including Hilliards Creek crossing, Seahaven and Seacrest capital works totalling \$5.2m.
- \$1.55M environmental land acquisitions deferred to 2012-13.

#### **Capital Revenue – Decrease of \$1.65M (unfavourable)**

- Reduction in capital grants and subsidies associated with projects delayed and deferred to 2012-13.

The above are only the major items contributing to the cash movement. A more detailed listing can be found in the budget review submissions listing contained within the attachment.

The forecast financial position incorporating the proposed Q2 budget submissions indicates 4 of the 11 financial stability and sustainability ratios will fall outside the target zones. These include the level of dependence on general rates, operating performance, operating surplus and asset sustainability ratios.

### **PLANNING SCHEME IMPLICATIONS**

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



## CONSULTATION

All group managers in consultation with the Executive Leadership Group (ELG) undertook the development of this budget review. ELG held two meetings in conjunction with senior Financial Service officers to review the Q2 budget submissions made. Councillors reviewed the budget submissions with ELG in a workshop held on Tuesday 14<sup>th</sup> February 2012.

## OPTIONS

### Preferred

That Council resolve to:

1. Adopt the Revised Budget for 2011-12 at Redland City Council consolidated level which refers to the following;
  - a. RCC Statement of Cash flows;
  - b. RCC Statement of Financial Position (Balance Sheet) and
  - c. RCC Operating and Capital Funding Statement.
2. Meet the requirements of the Local Government Act 2009 (Qld), adopt the Redland Waste Operating and Capital Funding Statements; and
3. Establish three new reserves in the 2011/2012 financial year with the purpose for each reserve as outlined above:
  - Raby Bay Maintenance Reserve;
  - Aquatic Paradise Maintenance Reserve; and
  - Sovereign Waters Maintenance Reserve.

### Alternative

That Council resolve not to adopt the revised budget for 2011-12 and not to approve the establishment of the 3 cash reserves as presented in the Officer's Recommendation below.

## OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr C Ogilvie  
Seconded by: Cr K Reimers

That Council resolve to:

1. **Adopt the Revised Budget for 2011-12 at Redland City Council consolidated level which refers to the following;**
  - a. **RCC Statement of Cash flows;**
  - b. **RCC Statement of Financial Position (Balance Sheet) and**
  - c. **RCC Operating and Capital Funding Statement.**
2. **Meet the requirements of the Local Government Act 2009 (Qld), adopt the Redland Waste Operating and Capital Funding Statements; and**

3. Establish three new reserves in the 2011/2012 financial year with the purpose for each reserve as outlined above:
- Raby Bay Maintenance Reserve;
  - Aquatic Paradise Maintenance Reserve; and
  - Sovereign Waters Maintenance Reserve.

**CARRIED** (en bloc)

**15.4 CLOSED SESSION AT COMMITTEE****15.4.1 UPDATE ON STRATEGIC INVESTMENT OPPORTUNITY****Dataworks Filename: L.118490/118607/118487/118703/118846/301332****Responsible Officer: Martin Drydale  
General Manager Corporate Services****Author: Merv Elliott  
Property Services Manager**

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**EXECUTIVE SUMMARY**

A confidential report from General Manager Corporate Services was discussed in closed session.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION****Moved by: Cr C Ogilvie  
Seconded by: Cr K Reimers****That Council resolve as follows:**

- 1. That the contents of this report be noted; and**
- 2. That a further report be presented to Council following the availability of further information leading to the resolution of this issue.**

**CARRIED (en bloc)**

**15.4.2 DPI REDLANDS RESEARCH STATION, ALEXANDRA HILLS**

**Dataworks Filename:** L.117050

**Responsible Officer:** Martin Drydale  
General Manager Corporate Services

**Author:** Brian Lewis  
Manager Contracts, Acquisitions, Fleet and  
Facilities

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**EXECUTIVE SUMMARY**

A confidential report from General Manager Corporate Services was discussed in closed session.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

**That Council resolve as follows:**

- 1. To accept the offer from DEEDI for the transfer of trusteeship of the subject land to Council, subject to approval by DERM;**
- 2. That the acceptance of the offer is conditional upon transfer of trusteeship at nil cost to Council;**
- 3. Following transfer of trusteeship, further investigations be carried out to identify the costs involved in converting the buildings to class 9;**
- 4. Following trusteeship to Council, appropriate steps be taken to rezone the property to an appropriate zone;**
- 5. That the asset be transferred to an appropriate Group within City Services who will develop a business plan for the future utility of the site;**
- 6. That Council authorise the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to sign all documents in respect to the proposed transfer; and**
- 7. That this report and attachments remain confidential.**

**CARRIED** (en bloc)

## 16 REPORTS DIRECT TO COUNCIL

### 16.1 CITY SERVICES

#### 16.1.1 PETITION (DIVISION 5) - CHANGE OF STREET NAME - CUPHEA STREET, RUSSELL ISLAND TO ANZAC MEMORIAL DRIVE, RUSSELL ISLAND

<b>Datworks Filename:</b>	<b>RTT Naming – Roads</b>
<b>Attachment:</b>	<a href="#"><u>Letter of Objection</u></a>
<b>Responsible Officer:</b>	<b>Murray Erbs Manager City Infrastructure</b>
<b>Author</b>	<b>Wal Lloyd Adviser Traffic Investigation</b>

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### EXECUTIVE SUMMARY

At the General Meeting of April 2011, Council resolved as follows:

“That Council resolve to:

1. Rename Cuphea Street, Russell Island as Anzac Memorial Drive, Russell Island subject to no written objection being received from any of the residents, businesses and owners of properties officially fronting the road in question; and
2. Advise the principal petitioner of this decision.”

Council however has received a written objection jointly signed by two of the three owners of properties officially fronting Cuphea Street.

Council will need to carefully consider the key issues of adhering to Council’s Guideline Document GL-3012-003 “Assessment for Renaming of Streets”, or not adhering to the Guideline in the interests of a wider community benefit.

### PURPOSE

The purpose of this report is for Council to consider the objections that have been received for the renaming of Cuphea Street, Russell Island as Anzac Memorial Drive, Russell Island.

### BACKGROUND

At the General Meeting of November 2010, Council resolved to receive a petition requesting the renaming of Cuphea Street, Russell Island, as Anzac Memorial Drive, and referred it to Council Officers for a report.

A report was presented to Council in April 2011 and Council resolved as follows:

1. Rename Cuphea Street, Russell Island as Anzac Memorial Drive, Russell Island subject to no written objection being received from any of the residents, businesses and owners of properties officially fronting the road in question; and

2. Advise the principal petitioner of this decision.

Council Officers then subsequently contacted the Department of Veterans Affairs (DVA) and received written approval from the DVA to use the word “Anzac” in the proposed new name for Cuphea Street on the basis that there is a recognised War Memorial on a property that fronts Cuphea Street and that the Memorial is dedicated to both the First and Second World Wars.

The principal petitioner was advised in writing of the Council Resolution and requested to inform the other petitioners.

Letters were also sent to owners and tenants of properties fronting Cuphea Street advising them of the Council Resolution to rename Cuphea Street and stating that “Council will accept written objections for a period of up to fourteen days from the date of this letter”.

Council received a letter jointly signed by two owners of properties officially fronting Cuphea Street indicating that they were concerned about the proposed change of name. The letter was received within the prescribed timeframe for receipt of objections and has been confirmed in subsequent meetings with them as an objection.

## ISSUES

### *Objection Issues*

In regard to the letter received from the two property owners, it was initially unclear to Council Officers whether it was meant to be a formal written objection or merely a letter expressing certain concerns they had about the process without actually objecting to the renaming proceeding.

During in-person discussions with a Council Officer the two owners confirmed the following:

1. The letter to Council was intended to be a formal objection to Cuphea Street being renamed;
2. The objection was lodged mainly for the following reasons :
  - a) The two objectors advised that prior to the letter from Council they had not been consulted on this matter.
  - b) One of the objectors has numerous records and documents incorporating his residential address at Cuphea Street and does not want the burden of having to get all his records altered, a change he sees as being thrust upon him by ‘outsiders’ who do not live in the street;
  - c) The proposed new name (Anzac Memorial Drive) is considered by them to be too long and complicated.

### *Street Renaming Criteria*

Council’s Guideline Document GL-3012-003 “Assessment for Renaming of Streets” sets out the criteria for consideration of a street renaming proposal, and details the renaming process.

An application may be made for alteration of a street name sign where it can be demonstrated that:

1. The proposed alteration is justified by the criteria listed in the Guideline;
2. All residents, businesses and owners of properties officially fronting the road in question consent to the alteration; or
3. Where full community support is not possible Council may impose a street renaming based on the criteria listed in the Guideline.

The proposal to rename Cuphea Street does not meet the criteria for street renaming as stated in the Guideline. The proposal was put forward on the basis of the existence of the War Memorial in the street, that it is the focal point for remembrance ceremonies, and that the street is the primary route for commemorative marches.

### *Summary*

The following points are noted:

1. The renaming of Cuphea Street does not meet the criteria contained in Council's Guideline Document for the "Assessment for Renaming of Streets".
2. Council has received a jointly signed objection from the owners of the two properties which are the only properties other than the RSL Club which are officially addressed to Cuphea Street.
3. The receipt of a written objection means that Council's existing resolution cannot be implemented without formally considering the matter.

## **RELATIONSHIP TO CORPORATE PLAN**

### **5. Wise planning and design**

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved

## **FINANCIAL IMPLICATIONS**

This report does not require any change to the current year's budget.

## **PLANNING SCHEME IMPLICATIONS**

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

## CONSULTATION

Consultation has been undertaken with owners of all three (3) properties officially fronting Cuphea Street.

## OPTIONS

### Preferred

That Council resolve to:

1. Retain the existing street name of Cuphea Street, Russell Island;
2. Advise the principal petitioner of this decision in writing; and
3. Advise the owners of properties officially fronting Cuphea Street of this decision in writing.

### Alternative

That Council resolve to:

1. Rename Cuphea Street, Russell Island as Anzac Memorial Drive, Russell Island;
2. Advise the principal petitioner of this decision in writing; and
3. Advise the owners of properties officially fronting Cuphea Street of this decision in writing.

## OFFICER'S RECOMMENDATION

That Council resolve to:

1. Retain the existing street name of Cuphea Street, Russell Island;
2. Advise the principal petitioner of this decision in writing; and
3. Advise the owners of properties officially fronting Cuphea Street of this decision in writing.

## COUNCIL RESOLUTION

**Moved by: Cr B Townsend**

**Seconded by: Cr T Bowler**

That Council resolve to:

- 1. Rename Cuphea Street, Russell Island as Anzac Drive, Russell Island;**
- 2. Advise the principal petitioner of this decision in writing; and**
- 3. Advise the owners of properties officially fronting Cuphea Street of this decision in writing.**

## CARRIED

## DIVISION

FOR: Crs Burns, Reimers, Murray, Bowler Williams, Townsend, Henry, Ogilvie, Boglary and Hobson

Cr Elliot was absent from the meeting.



### 16.1.2 DELEGATED AUTHORITY TO COMMITTEE - SUBMISSION OF PRIORITY INFRASTRUCTURE PLAN FOR MINISTER'S APPROVAL

**Dataworks Filename:** RTT PIPS General

**Responsible Officer:** Louise Rusan  
General Manager City Services

**Author:** Giles Tyler  
Senior Advisor Infrastructure Projects

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#### EXECUTIVE SUMMARY

This report recommends delegation of authority to the Planning & Policy Standing Committee to determine whether to proceed with the draft Priority Infrastructure Plan (PIP) for submission to the state for the Planning Minister's approval to adopt, as provided for under the *Sustainable Planning Act 2009*. As part of this determination, Committee will be asked to consider:

- Changes to the pre-consultation draft PIP in response to public submissions;
- That the changes are not significant and that the draft PIP does not need to be readvertised;
- That the changes are not significant and will not adversely impact state interests, such that a second state interest review is not warranted;
- Endorsing a submission summary report including recommendations on how each submission has been dealt with;
- Direction to the Chief Executive Officer to communicate to each submitter how Council has dealt with any submissions; and
- Direction to the Chief Executive Officer to give written notice to the Planning Minister seeking approval to adopt the draft PIP.

#### PURPOSE

The purpose of the delegation is to ensure the adoption process of the Redland PIP continues in a timely way and is not subject to delays resulting from the care-taker limitations arising from the upcoming local government elections. This Standing Committee meeting is the last scheduled opportunity for this Council to consider the revision and progress it through its final stage of development; being the state's second interest check review (if required) and Minister's approval to adopt.

Critically, under the new infrastructure charging framework, Council's ability to condition inconsistent development for a financial contribution towards trunk infrastructure is unavailable until the Redland PIP is adopted. Furthermore, sections 88 and 834 of SPA require a planning scheme to include a PIP.

Despite the decoupling of infrastructure charges and the PIP as a result of the introduction of maximum standard charges, the PIP remains Council's primary infrastructure planning tool necessary to provide a logical and consistent basis for infrastructure delivery to meet the type, scale, location and timing of growth in the City.

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## BACKGROUND

The former Redland Shire Council submitted a draft PIP to the state for first interest check review in September 2007. The review was not completed due to the announcement of the Standard Infrastructure Charges Schedule (SICS) by the Premier in June 2008, requiring all local governments to comply with a new suite of mandatory provisions, standard trunk infrastructure inclusions and standard exclusions under provisions of the *Integrated Planning Act 1997*.

The introduction of the *Sustainable Planning Act 2009* removed the opportunity for Council to amend or introduce new infrastructure charging policies and capped rates to CPI adjustments to offset increases in infrastructure delivery costs. As at 1 July 2012, transitional planning scheme policies were replaced by the state's maximum standard charges for trunk infrastructure.

This required further change to the structure and content of the draft PIP to decouple from the Infrastructure Charges Schedule which had previously:

- Provided a transparent account of the cost of the trunk infrastructure being charged for;
- Showed how costs are equitably apportioned among all users of the infrastructure; and
- Stated charge rates for development and modelled Council's cost recovery from developer contributions.

A compliant draft PIP was resubmitted in June 2010 for first interest check review. The Planning Minister subsequently issued a conditional approval for the draft PIP to proceed to public notification in October 2011. The draft PIP was duly advertised in November and December 2011. Following the preparation of a submission summary report and recommended changes to the draft PIP, it is now at the point where Council can determine whether to proceed to the state's second interest check review (if required) and Minister's approval.

## ISSUES

Council's draft PIP has been used as the basis for its Adopted Infrastructure Charges Resolution (AICR) to ensure Council continues to have the capacity to condition development for land and works contributions towards non-trunk and necessary trunk infrastructure. Council's ability to condition inconsistent development for a financial contribution towards trunk infrastructure is unavailable until the Redland PIP is adopted. Furthermore, sections 88 and 834 of SPA require a planning scheme to include a PIP.

## RELATIONSHIP TO CORPORATE PLAN

### 5. Wise planning and design

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of

urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved

## **FINANCIAL IMPLICATIONS**

While adoption of a Priority Infrastructure Plan (PIP) no longer formalises the process for collecting infrastructure charges, there are significant implications for Council expenditure patterns arising from it. PIPs provide the basis for understanding the need for upgrades and potential new infrastructure.

They detail where infrastructure is required, when it is needed and how much it will cost. PIPs are part of a council's strategic planning and play a key role in integrating land use and infrastructure planning. Expected growth and patterns of urban development have significant influences on the cost and efficiency of infrastructure.

A PIP informs good land use decisions and provides transparency and consistency to the decision making of the development industry. PIPs detail the 'optimum path' for providing all trunk infrastructure needed to service forecast growth for a 10 to 15 year period.

Without a PIP, Council will run the risk of being forced into ad hoc responses to infrastructure delivery with little control over the location or timing of development and even scale. Council would potentially be driven by multiple development proposals (and development fronts) resulting in inefficient and costly infrastructure outcomes.

Without a PIP, Council's ability to condition inconsistent development for a financial contribution towards trunk infrastructure is unavailable until the Redland PIP is adopted. It is Council's draft PIP used as the basis for its Adopted Infrastructure Charges Resolution (AICR) that ensures Council continues to have the capacity to condition development for land and works contributions towards non-trunk and necessary trunk infrastructure.

## **PLANNING SCHEME IMPLICATIONS**

The outcome of recommendations from the Planning & Policy Committee report will result in amendments to the Redlands Planning Scheme subject to the Minister's approval.

## **CONSULTATION**

In accordance with the *Sustainable Planning Act 2009* Chapter 3 process, public consultation of 30 working days was undertaken between 8 November and 20 December 2011 for the draft PIP.

Internal consultation has been ongoing with stakeholders. Critical stages in the development of the draft PIP have been workshopped with councillors.

**OPTIONS****Preferred**

That Council resolve as follows:

1. That the Planning & Policy Standing Committee, be delegated authority under s.257(1)(c) of the *Local Government Act 2009*, to determine and endorse the draft Priority Infrastructure Plan and submission summary report, as listed for its meeting of 7 March 2012, for submission to the State Department of Local Government & Planning for Second State Interest Check Review and Planning Minister's approval to adopt pursuant to the provisions of the *Sustainable Planning Act 2009*;
2. That the Planning & Policy Standing Committee be delegated authority under s.257(1)(c) of the *Local Government Act 2009*, to direct the Chief Executive Officer to communicate to each submitter how Council has dealt with any submissions; and
3. That the Planning & Policy Standing Committee be delegated authority under s.257(1)(c) of the *Local Government Act 2009*, to direct the Chief Executive Officer to give written notice to the Planning Minister seeking approval to adopt the draft PIP.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr K Reimers

Seconded by: Cr T Bowler

That Council resolve as follows:

1. That the Planning & Policy Standing Committee be delegated authority under s.257(1)(c) of the *Local Government Act 2009*, to determine and endorse the draft Priority Infrastructure Plan and submission summary report, as listed for its meeting of 7 March 2012, for submission to the State Department of Local Government & Planning for Second State Interest Check Review and Planning Minister's approval to adopt pursuant to the provisions of the *Sustainable Planning Act 2009*;
2. That the Planning & Policy Standing Committee be delegated authority under s.257(1)(c) of the *Local Government Act 2009*, to direct the Chief Executive Officer to communicate to each submitter how Council has dealt with any submissions; and
3. That the Planning & Policy Standing Committee be delegated authority under s.257(1)(c) of the *Local Government Act 2009*, to direct the Chief Executive Officer to give written notice to the Planning Minister seeking approval to adopt the draft PIP.

**CARRIED**

### **16.1.3 DELEGATED AUTHORITY FOR PREFERRED SUPPLIER FOR THE PROVISION OF HAZARDOUS WASTE COLLECTION FOR REDLAND CITY COUNCIL HOUSEHOLD HAZARDOUS WASTE SURRENDER DAYS AND WASTE TRANSFER STATIONS**

**Dataworks Filename:** WM Contract - Hazardous Household Waste

**Responsible Officer:** Robert Walford  
Service Manager RedWaste

**Author:** Lynne Best  
A/Operations Advisor RedWaste

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#### **EXECUTIVE SUMMARY**

Redland City Council currently offers residents quarterly household hazardous waste (HHW) surrender days at the Cleveland Showgrounds. Birkdale and Redland Bay Waste Transfer Stations also require the provision of HHW collections on an 'as required' basis. This collection service is currently operating under provision of the HHW collection contract WST 1280 0910 which is due to expire 30 June 2012 with the option to extend for an additional period of three (3) one (1) year periods not exceeding a Maximum Term of five (5) years. However, due to the emergence of new market players in the hazardous waste collection and disposal arena it has been identified that operational savings could be made by testing the market.

The provision of this service is required in order reduce the environmental impact of hazardous waste and provide convenient disposal opportunities for this waste stream. A tender process must be completed to engage suitably qualified contractors for the collection and disposal of HHW. RedWaste seeks Council resolution to delegate authority to the CEO to make, vary or discharge the contract for collection and disposal of household hazardous waste.

#### **PURPOSE**

Council to delegate authority to the Chief Executive Officer under section 257(1)(b) of the *Local Government Act 2009* to award the contract of Preferred Supplier for the Provision of Household Hazardous Waste for nominated Redland City Council sites and Waste Transfer Stations in line with budget approval for these specified works.

#### **BACKGROUND**

RedWaste has provided convenient and safe disposal opportunities for HHW from the Cleveland Showgrounds and, as required, disposes of discarded paint from the Birkdale and Redland Bay Waste Transfer Stations. The current contract for Preferred Supplier for the Provision of Household Hazardous Waste Surrender Days and collection from nominated RCC sites expires 30 June 2012. RedWaste has been working with Council's Procurement Team to develop a formal specification ready for release to the market for response as it is recommended that the market be tested to identify added value opportunities.

## ISSUES

The contracting of HHW collection and disposal is required for the safe disposal of residential quantities of hazardous material and paint discarded at Council's Waste Transfer Stations.

The timing of this delegation is critical due to a number of reasons including:

- The potential for significant operational savings has been identified due to the emergence of new market players in the collection and disposal of hazardous waste
- Household Hazardous Waste collection and disposal will be undertaken for a minimum contract period of two (2) years with option to extend for a further additional period of three (3) one (1) year periods not exceeding a Maximum Term of five (5) years
- There are no issues with current service provider, who has performed contractual duties without incident or fault
- The tender needs to be awarded to the successful contractor early May 2012 in order to avoid any business continuity issues
- The closing date for tender submissions is 4 April 2012 and as such delegation to the CEO is required to ensure the award of contract prior to the expiry date

## RELATIONSHIP TO CORPORATE PLAN

### 2. Green living

Our green living choices will improve our quality of life and our children's lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.

2.2 Promote, support and encourage commitment to green living in our community by improving residents' understanding of climate change and achieving greater water, energy and waste conservation and efficiency

2.8 Implement Council's waste management strategy by applying best practice principles in pricing, public awareness, resource management, recycling and recovery

### 9. An efficient and effective organisation

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

9.7 Develop our procurement practices to increase value for money within an effective governance framework

## FINANCIAL IMPLICATIONS

RedWaste will budget for the provision of this service in the 2012/2013 budget and will be provided for the remainder of contract term within the RedWaste budget.

## CONSULTATION

The Portfolio Advisor City Enterprises, Service Manager RedWaste and the Acting Operations Advisor RedWaste were consulted in the preparation of this report and concur with the recommendations provided.

## OPTIONS

### Preferred

That Council resolve to:

Delegate authority to the Chief Executive Officer, under section 257(1)(b) of the *Local Government Act 2009* to:

1. Accept the tender and award of Preferred Supplier arrangement for the Provision Hazardous Waste Collection for Redland City Council Household Hazardous Waste Surrender Days and Waste Transfer Stations;
2. Make vary and discharge the contract in accordance with the agreed contract terms; and
3. Sign all relevant documentation.

## OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr C Ogilvie

Seconded by: Cr K Reimers

That Council resolve to:

Delegate authority to the Chief Executive Officer, under section 257(1)(b) of the *Local Government Act 2009* to:

1. **Accept the tender and award of Preferred Supplier arrangement for the Provision Hazardous Waste Collection for Redland City Council Household Hazardous Waste Surrender Days and Waste Transfer Stations;**
2. **Make vary and discharge the contract in accordance with the agreed contract terms; and**
3. **Sign all relevant documentation.**

## CARRIED

## 16.2 ENVIRONMENT PLANNING & DEVELOPMENT

### 16.2.1 DELEGATION TO PLANNING AND POLICY COMMITTEE TO CONSIDER ADDITIONS TO THE ENVIRONMENTAL CHARGE LAND ACQUISITION PROGRAM

**Datworks Filename:** EM Environmental Charge Acquisitions 11/12

**Responsible Officer:** Toni Averay  
General Manager Environment Planning & Development

**Author:** Gary Photinos  
Group Manager, City Planning and Environment

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#### EXECUTIVE SUMMARY

Delegated authority is being sought for the Planning and Policy Committee 7<sup>th</sup> March 2012 to consider including additional properties to the Environment Charge Land Acquisition Program approved by Council in August 2010.

The delegation to the Planning and Policy Committee will allow for the consideration and negotiations to commence prior to the Council formally moving into caretaker mode.

#### PURPOSE

To delegate authority to the Planning and Policy Committee 7<sup>th</sup> March 2012 under Section 257 (1)(c) of the *Local Government Act 2009* to consider the inclusion of additional properties onto the Environment Charge Land Acquisition Program.

#### BACKGROUND

- Council has approved a master list of properties that form the Environment Charge Land Acquisition Program. This program was last updated by Council 4<sup>th</sup> August 2010.
- Additional assessments of land not considered since the last review have necessitated the need to consider additional properties.

#### ISSUES

It has become necessary to review the Land Acquisition Program to consider lands that were previously excluded from consideration in the Acquisition Program approved by Council August 2010.

All property assessments for consideration by the Planning and Policy Committee on 7<sup>th</sup> March 2012 will be undertaken using existing policies and guidelines relevant to land acquisitions.

Due to the State Government's delay of the local government elections, the impending caretaker provisions and budgetary considerations it is necessary for the delegation to now be made to the Planning and Policy Committee.

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## RELATIONSHIP TO CORPORATE PLAN

### 1. Healthy natural environment

A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

- 1.1 Increase biodiversity by taking informed action to protect, enhance and manage our local ecosystems
- 1.2 Stop the decline in population of the koala and other species at risk through advocacy, protecting and restoring vital habitat and increasing community engagement and action

## FINANCIAL IMPLICATIONS

This recommendation does not require any change to the current year's budget as funds have already been allocated to the capital account number 80522.

## PLANNING SCHEME IMPLICATIONS

There are no planning scheme consideration associated with the delegated authority being sought for the Planning and Policy Committee.

## CONSULTATION

Consultation has been undertaken with the Chief Executive Officer and the General Manager Environment Planning and Development as part of the approval process to present a report direct to a General Meeting of Council.

## OPTIONS

### Preferred

That Council delegate authority to the Planning and Policy Committee dated 7<sup>th</sup> March 2012 to consider a report requesting additional properties be included onto the Environment Charge Land Acquisition Program.

### Alternative

That Council resolve to not delegate authority to the Planning and Policy Committee on 7<sup>th</sup> March 2012.

## OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr T Bowler  
Seconded by: Cr W Bogleary

**That Council resolve to delegate authority to the Planning and Policy Committee 7<sup>th</sup> March 2012 under Section 257 (1)(c) of the *Local Government Act 2009* to consider a report requesting additional properties be included onto the Environment Charge Land Acquisition Program.**

## CARRIED

**17 CLOSED SESSION****17.1 ITEM FROM CUSTOMER SERVICES COMMITTEE 22 FEBRUARY 2012****MOTION TO CLOSE THE MEETING AT 5.24PM**

Moved by: Cr C Ogilvie  
Seconded by: Cr K Reimers

That the meeting be closed to the public pursuant to Section 72 (1) of the *Local Government (Operations) Regulation 2010*, to discuss the following item:

**17.1.1 Community Facility Renewal – Degen Road Capalaba**

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

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

**MOTION TO REOPEN THE MEETING AT 6.02PM**

Moved by: Cr D Henry  
Seconded by: Cr K Reimers

That the meeting be again opened to the public.

CARRIED

**CONFLICT OF INTEREST**

**Cr Williams** declared a conflict of interest in the following item, stating that she is a member of the Lions Club of Capalaba. Cr Williams elected to stay in the room and vote in the best interests of the community. Cr Williams voted in the affirmative.

**Cr Townsend** declared a conflict of interest in the following item, stating that she is a member of the Victoria Point/Redland Bay Lions Club. Cr Townsend elected to stay in the room and vote in the best interests of the community. Cr Townsend voted in the affirmative.

**Cr Boglary** declared a conflict of interest in the following item, stating that she is a member of the Wellington Point Lions Club. Cr Boglary elected to stay in the room and vote in the best interests of the community. Cr Boglary voted in the affirmative.

**17.1.1 COMMUNITY FACILITY RENEWAL - DEGEN ROAD CAPALABA**

**Dataworks Filename:** CP Maintenance Carinya House

**Responsible Officer:** Louise Rusan  
General Manager City Services

**Author:** Greg Jensen  
Manager Community & Cultural Services

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**EXECUTIVE SUMMARY**

A Confidential Report from General Manager City Services was discussed in closed session.

**COMMITTEE RECOMMENDATION/  
COUNCIL RESOLUTION**

**Moved by:** Cr T Bowler  
**Seconded by:** Cr K Williams

That Council resolve to:

1. Delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to enter into direct negotiations with the Capalaba Lions Club with a view to achieving a 20 year lease of the site at 55-57 Degen Road, Capalaba (Lot 2 RP 138287, Property # 29157, 1515 square metres) and a Permit to Occupy for the site at 278-300 Mount Cotton Road, Capalaba (Lot 1 RP 138287, Property # 29154, 964 square metres);
2. That Council waive all infrastructure charges in association with the Development Application in recognition of the contribution to the community of the facility by the Capalaba Lions Club; and
3. That Council waive all statutory planning and building fees and charges in association with the development application in recognition of the contribution to the community by the Capalaba Lions Club.

**CARRIED**

**18 CLOSED SESSION****18.1 CITY SERVICES – DIRECT TO COUNCIL REPORT****MOTION TO CLOSE THE MEETING AT 6.06PM**

Moved by: Cr B Townsend

Seconded by: Cr K Reimers

That the meeting be closed to the public pursuant to Section 72 (1) of the *Local Government (Operations) Regulation 2010*, to discuss the following item:

**18.1.1 Weinam Creek Parking and Associated Initiatives**

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

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

CARRIED

**MATERIAL PERSONAL INTEREST**

Cr Bowler stated that she suspects on reasonable grounds that Cr Burns had a material personal interest in item 18.1.1 *Weinam Creek Parking and Associated Initiatives*, in that two property owners who had donated to his campaign were referred to in the report and wished to have it recorded in the minutes.

Cr Burns left the meeting at 6.16pm indicating that he was unsure if he had a Material Personal Interest in the following item but would leave the meeting.

The Mayor ruled that comments made by Cr Burns as he left the meeting were inappropriate and requested that in accordance with section 181(2)(a) of the *Local Government Act 2009* his inappropriate conduct be noted in the minutes.

**MOTION TO REOPEN THE MEETING AT 7.05PM**

Moved by: Cr D Henry

Seconded by: Cr K Reimers

That the meeting be again opened to the public.

CARRIED

**18.1.1 WEINAM CREEK PARKING AND ASSOCIATED INITIATIVES**

**Dataworks Filename:** LUP Planning - Redland Bay Centre and Foreshore Master Plan

**Responsible Officer:** Louise Rusan  
General Manager City Services

**Author:** Elisa Underhill  
Manager City Enterprises

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**EXECUTIVE SUMMARY**

A confidential report from General Manager City Services was discussed in closed session.

**COUNCIL RESOLUTION**

**Moved by:** Cr D Henry  
**Seconded by:** Cr K Reimers

That Council resolve to:

1. Allocate budget in the 2011/2012, 2012/2013, 2013/2014 and 2014/2015 financial years to support the proposed car share scheme;
2. Delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to negotiate, award, sign and discharge all relevant documentation relating to the establishment of the car share contract;
3. Allocate budget in the 2011/2012 financial year to acquire a site on which to establish an offsite car parking facility to relocate secure parking from the Weinam Creek compound to a remote site;
4. Allocate budget in the 2012/2013 financial year to construct the offsite car parking facility on the site acquired;
5. Delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to make, vary and discharge all contracts over \$500,000 including GST for the acquisition of a site to accommodate the offsite car park, subject to the completion of the necessary due diligence and subject to Council obtaining the necessary planning approvals; and
6. Delegate authority to the Planning & Policy Committee under Section 257 (1)(c) of the *Local Government Act 2009* to determine recommendation of the Coffey Commercial Advisory report in relation to Market Sounding for implementation of the Redland Bay Centre and Foreshore Master Plan.

**CARRIED**

**DIVISION**

**FOR:** Crs Reimers, Murray, Townsend, Henry, Ogilvie, Boglary and Hobson

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AGAINST: Cr Bowler

Crs Burns and Williams were not present when the motion was put.

Cr Elliott was absent from the meeting.

**PROCEDURAL MOTION**

Moved by: Cr W Boglary  
Seconded by: Cr C Ogilvie

That the Chief Executive Officer be authorised to erase the section of the audio recording that contains confidential information in relation to Confidential Item 18.1.1.

CARRIED

**19 URGENT BUSINESS WITHOUT NOTICE****19.1 URGENT BUSINESS – CR MURRAY**

Moved by: Cr H Murray  
Seconded by: Cr C Ogilvie

That permission be granted for Cr Murray to bring forward the following item of Urgent Business.

CARRIED

**19.1.1 PARKING RESTRICTIONS IN CLEVELAND****COUNCIL RESOLUTION**

Moved by: Cr H Murray  
Seconded by: Cr C Ogilvie

**That a report be brought to Council regarding parking restrictions in Cleveland with the view of easing those restrictions.**

**CARRIED**

**DIVISION**

FOR: Crs Murray, Reimers, Henry, Ogilvie, Boglary and Hobson  
AGAINST: Cr Bowler

Crs Burns, Williams and Townsend were not present when the motion was put.

Cr Elliott was absent from the meeting.

**20 MEETING CLOSURE**

There being no further business, the Mayor declared the meeting closed at 7.22pm.

Signature of Chairperson:

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Confirmation date:

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