

# REPORT

# COORDINATION COMMITTEE MEETING

Wednesday, 10 July 2013

The Council Chambers 35 Bloomfield Street CLEVELAND QLD

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The Mayor is the Chair of the Coordination Committee. Coordination Committee meetings comprise of *Portfolios* chaired by Council's nominated spokesperson for that portfolio as follows:

	PORTFOLIO	SPOKESPERSON
1.	Community & Environmental Health and Wellbeing; Animal Management; Compliance & Regulatory Services	Cr Wendy Boglary
2.	Economic Development, Governance, Service Delivery, Regulations and Emergency Management	Mayor Karen Williams supported by the Deputy Mayor Alan Beard
3.	Tourism and CBD Activation	Cr Craig Ogilvie
4.	Commercial Enterprises (Water, Waste, RPAC, etc)	Cr Kim-Maree Hardman
5.	Open Space, Sport and Recreation	Cr Lance Hewlett
6.	Corporate Services	Cr Mark Edwards
7.	Planning and Development	Cr Julie Talty
8.	Infrastructure	Cr Murray Elliott
9.	Environment; Waterways and Foreshores	Cr Paul Gleeson
10.	Arts, Culture and Innovation	Cr Paul Bishop

# 1 DECLARATION OF OPENING

The Mayor declared the meeting open at 10.47am

# 2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

#### MEMBERS PRESENT:

Cr K Williams	Mayor
Cr A Beard	Deputy Mayor & Councillor Division 8
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr K Hardman	Councillor Division 3
Cr L Hewlett	Councillor Division 4
Cr M Edwards	Councillor Division 5
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7
Cr P Gleeson	Councillor Division 9
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

# **EXECUTIVE LEADERSHIP GROUP:**

Mr B Lyon	Chief Executive Officer
Mr L Wallace	Group Manager Corporate Governance
Mrs L Rusan	General Manager Community & Customer Services
Mr G Soutar	General Manager Infrastructure & Operations
Mr G Holdway	Chief Financial Officer

#### **MINUTES:**

Corporate Meetings & Registers Officer

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

Nil

4 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

# 5 PORTFOLIO 5 (CR LANCE HEWLETT)

# **OPEN SPACE, SPORT AND RECREATION**

5.1 INFRASTRUCTURE & OPERATIONS

# 5.1.1 FUTURE OF RUSSELL ISLAND POOL

Dataworks Filename: R&C Reporting – Russell Island Pool – Future Management

BRAL

Authorising Officer:

Gary Soutar General Manager Infrastructure & Operations

Responsible Officer:	Lex Smith Group Manager City Spaces
Author:	Kristina Dickman Service Manager Sport & Facilities

#### PURPOSE

The purpose of this report is to inform Council of the proposed transfer of the assets, management responsibilities and land associated with the Russell Island Pool to Education Queensland (EQ). The proposal to transfer is in alignment with the Joint Development Agreement (JDA) between Redland Shire Council and the State of Queensland signed 3 May 2007.

It is also to address a recent petition from residents requesting to extend the operating season and opening hours of the pool through a proposed community-based management model.

#### BACKGROUND

Under the JDA recitals:

- A. The Council is the owner of the land described as lots 135,136 and 137 on RP130091 County of Stanley, Parish of Russell contained in Title Reference situation on the corner of High Street and Borrows Street, Russell Island.
- B. The Council Land adjoins the Russell Island State School.
- C. The State the Council have agreed that the State will construct a community school pool ("the Pool") on the Land.
- D. The Council has agreed to make a cash contribution of \$930,000 (excluding GST) towards the cost of constructing the Pool (including project management costs, regulatory assessment cost and contingencies).
- E. The State has agreed to make a cash contribution of \$110,000 (excluding GST) towards the cost of constructing the Pool (including project management costs, regulatory assessment cost and contingencies).

- F. The State and Council have agreed that the Council will arrange a 5-year management contract to manage the pool after it is constructed.
- G. At the end of the management contract or by written agreement between the Parties the Parties will negotiate the transfer of the Land including the Pool with all improvements and management rights to the State.
- H. The State and Council have agreed the pool will be available for public and school use.
- I. The parties wish to record the terms of their agreement.

Further to this agreement the Russell Island Pool was constructed in 2007/8 and was opened to the public in late 2008. The management operations of the pool were contracted to YMCA for 5 years in alignment with the JDA. This contract has recently ended and the asset is due to be taken over by Education Queensland.

# ISSUES

The issues are:

- 1. Education Queensland are drafting documentation for the transfer of land and pool assets from Council ownership.
- 2. Council will no longer have responsibility for the management of the pool as the management responsibilities transfer to the State also. Under the JDA the general public, including community groups, clubs and learn to swim groups will have at least equal use of the pool to that of the school under EQ management.

This may be seen both as an opportunity for the community as well as a cause of potential concern. In discussions with EQ and the Russell Island State School Principal, it was indicated that they are supportive of community involvement and would proceed through an open tender process for the management of the pool.

3. A meeting was held at the pool with Jo Dickson, Principal Petitioner, residents, Cr Mark Edwards, Council officers and the School Principal on Tuesday 8 June 2013 to discuss the future of the pool.

The group is keen to influence how the pool is to be managed and proposed that with Council assistance and support they would be able to build a community-based management model. The community has within it several people with the right skills, qualifications and experience to run the facility competently and there is real potential to achieve a win-win through working collaboratively.

# STRATEGIC IMPLICATIONS

The strategic implications of handing these assets over to EQ are:

- ongoing asset maintenance will sit with EQ as the new asset owner;
- management of the pool would be put out by EQ for a public tender process;
- the community would be well positioned with Council support to provide a successful management model and sound business plan for submission through this process.

This would result in empowering the local community through skill development, employment opportunities and sustainable management. It would also mean cost savings and it would limit risk to Council in the long term.

#### Legislative Requirements

The land transfer needs to comply with the *Local Government Regulations 2012* exemptions - by transfer to the State; otherwise land transfers can only occur by public auction or tender.

#### **Risk Management**

Not applicable.

#### Financial

The pool was funded by an LGA Special Rate and contribution from Council of \$930,000 and \$110,000 from Education Queensland. There is no obligation to gift it to the State, however in the negotiations with EQ to date there is an expectation that terms of the transfer would be straight forward and achievable.

The Russell Island tender for YMCA management of the pool was \$80,000 annually. This included minor maintenance and the supply of chlorine, chemicals and other consumables etc. As the pool is relatively new, there was limited expenditure on structural and pump repairs, however this would change as the pool gets older.

It is requested that this budget remain for at least the next 12 months (financial year 13/14) of operation to support the pool maintenance till the asset is handed over and to also support the development of the community-based management model for the pool.

#### People

Not applicable.

#### Environmental

Not applicable.

#### Social

Not applicable.

# Alignment with Council's Policy and Plans

This is in alignment with the SMBI Sport and Recreation Strategy, SMBI Economic Development Strategy and the Social Infrastructure Strategy

# CONSULTATION

Consultation to date has included:

#### <u>Internal</u>

- Division 5 councillor
- Service Manager Property Services
- General Counsel
- Group Manager City Spaces

# <u>External</u>

- Education Queensland Property Division
- Education Queensland Facilities Manager South East Region
- Russell Island State School Principal
- Principal petitioner and residents

# OPTIONS

# Option 1

- 1. That Council hand over ownership of the pool and land assets described as lots 135,136 and 137 on RP130091 County of Stanley, Parish of Russell contained in Title Reference situation on the corner of High Street and Borrows Street, Russell Island to Education Queensland as per the Joint Development Agreement.
- 2. That Council work with the Community and Education Queensland to ensure that the pool is managed to maximise community benefit.
- 3. That Council retain the \$80,000 that is currently budgeted in 13/14 for ongoing management of the pool until it is handed over and to develop the community based management model.

# Option 2

Do not hand over to pool assets and land to Education Queensland. Council to continue running the pool and asset management responsibilities

# Option 3

That Council recover its asset cost from EQ. That would be \$930,000 for cost of pool construction and \$60000 for land value.

# OFFICER'S RECOMMENDATION

That Council resolve as follows:

- That Council hand over ownership of the pool and land assets described as lots 135,136 and 137 on RP130091 County of Stanley, Parish of Russell contained in Title Reference situation on the corner of High Street and Borrows Street, Russell Island to Education Queensland as per the Joint Development Agreement;
- 2. That Council work with the Community and Education Queensland to ensure that the pool is managed to maximise community benefit; and
- 3. That Council retain the \$80,000 that is currently budgeted in 13/14 for ongoing management of the pool until it is handed over and to develop the community based management model.

#### **COMMITTEE RECOMMENDATION**

Moved by:	Cr M Edwards
Seconded by:	Cr J Talty

That Council resolve as follows:

- 1. That Council work with the community and Education Queensland to ensure that the pool is managed to maximise community benefit prior to Council handing over ownership of the pool and land assets described as lots 135, 136 and 137 on RP130091 County of Stanley, Parish of Russell contained in Title Reference situation on the corner of High Street and Borrows Street, Russell Island to Education Queensland as per the Joint Development Agreement prior to 1 July 2014;
- 2. That Council retain the \$80,000 that is currently budgeted in 13/14 for ongoing management of the pool until it is handed over and to develop the community-based management model; and
- 3. That the Chief Executive Officer be delegated authority to make, vary and discharge any contract related to the management and/or transfer of the pool and land, in consultation with local Councillor.

CARRIED 11/0

(CR JULIE TALTY)

# 6 PORTFOLIO 7

# PLANNING & DEVELOPMENT

# 6.1 COMMUNITY & CUSTOMER SERVICES

6.1.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS

Dataworks Filename:

Reports to Coordination Committee -Portfolio 7 Planning and Development

**Responsible/ Authorising Officer:** 

haen.

Louise Rusan General Manager Community & Customer Services

Author:

Kerri Lee Business Support Officer, Development Assessment

#### PURPOSE

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications.

This information is provided for public interest.

# BACKGROUND

At the General Meeting of 27 July, 2011, Council resolved that development assessments be classified into the following four Categories:

Category 1 – Minor Complying Code Assessments & associated administrative matters, including correspondence associated with the routine management of all development applications;

Category 2 – Complying Code Assessments & Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments.

The applications detailed in this report have been assessed under:-

- Category 1 criteria defined as complying code assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature.
- Category 2 criteria defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.
- Category 3 criteria that are defined as applications of a moderately complex nature, generally mainstream impact assessable applications and code assessable applications of a higher level of complexity. Impact applications

may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Both may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the Planning Scheme. Applications seeking approval of a plan of survey are included in this category. Applications can be referred to Development and Community Standards Committee for a decision.

# **CATEGORY 1**

- Concurrence Agency Response issued on 3 June, 2013 for design and siting for a carport at 89 Collingwood Road, Birkdale. Complete Building Certification. (BWP001781)
- 2. Concurrence Agency Response issued on 5 June, 2013 for design and siting for a carport at 12 Elliott Court, Victoria Point. The Certifier Pty Ltd. (BWP001783)
- Concurrence Agency Response issued on 6 June, 2013 for design and siting for a dwelling house at 31-39A King Street, Thornlands. Javica Pty Ltd. (BWP001785)
- 4. Concurrence Agency Response issued on 7 June, 2013 for design and siting for a dwelling house at 108 Passage Street, Cleveland. Baic. (BWP001787)
- Concurrence Agency Response issued on 7 June, 2013 for design and siting for a dwelling house at 6 Ernest Street, Birkdale. Mr Robert M.A. Templeton. (BWP001792)
- Concurrence Agency Response issued on 7 June, 2013 for design and siting for a dwelling house extensions and alterations at 26 Sommersea Drive, Cleveland. Mr William Economidis. (BWP001775)
- Concurrence Agency Response issued on 13 June, 2013 for design and siting for a dwelling house at 168 Balthazar Circuit, Mount Cotton. Building Code Approval Group Pty Ltd. (BWP001803)
- 8. Concurrence Agency Response issued on 13 June, 2013 for design and siting for a dwelling house at 54 Waterville Drive, Thornlands. Bartley Burns Certifiers and Planners. (BWP001768)
- Concurrence Agency Response issued on 14 June, 2013 for design and siting for a carport at 67 Hibiscus Drive, Mount Cotton. Applied Building Approvals. (BWP001793)
- Concurrence Agency Response issued on 14 June, 2013 for design and siting for a domestic outbuilding at 523-525 Main Road, Wellington Point. The Certifier Pty Ltd. (BWP001789)
- Concurrence Agency Response issued on 14 June, 2013 for design and siting for a shed and carport at 17 Laurance Court, Wellington Point. The Certifier Pty Ltd. (BWP001788)
- 12. Concurrence Agency Response issued on 17 June, 2013 for design and siting for a domestic outbuilding at 300 Bloomfield Street, Cleveland. Covering Australia. (BWP001791)
- Concurrence Agency Response issued on 19 June, 2013 for design and siting for a dwelling house at 26 Penzance Drive, Redland Bay. Simonds Homes. (BWP001804)

- Concurrence Agency Response issued on 19 June, 2013 for design and siting for a dwelling house at 154 Mooroondu Road, Thorneside. The Certifier Pty Ltd. (BWP001784)
- Concurrence Agency Response issued on 19 June, 2013 for design and siting for a domestic outbuilding at 100 Allenby Road, Alexandra Hills. Building Code Approval Group Pty Ltd. (BWP001763)
- Concurrence Agency Response issued on 18 June, 2013 for design and siting for a carport at 6 Sunbury Street, Birkdale. Fastrack Building Certification. (BWP001790)
- Concurrence Agency Response issued on 18 June, 2013 for design and siting for a dwelling house at 29A Claremont Street, Birkdale. The Certifier Pty Ltd. (BWP001796)
- Concurrence Agency Response issued on 18 June, 2013 for design and siting for a domestic outbuilding at 30 Mccartney Street, Ormiston. The Certifier Pty Ltd. (BWP001797)
- Concurrence Agency Response issued on 18 June, 2013 for design and siting for a domestic outbuilding at 11 Intrepid Drive, Victoria Point. The Certifier Pty Ltd. (BWP001798)
- Concurrence Agency Response issued on 18 June, 2013 for design and siting for a carport at 13 Prince of Wales Parade, Alexandra Hills. Mr Andrew N. How. (BWP001799)
- 21. Concurrence Agency Response issued on 18 June, 2013 for design and siting for a dwelling house at 31 Erobin Street, Cleveland. Bartley Burns Certifiers and Planners. (BWP001801)
- 22. Concurrence Agency Response issued on 20 June, 2013 for design and siting for a dwelling house at 7 Mann Place, Wellington Point. Casey Jackson Homes Pty Ltd. (BWP001809)
- Concurrence Agency Response issued on 20 June, 2013 for design and siting for a domestic outbuilding at 6 Larkspur Street, Redland Bay. Mr Gregory J. Underwood. (BWP001814)
- 24. Concurrence Agency Response issued on 21 June, 2013 for design and siting for a dwelling house at 12 Gray Street, Redland Bay. Coral Homes (Qld) Pty Ltd. (BWP001773)
- Concurrence Agency Response issued on 21 June, 2013 for design and siting for a dwelling house at 7 Silky Place, Redland Bay. Ms Mary E. Prentice. (BWP001802)
- Concurrence Agency Response issued on 21 June, 2013 for design and siting for a domestic outbuilding at 13 Catherine Street, Birkdale. The Certifier Pty Ltd. (BWP001806)
- 27. Concurrence Agency Response issued on 21 June, 2013 for design and siting for a shade sail at 8 Seagrass Place, Redland Bay. Mr Ian R. Eggins. (BWP001795)
- Development Permit issued on 18 June, 2013 for a material change of use for a dwelling house at 481A Old Cleveland Road East, Birkdale. Mr M.A. Elliott. (MCU013067)

- 29. Development Permit issued on 13 June, 2013 for a material change of use for a dwelling house at 223-227 Shore Street North, Cleveland. Mrs K.L. Cash and Mr J. Cash. (MCU013007)
- Development Permit issued on 17 June, 2013 for a material change of use for a dwelling house at 18 Derwent Street, Macleay Island. Bay Island Designs. (MCU013070)
- 31. Development Permit issued on 14 June, 2013 for a material change of use for a dwelling house, outbuilding and pool at 22-34 Collingwood Road, Birkdale. Bartley Burns Certifiers and Planners. (MCU013048)
- Development Permit issued on 19 June, 2013 for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 131-147 Gramzow Road, Mount Cotton. Mr L.I. Forsberg and Mrs M. Forsberg. (BWP001771)
- 33. Development Permit issued on 18 June, 2013 for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 1 Coopers Court, Mount Cotton. Covering Australia. (BWP001772)
- 34. Development Permit issued on 19 June, 2013 for a material change of use to construct a dual occupancy at 154 Fitzroy Street, Cleveland. Ashcroft Architects Pty Ltd. (MCU013010)
- 35. Development Permit issued on 17 June, 2013 for operational works for an advertising device at 74 Lyndon Road, Capalaba. Presbyterian Church of Queensland. (OPW001470)
- 36. Compliance Permit issued on 14 June, 2013 in association with landscaping works for a multiple dwelling (x 8) at 55-57 Surman Street, Birkdale. Watermark Capital Pty Ltd As Trustee. (OPW001486)
- 37. Compliance Permit issued on 6 June, 2013 in association with landscaping works for a multiple dwelling (x 28) at 192 Delancey Street and 90 Sturgeon Street, Ormiston. Delancey Street Pty Ltd As Trustee. (OPW001479)
- Development Permit issued on 4 June, 2013 for operational works for reconfiguring a lot (two into three lots) at 12-14 Maud Street, Birkdale. Hendriks House (Cleveland) Pty Ltd. (OPW001473)
- 39. Development Permit issued on 3 June, 2013 for operational works for construction of a dam at 668-670 Mount Cotton Road, Sheldon. Structerre Consulting Engineers. (OPW001457)

# **CATEGORY 2**

- Development Permit issued on 11 June, 2013 for a material change of use for a dwelling house at 339-341 Mount Cotton Road, Capalaba. Mr S.D. Graham. (MCU013032)
- 2. Development Permit issued on 11 June, 2013 for a material change of use for a display dwelling at 89-101 Kinross Road, Thornlands. Villa World Developments Pty Ltd. (MCU013066)
- 3. Development Permit issued on 18 June, 2013 for a material change of use for a secondary dwelling at 4 Timbertop Court, Capalaba. The Certifier Pty Ltd and Ms Belinda G. Roemling. (MCU013073)

- 4. Development Permit issued on 19 June, 2013 for a material change of use to operate a home business at 19 Helicia Circuit, Mount Cotton. Mr B.A. Rose and Ms R.G. Holyoake. (MCU013079)
- 5. Development Permit issued on 11 June, 2013 for a material change of use to operate a home business at 237 Redland Bay Road, Capalaba. Mr S.T. Turvey. (MCU012878)
- Development Permit issued on 3 June, 2013 for a material change of use for the purpose of a drive-through restaurant at 439-447 Redland Bay Road and 7-13 Bunker Road, Victoria Point. Collins Food Group Pty Ltd. (MCU012954)
- 7. A Notice agreeing to a change of approval was issued on 3 June, 2013 for a rural industry (winery) and associated ancillary development (refreshment establishment and caterers room) at 850-938 Mount Cotton Road, Mount Cotton. T.E. Morris and Associates. (MC005173)
- A Notice agreeing to a change of approval was issued on 19 June, 2013for a dual occupancy at 11 Anchorage Drive, Cleveland. Mr P.M Impey. (MCU012537)
- A Notice agreeing to a change of approval was issued on 14 June, 2013 for a showroom class B (display and sale of motor vehicles, spare parts sales and motor vehicle servicing complex) at 34-40 Shore Street West, Ormiston. Tam Dang Planning Pty. (MC005588)
- 10. A Notice agreeing to a change of approval was issued on 4 June, 2013 for a reconfiguration of lots at 401-451 Redland Bay Road, Capalaba. Place Planning and Design (Brisbane). (SB004897.2)
- A Notice agreeing to extend the relevant period of an existing development approval was issued on 3 June, 2013 for a material change of use for a dual occupancy at 106 Mooloomba Road, Point Lookout. Urban Systems. (MC010134)
- Negotiated Decision Notice issued on 17 June, 2013 to vary an adopted infrastructure charges notice in association with an approved material change of use for an education facility (21st Century Learning Centre) at Sheldon College, 43-77 Taylor Road, Sheldon. Jensen Bowers Group. (MCU012918)

# OFFICER'S/COMMITTEE RECOMMENDATION

Moved by:	Cr J Talty
Seconded by:	Cr W Boglary

That Council resolve to note this report.

CARRIED 11/0

#### 6.1.2 APPEALS LIST - CURRENT AS AT 24 JUNE, 2013

**Dataworks Filename:** 

GOV Development and Community Standards Current Appeals

**Responsible**\Authorising Officer:

Louise Rusan General Manager Community & Customer Services

Author:

Daniel Zilli Manager Operations Works

#### PURPOSE

The purpose of this report is for Council to note the current appeals.

#### BACKGROUND

Information on appeals may be found as follows:

#### 1. Planning and Environment Court

- a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: <u>http://www.courts.qld.gov.au/esearching/party.asp</u>
- b) Judgements of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link: <u>http://www.sclqld.org.au/qjudgment/</u>

#### 2. Redland City Council

The lodgement of an appeal is acknowledged with the Application details on the Councils "Planning and Development On Line - Development - Application Inquiry" site. Some Appeal documents will also be available (note: legal privilege applies to some documents). All judgements and settlements will be reflected in the Council Decision Notice documents:

http://www.redland.qld.gov.au/PlanningandBuilding/PDOnline/Pages/default.aspx

#### 3. Department of State Development, Infrastructure and Planning (SDIP)

The DSDIP provides a Database of Appeals (<u>http://services.dip.qld.gov.au/appeals/</u>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

- A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.
- Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.

# ISSUES

1.	File Number:	Appeal 1963 of 2009 (MC010715)
Applicant:		JT George Nominees P/L
Application Details:		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
Appeal Details:		Applicant Appeal against refusal.
Hearing Date:		Adjourned for further review 7 August 2013.

2.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works 84-122 Taylor Road, Thornlands
Appeal Details:		Applicant Appeal against refusal.
Current Status:		Directions Order 1 March 2013 sets out dates for mediation and disclosure of documents.
Hearing Date:		Listed for review 7 August 2013.

3.	File Number:	Appeal 246 of 2013 (MCU012617)
Applicant:		Lipoma Pty Ltd
Application Details:		Material Change of Use for extension to Shopping Centre (Shop and Refreshment Establishment) 2-34 Bunker Road, Victoria Point
Appeal Details:		Applicant appeal against negotiated adopted infrastructure charges notice.
Current Status:		Without prejudice meeting held with appellant.
Hearing Date:		Listed for review 3 July 2013.

4.	File Number:	Appeal 2052 of 2013
Applicant:		Clissold
Application Details:		Approval Overriding the Planning Scheme for a Child Care Centre 11, 13 & 15 Nicholas Street, Russell Island
Appeal Details:		Originating application for permissible change to amend conditions relating to vegetation protection.
Current Status:		Matter resolved by Consent Order on 19 June 2013.

# **OFFICER'S/COMMITTEE RECOMMENDATION**

Moved by:Cr J TaltySeconded by:Cr M Edwards

That Council resolve to note this report.

CARRIED 11/0

6.1.3 AMENDMENTS TO FEES & CHARGES SCHEDULE 13/14		
Dataworks Filename:	FM Fees & Charges 2013-2014	
Attachment:	Amendments F&C Schedule 13-14	
Authorising Officer:	Laver.	
	Louise Rusan General Manager Community & Customer Services	
Responsible Officer:	David Jeanes Acting Group Manager City Planning & Assessment	
Author:	Leah Moir Group Technical Support Officer Development Assessment	

#### PURPOSE

The purpose of this report is to seek Council approval to amend the 2013/2014 Fees and Charges Schedules as detailed.

#### BACKGROUND

The 2013/2014 Fees and Charges Schedule was adopted on 19 June 2013. There were some small anomalies in the new version of the Redlands Planning Scheme (RPS) which were not discovered in time to make changes to the schedule prior to its adoption, as well as a slight fee variance required to a fee which was originally not a City Planning and Assessment fee and therefore not rounded for consistency with our other fees during the creation of the 2013/2014 Fees and Charges Schedule.

Toondah Harbour and Weinam Creek were each declared as a Priority Development Area (PDA) in May 2013. These areas are now subject to the Economic Development Act rather than the Sustainable Planning Act. A note is required for the Fees and Charges Schedule advising customers of this change.

The required amendments are outlined in Attachment 1.

#### ISSUES

As a result of changes to the RPS and the declared PDA areas there are fees which require removal or re-wording. The required amendments are outlined in attachment 1 and summarised below.

Fee	Change
Priority Development Area	The application fee for a development application in a Priority Development Area will be 100% of the relevant fee listed in the fee schedule.
Building Works – private swimming pool (code assessment only)	Remove Fee.

Fee	Change
Design & Siting	Rounding fee up by \$0.75 for consistency with the other two
	Concurrence Referral fees.
Building Works Domestic	Remove wording 'Addition'.
Outbuilding/Addition	
Overlay Assessment Fee	
Material Change of Use	Add wording "(includes secondary dwelling)".
Dwelling Overlay	
Assessment Fee	
Residential Category 3	Remove;
	Dwelling house – SMBI residential
	Dwelling house – Point Lookout
	Add;
	(including secondary dwelling) to Dwelling House

#### STRATEGIC IMPLICATIONS

#### Legislative Requirements

The amendments to the 2013/2014 Fees and Charges Schedule will bring the fees and charges in line with the Redlands Planning Scheme version 5.3 and the State's designated Priority Development Areas.

#### **Risk Management**

If the amendments are not adopted, applicants will be unaware of relevant fees and possibly unable to pay fees for particular types of applications and therefore the applications will not progress.

# Financial

Overall, there is a negligible impact on the Department's budget bottom line. The proposed changes are detailed in the attached documents:

• Amendments and Additions to Current Fees and Charges Schedule 2013-2014 (Attachment 1)

#### People

Council Officers need to be aware of the correct fees for any new applications which may be lodged for any of the fees which require amendments.

#### Environmental

There is no known impact to the environment.

#### Social

Customers need to be able to locate the correct fees and charges information in our fee schedule to save confusion and incorrect fee payments.

# Alignment with Council's Policy and Plans

The recommendation primarily supports Council's Operational Plan strategy 9.6 – "Implement long term asset management planning that supports innovation and sustainability of service delivery, taking into account the community's aspirations and capacity to pay for desired service levels".

# CONSULTATION

The Acting Group Manager City Planning and Assessment has been consulted on this matter and supports the recommendation of this report.

#### OPTIONS

- 1. That Council resolve to adopt the amendments to the 2013/2014 Fees and Charges Schedule to reflect the changes to the Redlands Planning Scheme and Priority Development Area.
- 2. That Council resolve to not adopt the amendments to the 2013/2014 Fees and Charges Schedule.

#### OFFICER'S/COMMITTEE RECOMMENDATION

Moved by:Cr J TaltySeconded by:Cr P Bishop

That Council resolve to adopt the amendments to the 2013/2014 Fees and Charges Schedule to reflect the changes to the Redlands Planning Scheme and Priority Development Areas.

CARRIED 11/0

(CR MURRAY ELLIOTT)

# 7 PORTFOLIO 8

# INFRASTRUCTURE

# 7.1 INFRASTRUCTURE & OPERATIONS

7.1.1 2013/14 PROJECTS OVER \$500,000 INCLUDING GST - DELEGATED AUTHORITY REPORT TO CHIEF EXECUTIVE OFFICER

Dataworks Filename:

30026; 62029; 63006; 64006; 63017; 55073; 40009;40358; 40420; 42092; 42318; 20089; 20090; 20091; 20092; 20100; 20119; 20151; 20163; 20171; 20192

BLAK

**Responsible/Authorising Officer:** 

Gary Soutar General Manager Infrastructure & Operations

Author:

Nivedita Patel Senior Tender and Contracts Officer (PDG)

#### PURPOSE

The purpose of this report is to seek resolution from Council to delegate authority to the Chief Executive Officer (CEO) to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST for the 21 projects and 4 service contracts within the 2013/2014 financial year approved budget.

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

In the 2013/2014 financial year the Infrastructure and Operations Department has identified 21 capital and operational projects and that will require that tenders to be sought and 4 service contracts with an estimated value over \$500,000 including GST.

#### BACKGROUND

The 2013/2014 approved Capital and Operational Works Program consists of a number of capital and operational projects with an estimated tender component value over \$500,000 including GST. These projects will be tendered as whole projects.

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

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

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

In the 2012/2013 financial year, a report advising of 6 projects requiring tenders with an estimated value over \$500,000 including GST was presented to Council seeking the CEO be delegated authority to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST. The report was approved by Council and the delegated authority was granted.

#### ISSUES

It is anticipated that in the 2013/2014 financial year, under the current process of seeking delegated authority for individual projects, that 25 individual reports on projects with tenders and service contracts with an estimated value over \$500,000 including GST would be presented to Council by the various business groups under the Infrastructure & Operations Department seeking Council resolution to delegate authority to the CEO to make, vary and discharge the individual contracts.

Council resolution is being sought to delegate authority to the CEO to make, vary and discharge the contracts associated with the 21 capital and operational projects and 4 service contracts listed in the table below. This one resolution will cover all of the contracts over \$500,000 including GST that is to be awarded for the following:

Unit	Project Number	Project Name and Description	Budget Allocated 2013/2014
	CITY	Y SPACES GROUP	
Facility Services Unit	T-1562-11/12-RCC	Provision of cleaning in council buildings (Service Contract for maximum 5 year term)	\$1,150,000.00 per annum
Facility Services Unit	T-1484-10/11-RCC	Provision of a preferred supplier for patrol and alarm response security services (Service Contract for maximum 5 year term)	\$410,000.00 per annum
Parks & Conservatio n Unit	T-1597-12-13/PCO	Mowing Contract comprising of 9 separate schedules of roadside mowing no single schedule over \$450K (Service Contract for maximum 2 year term)	\$1,104,806.00 per annum
Parks & Conservatio n Unit	T-1589-11/12-PCO	Preferred Supplier Landscape Maintenance (Service Contract for maximum 2 year term)	\$460,000.00 per annum

The service contracts above require annual approval. Budget amount is estimated based on initial agreement setup between Council and the supplier.

Unit	Project Number	Project Name and Description	Budget Allocated		
	CITY INFRASTRUCTURE				
Roads Drainage & Marine Unit	30026	Contract Crushing – German Church Quarry	\$648,000.00		
	INFRASTRUCT	URE AND PLANNING GROUP			
Water Reticulation Unit	62029	Redland Mainland WSS Network Upgrade	\$810,355.00		
I		AND PLANNING GROUP (Continue	əd)		
Treatment Unit	63006	Pt Lookout WWTP	\$500,000.00		
Wastewater Network Unit	64006	Sewerage Pump Station #6	\$3,390,560.00		
Wastewater Network Unit	To be confirmed	Dunwich Sewer Improvements	\$1,900,000.00		
	PROJE	CT DELIVERY GROUP			
Construction Projects	55073	Birkdale Landfill Remediation (still awaiting prelim design)	\$1,200,000.00		
Project Management Services	40009	MBC Masthead to Wharf (Bridge over Ross Creek and shared pathway)	\$1,000,000.00		
Project Management Services	40358	Macleay Island Ramp Park	\$500,000.00		
Project Management Services	40420	15 & 23 Voyagers Court, Cleveland (Raby Bay) Revetment Wall Upgrade	\$1,035,000.00		
Project Management Services	42092	1, 2, 3 and 4 Mainroyal Court, Cleveland (Raby Bay) Revetment Wall Upgrade	\$1,895,924.00		
Project Management Services	42318	William Street Southern Ramp	\$578,500.00		
Project Management Services	20089; 20090;20091;2009 2; 20100	Road Reseal Program (10 locations) Alexandra Hills	\$608,341.03		
Project Management Services	20119	Road Rehabilitation Program – Queens Esplanade, Thorneside	\$583,846.12		

Unit	Project Number	Project Name and Description	Budget Allocated 2013/2014
Project Management Services	20151	Road Reseal Program – Main Street, Redland Bay	\$505,483.65
Project Management Services	20163	Road Rehabilitation Program – Railway Parade, Thorneside	\$568,656.66
Project Management Services	20171	Road Rehabilitation Program – Mooroondu Road, Thorneside	\$529,105.73
Project Management Services	20192	Road Rehabilitation Program – Panorama Drive, Thornlands	\$774,124.78

All of the projects listed are to be managed by the various business groups under the Infrastructure & Operations department in the 2013/2014 financial year and have been approved as part of the 2013/2014 budget approval process. The projects listed include major capital and operational works arrangements only.

# STRATEGIC IMPLICATIONS

#### Legislative Requirements

Not applicable.

#### **Risk Management**

Not applicable.

#### Financial

The 21 projects and 4 service contracts listed in this report are approved for the 2013/2014 financial year and have been approved as part of the budget approval process.

#### People

Not applicable.

#### Environmental

Not applicable.

#### Social

Not applicable.

# Alignment with Council's Policy and Plans

Outcome 9 An efficient and effective organisation

Council is well respected and seen as an excellent organisation which manages resource in an efficient and effective way.

**Strategy 9.7** Develop our procurement practices to increase value for money within an effective governance framework.

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

# CONSULTATION

The General Manager Infrastructure & Operations, Group Manager Project Delivery Group, Service Manager Construction Projects Unit, Service Manager Project Management Services Unit, Group Manager City Spaces, Group Manager City Infrastructure, Group Manager Water & Waste Operations, and Group Manager Water & Waste Infrastructure have been consulted in the preparation of this report and are supportive of the recommendation.

# OPTIONS

#### Option 1

That Council resolve to:

1. Delegate authority to the Chief Executive Officer to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST for the following 21 projects and 4 service contracts within the 2013/2014 financial year approved budget.

Unit	Project Number	Project Name and Description	
	CITY SPACES GROUP		
Facility Services Unit	T-1562-11/12-RCC	Provision of cleaning in council buildings (Service Contract for maximum 5 year term)	
Facility Services Unit	T-1484-10/11-RCC	Provision of a preferred supplier for patrol and alarm response security services (Service Contract for maximum 5 year term)	
Parks & Conservation Unit	T-1597-12-13/PCO	Mowing Contract comprising of 9 separate schedules of roadside mowing no single schedule over \$450K (Service Contract for maximum 2 year term)	
Parks & Conservation Unit	T-1589-11/12-PCO	Preferred Supplier Landscape Maintenance (Service Contract for maximum 2 year term)	
	CITY INFR	ASTRUCTURE	
Roads Drainage & Marine Unit	30026	Contract Crushing – German Church Quarry	
INFRASTRUCTURE AND PLANNING GROUP			
Water Reticulation Unit	62029	Redland Mainland WSS Network Upgrade	
Treatment Unit	63006	Pt Lookout WWTP	

Unit	Project Number	Project Name and Description
Wastewater Network Unit	64006	Sewerage Pump Station #6
Wastewater Network Unit	To be confirmed	Dunwich Sewer Improvements
	PROJECT D	ELIVERY GROUP
Construction Projects	55073	Birkdale Landfill Remediation (still awaiting prelim design)
Project Management Services	40009	MBC Masthead to Wharf (Bridge over Ross Creek and shared pathway)
Project Management Services	40358	Macleay Island Ramp Park
Project Management Services	40420	15 & 23 Voyagers Court, Cleveland (Raby Bay) Revetment Wall Upgrade
Project Management Services	42092	1, 2, 3 and 4 Mainroyal Court, Cleveland (Raby Bay) Revetment Wall Upgrade
Project Management Services	42318	William Street Southern Ramp
Project Management Services	20089; 20090;20091;20092; 20100	Road Reseal Program (10 locations) Alexandra Hills
Project Management Services	20119	Road Rehabilitation Program – Queens Esplanade, Thorneside
Project Management Services	20151	Road Reseal Program – Main Street, Redland Bay
Project Management Services	20163	Road Rehabilitation Program – Railway Parade, Thorneside
Project Management Services	20171	Road Rehabilitation Program – Mooroondu Road, Thorneside
Project Management Services	20192	Road Rehabilitation Program – Panorama Drive, Thornlands

- 2. Delegate authority to the Chief Executive Officer to sign and amend all relevant documentation.
- 3. Appoint the Chief Executive Officer as Principal's Representative for these contracts.
- 4. Authorise the Chief Executive Officer to delegate further the Principal's Representative role to an appropriate senior officer within Council.

# Option 2

That Council resolve to not delegate this authority to the Chief Executive Officer it may result in delays with the awarding of contracts and the construction of the projects which could lead to additional costs to Council, Capital and Operational Works Programs not able to be completed in during the 2013/2014 financial year.

# OFFICER'S RECOMMENDATION

That Council resolve as follows:

 To delegate authority to the Chief Executive Officer, under s.257(1)(b) of the Local Government Act 2009, to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST for the following 21 projects and 4 service contracts within the 2013/2014 financial year approved budget:

Unit	Project Number	Project Name and Description	
	CITY SPACES GROUP		
Facility Services Unit	T-1562-11/12-RCC	Provision of cleaning in council buildings (Service Contract for maximum 5 year term)	
Facility Services Unit	T-1484-10/11-RCC	Provision of a preferred supplier for patrol and alarm response security services (Service Contract for maximum 5 year term)	
Parks & Conservation Unit	T-1597-12-13/PCO	Mowing Contract comprising of 9 separate schedules of roadside mowing no single schedule over \$450K (Service Contract for maximum 2 year term)	
Parks & Conservation Unit	T-1589-11/12-PCO	Preferred Supplier Landscape Maintenance (Service Contract for maximum 2 year term)	
	CITY INFRASTRUCTURE		
Roads Drainage & Marine Unit	30026	Contract Crushing – German Church Quarry	
	INFRASTRUCTURE AND PLANNING GROUP		
Water Reticulation Unit	62029	Redland Mainland WSS Network Upgrade	
Treatment Unit	63006	Pt Lookout WWTP	
Wastewater Network Unit	64006	Sewerage Pump Station #6	
Wastewater Network Unit	To be confirmed	Dunwich Sewer Improvements	

Unit	Project Number	Project Name and Description
	PROJECT D	ELIVERY GROUP
Construction Projects	55073	Birkdale Landfill Remediation (still awaiting prelim design)
Project Management Services	40009	MBC Masthead to Wharf (Bridge over Ross Creek and shared pathway)
Project Management Services	40358	Macleay Island Ramp Park
Project Management Services	40420	15 & 23 Voyagers Court, Cleveland (Raby Bay) Revetment Wall Upgrade
Project Management Services	42092	1, 2, 3 and 4 Mainroyal Court, Cleveland (Raby Bay) Revetment Wall Upgrade
Project Management Services	42318	William Street Southern Ramp
Project Management Services	20089; 20090;20091;20092; 20100	Road Reseal Program (10 locations) Alexandra Hills
Project Management Services	20119	Road Rehabilitation Program – Queens Esplanade, Thorneside
Project Management Services	20151	Road Reseal Program – Main Street, Redland Bay
Project Management Services	20163	Road Rehabilitation Program – Railway Parade, Thorneside
Project Management Services	20171	Road Rehabilitation Program – Mooroondu Road, Thorneside
Project Management Services	20192	Road Rehabilitation Program – Panorama Drive, Thornlands

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

# COMMITTEE RECOMMENDATION

Moved by:Cr M ElliottSeconded by:Cr W Boglary

That Council resolve as follows:

1. To delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to accept the tenders and make, vary and discharge all contracts over \$500,000 including GST for the following 21 projects and 4 service contracts within the 2013/2014 financial year approved budget:

Unit	Project Number	Project Name and Description	
	CITY SPACES GROUP		
Facility Services Unit	T-1562-11/12-RCC	Provision of cleaning in council buildings (Service Contract for maximum 5 year term)	
Facility Services Unit	T-1484-10/11-RCC	Provision of a preferred supplier for patrol and alarm response security services (Service Contract for maximum 5 year term)	
Parks & Conservation Unit	T-1597-12-13/PCO	Mowing Contract comprising of 9 separate schedules of roadside mowing no single schedule over \$450K (Service Contract for maximum 2 year term)	
Parks & Conservation Unit	T-1589-11/12-PCO	Preferred Supplier Landscape Maintenance (Service Contract for maximum 2 year term)	
	CITY INF	RASTRUCTURE	
Roads Drainage & Marine Unit	30026	Contract Crushing – German Church Quarry	
	INFRASTRUCTURE	AND PLANNING GROUP	
Water Reticulation Unit	62029	Redland Mainland WSS Network Upgrade	
Treatment Unit	63006	Pt Lookout WWTP	
Wastewater Network Unit	64006	Sewerage Pump Station #6	
Wastewater Network Unit	To be confirmed	Dunwich Sewer Improvements	
PROJECT DELIVERY GROUP			
Construction Projects	55073	Birkdale Landfill Remediation (still awaiting prelim design)	
Project Management Services	40009	MBC Masthead to Wharf (Bridge over Ross Creek and shared pathway)	

Unit	Project Number	Project Name and Description
Project Management Services	40358	Macleay Island Ramp Park
Project Management Services	40420	15 & 23 Voyagers Court, Cleveland (Raby Bay) Revetment Wall Upgrade
Project Management Services	42092	1, 2, 3 and 4 Mainroyal Court, Cleveland (Raby Bay) Revetment Wall Upgrade
Project Management Services	42318	William Street Southern Ramp
Project Management Services	20089; 20090;20091;20092; 20100	Road Reseal Program (10 locations) Alexandra Hills
Project Management Services	20119	Road Rehabilitation Program – Queens Esplanade, Thorneside
Project Management Services	20151	Road Reseal Program – Main Street, Redland Bay
Project Management Services	20163	Road Rehabilitation Program – Railway Parade, Thorneside
Project Management Services	20171	Road Rehabilitation Program – Mooroondu Road, Thorneside
Project Management Services	20192	Road Rehabilitation Program – Panorama Drive, Thornlands

- 2. To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation.
- 3. To appoint the Chief Executive Officer as Principal's Representative for these contracts.
- 4. To authorise the Chief Executive Officer to delegate further the Principal's Representative role to an appropriate senior officer within Council.
- 5. To delegate authority to the Chief Executive Officer, to make, vary and discharge contracts over \$500,000 that are procured from established local government contractual arrangements and within the approved budget.

# CARRIED 11/0

It was determined, after the meeting closed that Cr Gleeson voted in the negative.

# 8 CLOSED SESSION

# PORTFOLIO 6 (CR MARK EDWARDS) CORPORATE SERVICES

# 8.1 COMMUNITY & CUSTOMER SERVICES

8.1.1 CONTACT CENTRE TECHNOLOGY TENDER CONSIDERATION PLAN

Dataworks Filename:

**CSO Customer Services – CSO Projects** 

**Responsible/Authorising Officer:** 

Louise Rusan General Manager Community & Customer Services

Author:

Keith Goddard Project Officer Customer Service Contact Centre

#### EXECUTIVE SUMMARY

A confidential report from General Manager Community & Customer Services was presented to Committee for consideration.

#### OFFICER'S/COMMITTEE RECOMMENDATION

Moved by:Cr M EdwardsSeconded by:Cr A Beard

That Council resolve as follows:

- 1. To develop a Tender Consideration Plan for the purposes of sourcing a suitable information technology solution for the ICCC Project to meet project timeframes and budget tolerances;
- 2. That Council approve the Tender Consideration Plan at Appendix A to this report;
- 3. That Council resolve to delegate authority to the Chief Executive Officer under section 257 (1)(b) of the Local Government Act 2009 to:
  - a. Award the contract(s) under delegation to the successful contractor/s;
  - b. Make, vary and discharge the contract in accordance with the agreed contract terms for any changes; and
  - c. Sign all relevant documentation; and
- 4. That this report and appendix remain confidential.

CARRIED 11/0

#### PORTFOLIO 2 (MAYOR KAREN WILLIAMS) (Supported by Deputy Mayor Alan Beard) ECONOMIC DEVELOPMENT, GOVERNANCE, SERVICE DELIVERY, REGULATIONS AND EMERGENCY MANAGEMENT

- 8.2 ORGANISATIONAL SERVICES
- 8.2.1 OUTGOING SPONSORSHIP CHANGES TO ACQUITTAL PROCESS AND BENEFITS OF 2012-13 SPONSORSHIPS PROVIDED

Dataworks Filename:

**CR-Sponsorship - Outgoing** 

**Responsible/Authorising Officer:** 

RAMAC

Nick Clarke General Manager Organisational Services

Author:

Tracey Walker Group Manager Communications

#### EXECUTIVE SUMMARY

A confidential report from General Manager Organisational Services was presented to Committee for consideration.

#### OFFICER'S/COMMITTEE RECOMMENDATION

Moved by:	Cr A Beard
Seconded by:	Cr M Elliott

That Council resolve to:

- 1. Note changes to the outgoing sponsorship acquittals process; and
- 2. Note the benefits to Council of 2012-13 outgoing sponsorship funds totalling \$126,000 provided to individuals and organisations.

CARRIED 11/0

# 9 MEETING CLOSURE

There being no further business, the Chair declared the meeting closed at 10.55am.

Signature of Chairperson:

Confirmation date: